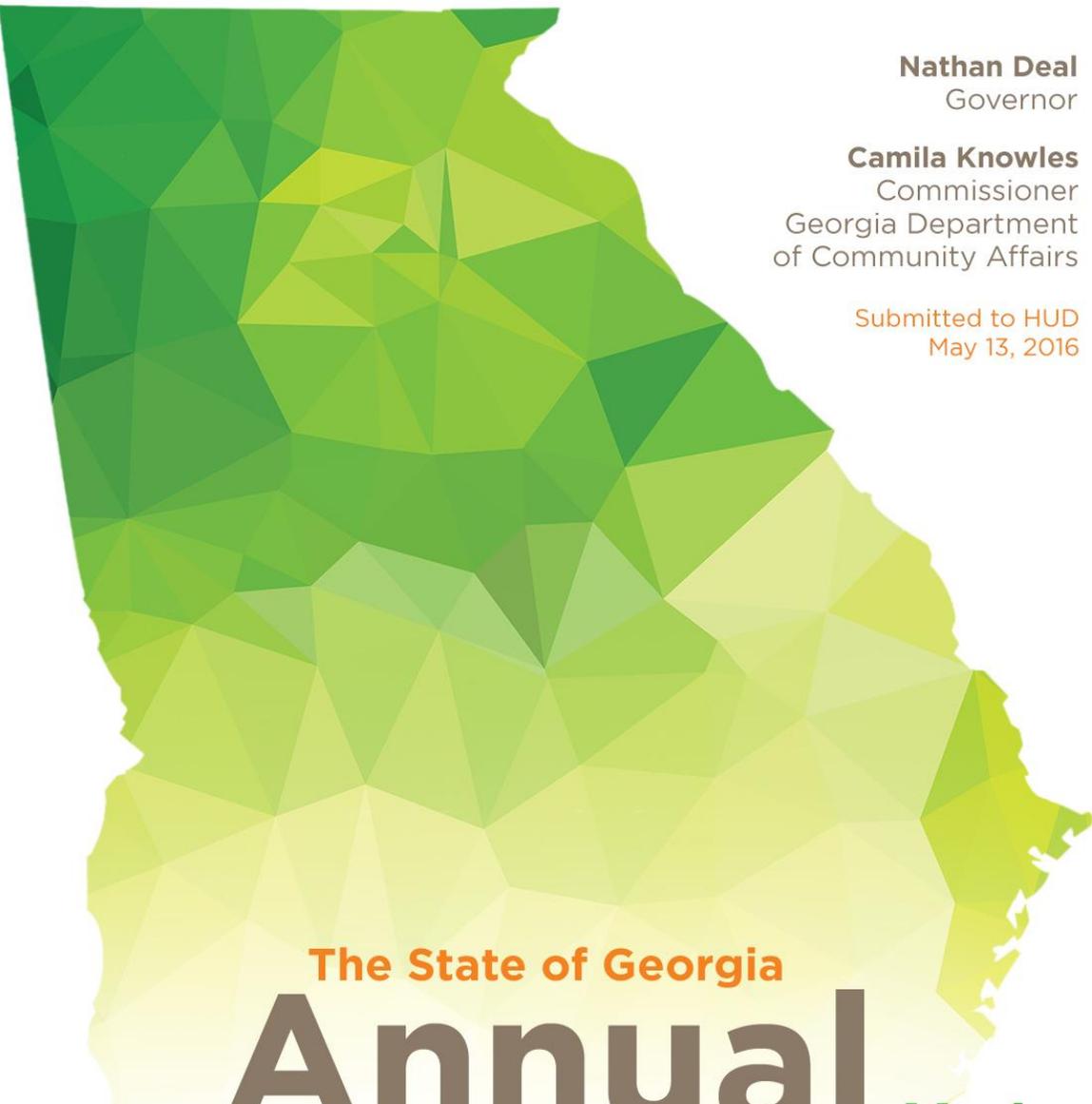


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Submitted to HUD
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The State of Georgia

Annual **Yr 4** Action Plan

Federal Fiscal Year 2016 (July 1, 2016 – June 30, 2017)



Equal Housing Opportunity

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AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

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

This Annual Action Plan is the fourth year (FY 2016/2017) of the Five-Year Consolidated Planning period, which covers years 2013 to 2017. The Annual Action Plan outlines the activities that will be undertaken in the program year (October 1, 2016 to September 30, 2017). In accordance with HUD's Strategic framework, the State will affirmatively ensure that it will make efforts to inclusively connect these resources with communities and residents of Georgia. The projects identified in this plan will be primarily used to benefit very low-, low- and moderate- income persons and/or households and businesses.

For the program year, the State will receive \$59,169,965 million in funding from HUD. These resources continue to trend the significantly decreasing funding levels that have been reoccurring with each past budget cut, necessitating the prioritization of needs and strategic targeted investment by the State. This process assists the agency to achieve the greatest impact on the goals and objectives identified in the planning period. This document lays out those key priorities and goals for the administration and implementation of DCA's HUD-funded programs.

2. Summarize the objectives and outcomes identified in the Plan

The State endeavors to simulate the model set forth by HUD in the HUD's 2014-2018 Strategic Framework. This framework focuses on creating communities that are strong, sustainable, affordable, and inclusive for all citizens. As part of this effort, HUD aims to engage new local and federal partners, adjust their agency policies and programs to better serve the American people, address common problems across a broader metropolitan geography, and transform the way they do business. Specifically, the State is committed to align its goals with HUD's goals, which consist of the following:

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

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

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

3. Evaluation of past performance

As the activities for the federal fiscal year FFY 2015 are currently underway, evaluations of those activities and accomplishments will not be reflected or made available until the publication of the upcoming Consolidated Annual Performance and Evaluation Report (CAPER) which will occur September 30, 2016. Therefore, the State made significant progress during the FFY 2014, as indicated in the State's (CAPER) in September 2015. The CAPER's evaluation of past performance directly influences the State's goal development and project selection process.

Community Development Block Grant (CDBG) Program:

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

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

- The State's activities benefited 9,835 persons through the construction of non-housing public facility building activities,
- The State's activities benefited 2,622 persons through the non-housing Immediate Threat and Danger Program.
- The State's activities benefited to 20,284 persons through non-housing infrastructure construction and/or improvements.

HOME Investment Partnerships (HOME) Programs:

HOME funds are awarded annually as formula grants to participating jurisdictions (PJs).The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancements, or rental assistance or security deposits.

The program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to their own needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners.

GHFA is the recipient, and participating jurisdiction of the State's HOME allocation which is administered through the Department of Community Affairs (DCA). During FFY 2014, the State received \$15,146,654 in HOME funds and added an additional \$7,656,035 through a combination of program income and prior year resources. DCA leverages HOME funds in conjunction with non-HUD funds. Overall, the State funded five activities with its HOME allocation: Rental, Down Payment Assistance, Homeowner Rehabilitation, Community Housing Development

Organizations (CHDO), and Tenant Based Rental Assistance (TBRA). Below are the following activities in which the HOME allocation was administered:

Housing Development

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

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

Multifamily Affordable Housing

The Notice of Funding Availability (NOFA) for Multifamily Affordable Housing Developments was to facilitate construction, rehabilitation, and acquisition/rehabilitation of affordable multifamily rental housing by providing gap financing at rates below those charged by commercial lending institutions. The Georgia Housing and Finance Authority (GHFA) expects its loans to be leveraged with other resources that may include private equity, government funds, and loans from lending institutions and/or funds from federal, state or local programs such as Low Income Housing Tax Credits (LIHTC) or Tax-Exempt Multifamily Housing Revenue Bonds.

- A total of \$10,000,750 was awarded to several private and public developers throughout the state for the aforementioned purpose. These activities are estimated to produce 527 HOME assisted- units which are currently underway.

Homeownership & Small Rental Housing Development

The Notice of Funding Availability (NOFA) for Homeownership and Small Rental Housing Development was to facilitate the new construction, reconstruction, and rehabilitation of small, affordable rental housing as well as single family units for sale to low and moderate income home buyers. To meet this goal, DCA would provide financing at rates below those charges by commercial lending institutions. For purposes of this NOFA, "small affordable rental housing" was defined as a property composed of less than 40 units.

- A total of \$3,441,200 was awarded to local governments throughout the state to construct or rehabilitate single family homeownership and rental projects. These activities are estimated to produce 28 home assisted units which are currently underway.

Georgia Dream Down Payment Assistance Program

The Georgia Dream down payment assistance program offered deferred payment second mortgage for low to moderate-income home buyers. The deferred loan are joined with the State's Georgia Dream First Mortgage Program. Borrower's contribute a minimum of \$1,000 to the purchase transaction and must have completed a home buyer education provided by a DCA or HUD-approved education counselor.

- The Georgia Dream program awarded \$337,500 in down payment assistance loans which produced 56 Home assisted units of direct financial assistance for first time homebuyers.

Community HOME Investment Program (CHIP)

The Community HOME Investment Program (CHIP) uses a portion of DCA's HOME funds to assist local governments, nonprofit organizations and public housing authorities to address the needs of affordable housing development in their communities. CHIP funds are used to provide down payment assistance or homeowner rehabilitation funding to eligible low-income and moderate-income households. Eligible communities are those outside of a HUD-designated participating jurisdiction as defined by the HOME Program.

- The CHIP program awarded \$10,268,977 to 31 local governments and three (3) nonprofit organizations. During the program year, the program rehabilitated 40 homes and assisted 11 homebuyers with deferred down payment assistance.

Tenant-Based Rental Assistance (TBRA)

DCA has set-aside a portion of its annual HOME allocation to provide TBRA to a targeted group of single individuals with disabilities and families with at least one adult family member with a disability. The household member with a disability must be receiving services from the State Money Follows the Person (MFP) initiative or be a recent graduate from the MFP initiative and connected with ongoing support services.

The primary objective of the TBRA program is to assist eligible applicants to secure safe, decent, and sanitary housing in the private rental market in cities and counties in Georgia. This program allows individuals/families to choose a neighborhood in which they prefer to live and helps to upgrade and maintain the quality of neighborhoods.

- DCA assisted seven (7) households through December 31, 2014. The program was closed on this date due to transition coordination issues created principally by transportation barriers. Additionally, expanded permanent resources became available which eliminated the need to use HOME as a transitional resource into the community.

DCA closed the TBRA program after DCA opened access for MFP clients to the Housing Choice Voucher (HCV) Program Tenant Selection Preference approved by HUD for individuals who were eligible for the DOJ Settlement Agreement and the MFP initiative. DCA has sought an extension of this preference but has not yet heard back from HUD. The extension of the preference includes MFP but does not designate a set number of HCVs per year that would be set aside for MFP clients. DCA expects HUD to approve the extension of the preference.

DCA also included MFP clients in the target population for the new HUD 811 program which eliminated the need to continue the operation of the TBRA program. The 811 program will produce 500 units of housing which MFP clients will have direct access to these units.

Housing Opportunities for Persons with AIDS (HOPWA) Program:

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.

- The HOPWA Program assisted 673 persons with housing assistance and support services to address the housing crisis associated with the HIV/AIDS epidemic in 127 non-entitlement areas. The State awarded \$2,660,983 in HOPWA funds.

Emergency Solutions Grant (ESG) Program:

The Emergency Solutions Grants (ESG) Program provides outreach, shelter, rapid re-housing, homelessness prevention and related services to persons experiencing homelessness, or for persons in danger of becoming homeless, throughout the state. Assistance is provided to members of the community by local government entities and non-profit organizations utilizing State Housing Trust Fund for the Homeless Commission (HTF) and Federal HUD ESG funds. This program is principally designed to be the first step in a continuum of assistance to enable homeless individuals and families to move toward independent living as well as to prevent homelessness.

The ESG program provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Applicants were eligible to receive ESG funds for operational expenses.

- The State administered the ESG funds for the non-entitlement jurisdictions. The State awarded \$5,691,389 to 87 recipients (awards to 181 projects) to provide assistance to the homeless population.
- The State used ESG funds for emergency shelter, street outreach, rapid re-housing, transitional housing, supportive services, homeless prevention, HMIS, and administrative activities. These activities were targeted to households that were homeless or at imminent risk of homelessness with incomes between 0-30% of Area Median Income (AMI) and to individuals and families in the following at-risk categories: chronically homeless, HIV/AIDS, elderly, veterans, mental health, domestic violence victims and substance abuse. ESG funds assisted a total of 20,907 individuals.

4. Summary of Citizen Participation Process and Consultation Process

Citizen Participation Process

The State of Georgia conducted three public hearings on housing and community development issues to allow citizens the opportunity to provide input into this current FFY 2016 Annual Action Plan.

E-mail blasts were sent to affordable housing developers, CHIP recipients, CDBG recipients (including local governments and grant administrators), current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. Please review the AP12- Participation found on page 18 to assess the efforts made to broaden citizen participation.

