

*Prepared by,*  
*the Housing Finance and Development Division*  
*of the Georgia Department of Community Affairs*

**Participating Jurisdiction:** Georgia Department of Community Affairs  
**Submitted to HUD for Approval on** May 1, 2024

## **Executive Summary**

Due to the program's evolution and the state's needs, this update to the Georgia Allocation Plan is founded on three primary changes. The first is an update to the formula HUD used to allocate the HOME-ARP resources to Georgia, which decreased the State's funding. In addition, DCA found a need to update the budget due to other agency programmatic changes that affected the HOME-ARP Program.

Second, when the plan originated, the established referral systems were in line with HUD's support of Coordinated Entry. As implementation of the program has evolved, Georgia has seen the need for additional referral sources when Coordinated Entry is unavailable. This update allows for that change.

Lastly, in 2023, the HOME-ARP Team conducted its first Notice of Funding Competition with the understanding that all populations would qualify for services and no official statement of population limitations and preferences would be required. After further instruction by HUD, we found that any specific populations served needed to be approved by HUD through a Substantial Amendment.

[Please see the Substantial Updates here.](#)

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# Consultation

## Summary of the consultation process:

As part of the HOME-ARP planning process, HUD required the State of Georgia HOME Participating Jurisdiction to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations to identify unmet needs and gaps in housing or service delivery systems including:

- Continuums of Care (CoCs) serving the jurisdiction’s geographic area
- Homeless and domestic violence service providers
- Veterans’ groups
- Public housing agencies (PHAs)
- Public agencies that address the needs of the qualifying populations
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities

## List of Organizations Consulted:

### Continuums of Care (CoCs) serving the jurisdiction’s geographic area

Georgia benefits from having both the HOME Participating Jurisdiction and the statewide Continuum of Care staff in the same agency, the Georgia Department of Community Affairs. Staff met regularly between January and March 2022 to determine the statewide needs of the HOME-ARP Qualifying Populations and gaps in the service delivery system. Likewise, most of the grantees participated in the DCA Forums. Their feedback is included in Appendix A.

#### a) 2022 Emergency Solutions Grant Awardees

Name	Organization	Email
Deborah Anglin	Hearts to Nourish Hope	danglin@heartstonourishhope.org
Donita Gaulden	City of Hinesville	dgaulden@cityofhinesville.org
Dr. Ronnie Mathis	South Georgia Partnership to End Homelessness	mathis@sgpeh.org
Jo Ann Kennedy	Habersham Homeless Ministries	joandjack@windstream.net
Katie Tucker	Flint Circuit Council on Family Violence, Inc.	katie.tucker@henryhavenhouse.org
Martine J Hill	The Bridge of Tiftarea, Inc.	martinejhill@gmail.com
Phyllis Brown	City of Albany, Georgia	PBrown@albanyga.gov
Tamara L. Conlin	Advantage Behavioral Health Systems	tconlin@advantagebhs.org
William G. Mockabee	The Salvation Army - Albany	William.Mockabee@uss.salvationarmy.org
Yurshema Flanders	Lowndes Associated to Ministries to People Inc.	yflanders@lampinc.org

Yvonne Pryor	Inner City Night Shelter, Inc.	cns124@comcast.net
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b) Georgia Department of Community Affairs

Name		Title	Organization
Amanda	Brand	Coordinated Entry System Coordinator	DCA
Isaac	Davis	Coordinated Entry Systems Coordinator	DCA
Josh	Gray	Continuum of Care Program Manager	DCA
Keya	Hillman	Coordinated Entry System BOS	DCA
Ambra	Houser	Data Analyst COC	DCA
Tina	Moore	Continuum of Care Program Coordinator	DCA
Diana	Pitcher	Balance of State Continuum of Care Coordinator	DCA

**Homeless and domestic violence service providers:**

First	Last	Organization	Type of Organization/Pop Served
Shakeer	Abdullah	Clayton State University Foundation	Homeless Shelter/Srv Provider
Miselinda	Agbaka	Sankofa House, Inc	Homeless Shelter/Srv Provider
Zina	Age	Aniz Inc	Homeless Shelter/Srv Provider
Alroi	Anderson	Decatur Housing Authority - HIC	Homeless Shelter/Srv Provider
Bartola	Anderson	Positive Transition Services	Homeless Shelter/Srv Provider
Megan	Anderson	Furniture Bank of Metropolitan Atlanta	Homeless Shelter/Srv Provider
Deborah	Anglin	Hearts to Nourish Hope, Inc	Homeless Shelter/Srv Provider
Uno	Anikpe	Covenant Community, Inc.	Homeless Shelter/Srv Provider
Kenneth	Argot	The Salvation Army - Temple	Homeless Shelter/Srv Provider
John	Asbell	Georgia Power	Homeless Shelter/Srv Provider
Gailer	Baity	Circle of Excellence	Homeless Shelter/Srv Provider
Gailer	Baity	Elite Eagles Inc	Homeless Shelter/Srv Provider
Kavian	Baker	Sisters for Society	Homeless Shelter/Srv Provider
Dionne	Ball	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Tracie	Ball	Open Door Home, Inc	Homeless Shelter/Srv Provider
Tom	Balog	Lawrenceville Cooperative Ministry	Homeless Shelter/Srv Provider
Michael	Banner	Here's to Life Inc	Homeless Shelter/Srv Provider
Sushma	Barakoti	Refugee Women's Network, Inc.	Homeless Shelter/Srv Provider
Sable	Barber	Project Real Life Youth Occupational Training Corps, Inc.	Homeless Shelter/Srv Provider
Farley	Barge	Sojourn Ministries, Inc. DBA Navigate Recovery Gwinnett	Homeless Shelter/Srv Provider
Franklin	Battle	Project Real Life Youth Occupational Training Corps, Inc.	Homeless Shelter/Srv Provider
Selina	Beene	HOPE Through Divine Intervention	Homeless Shelter/Srv Provider

Natalie	Belcher	City of LaGrange	Homeless Shelter/Srv Provider
Brenda	Bell	Georgia Rehabilitation Outreach	Homeless Shelter/Srv Provider
Alison	Bender	Brookdale Resource Center	Homeless Shelter/Srv Provider
Kate	Benson	Covenant House Georgia	Homeless Shelter/Srv Provider
Ariana	Berksteiner	United Ministries of Savannah	Homeless Shelter/Srv Provider
John	Berry	St. Vincent de Paul Society - Conference Support	Homeless Shelter/Srv Provider
Marvin	Blissett	Grady Health System	Homeless Shelter/Srv Provider
Sheila	Boazman	Promise Land Community Development	Homeless Shelter/Srv Provider
Katrina	Bostick	Family Promise of Greater Savannah, Inc. (IHN)	Homeless Shelter/Srv Provider
Dennis	Bowman	Nicholas House, Inc.	Homeless Shelter/Srv Provider
Martha	Boyce	Carroll County Emergency Shelter, Inc.	Homeless Shelter/Srv Provider
Alan	Bradford	Mercy Care	Homeless Shelter/Srv Provider
Cassandra	Bray	AIDS Athens	Homeless Shelter/Srv Provider
Carolyn	Bridges	Cobb CoC Compliance	Homeless Shelter/Srv Provider
Rick	Brown	EOA Savannah-Chatham	Homeless Shelter/Srv Provider
Yolanda	Brown	NAESM, Inc.	Homeless Shelter/Srv Provider
Stacy	Brungardt	The Collective at Cumberland	Homeless Shelter/Srv Provider
Micahel	Bryant	New Life Community Center	Homeless Shelter/Srv Provider
Connie	Buchanan	Community Advanced Practice Nurses	Homeless Shelter/Srv Provider
Terisa	Buchanan	Community Action For Improvement	Homeless Shelter/Srv Provider
Joyce	Buehner	Youth Empowerment Success Services	Homeless Shelter/Srv Provider
Brittany	Burnett	United Way of the CSRA (2-1-1)	Homeless Shelter/Srv Provider
M. Joy	Burton-Rollins	Antioch Urban Ministries Inc.	Homeless Shelter/Srv Provider
Dawn	Butler	Fulton County	Homeless Shelter/Srv Provider
Lori-ane	Campbell	The Salvation Army - Gwinnett County	Homeless Shelter/Srv Provider
Tamara	Carrera	Community Assistance Center	Homeless Shelter/Srv Provider
Cheryl	Carter	The Drake House	Homeless Shelter/Srv Provider
Rachel	Castillo	Advocates for Bartow's Children	Homeless Shelter/Srv Provider
Val	Cater	Gilgal	Homeless Shelter/Srv Provider
Marty	Chambers	The Salvation Army - Brunswick	Homeless Shelter/Srv Provider
Anita	Chaney	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Leng	Chang	Together We Can Foundation, Inc.	Homeless Shelter/Srv Provider

Ryan	Clark	Oakhurst Recovery Program	Homeless Shelter/Srv Provider
John	Cole	New Life Social Services of Atlanta	Homeless Shelter/Srv Provider
Barbara	Coleman	Connecting Henry, Inc.	Homeless Shelter/Srv Provider
Talibah	Coleman	Able Housing Services Corp.	Homeless Shelter/Srv Provider
Sarah	Collins	Laurens County Board of Health	Homeless Shelter/Srv Provider
Sharon	Collins		Homeless Shelter/Srv Provider
Melanie	Conner	Rainbow Village, Inc.	Homeless Shelter/Srv Provider
Emily	Cooper	Dalton's Greater Works, Inc	Homeless Shelter/Srv Provider
Afrika	Cotton	Fulton County DBHDD - Homeless	Homeless Shelter/Srv Provider
Mia	Covington	Clifton Sanctuary Ministries, Inc.	Homeless Shelter/Srv Provider
Terri	Criscio	SSG Dustin Michael Wright Foundation	Homeless Shelter/Srv Provider
Jasmine	Cunningham	City of Atlanta FLOW - AHA	Homeless Shelter/Srv Provider
Pauline	Cunningham		Homeless Shelter/Srv Provider
Brenda	Dalin	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Joseph	Daniels	Georgia Center for Youth Excellence Inc.	Homeless Shelter/Srv Provider
Dominique	Darby	The Salvation Army - Peachcrest	Homeless Shelter/Srv Provider
Jennifer	Darsey	United Way of the Coastal Empire, Liberty	Homeless Shelter/Srv Provider
Michael	David	The Salvation Army - Columbus	Homeless Shelter/Srv Provider
Edward	David Smith	HomeFree-USA	Homeless Shelter/Srv Provider
Donna	Davidson	Easter Seals North Georgia	Homeless Shelter/Srv Provider
Earline	Davis	Housing Authority of Savannah	Homeless Shelter/Srv Provider
Wallace	Davis	Volunteers of America Southeast	Homeless Shelter/Srv Provider
Mercida	Demps	Walk of Faith by the Holy Spirit Ministry Inc	Homeless Shelter/Srv Provider
Anita	DeMyers	Trinity Community Ministries	Homeless Shelter/Srv Provider
Elizabeth	Dillard	Homeless Resource Network	Homeless Shelter/Srv Provider
Ceisha	Dix	Community Action For Improvement	Homeless Shelter/Srv Provider
Ayana	Domingo-Hanse	The Urban League of Greater Atlanta	Homeless Shelter/Srv Provider
Pamela	Dowell		Homeless Shelter/Srv Provider
Tyler	Driver	The Extension	Homeless Shelter/Srv Provider
Charlene	Edwards		Homeless Shelter/Srv Provider
Bennett	Ekandem	Family Heritage Foundation, Inc.	Homeless Shelter/Srv Provider
Matthew	Elder	Family Promise of Gwinnett County, Inc.	Homeless Shelter/Srv Provider