Additionally, the State published the public notice on February 3, 2016 to allow the citizens the opportunity to provide input on the Method of Distribution for the CDBG, HOPWA, and ESG Programs in order to facilitate access to these resources during the performance period.

The State of Georgia continued to consult with local governments and other state agencies on the preparation of housing and community development activities. DCA conducts regular interagency meetings to plan and review collaborative efforts related to housing, economic development, and community revitalization.

Consultation Process

In FFY 2015 the State of Georgia continued efforts to consult with local governments and other state agencies on the preparation of its housing and community development activities. DCA conducts regular interagency meetings to plan and review collaborative efforts related to housing, economic development, and community revitalization.

DCA collaborates and consults with a number of private housing and service providers, including but not limited to: the Georgia State Trade Association of Nonprofit Developers (G-STAND), the Housing Assistance Council, the Georgia Affordable Housing Coalition (GAHC), the Center for

Financial Independence and Innovation, the Brain and Spinal Injury Trust Fund Commission, Concrete Change, disABILITY Link, the Disability Resource Center, the Georgia Department of Labor/Vocational Rehabilitation, the Georgia Advocacy Office, Atlanta Legal Aid, the Atlanta Neighborhood Development Partnership, the Georgia Mental Health Consumer Network, Habitat for Humanity affiliates across the state, the Georgia Division of Family and Children Services, the Statewide Independent Living Council, the Mental Health Planning Advisory Council, Metro Fair Housing Services, the Georgia Supportive Housing Association, the Supportive Housing Committee of the Atlanta Regional Commission. Additionally, DCA staff works closely with the Georgia Council on Developmental Disabilities, a federally funded, independent state agency that serves as a catalyst for systems change for individuals and families living with developmental disabilities, as well as other groups that advocate for fair housing and disability access, including the SOPOS Coalition.

Additionally, DCA participates in collaborative groups that create opportunities for further consultation. The Georgia Balance of State Entitlement (BoS) staff hosts annual discussions with the Continuums of Care (CoCs) within the BoS ESG Entitlement concerning the needs of each Continuum. The Georgia Homeless Management Information Systems (HMIS) Project is a collaborative effort to implement HMIS across six of the seven Georgia Continuums of Care.

5. Summary of public comments

All public comments received are included in the citizen participation comment's attachments.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no public comments received that were not accepted.

7. Summary

This FFY 2016 Annual Action Plan lays out the key priorities and goals of the State for the implementation and administration of DCA's four HUD-funded programs: CDBG, HOME, ESG, and HOPWA programs. The State focuses its goals to simulate those laid out by HUD in the HUD's 2014-2018 Strategic Framework, which centers on creating communities that are strong, sustainable, affordable, and inclusive for all citizens. From this grounding, the State's community development and housing strategy consists of expanding economic growth opportunities in local communities with assistance from private sector businesses and providing housing program assistance for underserved populations throughout the state. Finally, the State's key actions delineated above flow from this strategy and draw on the experience and input of the State's citizens and industry organizations.

The following sections expound upon these goals and actions, providing the details to substantiate and lay out the implementation of DCA's goals, strategy, and actions.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	GEORGIA	Department of Community Affairs
HOPWA Administrator	GEORGIA	Georgia Housing & Finance Authority
HOME Administrator	GEORGIA	Georgia Housing & Finance Authority
ESG Administrator	GEORGIA	Georgia Housing & Finance Authority
HOPWA-C Administrator	GEORGIA	Georgia Housing & Finance Authority

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Christy Fletcher, Planning and Policy Manager
(404) 679-3125
christy.fletcher@dca.ga.gov

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

As the home state of the landmark case *Olmstead v. L.C.*, the State of Georgia coordinated with several public and private entities to establish the housing and support services required to assist individuals with physical disabilities and behavioral health and developmental disabilities. The settlement agreement mandated the State to serve individuals with developmental disabilities and mental illness in the most integrated setting appropriate to meet the individual's needs. As a result of collaborating with other state agencies, the State agencies formulated housing plan for individuals with disabilities that focused solely on improving integrated housing. Those agencies included Georgia Department of Behavioral Health and Developmental Disabilities, the Department of Community Health and the Department of Human Services, Division of Aging Services. The state plans to assist 3,199 households through the efforts that include:

- convening a regular Steering Committee for state agency leaders to collaborate on plan implementation;
- establishing strategies to remove housing and other impediments; and
- creating a tenant selection preference with the Housing Choice Voucher (HCV) Program

Regarding DCA's efforts to enhance coordination with private sector entities, DCA has a dedicated field service staff responsible for directly coordinating with private industry, businesses, developers, social service agencies and local governments on potential economic development projects. DCA field service staff will be brought in on economic development projects to work with local governments, private industry, businesses, developers and social service agencies to discuss the economic development funding tools available through DCA and help determine the best option for meeting the needs of potential projects. This coordination will often include site visits to provide a better understanding of all the factors that may need to be addressed by the project. Field staff provides an introduction to the federal and state regulations governing each project, the steps for submitting any preliminary documentation (initial project assessment or pre-application), guidance on where to locate the proper application forms and materials, and the appropriate contacts for more specific guidance on what is required.

Field representatives and Central Office staff participate in local, regional and statewide conferences, providing an opportunity to network with potential partners unfamiliar with the economic development programs offered through DCA. Conferences attended by economic development representatives include the annual Community Development Block Grant Applicants' and Recipients' Conferences, Community Development Institute Conference, Downtown Development Conference, Southeast Small Business Lenders Conference, and the Georgia Sustainable Communities Alliance Conference. Through other partners (such as the Technical College System, Regional Planning Commissions, the state university system including special units such as the Small Business Development Centers, Community Development Financial Institutions (CDFIs) and other non-profit groups whose mission is to serve underserved communities and small businesses, the Department of Labor, the state utility partners such as Georgia Power, AGL, MEAG Power, and others), DCA may be brought in during business recruitment in order to provide more direct and focused assistance.

DCA Central Office personnel responsible for each economic development program will consult with representatives from private industry, businesses, and developers to provide answers to specific questions and provide further guidance on what is required.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The State's primary intervention is working through the Continuum of Care to end all forms of homelessness and to maximize the use of the Rapid Re-Housing intervention. The State allocated approximately \$1.8 million dollars for Rapid Re-Housing across the State after consultation with the CoCs in Georgia and the ESG Entitlements. Through collaboration with all CoC's in Georgia, the State has 1,668 units managed by DCA through the Georgia Housing and Finance Authority to assist the most vulnerable homeless, including chronically homeless individuals, families, and veterans statewide. In addition, the State also made approximately \$565,000 available for Homelessness Prevention, which assists those at risk of homelessness throughout the State each year.

Additionally, the State established Housing Support Standards (HSS) to ensure that the services provided by all DCA grantees meet a basic standard of care. These standards are not comprehensive nor are they meant to replace standards and guidelines required by licensing agencies. However, the State's objective is to reduce across Georgia the amount of time participants experience homelessness and to increase housing stability as individuals and households move through the continuum of care. DCA utilizes state funding to continue the implementation of its Continuum of Care Plan that includes the HUD Shelter Plus Care (S+C) program to implement a permanent supportive housing solution to prevent and eliminate homelessness. In conjunction with the Interagency Homeless Coordination Council, the State works to eliminate discharged clients back into homeless situations and improve the coordination efforts between the State agencies to expedite the client's accessibility and eligibility to social security benefits.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Each year the State's ESG staff solicits input from all of Georgia's Continuums of Care (CoCs) regarding applications submitted to the State for ESG programs funded by agencies located in their respective CoC. The Continuums are asked to rank eligible activities according to their local need, and this local priority ranking is reflected in DCA's scoring of applications and award recommendations. The CoC leads provide input and assist with setting funding priorities for ESG eligible activities and provide information regarding agency participation in local homeless planning and coordination activities. The State coordinated meetings to review performance measures that were being implemented, including a review of benchmarks to be established. Additionally, the State continues to provide technical assistance, attend meetings, and conduct webinars to review plans.

The State of Georgia is the lead agency for the HMIS Project, which is a statewide collaborative effort to implement HMIS across eight of the nine Georgia Continuums of Care. The HMIS Steering Committee is made up of two representatives from each of the eight participating Continuums of Care. Participation in this committee provides a forum through which collaboration takes place and more efficient use of HMIS is achieved on a statewide level.

2. Agencies, groups, organizations and others who participated in the process and consultations

1	Agency/Group/Organization	City of Atlanta Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
2	Agency/Group/Organization	Athens-Clarke Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
3	Agency/Group/Organization	Augusta-Richmond Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
4	Agency/Group/Organization	Cobb County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
5	Agency/Group/Organization	Columbus-Muscogee Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
6	Agency/Group/Organization	SAVANNAH-CHAHAM AUTHORITY FOR THE HOMELESS, INC.
	Agency/Group/Organization Type	Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar
7	Agency/Group/Organization	CHIP Grantees
	Agency/Group/Organization Type	Government Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email and webinar
8	Agency/Group/Organization	Private Developers
	Agency/Group/Organization Type	Private Corporations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, webinar and survey
9	Agency/Group/Organization	Private Non-profit Organizations
	Agency/Group/Organization Type	Private/Public Corporations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, webinar, and survey
10	Agency/Group/Organization	ESG Entitlement Jurisdictions
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, webinar, and survey
11	Agency/Group/Organization	CDBG Grantees
	Agency/Group/Organization Type	Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, meetings and phone calls
12	Agency/Group/Organization	DeKalb County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar

13	Agency/Group/Organization	Fulton County Continuum of Care
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through email, phone, webinar

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The State openly seeks participation from all stakeholders.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	N/A	N/A

Table 3 - Other local / regional / federal planning efforts

Describe cooperation and coordination among the State and any units of general local government, in the implementation of the Consolidated Plan (91.315(l))

Each year the State works to collaborate with ESG Entitlement jurisdictions and local CoCs in the setting of goals and priorities for programs in order to reduce the number of persons experiencing homelessness. Through the 2016 Homeless Count, the State worked with local consolidated planning jurisdictions that were located in a county where the State was able to contract with a homeless count coordinator to conduct a physical count. Through the assessment of the 2016 Homeless Count data, acting as Collaborative Applicant for the Balance of State CoC, the State will be able to further identify populations of homelessness within and for each jurisdiction, which will hopefully assist in local homelessness strategies.

The State works with local governments with the HOME and CDBG Programs through the implementation of the HOME CHIP Program, the CDBG Annual Competition, and the CDBG set-asides (Employment Incentive Program, Redevelopment Fund, and the Immediate Threat and Danger program) where local governments can be sub-grantees of funds to carry out housing, public facility, infrastructure, and economic development initiatives. Because the State may only award CDBG funds to local governments, the State’s city and county governments are the entities that carry out all CDBG activities unless provided for as part of a HUD exemption for special purpose funding such as disaster recovery or neighborhood stabilization. Local governments are critical partners in the CDBG implementation process and provide both local planning and implementation services for the CDBG program, with the State’s role supplying impartial implementation of the Method of Distribution, oversight of local implementation, and management of drawdowns and reporting.

There are other entities that are partners in facilitating the development of affordable housing and in implementing portions of the Annual Action Plan. These include the following:

Georgia Housing and Finance Authority (GHFA)

The Georgia Housing and Finance Authority (GHFA) allocates and issues Low Income Housing Tax Credits and state's Georgia Housing Credits through the approved Qualified Allocation Plan (QAP) after extensive public consultation, including two public hearings and a thirty day public comment period. The QAP is set forth to:

- establish legislative and program requirements for the housing credit program;
- determine federal and state resources that will be awarded under the QAP;
- establish selection criteria which are appropriate to local conditions and will be used to determine housing priorities of GHFA; and
- determine the process for evaluating funding requests and award of resources.

Community Housing Development Organizations (CHDOs)

The State continues to allocate at least 15 percent of HOME funds to CHDO program activities and no more than five percent of HOME funds to operating expenses. The CHDO set-aside is allowable for all eligible HOME activities.

Process for Local Government

The HOME CHIP Program and CDBG Program each promulgate an annual competition and set-aside applications that local governments use in applying for state-administered federal funding as sub-recipients to carryout housing and community development activities for the State. Local governments are consulted on a regular basis concerning the State's CDBG Method of Distribution.

Each year, the State holds two state-wide workshops, inviting all non-entitlement local governments to participate. The first workshop, the CDBG Applicants' Workshop, is designed to teach local governments the "art and science" of submitting a CDBG application to the State. The State's Method of Distribution is published for comment, and comments on the State's Method are also solicited from local governments and other interested parties at all CDBG workshops, including the CDBG Applicants' Workshop.

The second workshop, the CDBG Recipients' Workshop, is also an opportunity for local governments to express opinions regarding the Method of Distribution. Other specialty workshops are also held periodically to train local governments on special topics, such as neighborhood revitalization or Fair Housing. This past year, two listening sessions were held regarding the Consolidated Plan (including the Method of Distribution) at DCA/CDBG workshops: the first was held at the CDBG Recipients' Workshop, September 10, 2015 – September 11, 2015, and the second at the CDBG Applicants' Workshop held December 3, 2015-December 5, 2015.

DCA has taken into consideration input received at these public hearings and designed a flexible Method of Distribution for the CDBG program that allows local governments to address the most pressing health and safety needs of their low- to moderate-income citizens.

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/efforts made to broaden citizen participation

The State of Georgia conducted three public hearings on housing and community development issues to allow citizens the opportunity to provide input into this current FFY 2016 Annual Action Plan.

E-mail blasts were sent to affordable housing developers, CHIP recipients, CDBG recipients (including local governments and grant administrators), current and previously certified CHDOs, disability advocates and service providers, and providers of housing and services to the homeless. The public hearings occurred in Rome, Moultrie, and Dublin on February 10, 2016, February 16, 2016, and February 17, 2016, respectively. A total of 11 people attended the hearings. A webinar was held on February 23, 2016, there were no attendees.

Additionally, the State published the public notices to allow the citizens the opportunity to provide input on the Method of Distribution for the CDBG, HOPWA and ESG Programs because the competitive funding application rounds occur before the general citizen participation planning period. The last date for comment on the Method of Distribution was March 3, 2016.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response and attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Public Meeting	Non-targeted Broad community	This hearing was held in Rome on February 10, 2016. 2 attendees	See Appendices	None	
2.	Public Meeting	Non-targeted Broad community	This hearing was held in the Moultrie on February 16, 2016. 3 attendees	See Appendices	None	
3.	Public Meeting	Non-targeted Broad community	This hearing was held in Atlanta on February 17, 2016. 6 attendees	See Appendices	None	
4.	Webinar	Non-targeted Broad community	Virtual public meeting to solicit input 0 attendees	See Appendices	None	Public Hearing Webinar https://attendee.gotowebinar.com/register/1831110544429945090
5.	Email Announcements	Statewide	Listserv announcements or request for citizen input and notification of public meetings that the plans and reports availability on DCA websites	N/A	None	http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp
6.	Website Publication	Statewide	DCA published the method of distributions on the program websites and sent out email blasts to (HOME, CDBG, ESG, and HOPWA) stakeholders.	N/A	None	
7.	Limited English Proficiency & Minority Participation	Statewide	Published notice in Courier/Eco Latino In Columbus, El Nuevo Georgia, Georgia Press Association, The Atlanta Voice	N/A	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Along with CDBG, HOME, ESG, and HOPWA funds, the State will have a number of other private and public funding resources available to address the priorities in the Annual Action Plan. These are the following:

- Housing Choice Vouchers
- Low-Income Housing Tax Credits/Georgia Housing Tax Credits
- Competitive HUD Homeless Funds
- Shelter Plus Care
- State Housing Trust Fund for the Homeless
- HomeSafe Georgia
- Section 811 Project Rental Assistance
- HUD Housing Counseling
- National Foreclosure Mitigation Counseling (NFMC)

These funds are distributed through many different means. Much of the funding awarded under the CDBG, HOME, ESG, and HOPWA programs is based upon competitive applications processes. While some programs are administered for the “balance of state,” the State does not allocate specific funds based upon geographic priorities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$37,464,404	\$1,200,000	\$6,200,000	\$44,864,404	\$44,568,409	The State's CDBG funds are matched by communities awarded funds.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$15,156,143	\$8,000,000	\$2,000,000	\$25,156,143	\$12,147,388	Funds will be used in conjunction with other non-federal funds for leverage and to ensure that minimal HOME funds are invested in each project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$2,355,297	\$	\$766,614	\$3,121,811	\$3,387,657	Funds will be leveraged as much as possible with other sources and sub-recipients will be required to show sources of matching funds.
ESG	public - federal	Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$4,149,121	\$0	\$0	\$4,149,121	\$1,500,000	Required match plus additional leverage will be used with federal funds. In addition to the federal funds, the state plans to allocate approximately \$6,400,000 of its funds during the five years covered by this plan.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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

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

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

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

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

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

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

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable because no state-owned property will be used to address the needs identified in the plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

The State endeavors to simulate the model set forth by HUD in the HUD's 2014-2018 Strategic Framework. This framework focuses on creating communities that are strong, sustainable, affordable, and inclusive for all citizens. As part of this effort, HUD aims to engage new local and federal partners, adjust their agency policies and programs to better serve the American people, address common problems across a broader metropolitan geography, and transform the way they do business. Specifically, the State is committed to align its goals with HUD's goals, which consist of the following:

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

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

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

The annual goals and funding allocations stated below are measurable outcomes that will foster inclusive opportunities and increase access throughout the State's communities.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Construction/Rehabilitation of Rental Units	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: \$10,205,305	<u>Rental units constructed:</u> 510 HH Units <u>Rental units rehabilitated:</u> 100 HH Units
2	Homeownership Assistance	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Homeownership Housing Preservation & Development	CDBG: \$1,500,000 HOME: \$7,000,000	<u>Homeowner Housing Added:</u> 10 HH Units <u>Homeowner Rehabilitation:</u> 40 HH Units (CDBG) 65 HH Units (HOME) <u>Direct Financial Assistance to HB:</u> 51 HH Units
3	Tenant –based Rental Assistance	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing	HOME: \$0	<u>TBRA/Rapid ReHousing:</u> 0 HH Assisted
4	Buildings	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: \$3,000,000	<u>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:</u> 5,000 Persons Assisted
5	Infrastructure	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: \$23,168,599	<u>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:</u> 9,000 Persons Assisted
6	Immediate Threat and Danger Program	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Public Facilities	CDBG: \$500,000	<u>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:</u> 5,000 Persons Assisted
7	Economic Development	2013	2017	Non-Housing Community Development	Non-entitlement Areas within the State	Job Creation	CDBG: \$7,922,360	<u>Jobs created/retained:</u> 490 Jobs
8	Redevelopment	2013	2017	Non-Housing Community Development	Entitlement and Non-entitlement Areas within the State	Public Facilities Job Creation	CDBG: \$1,577,576	<u>Jobs created/retained:</u> 128 Jobs
9	Emergency Shelter & Transitional Housing	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Emergency Shelter & Transitional Housing	ESG: \$2,662,821	<u>Homeless Person Overnight Shelter:</u> 16,000 Persons Assisted
10	Rapid Re-housing Assistance	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Rapid Re-housing	ESG: \$2,762,831	<u>Tenant-based Rental Assistance/Rapid Re-Housing:</u> 873 Persons Assisted
11	Homeless Prevention Assistance	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Homelessness Prevention	ESG: \$1,462,820	<u>Homelessness Prevention:</u> 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Homeless Outreach Assistance	2013	2017	Homeless	Entitlement and Non-entitlement Areas within the State	Homeless Outreach	ESG: \$1,012,820	Other: 675 Persons Assisted
13	HOPWA Tenant-based Rental Assistance	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Facility-based housing assistance or tenant-based rental assistance	HOPWA: \$356,621	TBRA/Rapid Re-Housing: 120 HH Assisted
14	HOPWA Housing Assistance	2013	2017	Non-Homeless Special Needs	Entitlement and Non-entitlement Areas within the State	Supportive Services, Housing Information, and Permanent Housing Placement	HOPWA: \$1,848,231	HIV/AIDS Housing Operations: 460 HH Assisted
15	CHDO Pre-development Loans	2013	2017	Affordable Housing	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing Homeownership Housing Preservation & Development	HOME: \$30,000	Other: 1 Loans
16	CHDO Operating Assistance	2013	2017	Capacity Building	Entitlement and Non-entitlement Areas within the State	Affordable Rental Housing Homeownership Housing Preservation & Development	HOME: \$0	Other: 1 Grants

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Construction/Rehabilitation of Rental Units
	Goal Description	This activity involves the new construction or rehabilitation of rental units
2	Goal Name	Homeownership Assistance
	Goal Description	This activity includes the construction of new homeownership units, the rehabilitation of owner-occupied units, and the provision of down payment assistance to income-eligible home buyers.
3	Goal Name	Tenant-based Rental Assistance
	Goal Description	Funds will be used to provide assistance with rent, utilities, and security deposits for households with disabled individuals.
4	Goal Name	Buildings
	Goal Description	Funds will be provided to non-entitlement local governments to construct public facilities through an annual competitive application process. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
5	Goal Name	Infrastructure
	Goal Description	Funds will be provided to non-entitlement local governments through an annual competition to carry out infrastructure projects, including, but not limited to: water and sewer line installation, drainage projects, sidewalk construction, and road improvements. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
6	Goal Name	Immediate Threat and Danger Program
	Goal Description	Funds are made available to local governments that have an urgent need that may adversely affect the health and welfare of their citizens and for which other financial resources are unavailable. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
7	Goal Name	Economic Development
	Goal Description	Funds are provided to local governments, nonprofits, and for-profit organizations to carry out activities that result in job creation or retention primarily for low- to moderate-income persons. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
8	Goal Name	Redevelopment
	Goal Description	Funds are made available to local governments to assist with the implementation of economic and community development projects that result in job creation or retention or the elimination of slums and blight. Because there is no way to predict the number of applications for this activity or how many will be awarded, the allocation and projected goal outcome is based upon previous performance.
9	Goal Name	Emergency Shelter & Transitional Housing
	Goal Description	Provision of essential services to homeless families and individuals in emergency shelters/transitional housing programs, operating emergency shelters and issuing hotel/motel vouchers, and operating transitional housing programs.

10	Goal Name	Rapid Re-housing Assistance
	Goal Description	Provision of short-term or medium-term payments for rents or utilities. Assistance may be tenant or project-based. Beneficiaries may include homeless individuals or families (rapid re-housing) or individuals or families at risk of homelessness (homelessness prevention).
11	Goal Name	Homeless Prevention Assistance
	Goal Description	Provision of services associated with rental assistance, to include housing search, mediation or outreach to landlords, legal services, credit repair, providing security or utility deposits, utility payments, rental assistance for a final month at a location, assistance with moving costs, or other activities (including hotel/motel vouchers) that are effective at: (a) stabilizing individuals and families in their current housing (homelessness prevention) or (b) quickly moving such individuals and families to other permanent housing (rapid re-housing).
12	Goal Name	Homeless Outreach Assistance
	Goal Description	Provision of essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent non-facility care to unsheltered homeless people unwilling or unable to access emergency shelter, housing, or an appropriate health facility.
13	Goal Name	HOPWA Tenant-based Rental Assistance
	Goal Description	Provision of time-limited assistance designed to prevent homelessness and to help low-income people with HIV and AIDS to live independently.
14	Goal Name	HOPWA Housing Assistance
	Goal Description	Provision of eligible housing activities that include but are not limited to the following: facility-based housing, short term supportive housing/temporary shelter, permanent housing placement, rental assistance (including shared housing), and homelessness prevention.
15	Goal Name	CHDO Pre-development Loans
	Goal Description	Funds will be used to provide loans to qualified CHDOs with potential housing projects to determine if they are viable.
16	Goal Name	CHDO Operating Assistance
	Goal Description	Funds will be provided to qualified CHDOs to assist them in building capacity. Fair Housing Action: Action

AP-25 Allocation Priorities – 91.320(d)

The State of Georgia will distribute development resources in proportion to development needs in the State and in accordance to the Method of Distribution for the CDBG Program, HOPWA/ESG Programs, HOME CHIP Program Distribution, and the QAP rental housing criteria. Because the State CDBG program allows local governments to set their own allocation priorities, the percentages below may change based on the needs and decisions of local governments as they assess their own needs and priorities. Therefore, the allocation priorities are provided as estimates only and are not meant to limit the State CDBG program or otherwise change the State’s Method of Distribution. ESG allocation priorities only reflect projections for federal funds and do not reflect the proposed allocation of state funds in the listed categories (and HMIS administration). Percentages for all programs are calculated after taking account of the administrative set-aside, so the set-asides for administrative costs are not reflected in these totals.

Funding Allocation Priorities

	Const. and Rehab of Rental Units (%)	Homeownership Assistance (%)	Tenant-based Rental Assistance (%)	Buildings (%)	Infrastructure (%)	Immediate Threat and Danger Program (%)	Economic Development (%)	Redevelopment (%)	Emergency Shelter & Transitional Housing (%)	Rapid Re-housing Assistance (%)	Homeless Prevention Assistance (%)	Homeless Outreach Assistance (%)	HOPWA Tenant-based Rental Assistance (%)	HOPWA Housing Assistance (%)	CHDO Pre-development Loans (%)	CHDO Operating Assistance (%)	Total (%)
CDBG	0	3	0	8	66	1	21	1	0	0	0	0	0	0	0	0	100
HOME	85	13	0	0	0	0	0	0	0	0	0	0	0	0	1	1	100
HOPWA	5	0	0	0	0	0	0	0	0	0	0	0	25	70	0	0	100
ESG	0	0	0	0	0	0	0	0	42	32	10	4	0	0	0	0	88

Table 7 – Funding Allocation Priorities

Reason for Allocation Priorities

For the State CDBG Program, the allocation percentages in the table above are based on totals given the demand-driven nature of the program. In order to meet a wide distribution of needs throughout the state, DCA allows local governments to establish local priorities for allocation, recognizing that local governments are closer to the community and economic development needs of their geographies. Further, DCA provides technical assistance and coordination services to local interests for the development of locally driven initiatives, partnering with public and private initiatives to strengthen rural communities.