Matthew	Elder	United Way of Greater Atlanta/HomeFirst Gwinnett	Homeless Shelter/Srv Provider
Tina	Emond	United Way of Greater Atlanta/HomeFirst Gwinnett	Homeless Shelter/Srv Provider
Brittany	Eubanks	Partnership for Community Action	Homeless Shelter/Srv Provider
Francis	Evans		Homeless Shelter/Srv Provider
Ernestine	Faircloth		Homeless Shelter/Srv Provider
Eryca	Fambro	Gwinnett County Community Development Program	Homeless Shelter/Srv Provider
Kelli	Farrell	Harmony House of Georgia	Homeless Shelter/Srv Provider
Douglas	Faust	Decatur Housing Authority	Homeless Shelter/Srv Provider
Ashley	Felix	House of Globalization	Homeless Shelter/Srv Provider
Mark	Fields	Veteran Opportunities Unlimited	Homeless Shelter/Srv Provider
Rosalynn	Figgins	Open Arms, Inc.	Homeless Shelter/Srv Provider
Victoria	Fincher	Atlanta EHV	Homeless Shelter/Srv Provider
Michael	Fisher	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Yurshema	Flanders	Lowndes Associated Ministries to People, Inc.	Homeless Shelter/Srv Provider
Edwin	Ford	Vision 21 Concepts, Inc.	Homeless Shelter/Srv Provider
Milan	Ford	Transforming CDC, Inc.	Homeless Shelter/Srv Provider
Latrina	Foster	Fulton County DBHDD - Housing	Homeless Shelter/Srv Provider
Patricia	Francis	Family Initiative of the CSRA	Homeless Shelter/Srv Provider
Will	Francis		Homeless Shelter/Srv Provider
William	Francis	The HUB Community Development Corp.	Homeless Shelter/Srv Provider
Aisha	Frazier	Gift Transitional Home Care, Inc.	Homeless Shelter/Srv Provider
Robin	Frischkom	Macon Outreach	Homeless Shelter/Srv Provider
Sheila	Fuller	Jerusalem House, Inc.	Homeless Shelter/Srv Provider
Raechelle	Gafney	The Salvation Army - Fayette	Homeless Shelter/Srv Provider
Maria	Gamble	Saved By Grace Glynn	Homeless Shelter/Srv Provider
Mellony	Gaston	Atlanta Children's Shelter	Homeless Shelter/Srv Provider
Donita	Gaulden	City of Hinesville Next Step Program	Homeless Shelter/Srv Provider
Barbara	Gibson	Women's Resource Center - HIC	Homeless Shelter/Srv Provider
Carolyn	Gilliard	The Salvation Army - Kroc	Homeless Shelter/Srv Provider
Stephen	Goggans	Richmond County Health Department	Homeless Shelter/Srv Provider
Steven	Gottlieb	Atlanta Legal Aid Society, Inc.	Homeless Shelter/Srv Provider
Mary	Grace King	Frontline Housing Inc	Homeless Shelter/Srv Provider

Rozell	Green	Another Chance Inc.	Homeless Shelter/Srv Provider
Vincent	Green	Turner Hill Community Development Corporation	Homeless Shelter/Srv Provider
Charles	Griffin	Carrollton Housing Authority	Homeless Shelter/Srv Provider
William	Grow	Lowndes County Board of Health	Homeless Shelter/Srv Provider
Auvronette	Guilbeaux	Phoenix Pass, Inc.	Homeless Shelter/Srv Provider
Rosanna	Haggerty	Community Solutions	Homeless Shelter/Srv Provider
Lucy	Hall	Mary Hall Freedom House	Homeless Shelter/Srv Provider
Rhonda	Hall	Advocates for Bartow's Children	Homeless Shelter/Srv Provider
Tres	Hamilton	Coastal GA Community Action Authority	Homeless Shelter/Srv Provider
Corby	Hannah	Housing Plus Inc	Homeless Shelter/Srv Provider
Latoya	Hardman	Family Promise of Augusta (formerly - Interfaith Hospitality Network)	Homeless Shelter/Srv Provider
Ebony	Harris	Youth Empowerment Success Services	Homeless Shelter/Srv Provider
Mary	Harrison	CSRA EOA	Homeless Shelter/Srv Provider
Rocky	Harrison	90 Works	Homeless Shelter/Srv Provider
Leslie	Hartman	Safe Harbor Children's Center	Homeless Shelter/Srv Provider
Carl	Hartrampf	Metro Atlanta Task Force for the Homeless	Homeless Shelter/Srv Provider
Shelena	Hawkins	City of Albany	Homeless Shelter/Srv Provider
Mechelle	Henry	The Salvation Army - Athens	Homeless Shelter/Srv Provider
Barry	Henson	Recovery Foundations Inc	Homeless Shelter/Srv Provider
Anne	Hernandez	Grady Health System	Homeless Shelter/Srv Provider
Ryan	Hersh		Homeless Shelter/Srv Provider
Martine	Hill	The Bridge of Tiftarea, Inc.	Homeless Shelter/Srv Provider
Sarita	Hill	Macon Bibb County EOC Homeless Services Center	Homeless Shelter/Srv Provider
Ann	Hires	Southwest Georgia Community Action Council, Inc.	Homeless Shelter/Srv Provider
Ruth	Hodo	Zion Baptist Church	Homeless Shelter/Srv Provider
Deana	Holiday Ingraham	City of East Point	Homeless Shelter/Srv Provider
Raphael	Holloway	Gateway Center 24/7	Homeless Shelter/Srv Provider
Wanda	Hunter		Homeless Shelter/Srv Provider
Yasmyne	Hunter	LaGender, Inc.	Homeless Shelter/Srv Provider
Dana	Inman	Atlanta Center for Self Sufficiency, Inc.	Homeless Shelter/Srv Provider
Ann	Isaac	CE Fulton County	Homeless Shelter/Srv Provider



BreNita	Jackson	Breakthru House, Inc	Homeless Shelter/Srv Provider
Yolanda	Jackson	Nicole's House of Hope	Homeless Shelter/Srv Provider
Shannon	Jarrell	Harmony House of Georgia	Homeless Shelter/Srv Provider
Connie	Jee	Asian American Resource Center	Homeless Shelter/Srv Provider
Jennifer	Jobson	Midtown Assistance Center	Homeless Shelter/Srv Provider
Tony	Johns	Crossroads Community Ministries	Homeless Shelter/Srv Provider
Tremachel	Johnson		Homeless Shelter/Srv Provider
Jessica	Jones	Avita Community Partners (R1)	Homeless Shelter/Srv Provider
Lanona	Jones		Homeless Shelter/Srv Provider
Lavon	Jones		Homeless Shelter/Srv Provider
Patrick	Jones	Community Friendship, Inc.	Homeless Shelter/Srv Provider
Shedra	Jones	Atlanta / Fulton County Pre-Arrest Diversion Initiative	Homeless Shelter/Srv Provider
Tommie	Jones	Union Mission - Housing and ETC	Homeless Shelter/Srv Provider
Cate	Jordan	90 Works	Homeless Shelter/Srv Provider
Rasheeda	Jordan	Positive Impact Health Center, Inc.	Homeless Shelter/Srv Provider
Melanie	Kagan	Cobb CoC Compliance	Homeless Shelter/Srv Provider
Stephanie	Kaple	Union Mission - Housing and ETC	Homeless Shelter/Srv Provider
Cindy	Kelley	Chatham-Savannah Authority for the Homeless	Homeless Shelter/Srv Provider
Jo Ann	Kennedy	Habersham Homeless Ministries, Inc.	Homeless Shelter/Srv Provider
Katherine	Kennedy	The Boyce L Ansley School	Homeless Shelter/Srv Provider
Ann	Kerlin	One Roof Outreach	Homeless Shelter/Srv Provider
Erin	Kettl	TRANScending Barriers Atlanta	Homeless Shelter/Srv Provider
Chaiwon	Kim	Center for Pan Asian Community Services Inc.	Homeless Shelter/Srv Provider
Xavier	Kim	Asian American Resource Center	Homeless Shelter/Srv Provider
Rhonda	Kindred	Clayton CSA Inc.	Homeless Shelter/Srv Provider
Maureen	Kornowa	Home of Hope at Gwinnett Children's Shelter	Homeless Shelter/Srv Provider
Chanosha	Lawton	Aiken Housing Authority	Homeless Shelter/Srv Provider
Clara	Lett	Rainbow Community Center, Inc.	Homeless Shelter/Srv Provider
Daniel	Levison	Restart320	Homeless Shelter/Srv Provider
Nara	Lim	Council of Youth Anti-Drug	Homeless Shelter/Srv Provider
Shannon	Linsey	Atlanta Housing Authority	Homeless Shelter/Srv Provider
Erin	Lopez		Homeless Shelter/Srv Provider
Melinda	Lord	Athens-Clarke County HMIS Compliance	Homeless Shelter/Srv Provider

Michael	Lucas	Atlanta Volunteer Lawyers Foundation	Homeless Shelter/Srv Provider
Marquitrice	Mangham	In Her Shoes, Inc	Homeless Shelter/Srv Provider
Cathryn	Marchman	Non-Congregate Coordinated Response/Partners for Home	Homeless Shelter/Srv Provider
Santiago	Marquez	Latin American Association	Homeless Shelter/Srv Provider
Janice	Marquis	Harmony House of Georgia	Homeless Shelter/Srv Provider
Rusty	Marsh	Augusta Rescue Mission	Homeless Shelter/Srv Provider
Renee	Martin	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Nesha	Mason	The Drake House	Homeless Shelter/Srv Provider
Steven	Mason	Bigger Vision of Athens	Homeless Shelter/Srv Provider
Ronnie	Mathis	South Georgia Partnership to End Homelessness	Homeless Shelter/Srv Provider
Michael	McAuliff	Metro Atlanta Youth for Christ	Homeless Shelter/Srv Provider
Miki	McBride	Edgewood Center / Affordable Housing Solutions, Inc	Homeless Shelter/Srv Provider
Douglas	McClure	The Salvation Army - Rome	Homeless Shelter/Srv Provider
Blayne	McDonald	Interfaith Hospitality Network of Athens	Homeless Shelter/Srv Provider
Michael	McGriff	Jerusalem House, Inc.	Homeless Shelter/Srv Provider
Rickie	McKee		Homeless Shelter/Srv Provider
Yannik	McKie	The McKie Foundation	Homeless Shelter/Srv Provider
Latoya	McLennon	HomeStretch - Housing Initiative of North Fulton, Inc.	Homeless Shelter/Srv Provider
Margy	McLynn	Duluth Cooperative Ministry - HIC	Homeless Shelter/Srv Provider
Ann	Mills	Overcomers House Incorporated	Homeless Shelter/Srv Provider
James	Milner	Odyssey III-Community Concerns, Inc.	Homeless Shelter/Srv Provider
Jessica	Mitch	Good Neighbor Homeless Shelter	Homeless Shelter/Srv Provider
Flora	Mitchell	Sound Landing Incorporated	Homeless Shelter/Srv Provider
Tammy	Mixon-Calderon	Wesley Community Centers of Savannah, Inc.	Homeless Shelter/Srv Provider
William	Mockabee	The Salvation Army - Augusta	Homeless Shelter/Srv Provider
John	Moeller	Inspiritus	Homeless Shelter/Srv Provider
Katie	Molina	Athens Area Homeless Shelter/Job TREC program	Homeless Shelter/Srv Provider
Joy	Monroe	Single Parent Alliance & Resource Center	Homeless Shelter/Srv Provider
Mishawna	Moore	Families First	Homeless Shelter/Srv Provider
Asher	Morris	City of Atlanta	Homeless Shelter/Srv Provider