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

The State CDBG Program has long required concentration maps from the applicant jurisdiction that show concentrations of minorities, low- and moderate-income, and housing deficiencies. This year, DCA is requiring that concentration maps be prepared using DCA's online mapping tool (may be accessed at <http://georgia-dca.maps.arcgis.com/home/>). This will generate consistent maps from applicants and will allow each applicant to respond to its jurisdiction's concentrations.

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

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

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

Funds will be allocated to programs and activities that have been developed to meet the needs identified in the Annual Goals and Objectives section in AP-20. The percentage of funding allocated for each goal is based upon the level of need determined through the HUD federally funded allocations. The allocation figures were developed to address the unmet needs in the areas of affordable housing, homelessness, non-housing community development, and special needs households throughout the state of Georgia. As projects are funded and completed in all areas, it is anticipated that these needs will decrease as a result of the additional resources that are created to meet these needs.

FAIR HOUSING CHOICE ACTIONS AND OBJECTIVES

Private Sector Impediments, Actions and Objectives

Impediment 1: Discrimination based on race and disability in the rental markets

Action 1.1: Conduct outreach and education concerning fair housing law and policy for landlords and property managers who are participating in DCA's Housing Programs throughout the state.

Measurable Objective 1.1: The number of outreach and education sessions conducted and the number of participants in those sessions

Impediment 2: Failure to make reasonable accommodation or modification in the rental markets

Action 2.1: Conduct outreach and education within DCA's housing programs concerning fair housing, Section 504 and ADA law for landlords and property managers throughout the state, focusing on the law's requirements as well as common misconceptions about those requirements.

Measurable Objective 2.1: The number of outreach and education sessions conducted and the number of participants in those sessions.

Impediment 3: Black and Hispanic home loan applicants are denied more frequently than white and non-Hispanic applicants

Action 3.1: Conduct financial management outreach and education, through collaboration with housing counseling agencies, home buyer education entities and other partner organizations like the Georgia Student Finance Commission (GSFC) relating to credit and ways to build and maintain good credit.

Measurable Objective 3.1: The number of outreach and education sessions conducted and the number of participants.

Action 3.2 Create and implement a training for new lenders with the Georgia Dream program and existing lenders on DCA's lender advisory board related to the Supreme Court decision on disparate impact as it relates to race and ethnicity and the possible effect on lending laws and regulations. Also disseminate information via DCA's lender advisory newsletter.

Measurable Objective 3.2: The record of the training provided to new and existing lenders that partner with DCA on disparate impact and any assessments that those lending institutions may offer to identify sources of discrepancies in loan denial rates.

Impediment 4: Female applicants have a higher denial rate than male applicants in rural Georgia home purchase markets.

Action 4.1: Conduct financial management outreach and education, through collaboration with housing counseling and home buyer education agencies as well as other partners like GSFC, relating to credit and ways to build and maintain good credit.

Measurable Objective 4.1: The number of outreach and education sessions conducted and the number of participants.

Action 4.2.: Provide training to new and existing lending partners with DCA on disparate impact related to differing lending rates by gender and share the results of the AI. Disseminate information at DCA's lender advisory board meeting and via the lender advisory newsletter.

Measurable Objective 4.2: The record of training provided to DCA's new and existing lending partners throughout the state on disparate impact of lending practices and differential loan rates and gender.

FAIR HOUSING CHOICE ACTIONS AND OBJECTIVES

Impediment 5: Limited access to fair housing enforcement entities throughout rural areas of the state.

Action 5.1: Compile a statewide database of local private organizations that provide fair housing complaint referral or other fair housing services. Include information on these entities and fair housing laws and updates in DCA's current communications through newsletters to promote the dissemination of information concerning developments in fair housing policy and trends in fair housing enforcement and complaints.

Measurable Objective 5.1: Compilation of the database utilizing existing channels of communications concerning fair housing law. Note: The database will likely be compiled on an ongoing basis as more local providers are identified.

Impediment 6: Need for additional fair housing outreach and education.

Action 6.1: Conduct outreach and education pertaining to fair housing, in partnership with local public housing agencies and non-profit and civic organizations, targeting housing providers and consumers.

Measurable Objective 6.1: The number of outreach and education sessions conducted, and the number of participants in those training sessions.

Action 6.2: Design and implement an outreach campaign to publicize fair housing law and policy during fair housing month (April) of every year.

Measurable Objective 6.2: The materials developed for the outreach campaign and the number of publications or websites through which those materials are distributed and publicized.

FAIR HOUSING CHOICE ACTIONS AND OBJECTIVES

Public Sector Impediments, Actions and Objectives

Impediment 1: Limited presence of fair housing enforcement entities in rural Georgia.

Action 1.1: Compile a statewide database of local private organizations that provide fair housing complaint referral or other fair housing services. Include information on these entities and fair housing laws and updates in DCA's current communications through newsletters to promote the dissemination of information concerning developments in fair housing policy and trends in fair housing enforcement and complaints.

Measurable Objective 1.1: Compilation of the database utilizing existing channels of communications concerning fair housing law. Note: The database will likely be compiled on an ongoing basis as more local providers are identified.

Impediment 2: Need for additional outreach and education.

Action 2.1: Conduct outreach and education pertaining to fair housing, targeting local government agencies, sub recipients or grantees of DCA funding and PHAs, with the goal of keeping public officials throughout the state apprised of ongoing changes to fair housing law and policy.

Measurable Objective 2.1: The number of outreach and education sessions conducted and the number of agencies and officials participating in those sessions.

Action 2.2: Design and implement an outreach campaign to publicize fair housing law and policy during fair housing month (April) of every year.

Measurable Objective 2.2: The materials developed for the outreach campaign and the number of publications or websites through which those materials are distributed and publicized.

Impediment 3: NIMBYism and public policies used to limit access to affordable housing.

Action 3.1: Share existing data and information on the impact of NIMBYism with sub recipients, local grantees and public housing agencies (PHAs) outlining the implications of the recent Supreme Court decision in *Texas Department of Housing and Community Development v. Inclusive Communities Project* for the development and placement of affordable housing units.

Measurable Objective 3.1: The number of local grantees and public housing agencies who receive the data and information disseminated, and any responses.

Impediment 4: Individuals with Housing Choice Vouchers (HCVs) predominately reside in high minority concentrated areas.

Action 4.1: Conduct outreach to landlords and property owners on making units throughout the state available to persons with HCV while developing and implementing policies in the Low Income Housing Tax Credit (LIHTC) program that encourage the development of affordable housing units in communities of opportunity.

Measurable Objective 4.1: The number of outreach activities to landlords and property owners as well as documenting the policies in the Qualified Allocation Plan for the LIHTC program focused on affordable housing developments in communities of opportunities.

Impediment 5: Limited knowledge of fair housing law in rural areas of the state.

Action 5.1: Conduct ongoing fair housing outreach and education sessions, in partnership with the entities identified in fulfillment of Public Sector Action 2.1, targeting housing providers and consumers.

Measurable Objective 5.1: The number of outreach and education sessions conducted, and the number of participants in those outreach and education sessions.

METHODS OF DISTRIBUTION

AP-30 Methods of Distribution – 91.320(d)&(k)

1	State Program Name:	CDBG Annual Competition
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	Funds are made available to local governments through an annual competitive process. The State has designed its CDBG program to address community priorities; ensure fairness in the treatment of all applications; and support activities that principally benefit low- and moderate-income persons. In the Annual Competition, eligible local governments may apply for either a Single-Activity or Multi-Activity Program. A Single-Activity Application must be structured to address problems within one of the following three areas: (a) housing, (b) public facilities, or (c) economic development. A Multi-Activity Application must involve two or more activities that address community development needs in a comprehensive manner within more than one of the areas listed above. Both the Single-Activity and Multi-activity grant applications may qualify for Revitalization Area bonus points.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>In summary, Single- or Multi-Activity applications will be rated separately to assign points for feasibility, impact and strategy. Demographic scores will be calculated jointly for cities and counties. Leverage is also scored and is based on a per capita commitment of additional funds to the proposed project.</p> <p>Applications will be rated and scored against each of the above factors, using any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as may be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. The maximum score is 500 points.</p>
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	<p>As this is a summary of the CDBG Program, application manuals and other state publications regarding the CDBG Program can be found at the web link below:</p> <p>http://www.dca.ga.gov/communities/CDBG/programs/CDBGforms.asp</p> <p>An complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	N/A
	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	N/A

METHODS OF DISTRIBUTION

<p>Describe how resources will be allocated among funding categories.</p>	<p>Annual Competition (Single-activity): \$500,000 Annual Competition (Multi-activity): \$800,000</p>						
<p>Describe threshold factors and grant size limits.</p>	<p>Annual Competition Restrictions:</p> <p>A) Only one single- or multi-activity application per general purpose local government, whether individually or jointly submitted, shall be eligible for competition.</p> <p>B) Only one single- or multi-activity award may be received by any general purpose local government.</p> <p>C) No recipient of a single- or multi-activity award shall be eligible to apply for or receive another single- or multi-activity award from the next fiscal year. However, recipients applying for activities within a DCA-approved Revitalization Area may apply annually. See other exceptions in the complete Method of Distribution at the link above.</p> <p>Local governments that have received prior awards must show substantial progress in implementing and spending those prior grants to receive subsequent awards. Criteria for measuring substantial progress include, but shall not be limited to, the percentage of funds obligated and/or expended from prior grants.</p> <p>Recipients of prior CDBG funding must resolve all outstanding audits and monitor findings and/or other program exceptions involving violations of federal, state, or local law or regulation prior to award of, or submission of, any application to the State. In addition, recipients who fail to substantially meet their proposed accomplishments in their current CDBG project, or have missed significant deadlines imposed by the State or other applicable agencies, may be penalized in future Annual Competitions.</p> <p>The maximum grant amount for a single activity is \$500,000 and for a multi-activity is \$800,000.</p>						
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of People Assisted • Number of Low and-Moderate Income Persons Assisted • Number of Jobs Created/Retained • Number of Housing Units Assisted • Number of Units Demolished 						
<p>2</p>	<table border="1" style="width: 100%;"> <tr> <td data-bbox="233 1209 490 1245"> <p>State Program Name:</p> </td> <td data-bbox="490 1209 1421 1245"> <p>CDBG Employment Incentive Program</p> </td> </tr> <tr> <td data-bbox="233 1245 490 1281"> <p>Funding Sources:</p> </td> <td data-bbox="490 1245 1421 1281"> <p>CDBG</p> </td> </tr> <tr> <td data-bbox="233 1281 490 1407"> <p>Describe the state program addressed by the Method of Distribution.</p> </td> <td data-bbox="490 1281 1421 1407"> <p>The Employment Incentive Program (EIP) must provide for the creation and/or retention of jobs, or job training, principally for persons who are low- and moderate-income. Typically, this includes loans to private for-profit entities or the provision of infrastructure improvements.</p> </td> </tr> </table>	<p>State Program Name:</p>	<p>CDBG Employment Incentive Program</p>	<p>Funding Sources:</p>	<p>CDBG</p>	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Employment Incentive Program (EIP) must provide for the creation and/or retention of jobs, or job training, principally for persons who are low- and moderate-income. Typically, this includes loans to private for-profit entities or the provision of infrastructure improvements.</p>
<p>State Program Name:</p>	<p>CDBG Employment Incentive Program</p>						
<p>Funding Sources:</p>	<p>CDBG</p>						
<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The Employment Incentive Program (EIP) must provide for the creation and/or retention of jobs, or job training, principally for persons who are low- and moderate-income. Typically, this includes loans to private for-profit entities or the provision of infrastructure improvements.</p>						

METHODS OF DISTRIBUTION

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Review Procedures for the EIP Program</u></p> <p>Upon its receipt, an application shall be rated against the rating and selection factors specified below, using any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as might be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. When applications contain insufficient information or documentation to be evaluated and rated, DCA will request in writing additional information from the local government applicant.</p> <p>The staff may conduct site visits and hold discussions with applicants and proposed sub-recipients for the purposes of confirming and evaluating information contained in the pre-application or application. Staff may also consult with other appropriate government and private entities in the course of reviewing and evaluating information contained in pre-applications and applications.</p> <p>The scores obtained for the various selection factors will be totaled and applicants with scores of at least 300 points that meet all appropriate funding criteria; conform to the objectives of Title I of the Community Development Act of 1974, as amended; and can be carried out in compliance with all applicable federal, state, or local laws, regulations, or requirements will be funded until funds are exhausted. In cases where fundable applications exceed available funds, the applicant with the highest number of jobs benefiting low- and moderate-income persons will be given priority. EIP applications will be rated and scored against each of the following factors:</p> <ul style="list-style-type: none"> • <u>Demographic Need</u> • <u>Program Feasibility</u> • <u>Program Impact</u> • <u>Program Strategy</u> • <u>Bonus for Return of RLF Assets</u> <p>DCA meets or exceeds all HUD Individual and Aggregate Activity standards for job creation (\$50,000 per job for Individual Activity). Please see more details at the Method of Distribution found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary of the Employment Incentive Program; additional details including application manuals and other state publications can be found at the web link below:</p> <p>http://www.dca.ga.gov/economic/financing/programs/employmentincentive.asp</p> <p>An complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>