Glenda	Morton	Southside Medical Center	Homeless Shelter/Srv Provider
Denna'	Muncy	Harmony House of Georgia	Homeless Shelter/Srv Provider
Arthur	Murray	Step Up/Pathways to Housing	Homeless Shelter/Srv Provider
Linda	Nichol	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Awodele	Omilami	Hosea Helps	Homeless Shelter/Srv Provider
Sameka	Orekyeh	Morning Glory Transitional Home	Homeless Shelter/Srv Provider
Missy	Owen	The Davis Direction Foundation	Homeless Shelter/Srv Provider
Nyasha	Pace	Grady Health System	Homeless Shelter/Srv Provider
Kimberly	Parker	Central Outreach and Advocacy Center	Homeless Shelter/Srv Provider
Talaya	Parker	HomeStretch - Housing Initiative of North Fulton, Inc.	Homeless Shelter/Srv Provider
Erika	Parks	On1 Accord Residential Services	Homeless Shelter/Srv Provider
Rosemarie	Parks	Ware County Board of Health	Homeless Shelter/Srv Provider
Kathy	Parsons	Impact International, Inc.	Homeless Shelter/Srv Provider
Ineze	Patterson		Homeless Shelter/Srv Provider
Andre	Pereira	The Salvation Army - Gainesville	Homeless Shelter/Srv Provider
Lori	Perez	90 Works	Homeless Shelter/Srv Provider
Wendy	Phillips		Homeless Shelter/Srv Provider
Matthew	Pieper	Open Hand Atlanta, Inc	Homeless Shelter/Srv Provider
Shea	Post	Athens Area Homeless Shelter/Job TREC program	Homeless Shelter/Srv Provider
Jesse	Pratt Lopez	Trans Housing Coalition	Homeless Shelter/Srv Provider
Anneta	Price-Parris	Christ The Restorer Ministry Inc.	Homeless Shelter/Srv Provider
Kenneth	Prince	Quest Community Development Organization	Homeless Shelter/Srv Provider
Lejla	Prljaca	Gwinnett Housing Corporation	Homeless Shelter/Srv Provider
Emmanuel a	Prudent	The Salvation Army - Jonesboro	Homeless Shelter/Srv Provider
Yvonne	Pryor	Inner City Night Shelter	Homeless Shelter/Srv Provider
Joy	Quarles	City Of Atlanta - ATL311/ Supportive Services	Homeless Shelter/Srv Provider
Khristian	Ralls	Housing Authority of Newnan	Homeless Shelter/Srv Provider
Leslie	Raymer	Decatur Presbyterian Church-Threshold Ministry	Homeless Shelter/Srv Provider
Alieizoria	Redd	Covenant House Georgia	Homeless Shelter/Srv Provider
Angela	Repass	The Salvation Army - International	Homeless Shelter/Srv Provider
Melvia	Richards	DeKalb Community Development - HPRP/ESG Compliance	Homeless Shelter/Srv Provider
Mark	Ricketts	National Church Residences	Homeless Shelter/Srv Provider

Maxwell	Riley		Homeless Shelter/Srv Provider
Mariel	Risner Sivley	Georgia Supportive Housing Assoc	Homeless Shelter/Srv Provider
Megan	Roberts VandeBogert	Hope thru Soap, Inc.	Homeless Shelter/Srv Provider
Lisa	Robertshaw	F.A.I.T.H. in Rabun County, Inc. HIC	Homeless Shelter/Srv Provider
Melba	Robinson	The Salvation Army - Haven ATL	Homeless Shelter/Srv Provider
Nicole	Roebuck	Aid Atlanta Inc	Homeless Shelter/Srv Provider
Sondra	Rogers	The Salvation Army	Homeless Shelter/Srv Provider
Gwendolyn	Rolfes	Family Advancement Ministries	Homeless Shelter/Srv Provider
Demetrius	Roman	Grace Life Inc	Homeless Shelter/Srv Provider
Richard	Rufolo	Georgia Legal Services	Homeless Shelter/Srv Provider
Detria	Russell	Martin Luther King Sr Community Resources Collaborative	Homeless Shelter/Srv Provider
Vanessa	Russell	Catholic Charities of the Archdiocese of Atlanta	Homeless Shelter/Srv Provider
Marie	Sampson	Paradise For Living Services, Inc.	Homeless Shelter/Srv Provider
Janeane	Schmidt	The Salvation Army - Fulton	Homeless Shelter/Srv Provider
Darlene	Schultz	3Keys, Inc.	Homeless Shelter/Srv Provider
Brad	Schweers	Intown Collaborative Ministries, Inc.	Homeless Shelter/Srv Provider
Scylance	Scott	Antioch Ministries	Homeless Shelter/Srv Provider
Althea	Scott-Mallory	U Hope CDC, Inc	Homeless Shelter/Srv Provider
Rorie	Scurlock	United Way of Greater Atlanta/HomeFirst Gwinnett	Homeless Shelter/Srv Provider
Jennifer	Shearin	Dalton-Whitfield Community Development Corp.	Homeless Shelter/Srv Provider
Janice	Sheffield	Chatham-Savannah Authority for the Homeless	Homeless Shelter/Srv Provider
Abby	Sheppard	Buckhead Christian Ministry	Homeless Shelter/Srv Provider
Michael	Sheppard	Atlanta Mission - Shepherd's Inn	Homeless Shelter/Srv Provider
John	Sherekis	DCA	Homeless Shelter/Srv Provider
Sara	Shropshire	Athens-Clarke County HMIS Compliance	Homeless Shelter/Srv Provider
Eleanor	Shy	MUST Ministries	Homeless Shelter/Srv Provider
Veronica	Sigalo	Zion Keepers Inc	Homeless Shelter/Srv Provider
Jessica	Simmerson		Homeless Shelter/Srv Provider
Cindy	Simpson	CHRIS 180	Homeless Shelter/Srv Provider
Marion	Simpson	Young Adult Guidance Center, Inc.	Homeless Shelter/Srv Provider
Keisha	Smikle	Africa's Children's Fund	Homeless Shelter/Srv Provider
Alicia	Smith	The Salvation Army - Douglas	Homeless Shelter/Srv Provider

Kenita	Smith	H.O.P.E, Inc. (Helping Other People be Empowered)	Homeless Shelter/Srv Provider
Patricia	Smith	Solomon's Temple Foundation Inc.	Homeless Shelter/Srv Provider
Donna	Smythe	Action Ministries N. GA Trans. Housing	Homeless Shelter/Srv Provider
Gbolade	Soneyin	Jefferson Place Assessment Center	Homeless Shelter/Srv Provider
Honey	Sparre	FaithWorks	Homeless Shelter/Srv Provider
Teresa	Stephens	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Falecia	Stewart	MUST Ministries	Homeless Shelter/Srv Provider
Mark	Stone	Brother Charlie Rescue Center	Homeless Shelter/Srv Provider
Lisa	Straughter	The Meeting Place II Inc.	Homeless Shelter/Srv Provider
Sandra	Strozier	Housing Authority of Newnan	Homeless Shelter/Srv Provider
James	Sullivan	The Salvation Army - Albany	Homeless Shelter/Srv Provider
Angela	Susten	Living Room	Homeless Shelter/Srv Provider
Jennifer	Taylor	Ninth District Opportunity, Inc.	Homeless Shelter/Srv Provider
Brandee	Thomas	United Way of Greater Atlanta/HomeFirst Gwinnett	Homeless Shelter/Srv Provider
Yvette	Thomas	Community Action For Improvement	Homeless Shelter/Srv Provider
Elizabeth	Thompson	Making A Way Housing, Inc.	Homeless Shelter/Srv Provider
Patricia	Thompson	The Salvation Army - Dalton	Homeless Shelter/Srv Provider
Kelly	Thorpe	Forces United	Homeless Shelter/Srv Provider
Joan	Toder	Kennesaw State University, HIC	Homeless Shelter/Srv Provider
Carolyn	Tolbert	Helping Oppressed Mothers Endure, Inc	Homeless Shelter/Srv Provider
Kelli	Tolbert	The Drake House	Homeless Shelter/Srv Provider
Katie	Tucker	Flint Circuit Council - ( Haven House)- HIC	Homeless Shelter/Srv Provider
Patricia	Tyus	Housing Authority of Fulton County	Homeless Shelter/Srv Provider
Belisa	Urbina	Ser Familia Inc.	Homeless Shelter/Srv Provider
Jose	Valentin	The Salvation Army - Cobb Marietta	Homeless Shelter/Srv Provider
Steve	Vancza	Atlanta Mission - Fuqua Hall	Homeless Shelter/Srv Provider
Jeffery	Vollman	North Georgia Health District	Homeless Shelter/Srv Provider
Julie	Wade	Park Place Outreach	Homeless Shelter/Srv Provider
Toni	Walden	The Salvation Army - Thomasville	Homeless Shelter/Srv Provider
Demonte	Walker	Berean Christian Church, Inc.	Homeless Shelter/Srv Provider
Scott	Walker	The 3 Keys	Homeless Shelter/Srv Provider
Wanda	Walker		Homeless Shelter/Srv Provider

Eugene	Walker, Jr.	Housing Authority of DeKalb County	Homeless Shelter/Srv Provider
Lynn	Walsh	Rainbow Housing Assistance Corporation	Homeless Shelter/Srv Provider
Kenisha	Washington		Homeless Shelter/Srv Provider
Luther	Washington	Family Life Restoration Center, Inc.	Homeless Shelter/Srv Provider
Charlene	Watkins	East Augusta CDC	Homeless Shelter/Srv Provider
Jesse	Webb	AHART	Homeless Shelter/Srv Provider
Randy	Weldon	Southwest Georgia Community Action Council, Inc.	Homeless Shelter/Srv Provider
Leonard	Westmorland	Fulton County CoC- HMIS Compliance Only	Homeless Shelter/Srv Provider
Melissa	Wheeler		Homeless Shelter/Srv Provider
Marlene	White	Decatur Cooperative Ministry	Homeless Shelter/Srv Provider
Willie	Wiggins Jr		Homeless Shelter/Srv Provider
Willie	Wiggins, Jr.	Oakhurst Recovery Program	Homeless Shelter/Srv Provider
Ashley	Williams	Hope Atlanta - SNHP	Homeless Shelter/Srv Provider
Barbara	Williams	Jesus Set the Captive Free, Inc.	Homeless Shelter/Srv Provider
DeBorah	Williams	Redeemed Community Outreach	Homeless Shelter/Srv Provider
Rhonda	Williams	DePaul USA Daybreak	Homeless Shelter/Srv Provider
Shawn	Williams	Caring Works - Hope House	Homeless Shelter/Srv Provider
Christina	Wilson	The Center for Community Empowerment	Homeless Shelter/Srv Provider
Pamela	Wilson		Homeless Shelter/Srv Provider
Karyn	Woods	The Temple-Zaban Couples Center	Homeless Shelter/Srv Provider
Dale	Wrigley	Houston County Board of Health	Homeless Shelter/Srv Provider
Holly	York	North Fulton Community Charities	Homeless Shelter/Srv Provider
Meredith	Young	Rockdale County	Homeless Shelter/Srv Provider
Shalondra	Young	United Methodist Children's Home	Homeless Shelter/Srv Provider
Soyoung	Yun	MCA Homeless Court	Homeless Shelter/Srv Provider
Mojgan	Zare	Atlanta Harm Reduction Coalition	Homeless Shelter/Srv Provider
<b>Total</b>	<b>335</b>		

(1) *Comments:*

*“We recommend carve-out funding to enable support with housing navigations, benefits applications, and reexaminations; treatment or case planning, transportation for clients, coordination of ongoing healthcare – including mental health and substance use treatment, support with managing tenancy and community*

*relationships as well as organization support to develop [the] capacity to provide quality services.”*

*“Clients need support maintaining housing and support access [to] other services to support their stability.”*

*“We have many families who can't afford rent anymore. As a result, they are moving [in] together, causing [the] overcrowding of homes. As a consequence of this, we have seen a marked increase in cases of domestic violence (+112%) and child sexual abuse (+231%).”*

*“There is a great need for affordable housing with supportive services for the elderly 62 years of age or older. These units will provide the very low-income elderly with options that allow them to live independently in an environment that provides support activities such as cleaning, cooking, and transportation. The goal is to encourage recipients to live as independently as possible with some assistance in activities of daily living (ADLs) that are needed.”*