METHODS OF DISTRIBUTION

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	<p style="text-align: center;">N/A</p>
	Describe how resources will be allocated among funding categories.	<p>Up to eight million (\$8,000,000) dollars from the FFY 2014 allocation to the State for the CDBG Program will be set-aside for this program.</p> <p>Funds remaining in the set-aside at the end of the fiscal year may be returned to an active status and may be used to fund EIP applications under a subsequent fiscal year or transferred to any of the other funding categories or for State Administration, subject to the limitations of the Housing and Community Development Act. In addition, the Commissioner of DCA may adjust the EIP program set-aside periodically during the 2014 Program Year based on demand for the set-aside.</p>
	Describe threshold factors and grant size limits.	<p>The maximum Employment Incentive Program grant is \$500,000. Note that the maximum grant amount for the Employment Incentive Program may be increased. See program description and selection criteria for details at the following link: http://www.dca.ga.gov/economic/financing/programs/employmentincentive.asp</p>
	What are the outcome measures expected as a result of the method of distribution?	<ul style="list-style-type: none"> • Number of jobs created/retained • Number of low- to moderate-income jobs created/retained
3	State Program Name:	CDBG Immediate Threat and Danger Program
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	<p>The Immediate Threat and Danger Program addresses an event or situation that has a particular urgency and uniqueness. The event or situation must adversely affect a community and its citizens, and other financial resources are not available to meet the event or situations needs. The State certifies that the activity meets the immediate needs of the community because the existing condition poses a threat to the health or welfare of the community and other financial resources are unavailable.</p>

METHODS OF DISTRIBUTION

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Selection Process</u></p> <p>Up to \$500,000 from each federal fiscal year's allocation to DCA for CDBG will be set-aside for this program. The Immediate Threat and Danger Program is intended to respond to events or situations which have a particular urgency and uniqueness which adversely affect or impact the health or welfare of a community and its citizens, and where other financial resources are not available to meet such need. To be considered, the event or situation must have a sense of urgency and be of recent origin or have recently become urgent. Recent origin is defined as a condition that has developed or become critical generally within 18 months of application. Ample description of the cause of the threat and probable ramifications must be provided. Grant amounts under this program generally do not exceed \$50,000.</p> <p>Generally, a grant awarded under this program cannot be more than 50% of the project cost. Additionally, the applicant (local government) must provide at least 10% of the project cost. These requirements may be waived in extraordinary circumstances. In case of a "major disaster," the DCA Commissioner will determine the extent of DCA involvement. The DCA Commissioner may waive the maximum grant amount and other requirements in case of a "major disaster."</p> <p>Applications can be submitted at any time, and funds will be awarded to eligible applicants who meet the threshold described above, as long as funds remain available in the set-aside. Applications must include: certification that other financial resources are not available to meet the identified needs; information corroborating that the situation poses a serious and immediate threat; and identification of the project's other sources of funding.</p> <p>Upon receipt of a request for assistance, DCA staff will review the application for completeness and degree of urgency. Staff may visit the locality to inspect the problem cited by the applicant and may consult with other appropriate state, federal, or local agencies to determine the extent of the threat prior to funding decisions. After staff recommendations, the DCA Commissioner, using the same criteria and based on staff recommendations, will approve or deny the request and transmit the decision to the local government.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary, application manuals and other state publications with program details can be found at the web link below:</p> <p>http://www.dca.ga.gov/communities/CDBG/programs/threatdanger.asp</p> <p>A complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>

METHODS OF DISTRIBUTION

	<p>Describe how resources will be allocated among funding categories.</p>	<p>Up to \$500,000 from each federal fiscal year's allocation to DCA for CDBG will be set-aside for this program. In the case of a "major disaster," the Commissioner will determine the extent of DCA involvement. The Commissioner may waive the maximum grant amount and other requirements in the case of a major disaster or other extraordinary circumstances.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The maximum grant request for the Immediate Threat and Danger Program is \$50,000. Note that the maximum grant amount for the Immediate Threat and Danger Program may be increased.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of people assisted • Number of housing units assisted • Number of units demolished
<p>4</p>	<p>State Program Name:</p>	<p>CDBG Loan Guarantee Program (Section 108)</p>
<p>Funding Sources:</p>	<p>CDBG</p>	
<p>Describe the state program addressed by the Method of Distribution.</p>	<p>The CDBG Loan Guarantee Program (Section 108 Program) is an economic and community development financing tool authorized under Section 108 of Title I of the Housing and Community Development Act of 1974, as amended. The program provides a method of assisting non-entitlement local governments with certain unique and large-scale economic development projects that cannot proceed without the loan guarantee. In order to be eligible, a project must meet all applicable CDBG requirements and result in significant employment opportunities and/or benefits for low- and moderate-income persons. Projects that are eligible for financing under existing federal, state, regional, or local programs will generally not be considered for guarantee assistance unless the programs would fail to fully meet a project's need.</p>	
<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Selection Process</u></p> <p>Upon receipt of a pre-application under this program, staff will review the pre-application for completeness and evaluate it against various rating and selection factors. For purposes of this program, the rating and selection factors shall be those specified in this section and any additional and/or supplemental information, data, analyses, documentation, commitments, assurances, etc. as may be required or requested by DCA for purposes of evaluating, rating, and selecting applicants under this program. Applications that contain insufficient information or documentation to be evaluated may be returned to the locality without further review.</p> <p>The staff may conduct site visits and hold discussions with applicants and proposed sub-recipients for the purposes of confirming and evaluating information contained in the pre-application or application. The staff may consult with other appropriate government and private entities in the course of reviewing and evaluating information contained in pre-applications and applications.</p> <ul style="list-style-type: none"> • <u>Demographic Need</u> • <u>Program Feasibility</u> • <u>Program Impact</u> • <u>Program Strategy (120 points)</u> • <u>Bonus for Pledge of Assets and/or Credit Enhancement</u> <p><u>Final Application Funding Determination</u></p> <p>Final applications are invited only for those projects that meet the pre-application threshold requirements. The locality submitting the Section 108 final application must hold public hearing(s) in accordance with the requirements of HUD and Georgia's CDBG program.</p> <p>Final applications for the Section 108 Program must be submitted to DCA in conformance with CFR Part 570.704 and the format and applicable instructions specified by DCA and HUD. The final application review will ensure that all appropriate funding criteria have been considered, and the overall benefits to be achieved warrant the State's concurrence, acceptance of the responsibilities outlined in CFR Part 570.710, and Pledge of Grants.</p>	

METHODS OF DISTRIBUTION

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary of the Loan Guarantee Program (Section 108 Program), application manuals and other state publications with program details can be found at the web link below: http://www.dca.ga.gov/economic/financing/programs/section108.asp</p> <p>A complete copy of the Method of Distribution can be found at: http://www.dca.ga.gov/communities/CDBG/index.asp</p>						
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>						
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>						
<p>Describe how resources will be allocated among funding categories.</p>	<p>DCA may set aside a five-year, cumulative total of up to twenty percent (20%) of its current and future CDBG allocations plus any CDBG program income for Pledge of Grants that will be used as security for notes and other obligations issued by units of non-entitlement local government, pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended.</p>						
<p>Describe threshold factors and grant size limits.</p>	<p>The maximum Loan Guarantee amount is \$5,000,000. In the interest of limiting exposure and promoting a diversified portfolio, DCA reserves the right to limit the amounts pledged to any one unit of local government or business interest.</p>						
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of jobs created/retained 						
<p>5</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">State Program Name:</td> <td>CDBG Redevelopment Fund Program</td> </tr> <tr> <td>Funding Sources:</td> <td>CDBG</td> </tr> <tr> <td>Describe the state program addressed by the Method of Distribution.</td> <td>Up to \$1,500,000 in CDBG funds will provide flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown, and industrial redevelopment and revitalization projects that need Redevelopment Fund investment to proceed.</td> </tr> </table>	State Program Name:	CDBG Redevelopment Fund Program	Funding Sources:	CDBG	Describe the state program addressed by the Method of Distribution.	Up to \$1,500,000 in CDBG funds will provide flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown, and industrial redevelopment and revitalization projects that need Redevelopment Fund investment to proceed.
State Program Name:	CDBG Redevelopment Fund Program						
Funding Sources:	CDBG						
Describe the state program addressed by the Method of Distribution.	Up to \$1,500,000 in CDBG funds will provide flexible financial assistance to local governments to assist them in implementing challenging economic and community development projects that cannot be undertaken with existing public sector grant and loan programs. The Redevelopment Fund will reward locally initiated public/private partnerships by providing financing to leverage private sector investments in commercial, downtown, and industrial redevelopment and revitalization projects that need Redevelopment Fund investment to proceed.						

METHODS OF DISTRIBUTION

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p><u>Summary of Rating and Selection Process</u></p> <p>A) <u>Factor 1: Demographic Need</u></p> <p>Demographic Need points will be calculated by DCA based on three factors.</p> <ul style="list-style-type: none"> • <u>Absolute number of people in poverty</u>: Applicants will be compared in terms of the number of persons whose incomes are below the poverty level. Scores will be obtained by dividing each applicant's number of persons in poverty by the greatest number of persons in poverty of any applicant and multiplying by 40. • <u>Percent of people in poverty</u>: Applicants will be compared in terms of the percentage of population below the poverty level. Scores will be obtained by dividing each applicant's percentage of persons in poverty by the highest percentage of persons in poverty of any applicant and multiplying by 40. • <u>Per capita income</u>: Applicants will be compared in terms of their per capita income. Scores will be obtained by dividing each applicant's per capita income into the lowest per capita income of any applicant and multiplying by 40. <p>B) <u>Factor 2: Feasibility</u></p> <p>Feasibility points will be based on an analysis of how each application addresses the following factors: eligibility of proposed activity; reasonableness of cost; compliance with applicable state and federal laws; project timetables; confirmation of all required resources; completeness of proposed plans and specifications; reasonableness of any sub-recipients proposed business plan(s) and financial projections; reasonableness of any site clean-up proposal and plan; and conformance with applicable underwriting and review requirements contained in 24 CFR Part 570.</p> <p>C) <u>Factor 3: Strategy</u></p> <p>Strategy points will be based on the following factors: an analysis of the severity of need; documentation that a project's public benefit will exceed project costs; documentation that the proposed strategy meets the eligibility criteria and a national objective of the CDBG Program; and documentation that the project complies with all local ordinances, state law, and state regulations.</p> <p>D) <u>Factor 4: Leverage</u></p> <p>Leverage points will be awarded based on a firm commitment of additional resources directly related to the project, including capital costs and new funds for operation of any proposed program(s). The leverage ratio of other private or public funds will be the criterion considered. A minimum leverage ratio of 1 to 1 must be documented in order to receive points under this criterion. A reasonable value must be assigned to donated and in-kind items. The leverage score will be calculated based on the total value of leverage for each applicant. Applications with no leverage will receive no points.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>As this is a summary of the Redevelopment Fund Program, application manuals and other state publications with program details can be found at the web link below:</p> <p>http://www.dca.ga.gov/communities/downtowndevelopment/programs/redevfund.asp</p> <p>An complete copy of the Method of Distribution can be found at:</p> <p>http://www.dca.ga.gov/communities/CDBG/index.asp</p>

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	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
	<p>Describe how resources will be allocated among funding categories.</p>	<p>Up to \$1,500,000 or three percent (3%) (whichever is greater) from each federal fiscal year's allocation to DCA for the CDBG Program will be set aside for this program.</p> <p>Funds remaining in the set-aside at the end of the fiscal year may be returned to an "active status" and may be used to fund Redevelopment Fund applications under a subsequent fiscal year or transferred to any of the other funding categories or for state administration, subject to the limitations of the Housing and Community Development Act. In addition, the Commissioner of DCA may adjust the Redevelopment Fund program set-aside periodically during the 2014 Program Year based on demand for the set-aside.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The grant amount is up to \$500,000. In cases of projects with exceptional public benefits or need, the Commissioner of DCA may raise the allowable grant amount.</p>
	<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of people assisted • Number of jobs created
<p>6</p>	<p>State Program Name:</p>	<p>ESG Programs</p>
	<p>Funding Sources:</p>	<p>ESG</p>
	<p>Describe the state program addressed by the Method of Distribution.</p>	<p>Funding decisions will be based on a number of factors, including but not limited to, those stated within the Rating and Selection section of the notice distributed to interested parties in February 2016 (http://www.dca.ga.gov/housing/specialneeds/programs/documents/2016ESG-HOPWADistributionMethod_postpubliccommentperiod_32916.pdf). Thresholds for program consideration generally include the eligibility of the described population to be served, the eligibility of described activities, minimum criteria for organizational capacity, community or service area need, HMIS performance, past or projected program performance, responsiveness to timeliness and information requested, as well as other relevant factors, as determined by DCA. Threshold considerations may also include any of the Rating and Selection criteria in the section above or in the application guidelines linked below.</p>

METHODS OF DISTRIBUTION

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>A competition for funds will be implemented that will include, but not be limited to, the threshold criteria named in the Method of Distribution section, as well as other considerations such as project location related to demonstrated need, participation in collaborative networks and planning processes, and cost benefit analyses and recidivism rates for currently-funded programs, etc. Lower scoring applications may not be funded.</p> <p>General funding decisions for all organizations will be based upon: past performance (outputs/outcomes); past performance with DCA agreements, DCA ESG policies and rules, Federal/state/local laws, regulations, and policies; compliance and past performance with Homeless Management Information System (HMIS) requirements (family violence agencies must demonstrate performance through the HUD format Annual Performance Report in APRICOT or other equivalent database recognized by the Criminal Justice Coordinating Committee); need based on data derived from the Homeless Point in Time Count conducted by DCA and its partners or the local Continuum of Care; project strategy; organizational structure, operating processes, and capacity; extent to which the organization operates under the authority of a diversified, involved, volunteer, community-based board of directors; professional management; the consistency of the organization's identity or its mission to the provision of homeless services; the consistency to which the organization utilizes networks and partnerships within the community to avoid duplication of housing and services; participation in meetings and other activities of the appropriate local Continuums of Care; the direct cash match provided for ESG activities; the value of other non-cash contributions; the priorities established by the local Continuum of Care; sound operating procedures, accounting policy and controls; organizational and financial policy, stability, and capacity; and location in an ESG entitlement jurisdiction which receives federal ESG funds directly from HUD. These jurisdictions include: City of Atlanta, Augusta-Richmond County, City of Savannah, Clayton County, Cobb County, DeKalb County, Fulton County, Gwinnett County and Macon-Bibb County.</p> <p>For full details on the criteria and application requirements, please see the ESG Application Guidebook on DCA webpage at: http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>N/A</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>Both HUD-funded and State Housing Trust Fund for the Homeless (HTF)-funded ESG funds are available to nonprofit organizations (including community- and faith-based organizations) and local government entities. Agencies must demonstrate collaboration with local mainstream service providers and local provider groups that are dedicated to housing and service interventions that serve persons experiencing homelessness. Agencies must also participate in HUD-mandated continuum of care planning appropriate to the jurisdiction where their activities are located.</p> <p>DCA solicited information about application submission and application development workshops by email from every person on the "contacts" mailing list associated with its homeless projects (December 2015). Notice was emailed to representatives of local governments, local Continuums of Care, regional commissions, DCA Office of Regional Services, and other groups with local and regional interests. Notice was published on the DCA website, and all persons receiving notice were asked to provide input and to share the notice with others within the state, their region, or their community with an interest. Application development workshops were held in four (4) locations (Athens, Atlanta, Macon and Valdosta) and through one (1) webinar, and multiple webinars were conducted by DCA staff to provide applicants with technical assistance with the application process.</p>

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<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>N/A</p>
<p>Describe how resources will be allocated among funding categories.</p>	<p>Of the \$4.8 million dollars expected to be available for awards this year, DCA expects to make about approximately \$600,000 available for homelessness prevention and \$1.7 million dollars available for rapid re-housing. DCA is expecting to make primary prevention and re-housing investments within its congressionally mandated 152-county balance of state Emergency Solutions Grants (ESG) entitlement area. Based on the 2013 homeless census, approximately 7,650 persons were homeless within this area, which has also been historically underserved. Moreover, there is a congressional requirement to spend at least 40% of the total federal allotment of ESG funds allocated to DCA on prevention and rapid re-housing activities. Grants awarded in this funding cycle will have a duration of one year. DCA will reserve a minimum of 65% of federal funding to be spent within the Balance of State ESG Entitlement area.</p> <p>Grant amounts range from:</p> <ul style="list-style-type: none"> • Emergency Shelter: \$30,000- \$60,000 per project • Transitional Housing: \$30,000- \$40,000 per project • Essential Services: \$30,000- \$40,000 per project • Short- and Medium-Term Rental Assistance and Stabilization Services: average costs per family/household will vary by region according to rent reasonableness and fair market rents for the area and approval by DCA • Project Homeless Connect: \$5,000 • Street Outreach: \$30,000- \$40,000 • HMIS: \$25,000
<p>Describe threshold factors and grant size limits.</p>	<p>As a threshold consideration, all applicants must demonstrate how their housing or service programs directly serve persons who are homeless, and demonstrate how the housing and services provided will improve housing stability for those persons. Applicants must describe homeless verification methods, and how they will track outputs and outcomes (stable housing) for persons served.</p> <p>DCA will make minimum grant awards of \$30,000 for all eligible activities except HMIS, Project Homeless Connect, and Hotel/Motel Voucher grants.</p> <p>There are certain considerations that may result in an application being automatically returned or denied for funding without being scored. These threshold requirements include, but are not limited to: the deadline is missed; HMIS or APRICOT non-participation; the application is substantially incomplete; consistent non-compliance (financial, reporting, other); ineligible applicant – lacks 501(c)(3); insufficient documentation (new organizations should have been in business and fully operational for two (2) years and able to produce minimum financial statements and filings with the IRS for that period as well as financial policies and procedures and project policies and procedures); failure to obtain Local Approval or Certification of Consistency, as applicable; serving ineligible populations (not homeless by HUD definition and verification standard); insufficient or ineligible match amount or source; use of projected project income or client fees as a match source; for returning DV agencies, a failure to submit HUD Annual Performance Report (APR) for the entire prior or current project year by application deadline; inability to keep families intact for service; non-compliance with McKinney Vento education requirements (DCA policy); non-compliance with completion of Barriers to Housing Stability. Assessments (for agencies other than new applicants); non-compliance with coordinated assessment/intake; transitional housing projects must primarily serve special needs populations to include those experiencing challenges of mental health, substance abuse, chronic homelessness, domestic violence, runaway and homeless youth (must be reflected in the HMIS data); and length of stay less than two weeks for an emergency shelter.</p>

METHODS OF DISTRIBUTION

	<ul style="list-style-type: none"> • Number of persons assisted through Outreach • Number of persons assisted through Rapid Re-Housing assistance • Number of persons assisted through Homeless Prevention Assistance • Number of persons assisted through Housing (emergency shelter and transitional housing) 										
7	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">State Program Name:</td> <td>HOPWA Programs</td> </tr> <tr> <td>Funding Sources:</td> <td>HOPWA</td> </tr> <tr> <td>Describe the state program addressed by the Method of Distribution.</td> <td> <p>HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. States and metropolitan areas coordinate use of HOPWA funds with their respective Consolidated Plans, a collaborative process which establishes a unified vision for community development actions. In Georgia, HUD provides HOPWA formula funds to two (2) other government entities in addition to DCA. For more information, visit the DCA website:</p> <p>http://www.dca.ga.gov/housing/specialneeds/programs/hopwa.asp</p> </td> </tr> <tr> <td>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</td> <td> <p>Funding decisions will be based on a number of factors, including but not limited to, those stated within the Maximum Grant Amounts and Funding Factors section of the notice distributed to interested parties in February 2016. 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If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	N/A										

METHODS OF DISTRIBUTION

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>N/A</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>Applications will be solicited through a Notice of Funds Availability and availability of associated Application Guidelines. This notice will be emailed to known HIV/AIDS service and housing providers, public health departments, local governments, and other interested parties. Faith-based organizations have full access to the selection process as described in regulations and within the application. Applications must be submitted on forms provided by DCA. The applicant must also provide required certifications and provide all supporting documentation requested by DCA. Each applicant must demonstrate to the satisfaction of DCA that it is in compliance with Federal, State, and local laws and regulations, and that it is capable of carrying out applicable programs. DCA may require additional information during the review process, and applicants are expected to comply with these requests. DCA will conduct a webinar to provide applicants with remote assistance with the application process.</p> <p>Local government entities are eligible to apply for HOPWA funds. To the extent determined under State law by DCA, private, secular, or faith-based nonprofit organizations are also eligible to apply for funds. Nonprofit organizations must demonstrate collaboration with local mainstream service providers and local homeless provider groups. Generally, it is the intent of the State to make all non-construction activities eligible under the HOPWA program, subject to the program purpose and eligible beneficiaries. HOPWA funding is provided through sub-grants to organizations (project sponsors). Sponsor administrative costs are limited to seven percent (7%) of the grant amount.</p> <p>Project sponsors are responsible for designing their own program rules and policies for their programs; however, their program policies and design must comply both with guidance from DCA and the HUD HOPWA Program Regulations at 24 CFR Part 574, as amended.</p> <p>Other requirements for Georgia HOPWA applicants and project sponsors are:</p> <ul style="list-style-type: none"> • Reporting requirements that strengthen the focus on consumer outcomes, all of which complement the agency's larger initiative to establish a priority for DCA-driven performance measures and funding decisions. • Absent disabilities, the HOPWA TBRA Program must be a time-limited comprehensive program not to exceed five (5) years that is designed to prevent homelessness and to help low-income people with HIV and AIDS to live independently. If project is funded, t <u>HOPWA applicants must submit program policies and procedures</u>. Policies and procedures must provide consideration for persons with a disability or other extenuating circumstances that will require ongoing assistance beyond five (5) years. • Specific case management requirements for consumer support and the development of a Housing Stability Plan for each consumer. If project is funded, job descriptions must be submitted. • Development of an individualized Housing Plan for all consumers. <u>Policies and procedures addressing this requirement must be submitted with the application.</u> • All HOPWA project sponsors are expected to comply with fair housing requirements, including all applicable provisions of the Americans with Disabilities Act (Title 42, United States Code Sections 12101-12213) and implementing regulations at Title 28, CFR, Part 35 (States and local government sub-grantees) and Part 36 (public accommodations and requirements for certain types of short-term housing assistance).

METHODS OF DISTRIBUTION

<p>Describe how resources will be allocated among funding categories.</p>	<p>There are no minimum and maximum funding amounts established for this program in FFY 2015, and there are not predetermined funding amounts by type of assistance. Applicants are advised to scale their requests based on housing need for eligible persons, organizational capacity, funding history, the types of activities proposed, number of counties served, participation in state or regional referral networks, and other relevant factors as determined by the applicant and DCA. For HOPWA, as a first priority, funding will be limited to programs located within the State's 126-county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds. If your proposal is to serve counties within the Atlanta or Augusta EMSAs, you must provide documentation from the EMSA's HOPWA Coordinator that funds are not available to support your HOPWA project for the county(ies) selected in your application.</p>
<p>Describe threshold factors and grant size limits.</p>	<p>There are no set grant size limits. Funding determinations are made using a "threshold" method for selecting grantees. Applicants must meet a capacity test, and funding decisions for all nonprofit agencies shall also be based upon the following factors: availability of other HOPWA providers within the service area; performance outcomes; consistency with local need, conformance to local plans, and services-delivery strategy; other funding for programs available to applicant; amount of funds requested, prior award amounts, and prior utilization of funds; degree of compliance demonstrated during DCA monitoring visits or in-desk audits; relative quality of housing or standards for services to be provided; participation in the State's collaborative HMIS initiative (encouraged for HOPWA-only projects, but not "required"); level of service; standard costs for housing and services; value of applicant's contribution (cash and in-kind); the complexity or nature of the request; organizational development and capacity; the extent to which the organization operates under the authority of a diversified, involved, volunteer, community-based board of directors; professional management; the consistency of the organization's identity or its mission to the provision of HIV/AIDS (as applicable) services; the extent to which the organization utilizes networks to avoid duplication of housing and services; participation in appropriate Continuums of Care; sound operating procedures, accounting policy, and controls; and organizational and financial policy, stability and capacity. An additional "threshold" measure applies under the HOPWA program. Under HOPWA, relative need is examined and new applicants are denied funding when they propose to duplicate services within a service area where HOPWA programs are already being carried out by eligible sponsors.</p>
<p>What are the outcome measures expected as a result of the method of distribution?</p>	<ul style="list-style-type: none"> • Number of households assisted through Short-Term Rent, Mortgage and Utilities Assistance • Number of households assisted through Tenant-Based Rental Assistance • Number of households assisted through Facility-Based Housing Assistance • Number of households assisted through Permanent Housing Placement

Table 8 - Distribution Methods by State Program

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

Yes

Available Grant Amounts

DCA may set-aside a five-year, cumulative total of up to twenty percent (20%) of its current and future CDBG allocations plus any CDBG program income for Pledge of Grants that will be used as security for notes and other obligations issued by units of non-entitlement local government pursuant to Section 108 of the Housing and Community Development Act of 1974, as amended. Local governments interested in obtaining Section 108 financing must cover their own application preparation and administration costs in order to be competitive. Certain underwriting and issuance costs are required by HUD in order to participate in the program. The maximum loan guarantee amount is \$5,000,000.