*“Due to safety precautions taken to respond to the COVID-19 pandemic, we reduced our bed capacity in our emergency shelter to a single head of household/family in each of our eight bedrooms. Historically families have shared bedrooms to serve as many homeless individuals as possible. Reducing our bed capacity ultimately reduced the number of families we could help at a time in the facility. Although we placed families seeking shelter in a local hotel for overflow, hotel stays are not the safest options for victims of domestic violence, confidentiality is hard to ensure, providing support services in a hotel or virtual environment is not conducive to being client-centered, and hotel operational cost is expensive over a long span of time. The additional healthcare crisis the COVID-10 pandemic, and any future similar pandemic, creates for homeless victims of domestic violence makes it necessary for us to prioritize providing new strategies to house those fleeing dangerous situations in socially distanced acceptable ways.”*

**Veterans’ groups:**

<b>First</b>	<b>Last</b>	<b>Organization</b>	<b>Title</b>
Jenifer	Turner Reid	VETLANTA	Co-Founder & Vice President, VETLANTA
Jim	Lindenmayer	Cherokee County Homeless Veteran Program	Director
John	Phillips		Civilian Aide to the Secretary of the Army – Georgia (North)
<b>Total</b>	<b>3</b>		

## Public Housing Authorities (PHAs):

First	Last	Title	Organization
Chanosha	Lawton		Aiken Housing Authority
Angela	Lowery	Director, Underwriting	Atlanta Housing
Michael	Wilson	Sr VP Transactions Management & Capital Markets	Atlanta Housing
Morris	Miller	Real Estate Underwriter	Atlanta Housing
Tricia	Manning	Senior Underwriter	Atlanta Housing
Willa	Turner	Senior Underwriter	Atlanta Housing
Ken	Sadeckas		Atlanta Housing
Shannon	Linsey		Atlanta Housing Authority
Marshall	Aiken	Development Partner	Beverly J. Searles Foundation
D'Amber	Smith	HCV Leasing Specialist	Brunswick Housing Authority
Len	Williams		Housing Authority of Columbus, Georgia
Rose	Simpson	Special Purpose Coordinator	Carrollton Housing Authority
Charles	Griffin		Carrollton Housing Authority
Laura	Johnson	Chief Real Estate Officer	Housing Authority of Columbus, Georgia
Lisa	Walters	CEO	Housing Authority of Columbus, Georgia
Rickey	Miles	Modernization Manager	Housing Authority of Columbus, Georgia
Sara	Paternaude	Development Manager	Decatur Housing Authority
Douglas	Faust	CEO/Executive Director	Decatur Housing Authority
Alroi	Anderson		Decatur Housing Authority - HIC
Eugene	Walker, Jr.		Housing Authority of DeKalb County
Michael	Spann		East Point Housing Authority
Cassius	Coleman	Development Manager	Beverly J. Searles Foundation
Beth	Brown	Executive Director	Gainesville Housing Authority
Maria	Calkins	ROSS Coordinator	Gainesville Housing Authority
Philip	Searles	Chief Officer of Redundancy Chief	Beverly J. Searles Foundation
Patricia	Tyus		Housing Authority of Fulton County
Melanie	Thompson	CEO	Hinesville Housing Authority
Noel	Taylor	Director of Development	Marietta Housing Authority
Pete	Waldrep	Executive Director	Marietta Housing Authority
Scott	Campbell	Asst. Director of Development	Marietta Housing Authority
Brandie	Garner	Director of Housing Choice Voucher Program	Marietta Housing Authority
Carrie	Jarrett	Director of Real Estate and Property Management	Milledgeville Housing Authority
Deborah	Washington	Resident Services	Milledgeville Housing Authority



Khristian	Ralls		Housing Authority of Newnan
Sandra	Strozier	Executive Director	Housing Authority of Newnan
Hannah	Phillips		North West Georgia Housing Authority
Sandra	Hudson		North West Georgia Housing Authority
Toya	Harris		Perry Housing Authority
Rena	Boykin	Housing Manager	LaGrange Housing Authority
Earline	Davis		Housing Authority of Savannah
Monifa	Johnson	Director	Statesboro Housing Authority
Patricia	Allen		Thomaston Housing
Brenda	Gragg	Program Director	The Salvation Army - Toccoa
Robert	Gidney		Warner Robins Housing Authority
Michelle	Yawn	Director	Winder Housing Authority
			Alamo Housing Authority
John	Marrria	DBA	Cairo Housing Authority
Monifa	Johnson	Director	Statesboro Housing Authority
Joshua	Beck	Director	Vidalia Housing Authority
Vivian	Walker	Housing Authority Director	City of Washington
<b>Total</b>	<b>50</b>		

c) Public Housing Authorities’ recommendations and comments about needs (August 2022 Forums):

*“There is very little affordable rental housing available for qualified populations.”*

*“Elderly people need with supportive services for wellness checks, and to do household chores and provide personal assistance to cook meals and do other tasks.”*

*“Every communities’ needs are different with some communities having a robust service network while others lack basic services for these qualified populations.”*

*“Transportation assistance for doctors’ appointments, grocery shopping, etc. is essential in rural areas.”*

d) Public Housing Authorities’ comments regarding the HOME-ARP program (August 2022 Forums):

*Public Housing Authorities participating in this program will need the grant to cover soft costs to administer the program and comply with all federal requirements, so they don’t need to use other sources of funds to cover these expenses.*

**Public agencies that address the needs of the qualifying populations:**

e) Department of Public Health

First	Last	Organization
Christy	Kuriatnyk	Georgia Dept. of Public Health / Georgia Healthy Homes Coalition
Dale	Wrigley	Houston County Board of Health
Sarah	Collins	Laurens County Board of Health
William	Grow	Lowndes County Board of Health
Jeffery	Vollman	North Georgia Health District
Stephen	Goggans	Richmond County Health Department
Rosemarie	Parks	Ware County Board of Health
<b>Total</b>	<b>7</b>	

(1) *Comments: See Appendix A*

f) Department of Human Services, Division of Family and Children Services

First	Last	Title	Organization
Victrecia	Hines	Early Learning and Development Manager	DFCS
Lynn	Barmore	Cold Case Project	Georgia Office of Administration of Courts
Candis	Jones	Director, Independent Living Program	DFCS
Nesha	Jairam	Well-Being Section Data and Systems Manager	DFCS
Carmen	Callaway	Director, Well-Being Services	DFCS
Tameyer	Evans	State Program Manager, DFCS Out of School Services Program	DFCS
Total	6		

(1) *Comments:*

*“There are a few barriers that remain with ensuring that eligible foster youth/former foster youth have access to the FYI vouchers. They include:*

- *Lack of resources to help foster youth locate viable housing: In general, participants of any housing voucher program are responsible for locating and securing an eligible rental property that will meet the physical unit criteria as well as the rental cost-to-income ratio for renting*
- *Lack of funds for start-up rental costs: Rental units that meet both the unit criteria and the rental cost-to-income ratio often still require the initial costs for deposits to be covered directly by the renter*

- *Criminal History Requirements: All recipients of any housing voucher type (including FYI) must be able to successfully pass DCA Criminal History Screening”*

(2) *Data provided by DFCS:*

See Appendix B

g) Department of Community Supervision

<b>First</b>	<b>Last</b>	<b>Title</b>	<b>Organization</b>
Libby	Tyre		Georgia Department of Community Affairs
Samar	Abdelmageed	Data Analyst	Georgia Commission for Family Violence
Tamara	Middlebrooks	Project and Housing Manager	Reentry Services Division
Brian	DiNapoli	RPH Community Liaison	Housing Trust Fund
<b>Total</b>	<b>4</b>		

*Comments from the Department:*

*“[The Emergency Solutions Grant] ESG had too many hurdles”*

*“[The Department of Community Supervision] DCS has a very transient population.”*

*“[The Emergency Solutions Grant – COVID] [E]SG-CV did not want out of county participants.”*

*“The [Transitional Housing for Offender Reentry] THOR program has no funding. It is private pay.”*

*“[Reentry Partnership Housing] RPH receives \$830,000 in state appropriations. It averages a \$1.8 million need. There is a \$1 million gap here.”*

*Data from the Department:*

3,058 persons who started supervision during FY 2022 (July 1, 2021-June 30, 2022) had an unstable residence or were homeless during the first 180 days of starting supervision. (Department of Community Supervision, Reentry Services Division, 2022)

The following criteria were used to collect the data:

- Supervisees who had three or more address changes. (Because of data collection practices, counting supervisees with two or more changes would have resulted in an inaccurate data result.)

- Supervisees who were homeless.
- Supervisees who had an interaction of residence unstable.
- Supervisees who responded yes to living in a shelter/temporary housing facility or need help in obtaining a stable residence.

*Locations of Housing Partners by County (Partner names are redacted for the safety of the program):*

Barrow	Dougherty	Johnson
Bartow	Douglas	Liberty
Bibb (2)	Emanuel	Lowndes
Carroll	Floyd	Muscogee (3)
Chatham (3)	Franklin	Newton (2)
Clarke (4)	Fulton (10)	Richmond (3)
Clayton	Habersham	Ware
Dekalb (3)	Hall (2)	

h) Department of Community Health

First	Last	Title	Organization
Jerome	Greathouse	MFP Housing Manager	Georgia Department of Community Health
<b>Total</b>	<b>1</b>		

(1) *Comments: See Appendix A*

i) Department of Community Affairs

First	Last	Title	Organization
Amanda	Brand	Coordinated Entry System Coordinator	DCA
Samanta	Carvalho	Director, Office of Community Housing	DCA
Austin	Chaney	Housing Policy Analyst	DCA
Melanie	Clark	Compliance Officer	DCA
LaKeshia	Clements	Housing Tax Credit Lead	DCA
Tonya	Curry	Deputy Commissioner	DCA
Meagan	Cutler	Housing Policy Analyst	DCA
Isaac	Davis	Coordinated Entry Systems Coordinator	DCA
Tarika	Dorner	Portfolio Analyst	DCA
Bryce	Farbstein	Policy Analyst	DCA
Melissa	Florkowski	Lead Housing Policy Analyst	DCA
Gary	Garner	Senior Tax Credit Underwriter	DCA
Tarron	Gibbs-Powell	Senior Portfolio Analyst	DCA
Pamela	Goshay	Staff Attorney	DCA

Adam	Graham	Environmental Review Specialist	DCA
Grace	Graszer	Assistant Director, Office of Portfolio Management	DCA
Josh	Gray	Continuum of Care Program Manager	DCA
David	Harding	Senior Housing Policy Analyst	DCA
Rick	Heermans	Continuum of Care Assistant	DCA
Rebecca	Hickom	Coordinated Entry System Coordinator.	DCA
Keya	Hillman	Coordinated Entry System BOS	DCA
Ambra	Houser	Data Analyst COC	DCA
Jim	Jafari	construction management specialist	DCA
LaDrina	Jones	ESG Program Compliance Officer	DCA
Mitch	Kelly	Scoring Round Manager	DCA
Chandra	McGhee	HMIS Data Analyst	DCA
Tina	Moore	Continuum of Care Program Coordinator	DCA
Ilona	Nagy	Relocation Specialist	DCA
Cynthia	Patterson	Director, Office of Homeless and Special Needs Housing	DCA
Diana	Pitcher	Balance of State Continuum of Care Coordinator	DCA
Jack	Popper	Affordable Housing Policy Manager	DCA
Sherrie	Potter	Assistant Office Director	DCA
Jasmine	Rockwell	HMIS Data Analyst	DCA
Rhonda	Taylor	HMIS Data Team Lead	DCA
Tzwanza	Taylor	Compliance Manager	DCA
Kate	Tettamant	Shelter Plus Care Program Coordinator	DCA
Corinne	Thornton	Director, Office of Regional Services	DCA
Valerie	Tunchez	Federal Compliance Specialist	DCA
Stephen	Vlkovic	Lead Asset Manager	DCA
Shon	Walker	Federal Compliance Manager	DCA
Chris	Weed-Hurley	Single Family Homebuyer Underwriter	DCA
Isha	Williams	Tax Credit Specialist	DCA
Sandy	Wyckoff	Tax Credit Manager	DCA
Brenda	Wade	Grant Administration Manager	Southwest Georgia RC
Kim Burch	Kennedy	Director of Planning & Government Services	Northeast Georgia RC
Natalie	Bradley	Region 8 Representative	DCA
Katrina	Ogbe	Nursing Home Transition Coordinator	Northeast Georgia RC
Harvider	Makkar	Special Needs Housing Manager	DCA
<b>Total</b>	<b>48</b>		

**Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities:**

j) Local Governments

<b>First</b>	<b>Last</b>	<b>Organization</b>
Marlene	Fosque	Gwinnett County Community Development Program
Nicole	Hendrickson	Gwinnett County Community Development Program
Brielle	Shinall	Bartow County
Valerie	Gilreath	Bartow County
Ken	Patton	City of Canton
Kristin	Allin	City of Decatur
Anna	Day	City of Thomasville
Shelena	Hawkins	City of Albany
Asher	Morris	City of Atlanta
Joy	Quarles	City Of Atlanta - ATL311/ Supportive Services
Donita	Gaulden	City of Hinesville Next Step Program
Deana	Holiday Ingraham	City of East Point
Cindy	Kelley	Chatham-Savannah Authority for the Homeless
Janice	Sheffield	Chatham-Savannah Authority for the Homeless
Natalie	Belcher	City of LaGrange
Jasmine	Cunningham	City of Atlanta FLOW - AHA
Meredith	Young	Rockdale County
Hayley	Banerjee	Athens
Phyllis	Brown	Albany
Deborah	Lonon	City of Atlanta
December	Thompson	City of Atlanta
LaToya	Underwood	City of Atlanta
Marquette	Key	City of Atlanta
Monique	Wood	City of Atlanta
Nicole	Barnes	City of Atlanta
Daniel	Evans	City of Augusta
Hawthorne	Welcher	City of Augusta
Lasima	Turmon	City of Augusta
Sonya	Johnson	City of Augusta
Linda	Boswell	Clayton County
Robert	Scott	Columbus
Allen	Mitchell	Dekalb County
Wanzina	Jackson	Macon
Kerri	Reid	City of Savannah
Tanya	Wilcoxon	City of Savannah
Kimberly	Roberts	Cobb County
Stanley	Wilson	Fulton County

Jessica	Tullar	City of Gainesville
Vivian	Walker	City of Washington
Donna	Marain	City of Augusta
Anthony	Grant	City of Atlanta
Phyllis	Sa	City of Atlanta
Anna	Day	City of Thomasville
Matthew	Elder	Gwinnett County Community Development Program
Hayley	Banerjee	Athens
Phyllis	Brown	Albany
<b>Total</b>	<b>46</b>	

(1) *Comments:*

*“Clayton County needs great assistance for minority / low-income individuals and families at risk of eviction. Preferably that nonprofits can dispense supportive services and financial assistance.”*

*“The rural parts of the state need assistance with homelessness and those in trouble of being homeless. The metro area always gets the funds and the rural areas get left out.”*

*“We are a rural community; whereby, there has traditionally been a lack of housing for eligible families. Additional housing will help to supply the demand for more affordable housing for low-income families.”*

*“There is a lack of income base rental housing development in Chatham County. Homeless individuals need immediate rental housing that is available with staff employed that understand that the individual is homeless or is at risk of being homeless. Individuals who are homeless, or are at risk of being homeless, may not be prepared to seek/obtain a house with a house voucher through a privately owned apartment or house. Some individuals need assistance from housing development to maintain their home once they obtain housing.”*

*“Athens-Clarke County is the smallest county (regarding land) in the state. It also is home to the University of Georgia. Developers work to create off-campus housing options for students that are unaffordable to local families and individuals on fixed incomes. The combination of a lack of space for new construction and the realities of the market makes it difficult for us to create the housing stock we need for our low to moderate-income community members.”*

k) Department of Behavioral Health and Developmental Disabilities (9/26/2022)

<b>First</b>	<b>Last</b>	<b>Title</b>	<b>Organization</b>
Aiyanna	Hagger	Housing Transition Coordinator	DBHDD
Nakisha	Sheppard		DBHDD
Olga	Pittman	Children, Young Adults, and Families (CYF) Specialist	DBHDD
Scarlett	Freelin	Housing Transition Coordinator	DBHDD
Terrence	Franklin		DBHDD
Dana	McCrary	Director for the Office of Recovery Transformation	DBHDD
Letitia	Robinson	Assistant Director for OSH	DBHDD
Maxwell	Ruppersburg	Director, Office of Supportive Housing	DBHDD
Jeanette	Pollock	Special Projects Manager	DBHDD
Cheri	Patton	Residential Services Program Coordinator	DBHDD
Carol	Caraballo	Director, Office of Adult Mental Health	DBHDD
<b>Total</b>	<b>7</b>		

*“[The Emergency Solutions Grant – COVID] ESG-CV was too cumbersome.”*

*“Vouchers only work if there are landlords who will take them.”*

*“We need a single point of contact at [the Department of Community Affairs] DCA who can help us locate housing for those we serve.”*

*“We need handicap-accessible units.”*

*“There is a need for transitional housing for 12-18 months that includes rehab wrap-around services. It will need to be an apartment setting that is semi-independent with intensive wrap-around services.”*

l) Community Service Boards

First	Last	Title	Organization
Evan	Mills	Director of Development & Housing	Advantage Behavioral Health Systems (R2)
John	Morris	THRIVE Community Programs Team Lead	Advantage Behavioral Health Systems (R2)
Laura	Alexander	Outcomes Coordinator	Advantage Behavioral Health Systems (R2)
Tammy	Conlin	CEO	Advantage Behavioral Health Systems (R2)
Tom	Hoover	CFO	Advantage Behavioral Health Systems (R2)



Sheshawn	Miller	Outpatient Residential Coordinator	Albany Area Community Service Board
Lee	Pavlik	Chief Financial Officer	Aspire Behavioral Health and Developmental Disability Service
Dana	Glass	Chief Executive Director	Aspire Behavioral Health and Developmental Disability Services (R4)
Barbara	Green-Flood	Managing Director, Eastern Region	Atlanta Regional Community Health Initiative (ARCHI)
Jennifer	Byrd	Hospital Liaison and Transition Coordinator	Avita Community Partners (R1)
Cindy	Levi	Chief Executive Officer	Avita Community Partners (R1)
Greg	Ball	Chief Financial Officer	Avita Community Partners (R1)
Hariah	Hutkowski	Executive Support	Avita Community Partners (R1)
Jessica	Jones	Program Manager	Avita Community Partners (R1)
Michelle	Thompson	Director	Avita Community Partners (R1)
Barbara	June	Chief Operating Officer	Clayton Center Community Service Board (R3)
Debra	Pinkston	Chief Financial Officer.	Clayton Center Community Service Board (R3)
Lee	Adams	Chief Executive Officer	Clayton Center Community Service Board (R3)
Rhonda	Lane	Executive Support	Clayton Center Community Service Board (R3)
Nekita	Carter	Associate Clinical Director	Clayton Center Community Service Board (R3)
Jerry	Smith		Community Service Board of Middle Georgia (R5)
Denise	Forbes	Chief Executive Officer	Community Service Board of Middle Georgia (R5)
Elise	Tapley	Executive Support	Community Service Board of Middle Georgia (R5)
Terry	Richards	CFO	Community Service Board of Middle Georgia (R5)
Cali	Hollis	Shelter Plus Care Coordinator	Community Service Board of Middle Georgia (R5)
Daisy	Coady		Community Service Board of Middle Georgia (R5)
Fabio	Van Der Merwe	Chief Executive Officer	DeKalb Community Service Board (R3)
Jockars	Wedlowe	Chief Financial Officer	DeKalb Community Service Board (R3)
Sandra	Jimenez-Payton	Executive Support	DeKalb Community Service Board (R3)
Phyllis	Zupkow	Director of Residential Services	DeKalb Community Service Board (R3)
Monraye	Lightford	Director of Operations	Douglas County Community Service Board (R1)
Patricia	Henry	CFO	Douglas County Community

			Service Board (R1)
Yvonne	DePina		Douglas County Community Service Board (R1)
Paul	Ascari	Managing Partner and Founder @ Rebe Consulting	Douglas County Community Service Board (R1)
Phylcia	Anderson		Gateway Community Service Board
Felecia	Singleton	Executive Support	Gateway Community Service Board (R5)
Mark	Johnson	State Appt Manager	Gateway Community Service Board (R5)
David	Crews	Chief Financial Officer	Gateway Community Service Board (R5)
Jill	Baggett	Executive Support	Georgia Pines Community Service Board (R4)
R.J.	Hurn	LCSW	Georgia Pines Community Service Board (R4)
Tim	Hampton	Director, Information Technology	Georgia Pines Community Service Board (R4)
Allyson	Borges	Director of Community, Rehabilitation and Wellness,	Highland Rivers Health (R1)
Kathleen	Varda	Vice President of Community Relations and Development	Highland Rivers Health (R1)
Melanie	Dallas	Chief Executive Officer	Highland Rivers Health (R1)
Melissa	Stone	Executive Coordinator and Board Liaison	Highland Rivers Health (R1)
Deana	Wimbish		Highland Rivers Health (R1)
Jarrold	Cochran		Highland Rivers Health (R1)
Yolanda	Kent	Residential Program Manager	Highland Rivers Health (R1)
Priya	Patel		Legacy Behavioral Health Services (R4)
Ivria	Hampton		Legacy Behavioral Health Services (R4)
Candice	Ingram	Exec Support	Legacy Behavioral Health Services (R4)
Pamela	Cartwright	Chief Executive Officer	Legacy Behavioral Health Services (R4)
William	Huling	Chief Financial Officer	Legacy Behavioral Health Services (R4)
Latonya	Ellis		Legacy Behavioral Health Services (R4)
Marla	Flynn	Chief Financial Officer	Lookout Mountain Community Services (R1)
Jennifer	Hamilton	Housing Coordinator	Lookout Mountain Community Services (R1)
Carla	Myers	Behavioral Health Clinical Director	Lookout Mountain Community Services (R1)
Heather	Roesner	Chief Executive Officer	Lookout Mountain Community Services (R1)

Rick	Solmon	Chief Financial Officer	Lookout Mountain Community Services (R1)
Kelly	O'Bryant	Corporate Compliance Officer	Lookout Mountain Community Services (R1)
Connie	Bradshaw	Housing Specialist	Lookout Mountain Community Services (R1)
Thomas	Ford	Chief Executive Officer (ret.)	Lookout Mountain Community Services (R1)
Kenyatta	Walker	Chief Executive Officer	McIntosh Trail Community Service Board (R6)
Stefanie	Jackson	Chief Executive Officer (Previous)	McIntosh Trail Community Service Board (R6)
Angela	Holt	Chief Executive Officer	Middle Flint Behavioral HealthCare (R6)
Elaina	Ethridge	Exec Support	Middle Flint Behavioral HealthCare (R6)
Sue	Davis	Co-CFO	Middle Flint Behavioral HealthCare (R6)
Vanessa	Cliatt	Permanent Supportive Housing Manager	Middle Flint Behavioral HealthCare (R6)
Laurie	Hair	Co-CFO	Middle Flint Behavioral HealthCare (R6)
Molly	Jones	Exec Support	New Horizons Behavioral Health (R6)
Andrea	Winston	Executive Director	New Horizons Behavioral Health (R6)
Cheryl	Williams	Social Services Coordinator.	New Horizons Behavioral Health (R6)
Michael	Blackshear	CFO	Oconee Community Service Board (R2)
Reginald	Rogers	Interim CEO	Oconee Community Service Board (R2)
Robin	Edmond	Exec Support	Oconee Community Service Board (R2)
Carolyn	Womble		Oconee Community Service Board (R2)
Tyrone	Evans	Chief Executive Officer	Oconee Community Service Board (R2)
Jade	Benefield	CEO	Pathways Center for Behavioral and Developmental Growth (R6)
Jenelle	Hess	Exec Support	Pathways Center for Behavioral and Developmental Growth (R6)
Liz	Strickland	Exec Support	Pathways Center for Behavioral and Developmental Growth (R6)
Stephanie	Ellis	Administrative Officer, SHRM-CP, MSHR, PHR Chief Administrative Officer	Pathways Center for Behavioral and Developmental Growth (R6)
Kathleen	Gordon	SOC Coordinator	Pathways Center for Behavioral and Developmental Growth (R6)
Ashley	Putnam	Admin Asst.	Pineland Behavioral Health and