Acceptance process of applications

Upon receipt of a pre-application under this program, staff will review the pre-application for completeness and for evaluation against the various rating and selection factors. Applications that contain insufficient information or documentation to be evaluated may be returned to the locality without further review. The staff may conduct site visits and hold discussions with applicants and proposed sub-recipients for the purposes of confirming and evaluating information contained in the pre-application or application. The staff may consult with other appropriate government and private entities in the course of reviewing and evaluating information contained in pre-applications and applications. The scores obtained for the various selection factors will be totaled and only those applicants with scores of at least 325 points will be considered for a Pledge of Grants. More details at:

<http://www.dca.ga.gov/economic/financing/programs/section108.asp>

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

Yes

State's Process and Criteria for approving local government revitalization strategies

HOME Program Community Redevelopment activities may be eligible to receive points under the HOME Rental Housing Loan Program carried out in conjunction with the Low-income Housing Tax Credit Program. Points can be awarded to projects that are located within an area that has a Redevelopment Plan that has been adopted and formulated by the local Government and that clearly targets the specific neighborhood in which the project is located. Points will also be awarded if the proposed development site is located in a Qualified Census Tract and the development of which contributes to a concerted community revitalization plan or is located in a State Enterprise Zone.

CDBG Program - The State of Georgia has not chosen to target particular geographical areas for special assistance under the CDBG Program. All non-entitlement communities are allowed to submit an application. Up to 20 points, however, may be awarded for CDBG Annual Competition applications meeting the Revitalization Area Strategies (RAS) threshold requirement, demonstrating the adoption of local redevelopment tools, and documenting investment partnerships, and collaboration. The RAS program is a State revitalization program that targets block groups of 20 percent or greater poverty. Bonus points may be awarded under the Annual Competition (as described above) and successful applicants are able to apply in the immediate next round of Annual Competition funding provided that certain timeliness requirements are met. The program is described in the annual CDBG Applicants' Manual and at the following web link:

http://www.dca.ga.gov/communities/CDBG/programs/downloads/2016_App_WS/2016%20RAS%20Manual.pdf

Special Note: The State CDBG program does not plan on allowing Units of General Local Government (UGLG) to apply for a Community Revitalization Strategy designation under HUD regulation. Such designation provides the state and UGLG regulatory flexibility in satisfying the eligibility and national objective requirements of the CDBG program. The RAS program provides flexibility under the State's Method of Distribution rather than HUD regulation.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Target Area	Percentage of Funds
Non-entitlement Areas within the State	63
Entitlement and Non-entitlement Areas within the State	37

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

- For the CDBG program, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. The CDBG Annual Competition does give bonus points to applicants proposing activities in an approved Revitalization Strategy Area. Depending on the competition, funding may not be allocated to these applicants but only to the extent the bonus points affect the overall CDBG geographic distribution of funded projects. Funding is limited to jurisdictions that do not receive direct CDBG entitlement funds from HUD.
- Under the HOME Program, there are also no geographic set-asides for specific geographic areas of Georgia. But, there is a competitive advantage for properties located in rural areas. Funds are not provided for projects to be carried out in HOME participating jurisdictions with three exceptions. In the HOME Rental Housing Loan Program, Community Housing Development Organizations (CHDOs) only may be funded for developments within these areas. Recipients of Georgia Dream down payment assistance may also purchase homes in these areas as well.
- For the ESG and HOPWA programs, the State does not anticipate any funding set-asides for specific geographic areas of Georgia. DCA will reserve a minimum of 65% of Federal funding to be spent within the DCA ESG Entitlement area, however, State funds will be awarded to the best applications regardless of location by formula, and HOPWA funds are allocated to eligible states and Eligible Metropolitan Statistical Areas (EMSAs) that meet the minimum number of cumulative AIDS Cases. For HOPWA, as a first priority, funding will be limited to programs located within the State's 126 county entitlement area. Subject to availability of funds, and on a second priority basis, programs operating within the Atlanta and Augusta EMSAs may be eligible to receive GHFA HOPWA funds.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

The one year goals vary by program and some of the data in the following tables may overlap due to some programs that assist households in addition to individuals. In FFY 2015, the HOME Program focused on the production and preservation of affordable housing; however, CDBG, ESG and HOPWA may also address affordable housing during the program year to meet a specific community or resident need. The numbers below are based upon the anticipated completion numbers for projects in each of the categories.

One Year Goals for the Number of Households to be Supported		SOURCE
Homeless	873	ESG
Non-Homeless	656	HOME MF(510), HOME SF (126), CDBG Rehab (20)
Special-Needs	140	CDBG Elderly (20) and HOPWA (120)
Total	1669	

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through		
Rental Assistance	993	ESG (873) and HOPWA (120)
The Production of New Units	520	HOME MF (510) HOME SF (10)
Rehab of Existing Units	105	HOME CHIP (65) and CDBG (40)
Acquisition of Existing Units	51	HOME CHIP (51)
Total	1669	

Table 11 - One Year Goals for Affordable Housing by Support Type

Narrative

A total of 1,669 households are expected to be assisted in FFY2016. Of this total, 873 homeless people will receive rental assistance through ESG Rapid Re-Housing, 120 with HOPWA rental assistance and 20 CBDG for the elderly.

The State anticipated 656 non-homeless households will receive assistance. These include 510 in newly constructed multifamily housing, 126 in newly constructed single-family housing, 20 homeowners receiving rehabilitation assistance through CDBG. Developers constructing new housing must comply with the accessibility requirements of both the Federal Fair Housing Act (24CFR100.205) and Section 504 of the Rehabilitation Act of 1973 (24CFR 8.20, et seq.).

AP-60 Public Housing - 24 CFR 91.320(j)

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

Actions planned during the next year to address the needs to public housing

No actions are planned by the State to specifically address the needs of public housing residents to the exclusion of other classes. These residents are eligible to participate in any of the ongoing programs of the State based upon their eligibility as determined by program regulations.

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

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

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

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

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

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

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

Reduce the number of unsheltered individuals and families, as established in the Homeless Point in Time Count, within the BoS ESG Entitlement. Since 2013, the number of unsheltered people has decreased by 33%. This goal will continue to be achieved by placing emphasis on high utilization of emergency shelters and rapid re-housing as a preferred intervention. This will be measured in HMIS. In addition, the Entitlement will:

- Right-size length of stay for clients in emergency shelters and transitional housing programs. Length of stay should generally be no longer than 90 days for shelters and less than 1 year for Transitional Housing. Currently, length of stay for emergency shelter programs is 30 days on average and 190 days on average for transitional housing programs. This will be measured in HMIS.
- Increase placements into permanent housing for homeless individuals and families from Emergency Shelter and Street Outreach projects into rapid re-housing projects each year. This will be measured in HMIS.

Prevent individuals and families from becoming homeless – either unsheltered or sheltered. Follow-up checks will be made at 3 months and 6 months post discharge from prevention projects to ensure that households assisted do not become homeless.

Maintain or increase the percentage of individuals and families remaining housed for 3 months. In 2014, 94% of prevention and rapid re-housing participants leaving for permanent destinations remained for 3 months; in 2015 91% of prevention and rapid re-housing participants leaving for permanent destinations remained stably housed for 3 months after project exit.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

(See Below)

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

For each Street Outreach program, performance will be measured based on the following standards:

1. An increase in the number of contacts with unduplicated individuals made during outreach.
2. An increase in the percentage of households that access emergency shelter or transitional housing.
3. An increase in the percentage of discharged households that access permanent housing.
4. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

DCA Objectives and Action Steps

DCA anticipates Outreach services to provide services to 950 individuals during its next year. It anticipates in future years awarding more Grants and serving greater numbers.

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

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

them;

- Continue to provide technical assistance and peer support to assist street outreach programs to enhance operations. DCA acts as a facilitator when street outreach teams, find impediments to getting homeless people the services or resources they need such as Permanent Supportive Housing;

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

9. An overall bed utilization rate of 80%.
10. The average length of stay for households served should generally be no longer than nine months. An increase in the percentage of discharged households that secured permanent housing at exit each year.
11. An increase in the percentage of households that increase cash and non-cash income during program enrollment.

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

In addition, DCA will pursue the following overarching goals:

12. Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an estimated 13,000 homeless individuals (transitional and shelter) through implementation of Georgia's ESG Program
 13. Provide decent affordable housing to an estimated 2,000 persons who would otherwise be living on the street or in shelters/transitional housing programs through implementation of the Rapid Re-Housing Program funded through Georgia's ESG Program
 14. Continue to work with providers to increase the accessibility to the Rapid Re-Housing program for households with children throughout the State
- Through the administration of the Balance of State (152 County) Continuum of Care Plan, DCA will continue to monitor the housing stability of CoC funded transitional housing providers and provide technical assistance to agencies that fall below 70% housing stability (clients leaving transitional housing that move to a permanent destination)

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

DCA continues to evaluate policies across the State in order to help low-income individuals and families to avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions. Currently, all ESG sub-recipients are required to follow HUD eligibility guidelines regarding individuals and families being discharged from institutions to receive homeless services. Through the work with the Georgia Interagency Homeless Coordination Council and collaboration with particular agencies, the Council has worked on several initiatives to minimize the discharge of individuals from institutions into homelessness. The council includes representation from the Department of Corrections, State Board of Pardons and Parole, Department of Behavioral Health and Developmental Disabilities, and the Department of Community Health. In addition, DCA collaborates with both the Department of Corrections and the Department of Behavioral Health and Developmental Disabilities on two projects designed to transition individuals into the community from institutions. Planned actions for the next year are as follows:

- DCA will work with health agencies this year to develop formal policy that will promote appropriate discharge planning efforts to prevent being discharged from health care facilities to the shelters or street
- DCA will continue to provide permanent supportive housing options for placement in community based placement options. Shelter plus Care is a resource only for individuals who meet HUD eligibility criteria for admission into the program
- DCA will implement the 2013 and 2014 HUD Section 811 Project Rental Assistance Grants in order to provide project based rental assistance for 484 units of permanent

supportive housing in tax credit developed properties. This Section 811 PRA program will target extremely low income persons covered by the Settlement Agreement or the Money Follows the Person Program initiatives

- DCA will continue to work to assist DBHDD in the implementation of the Transitional Action Plan, the newly developed process to promote appropriate discharge planning efforts to prevent persons in mental health facilities from being discharged to the shelters or street. The State's Interagency Council on Homelessness will be a resource to assist in collaborative efforts to ensure that effective use of resources will allow for proper residential and housing options appropriate to meet the individual's need
- DCA will continue to serve as an Advisory Member of the Healthy Transition Initiative Program to ensure that housing resources are available to those youth that are at risk of homelessness
- DCA will continue to partner with the State Board of Pardons and Paroles, and the Department of Corrections in the joint implementation of the "Re-Entry Housing Partnership" (RHP) program, with efforts this next year to expand RHP
- DCA will partner with the Governor's Office of Transition, Support and Reentry to (1) provide training to GOTSR staff on housing programs and addressing housing barriers of individuals returning to the community following release from prison ("Returning Citizens"); (2) support the development of partnerships locally by GOTSR Housing Coordinators as they work to expand the supply of housing options in the community for Returning Citizens; and (3) support policy development and implementation at the state level to foster the goals of GOTSR.

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	158
Tenant-based rental assistance	105
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	84
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	32
Total	379

AP-75 Barriers to affordable housing – 91.320(i)

Many of the actions that present barriers to affordable housing are taken at the local level over which the state has no control. As a result, the actions noted below pertain mostly to education and raising public awareness among citizens and local officials.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Georgia has a strong commitment to making decent affordable housing available to all residents. There are many programs established to meet a significant portion of the housing needs throughout the state.

The development of a new AI was drafted and ready for review November 13, 2015. Since the draft has been completed the state has requested public comments for 60 days. The Comment period closed February 28, 2016. The final presentation for the AI was April 20, 2016. The final AI can be reviewed at <http://www.dca.ga.gov/communities/CommunityInitiatives/programs/ConsolidatedPlan.asp>.

DCA is in the process of creating effective policy changes that will set standards and best practices for Georgia's non-entitlements/subrecipients which affirmatively addresses compliance with Section 504, ADA, Section 109, Title VI, Limited English Proficient (LEP) services and processes to further fair housing marketing. DCA anticipates coordination with jurisdictions, organizations and various media outlets to develop procedures that will enhance the State's outreach capacity.

However, while we are still working through this process, DCA continues to make efforts to show meaningful access to all programs and activities that we administer. To eliminate the affordable housing barriers, the State will continue to meet the needs of families requiring the federal programs offered. Those steps include, but are not limited to the list below:

- Collaborate with the other state agencies to address the needs of individuals with developmental disabilities to eliminate the barriers to accessing affordable housing opportunities
- Promote homeownership awareness and collaborate with a number of housing counseling agencies that work with specific non-English speaking populations
- Collaborate with nonprofit agencies, lenders, and mortgage insurance companies who offer borrowers an opportunity to reduce cost and become successful homeowners
- Provide funding homebuyer education and foreclosure mitigation counseling, including ensuring access to individuals of limited English proficiency
- Provide educational opportunities to communities throughout the state working to address housing issues through the Georgia Initiative for Community Housing by partnering with the University of Georgia, the Georgia Municipal Association, as well as funding partners, including Georgia Power
- Partner with housing developers and local governments to create aesthetically built homes that are decent and affordable
- Require funding recipients to create and maintain an Affirmative Fair Housing Marketing Plan identifying potentially underserved local populations and efforts to market to those constituencies and document a process to inform potential program participants of their fair housing rights
- Include a fair housing component in all grantee, developer and property manager training
- Update CDBG applicant and recipient manuals as needed in the areas of Civil

Rights/Fair Housing Equal Opportunity (FHEO), providing details on the following topics: 1) Section 3; 2) Affirmatively Furthering Fair Housing; 3) Section 504; and 4) Limited English Proficiency (LEP).

- Update CDBG recipient monitoring forms as needed in the areas of Civil Rights/Fair Housing Equal Opportunity (FHEO) in order to improve oversight of sub-grantee compliance by DCA.
- Provide incentives for sub-grantees to participate in DCA programs that encourage responsible development, housing and land use practices, such as DCA's PlanFirst program or the Georgia Initiative for Community Housing (GICH).

AP-85 Other Actions – 91.320(j)

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The State continues to partner with other state agencies and other external stakeholders to develop and to coordinate lead-based paint hazards strategies and monitor the grantees to ensure compliance with the HUD lead-based paint regulations. These regulations cover the CDBG, HOME, ESG, and HOPWA programs. The State provides homeowner awareness and education by referring funding recipients with the lead-based paint regulations of the EPA and those enacted by the State, including the licensing requirements for rehabilitation assistance.

Actions planned to reduce the number of poverty-level families

The State continues as a partner on the Governor's Workforce Investment Board's (WIB) Coordinating Council that assesses job seekers skills to provide them with the certification needed to create job profiling for businesses economic development opportunities. The CDBG set-aside funds for the Employment Incentive Program awards grants that directly promote employment and creates new jobs designed to lift families out poverty. The

Redevelopment Fund Program provided local governments access to flexible financial assistance to locally initiated public/private partnerships to leverage investments in commercial, downtown, and industrial redevelopment and revitalization projects that might not proceed otherwise due to the number of challenges to be overcome.

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

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

Actions planned to develop institutional structure

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

Another major gap is outreach strategies to nonprofit organizations to meet the community housing development organization (CHDO) requirements to address the affordable housing needs in rural areas and underserved non-entitlement areas. The State continues to develop training and encourages constituents and stakeholders to attend other training opportunities.

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

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

Actions planned to enhance coordination between public and private housing and social service agencies

The State will continue to take steps to collaborate with other government agencies,

nonprofit organizations, housing developers, financial institutions, foundations and other providers to create effective solutions to the housing needs. The State participates in various forums, meetings, focus group discussions, and seminars across the region to address affordable housing, homelessness or the housing issues of special needs groups.

Additionally, the State leads the Georgia Interagency Homeless Coordination Council to address the issues concerning ways to end homelessness. The State actively participates in the planning efforts with several agencies throughout the state, including but not limited to with the following: Mental Health Planning Advisory Council, Georgia State Trade Association of Not-For-Profit Developers (GSTAND), Association County Commissioners of Georgia (ACCG), Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center, Metro Atlanta's Regional Commission on Homelessness, DBHDD Coordinating Council, the Governor's Office of Transition Support and Reentry, Georgia Council on Developmental Disabilities, Georgia Rural Development Council, Conserve Georgia, and OneGeorgia Authority.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$4,439
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income:	\$4,439

Other CDBG Requirements

1. The amount of urgent need activities	\$500,000
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No forms of investments other than those found in 92.205 will apply to the use of the State's HOME funds.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Georgia Housing & Finance Authority (GHFA) is a Participating Jurisdiction and a recipient of HOME Investment Partnerships (HOME) program funds to be used to expand the supply of decent, safe, sanitary, and affordable housing available to low-income and very low-income residents. GHFA has established these recapture provisions in accordance with the HUD guidance provided in CPD Notice 12-003 and 24 CFR §92.254 (a)(5)(ii). These provisions permit the original home buyer to sell the property to any willing buyer during the period of affordability while GHFA is able to recapture all or a portion (limited to "net proceeds" as defined below) of the HOME-assistance provided to the original home buyer. The key concepts in the recapture requirements are the Direct HOME Subsidy to the home buyer and net proceeds that are used to determine the amount of HOME assistance subject to recapture and the applicable period of affordability on the unit. "Direct HOME subsidy" is defined as the amount of HOME assistance that enabled the home buyer to buy the unit. The direct subsidy includes down payment assistance, closing costs, interest subsidy, or other HOME assistance provided directly to the home buyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value, the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy. "Net Proceeds" are defined as the sales price minus the superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can GHFA recapture more than is available from the net proceeds of the sale. Refer to the State's Recapture Policy for additional information.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds see 24 CFR 92.254(a)(4) are as follows:

Recapture is an affordability enforcement mechanism where GHFA executes a written agreement with the home buyer that includes the amount of direct HOME subsidy that enabled the home buyer to buy the dwelling unit. GHFA requires that if a property is sold, either voluntarily or involuntarily (e.g., foreclosure) during the affordability period, all or a portion (limited to "net proceeds") of the HOME investment must be repaid. For instance, when a home buyer receives HOME down payment assistance to purchase a home, the direct HOME subsidy to the home buyer will result in a specified period of affordability, as set forth in Section II. If the home buyer sells the home before the period ends, GHFA will recapture, assuming that there are sufficient net proceeds, the entire direct HOME subsidy. The home buyer will receive the excess net proceeds. In addition, the full amount of the subsidy shall be recaptured in the event the home buyer fails to occupy the home as their principal place of residence during the period of affordability, but retains ownership. GHFA will use restrictions in the executed written agreement and security deed to enforce the recapture provision of the HOME program found at 24 CFR §92.254 (a)(5)(ii) determined during the subsidy layering review.

For more information on the following policy, refer to in the attachment:

- Foreclosure, Transfer in Lieu of Foreclosure
- Enforcement
- Refinance Policy
- Subordination Policy
- Ongoing Monitoring

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows

The State will not refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Emergency Solutions Grant (ESG)

Reference 24 CFR 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

The CoC has not instituted written standards for the Balance of State at this time. The Georgia ESG Entitlement continues to work with subgrantee agencies to enact policies and procedures that best serve the subpopulations targeted and work effectively with the specific housing market and employment conditions of the area in which the project operates.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC has not completed its implementation of the coordinated assessment system.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations)

As noted in AP-30, ESG funds are available to nonprofit organizations (including community and faith-based organizations) and local government entities. Private and faith-based nonprofit organizations are also eligible to apply for funds. Nonprofit organizations must demonstrate collaboration with local mainstream service providers and local homeless provider groups. Applicants are expected to participate in continuum of care planning appropriate to the jurisdiction where their activities are located to the satisfaction of those jurisdiction(s).

The full ESG application guidelines and supporting documents can be found at:

<http://www.dca.state.ga.us/housing/specialneeds/programs/esg.asp>

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The homeless participation requirement is not applicable to States.

5. Describe performance standards for evaluating ESG.

ESG programs with different eligible activities will require different assessment standards. DCA diligently works with sub-recipients to ensure a level of HMIS data completeness by which an accurate evaluation of program performance can continually be measured. Baselines for performance measure criteria, such as increases in cash income

and non-cash benefits during program enrollment, have been established in the last year. DCA will review all available data annually to evaluate performance. Criteria for the performance standards for evaluating ESG can be found at:

<http://www.dca.ga.gov/housing/specialneeds/programs/esg.asp>

CITIZEN PARTICIPATION COMMENTS

PROPOSED DRAFT ANNUAL ACTION PLAN FEDERAL FISCAL YEAR 2016/STATE FISCAL YEAR 2017

NOTICE OF PUBLIC COMMENT PERIOD

The public is encouraged to provide comments on the State of Georgia Department of Community Affairs Annual Action Plan

The Annual Action Plan is required to receive federal funds for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Programs.

The Plan draft includes community and housing priorities for the use of the above funds; goals of the priorities, citizen participation/consultation, housing needs assessment for the homeless, and the investment of resources to meet these needs and any minor amendments. It also provides a strategy for meeting the identified needs, addressing barriers to fair housing and lead-based paint hazards, non-housing community development plan, and anti-poverty strategies.

The FFY 2016/SFY2017 Annual Action Plan is the second year implementation of the current five year (2013-2017) Consolidated Plan. The draft specifically details how CDBG, HOME, ESG, and HOPWA annual funding allocations will be used to carry out the strategy of the Consolidated Plan.

A copy of the draft Annual Action Plan will be available for public comment from April 1, 2016 after 5:00 PM through close of business on May 1, 2016.

Submit comments in writing to:
Department of Community Affairs
ATTN: ANNUAL ACTION PLAN PUBLIC COMMENTS
60 Executive Park South Atlanta Georgia 30329
Or email to housingplanning@dca.ga.gov.

View and Download the Plan:

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

To request a hardcopy, send an email to housingplanning@dca.ga.gov

DCA complies with Title II of the Americans with Disabilities Act of 1990 and the Rehabilitation Act of 1973. Individuals with disabilities who are may need auxiliary aids or special modification to participate in the public comment process should call (404) 679-4840.

CITIZEN PARTICIPATION COMMENTS

Federal Fiscal Year 2016/ State Fiscal Year 2017 Annual Action Plan

Citizen participation is an integral part of the citizen participation process. In addition to holding public hearings to solicit feedback from the public as a part of the Annual Action Plan development process, other meetings take place throughout the year where input is received by DCA that relates to programs, policies and funding decisions.

Certain questions asked during the periods below are program specific and were answered during the meeting.

Rome February 10, 2016

Attendees: 3

Comments received during this session were program/project technical assistance specific. The attended was directed to the program staff for clarification.

Moultrie February 16, 2016

Attendees: 3

1. The job creation for CDBG appears to be low.

The goals outlined in the Annual Action Plan for job creation are based on recent previous experience with actual jobs created by employers receiving assistance and on projects that are currently under review and that are expected to come to fruition over the next year. DCA meets or exceeds HUD's individual and aggregate standards for job creation and includes job creation/retention as a rating factor in the review of applications submitted to our office. DCA also has a robust mechanism for disseminating information about our job creation programs through our website and through regional representatives that make information available about DCA's programs to local communities. Also, note that jobs created by rural projects have a significant impact even though they typically have smaller job creation numbers. Undoubtedly, the recent recession has limited both the number of projects and the number of jobs created.

Dublin February 17, 2016

Attendees: 10

1. How are the goals and objectives determined for the State?

DCA has a Method of Distribution as required by HUD that is used to rate and rank all applications received for CDBG assistance. The Method of Distribution focuses on several broad criteria that are tied to successful project completion and efficient use of resources to meet HUD's required National Objectives. These National Objectives are primarily designed to benefit low- and moderate-income (LMI) persons. The State further emphasizes meeting the health and safety needs of LMI persons. This, for example, is incorporated into the Method of Distribution and the rating and ranking system for the CDBG Annual Competition. For the Annual Competition, each application is scored based on its impact on the need described in the application, including such factors as the urgency of the health and safety issue being addressed and the number of people benefitting. This allows local government applicants the ability to demonstrate their highest priority and have their application compete against other similar projects.

CITIZEN PARTICIPATION COMMENTS

2. Why does it appear that the job creation for CDBG is so low?

The goals outlined in the Annual Action Plan for job creation are based on recent previous experience with actual jobs created by employers receiving assistance and on projects that are currently under review and that are expected to come to fruition over the next year. DCA meets or exceeds HUD's individual and aggregate standards for job creation and includes job creation/retention as a rating factor in the review of applications submitted to our office. DCA also has a robust mechanism for disseminating information about our job creation programs through our website and through regional representatives that make information available about DCA's programs to local communities. Also, note that jobs created by rural projects have a significant impact even though they typically have smaller job creation numbers. Undoubtedly, the recent recession has limited both the number of projects and the number of jobs created

Atlanta Webinar February 23, 2016

Attendees: 0

No Comments.



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