			Developmental Disabilities (R5)
Dawn	Arnette		Pineland Behavioral Health and Developmental Disabilities (R5)
June	A. DiPolito	Executive Director	Pineland Behavioral Health and Developmental Disabilities (R5)
Kate	Wanke		Pineland Behavioral Health and Developmental Disabilities (R5)
Erika	Parks		River Edge Behavioral Health (R2)
JoAnne	Sims	Exec Support	River Edge Behavioral Health (R2)
Shane	Hester	Chief Financial Officer	River Edge Behavioral Health (R2)
Shannon	Terrell Gordon	CEO (Previous)	River Edge Behavioral Health (R2)
Michelle	Everett		River Edge Behavioral Health (R2)
NyKhia	Burke-Cummings	Supportive Housing Residential Supervisor	River Edge Behavioral Health (R2)
Charles	Williamson	Chief Executive Officer	Serenity Behavioral Health System (R2)
Shirley	Bowman		Serenity Behavioral Health System (R2)
William	Deal	Chief Financial Officer	Serenity Behavioral Health System (R2)
Angie	Mock	Exec Support	Unison Behavioral Health (R5)
Katrina	Wheeler	Chief Financial Officer	Unison Behavioral Health (R5)
Shonda	Miller	Director of Operations	Unison Behavioral Health (R5)
Tiffany	Henderson	CEO	Unison Behavioral Health (R5)
Matthew	Yarbrough	Supportive Living Program Lead	Unison Behavioral Health (R5)
Amoni	Douglas		View Point Health (R3)
Ashlee	Russell	Exec Support	View Point Health (R3)
Eric	Naughton	CFO	View Point Health (R3)
Jennifer	Hibbard	CEO	View Point Health (R3)
Jennifer	Robertson	Exec Support	View Point Health (R3)
Stephine	Lennen	Supervisor, Administrative Support	View Point Health (R3)
<b>Total</b>	<b>106</b>		

(1) *Agencies that serve people with disabilities recommendations and comments:*

*Non-congregate shelter space is going to be essential to expand the continuum of care.*

*One behavioral health care provider stated that “70-80% of the homeless clients are successful in permanent supportive housing but the other 15-20% could use the*

*24/7 support provided in a non-congregate shelter environment to transition them to housing.”*

(2) *For mental health accommodations:*

*“Understand the rules for emotional support animals.”*

*“Recommend discussing this program with the HUD VASH voucher program staff to identify other considerations. For example, veterans with PTSD may not be able to comfortably go into a crowded loud leasing office to pay their rent.”*

*“Consult with the Georgia [EOA] Commission of Equal Access for recommendations.”*

(3) *Fair housing agencies recommendations and comments (August 2022 Forums):*

The discussion focused on fair housing considerations for the qualified populations and necessary considerations for adequately addressing fair housing and equal housing opportunities.

*Recommendations included:*

*“Note that homelessness status itself is not a protected class but that many have attributes that are protected.”*

*“Consider providing funds to address the social and relational skills needs of qualified populations.”*

*“Provide supportive services to help people navigate the housing paperwork process.”*

*“Rigorously follow the State’s Language Access Plan to provide adequate access to housing and services. For example, use local groups that know the language and culture to market the housing and service opportunities.”*

*“Expand the proportions of the required housing units for people with physical disabilities to more than building 5% fully accessible units and more than 2% units for other disabilities such as hearing impairment.”*

(4) *Recommendations for supportive rental housing through HOME-ARP:*

*“Access to case managers and space for meeting with them in a rental housing setting.”*

*“Transportation assistance.”*

*“In-unit washers and dryers or affordable laundromats.”*

*“Trauma-informed property management staff.”*

*“Enhanced security because these populations are most vulnerable to crime.”*

*“Recommendation to provide funds in rounds for specific qualified populations such as a round for permanent supportive housing for chronically homeless people with behavioral health needs or a round specifically for people fleeing domestic violence so that these groups’ specific needs are adequately considered.”*

m) NAACP of Georgia

(1) *80<sup>th</sup> Annual Georgia State NAACP Convention, October 8<sup>th</sup>, 2022*

<b>First</b>	<b>Last</b>	<b>Interaction</b>
Jerlene	Bonner	Georgia NAACP Convention
Ada	Brown	Georgia NAACP Convention
Gladys	Smalls	Georgia NAACP Convention
Cheryl	Baldwin	Georgia NAACP Convention
Chartel		Georgia NAACP Convention
Chandra	Hunter	Georgia NAACP Convention
Ken	Bryant	Georgia NAACP Convention
Shelby	Hall	Georgia NAACP Convention
Sandra	Hill	Georgia NAACP Convention
Cherry	Wills	Georgia NAACP Convention
Jacqueline	Ross	Georgia NAACP Convention
Neat	Robinson	Georgia NAACP Convention
Michele	Collins	DCA
Chris	Houston	Georgia NAACP Convention
Vincent	Abril	Georgia NAACP Convention
Kelly	Evans	Georgia NAACP Convention
Tracy	Turman	Georgia NAACP Convention
Linda	Carter	Georgia NAACP Convention
Martha	Jackson	Georgia NAACP Convention
Rutha	Jackson	Georgia NAACP Convention
Sony	Callaway Pippen	Georgia NAACP Convention
Gerald	Griggs	Georgia NAACP Convention
Marion	Warren	Georgia NAACP Convention
Herlene	White	Georgia NAACP Convention
Gloria	Fallings Lamar	Georgia NAACP Convention
Dwain	Smith	Georgia NAACP Convention
Mary	Beckman	Georgia NAACP Convention
Sandra	Watkins	Georgia NAACP Convention

Martha	Jackson	Georgia NAACP Convention
Wane	Hailes	Georgia NAACP Convention
Penny	Poole	Georgia NAACP Convention
<b>Total</b>	<b>31</b>	

*Comments from the meeting:*

A participant told a story about being blackballed by a local government housing advocacy program due to her mother being a recipient of housing funds.

*“ARP funds have not gone to those for which it was intended.”*

*“The Georgia NAACP would like to partner with DCA.”*

*(2) Follow-up Meeting with State Housing Committee Leadership*

First	Last	Title
Penny	Poole	Georgia NAACP, State Housing Chair
Evans	Walker-Wells	NAACP Legal Fellow
Kelly	Evans	GA DCA, HOME-ARP Manager
<b>Total</b>	<b>3</b>	

*Comments from the meeting:*

*“Hotel/motels are slums.”*

*“Law enforcement criminalizes people who live in hotels/motels. They are profiling residents.”*

*“Hotels/motels are price gouging residents. There is no legal action taken.”*

*“South Carolina has a successful model and we can link you to it.”*

*“We sent a letter for partnership on the Emergency Rental Assistance Program and never received an answer from DCA. We would like to use our network of NAACP units to facilitate minority participation.”*

## **Stakeholder Forums, Meetings, and Conferences**

### **Forums**

To meet HUD’s requirement, the Georgia Department of Community Affairs held the following four stakeholder forums between January 5, 2022, and February 3, 2022, with a total of 219 attendees.

**Georgia HOME-ARP Forum for Homeless Shelter and Service Providers**

Held on January 5, 2022, with 105 attendees

**Georgia HOME-ARP Forum for Affordable Housing Developers**

Held on January 12, 2022, with 93 attendees

**Georgia HOME-ARP Forum for HOME Participating Jurisdictions**

Held on January 13, 2022, with 17 attendees

**Georgia HOME-ARP Forum for Domestic Violence Service Providers, Veteran's Service Providers, and Public Agencies**

Held on February 3, 2022, with 4 attendees

## Meetings

n) Continuum of Care Planning Meetings

Georgia benefits from having both the HOME Participating Jurisdiction and the statewide Continuum of Care staff in the same agency, the Georgia Department of Community Affairs. Staff met regularly between January and March 2022 to determine the statewide needs of the HOME-ARP Qualifying Populations and gaps in the service delivery system.

*Comments: See Continuums of Care (CoCs) serving the jurisdiction's geographic area.*

o) Stakeholder Meetings

(1) *Georgia Department of Community Supervision, September 14<sup>th</sup>, 2022*

First	Last	Title	Organization
Tamara	Middlebrooks	Project and Housing Manager	Department of Community Supervision Reentry Services Division
Kelly	Evans	HOME-ARP Manager	Department of Community Affairs

(2) *Follow-up discussions on re-entry data*

First	Last	Title	Organization
Tamara	Middlebrooks	Project and Housing Manager	Department of Community Supervision Reentry Services Division
Kelly	Evans	HOME-ARP Manager	Department of Community Affairs
Maria	Stephenson	Director of Research and Data Services	Department of Community Supervision
Michele	Stanley	Director of Reentry Services	Department of Community Supervision Reentry Services Division



Comments: See Department of Community Supervision Comments

(3) Corporation for Supportive Housing (CSH), September 16<sup>th</sup>, 2022

Name	Title	Organization
Deirdre Bolden	Director, Southeast	Corporation for Supportive Housing (CSH)
Kelly S. Evans	HOME-ARP Manager	DCA

Comments:

*“The Supportive Housing Institute is available to provide technical assistance to developers, local governments, and non-profits. Core competencies include:*

- *Deeper understanding of how to develop new supportive housing projects*
- *Competitive edge among supportive housing providers*
- *Powerful network of peers and experts*
- *Strong, effective development team that leverages the strengths of each team member”*

(4) Georgia Department of Behavioral Health and Developmental Disabilities, September 26<sup>th</sup>, 2022

Name	Title	Organization
Bryant, Cedric	Business Operations Specialist	DBHDD
Ruppersburg, Maxwell	Director, Office of Supportive Housing	DBHDD
Robinson, Letitia	Assistant Director, Office of Supportive Housing	DBHDD
Caraballo, Carol	Director, Office of Adult Mental Health	DBHDD
Jeanette Pollock	Special Projects Manage	DBHDD
Evans, Kelly	HOME-ARP Manager	DCA

Comments: See Department of Behavioral Health and Developmental Disabilities (9/26/2022) Comments

(5) Georgia NAACP State Housing Committee

First	Last	Title	Email
Penny	Poole	State Housing Committee Chair, GA NAACP	<a href="mailto:president@naacpgwinnett.org">president@naacpgwinnett.org</a>
Evan	Walker-Wells	Legal Fellow, NAACP	<a href="mailto:ewells@naacpnet.org">ewells@naacpnet.org</a>
Kelly	Evans	HOME-ARP Manager, DCA	<a href="mailto:Kelly.Evans@dca.ga.gov">Kelly.Evans@dca.ga.gov</a>

Comments: See NAACP of Georgia Comments

## Conferences

Fall 2022 GAHRA Conference presentation to Public Housing Authorities (22 attendees)

80<sup>th</sup> Annual Georgia NAACP State Conference presentation (26 attendees)

## Supplemental Forums

### Background:

The HOME-ARP Allocation Plan Guidance requires HOME Participating Jurisdictions to adequately consult with stakeholders from specific groups. At a minimum, Participating Jurisdictions must consult with the Continuums of Care serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies, public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

In June 2022, the Georgia Department of Community Affairs submitted the HOME-ARP Allocation Plan to HUD and HUD reviewed it and found that DCA had not consulted with enough stakeholders from these groups: public housing authorities, fair housing agencies, and organizations serving people with disabilities

### Process:

DCA conducted three forums to gain insights from these key stakeholders: public housing authorities, fair housing agencies, and organizations serving people with disabilities. Each forum began with an overview of the Georgia HOME-ARP Allocation Plan including the funding priorities, activities goals, and timelines followed by a discussion.

### Discussion questions included two main themes:

- 1) What should the State of Georgia should consider regarding the housing needs for people who are homeless or at risk for homelessness in their service area?
- 2) Will the agency apply for HOME-ARP funds for non-congregate shelter and rental housing construction funds?

### Summary of the Forums:

Stakeholders	Date	Participants
Public Housing Authorities	August 9, 2022	24
Fair Housing Agencies	August 10, 2022	2
Organizations Serving People with Disabilities	August 11, 2022	29

### Comments, recommendations, and insights from each forum:

- p) Public Housing Authorities’ recommendations and comments about needs:  
*“There is very little affordable rental housing available for qualified populations.”*

*“Elderly people need with supportive services for wellness checks, and to do household chores and provide personal assistance to cook meals and do other tasks.”*

*“Every communities’ needs are different with some communities having a robust service network while others lack basic services for these qualified populations.”*

*“Transportation assistance for doctors’ appointments, grocery shopping, etc. is essential in rural areas.”*

- q) Public Housing Authorities’ comments regarding the HOME-ARP program:  
*“Public Housing Authorities participating in this program will need the grant to cover soft costs to administer the program and comply with all federal requirements, so they don’t need to use other sources of funds to cover these expenses.”*

*“[The Department of Community Affairs] DCA should invest all the funds upfront in the first and second rounds of funding for rental construction so that delays in construction and other barriers do not lead to DCA having to return funds at the end of the grant term.”*

- r) Fair housing agencies’ recommendations and comments:  
The discussion focused on fair housing considerations for the qualified populations and necessary considerations for adequately addressing fair housing and equal housing opportunities.  
*Recommendations included:*

*“Note that homelessness status itself is not a protected class but that many have attributes that are protected.”*

*“Consider providing funds to address the social and relational skills needs of qualified populations.”*

*“Provide supportive services to help people navigate the housing paperwork process.”*

*“Rigorously follow the State’s Language Access Plan to provide adequate access to housing and services. For example, use local groups that know the language and culture to market the housing and service opportunities.”*

*“Expand the proportions of the required housing units for people with physical disabilities to more than building 5% fully accessible units and more than 2% units for other disabilities such as hearing impairment.”*

- (1) *For mental health accommodations:*  
*“Understand the rules for emotional support animals.”*

*“Recommend discussing this program with the HUD VASH voucher program staff to identify other considerations. For example, veterans with PTSD may not be able to comfortably go into a crowded loud leasing office to pay their rent.”*

*“Consult with the Georgia [EOA] Commission of Equal Access for recommendations.”*

(2) *Agencies that serve people with disabilities recommendations and comments:*

*“Non-congregate shelter space is going to be essential to expand the continuum of care.”*

One behavioral health care provider stated that *“70-80% of the homeless clients are successful in permanent supportive housing but the other 15-20% could use the 24/7 support provided in a non-congregate shelter environment to transition them to housing.”*

(3) *Recommendations for supportive rental housing through HOME-ARP:*

*“Access to case managers and space for meeting with them in a rental housing setting.”*

*“Transportation assistance.”*

*“In-unit washers and dryers or affordable laundromats.”*

*“Trauma-informed property management staff.”*

*“Enhanced security because these populations are most vulnerable to crime.”*

*“Recommendation to provide funds in rounds for specific qualified populations such as a round for permanent supportive housing for chronically homeless people with behavioral health needs or a round specifically for people fleeing domestic violence so that these groups’ specific needs are adequately considered.”*

## **HOME-ARP Listserv and Survey**

The State of Georgia created two ongoing outreach methods to engage stakeholders and the public in the HOME-ARP planning process and these methods are still available for engagement. Anyone interested in providing input or learning about the HOME-ARP program can register for email notifications through the State of Georgia HOME-ARP listserv and is encouraged to complete a survey. As of April 27, 2022, thirty (30) people have filled out the HOME-ARP survey.

List-Serv Link: <https://bit.ly/GaHOME-ARPListserv>

Through discussions with stakeholders during the public forums, survey responses, and in communication with Continuum of Care staff, the main themes of the feedback we received can be grouped into these three categories:

### **Rental Housing Development:**

By far the most identified need during the consultation process is the lack of affordable rental housing units, especially in rural areas.

### **Transitional Shelter:**

Another need identified during the consultation process is a need for a longer-term supportive housing solution that bridges the gap between emergency shelter and independent rental housing for homeless individuals and families who need ongoing support as they transition from homelessness into stable housing.

### **Housing Placement Assistance in Rural Areas:**

The lack of homeless shelters and service organizations in rural areas hinders the ability to adequately meet the needs of those families and individuals. A more robust system of coordinated housing placement and services is needed in rural areas to help people transition from homelessness.

Detailed written feedback received from forum attendees and survey respondents is in Appendix A of this document.

### **Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:**

- *Public comment period:* May 2, 2022 – May 16, 2022
- *Public hearing:* May 11, 2022

### **Describe any efforts to broaden public participation:**

The State posted notices in May 2022 informing the public in Georgia that the HOME-ARP Allocation Plan draft was available for comment and review, and of the online public hearing. The review period was from May 2, 2022 to May 16, 2022. The online public hearing was held on May 11, 2022. The notice was advertised in English on the DCA website and online social media.

### **Summarize the comments and recommendations received through the public participation process:**

DCA did not receive any substantive comments that would materially alter the contents of the

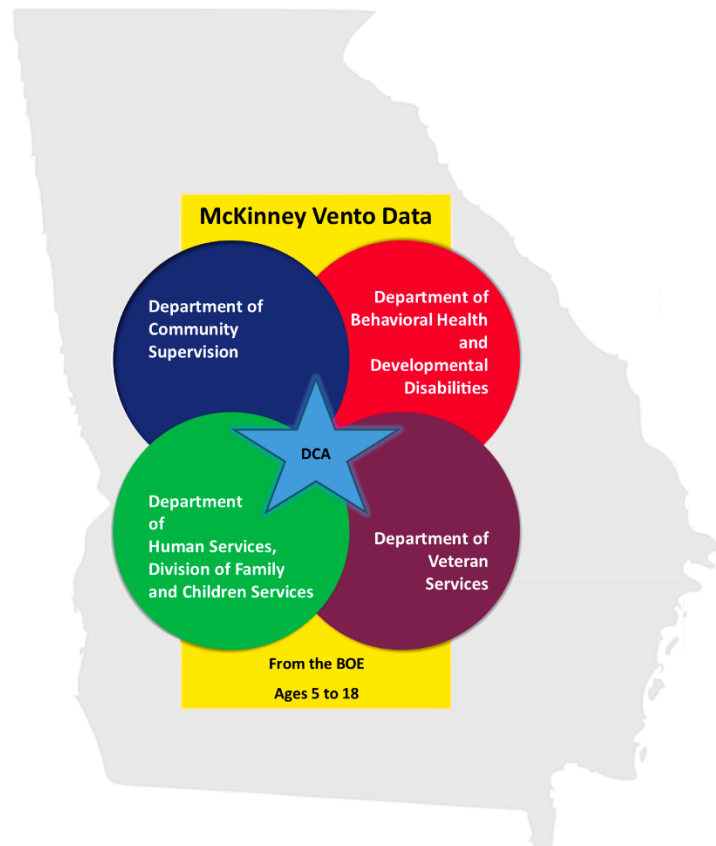
HOME-ARP Allocation Plan by close of business 05/16/2022. All comments received in the survey and by other means are included in Appendix A.

**Summarize any comments or recommendations not accepted and state the reasons why:**

DCA did not receive any comments or recommendations that were not accepted.

# Needs Assessment and Gap Analysis

Evaluation of the size and demographic composition of the Balance of State population, and the assessment of the unmet needs of that population, uncovered a lack of coordination between Georgia state departments and the Department of Community Affairs. Despite the best intentions, partners within other Georgia state departments do not understand how to navigate and access the Department of Community Affairs housing and shelter programs. Gaps within the service delivery system would best be addressed through a strategic plan to de-silo state-level departments and share data, programmatic activity, and programmatic procedures across shared service populations. Significant improvement in reducing the number of unsheltered participants could be achieved by improving access to existing programs.



Meanwhile, the need is significant, therefore, the Georgia Department of Community Affairs must continue to expand existing programs with the addition of HOME-ARP funds.

**Describe the size and demographic composition of qualifying populations within the Participating Jurisdiction:**

**Number of Homeless Individuals and Families in Georgia:**

The 2021 Point in Time Count data for individuals and families in shelters show Georgians who identify as Black or African American are more likely to experience homelessness in comparison to other races, and those who identify as male are more likely to experience homelessness than other genders. People with severe mental illnesses, chronic substance abuse issues, and/or are fleeing domestic violence make up a large proportion of the special need groups in the shelter count.

s) Point in Time (PIT) Homeless Count 2022 (Gray, 2022)

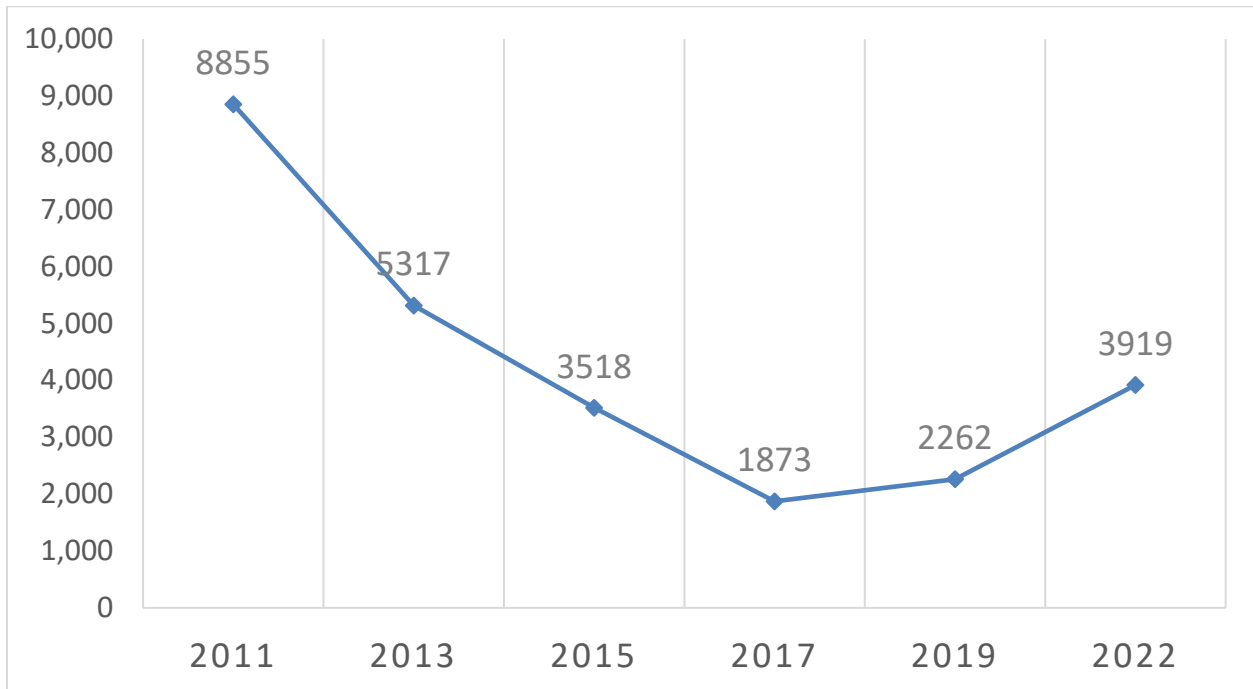
In 2021, HUD gave communities the option to cancel/modify their unsheltered survey counts due to the potential risk of COVID-19 transmission during an in-person survey. As a result, HUD excluded the unsheltered population sub-totals. Therefore, the 2021 Point in Time Homeless Count data in Appendix B and the table on the next page presented an incomplete count of the number of homeless individuals in Georgia last year. The 2022 Homeless Point in Time Count was for the night of February 21, 2022. The Street count was followed by a seven-day service-based count. DCA worked with 18 count coordinators to cover 30 counties. The data collection focused on quality over quantity, with an emphasis on full county coverage. The Counting Us app was used again for survey collection. Simtech Solutions provided a predictive statistical model to derive unsheltered homeless estimates in counties that are not physically counted. DCA is exploring further refinements to the final written report, including margins of error for estimates.

(1) *Counties counted included:*

Bartow	Bibb	Brooks	Bryan	Burke
Camden	Carroll	Cherokee	Clayton	Coweta
Dougherty	Douglas	Floyd	Glynn	Gwinnett
Habersham	Hall	Henry	Hall	Laurens
Liberty	Lowndes	McIntosh	Murray	Newton
Pickens	Rockdale	Stephens	Tift	White
Whitfield				



(2) 2011 – 2022 Balance of State Unsheltered PIT Counts

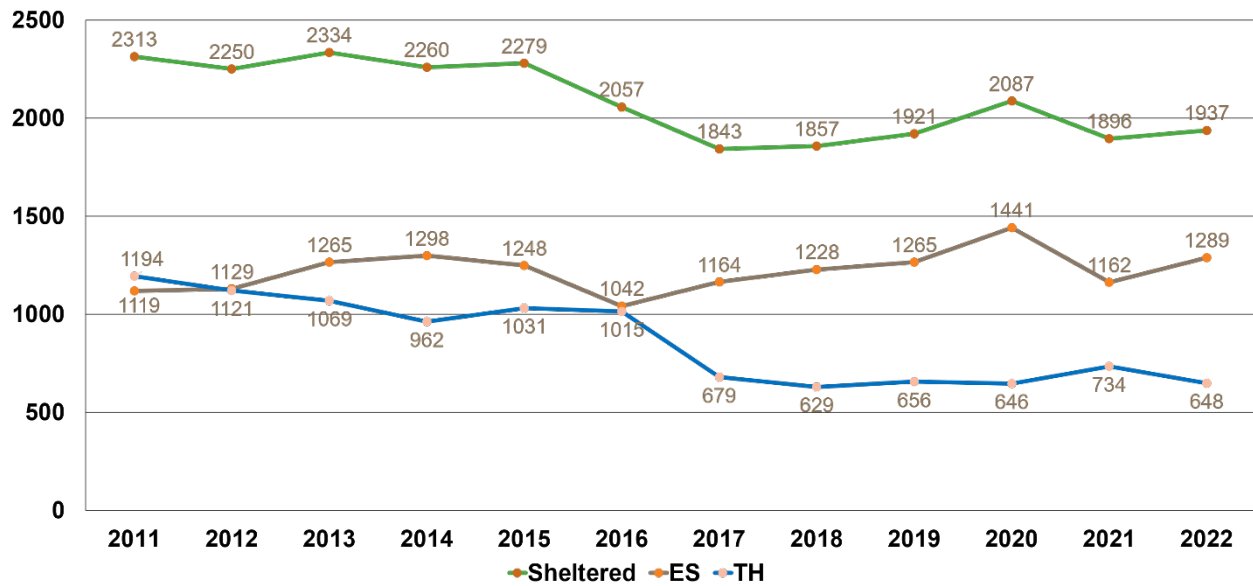


From 2019 to 2022, the Balance of State Continuum of Care has experienced a 73% increase in the number of people who are experiencing unsheltered homelessness at a given time. Several factors contribute to this increase, including but not limited to, more street outreach programs, better counting techniques, new data for the predictive model for the unsheltered count, lack of affordable housing, and the pandemic. Even with the increase this year, are unsheltered population is still 26% lower than it was in 2013.

Total % Change Year Over Year

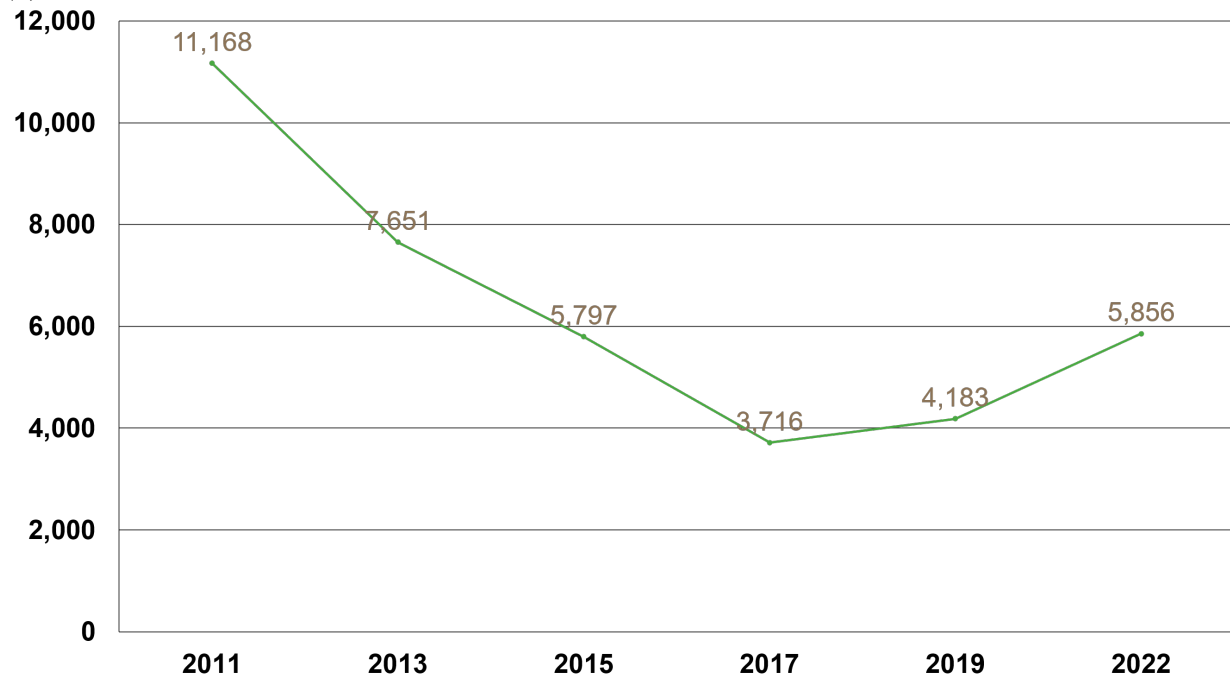
2013	- 40%
2015	- 34%
2017	- 47%
2019	+ 21%
2022	+ 73%

(3) 2011 – 2022 Balance of State Sheltered Point in Time Counts



Although we can see the sheltered homeless count over the past 11 years has remained constant, there have been some fluctuations.

(4) Homeless Count Trend 2011 - 2022

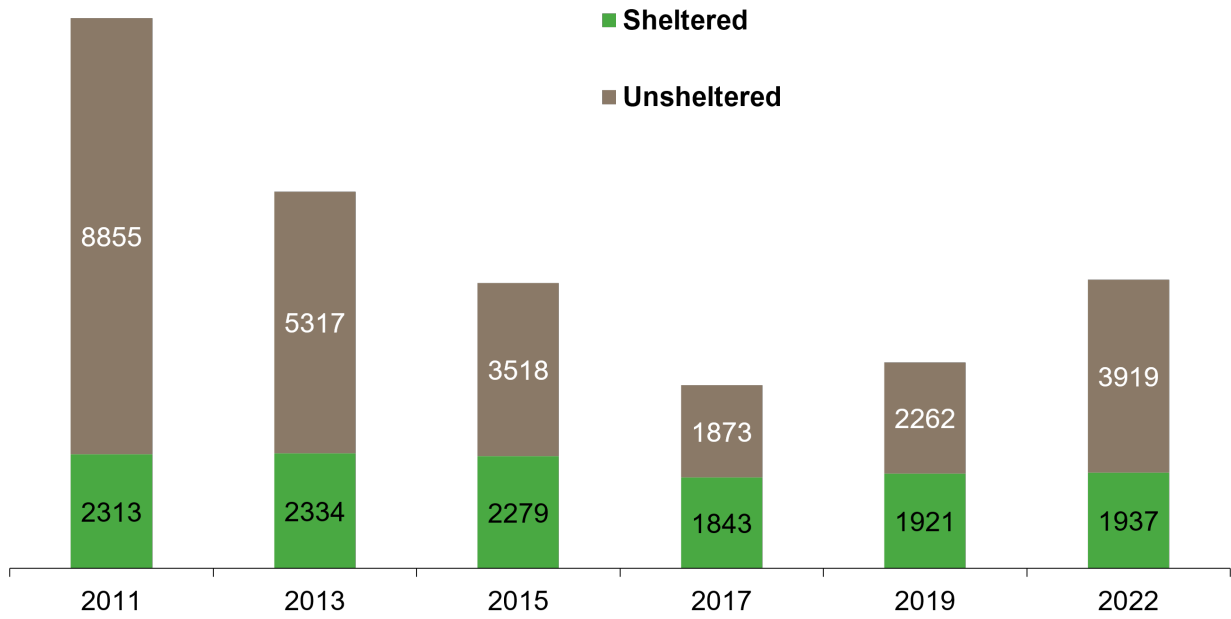


From 2019 to 2022, the Balance of State Continuum of Care has experienced a 40% increase in the number of people who are homeless at a given time. Several factors contribute to this increase, including but not limited to, the new methodology and predictive model for the unsheltered count, the identification of additional providers for the sheltered count, and the overall national trends.

Total % Change Year Over Year

2013	- 31%
2015	- 24%
2017	- 36%
2019	+ 13%
2022	+ 40%

(5) *Sheltered versus Unsheltered Proportions*



The proportion of unsheltered homeless has decreased since 2011, and it appears to have become relatively stable since 2017.

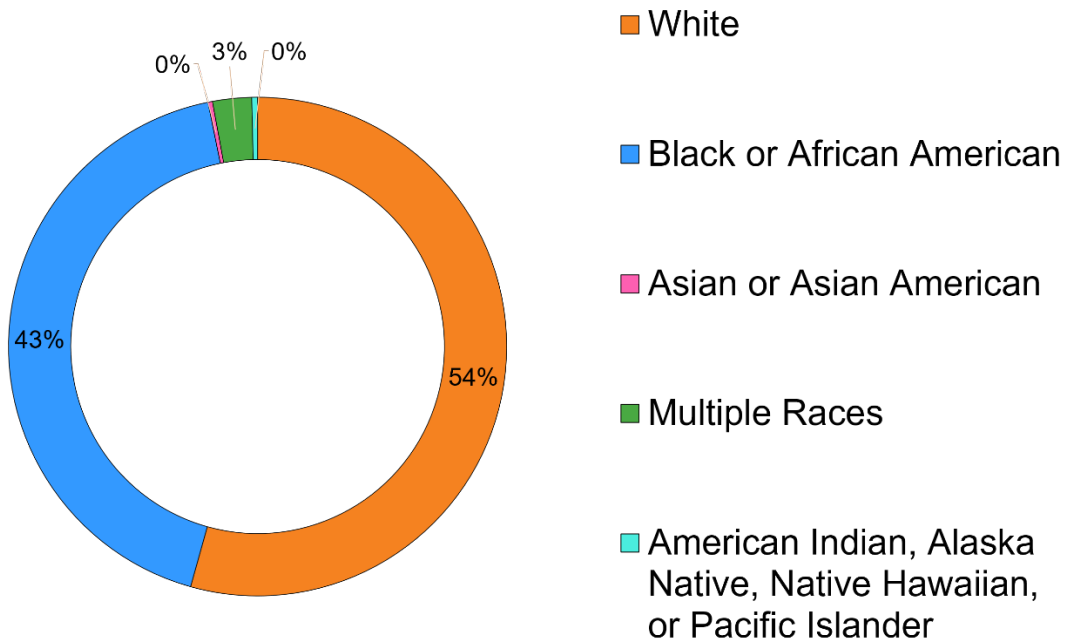
Unsheltered percentages

2011	79%
2013	69%
2015	60%
2017	50%
2019	54%
2022	67%

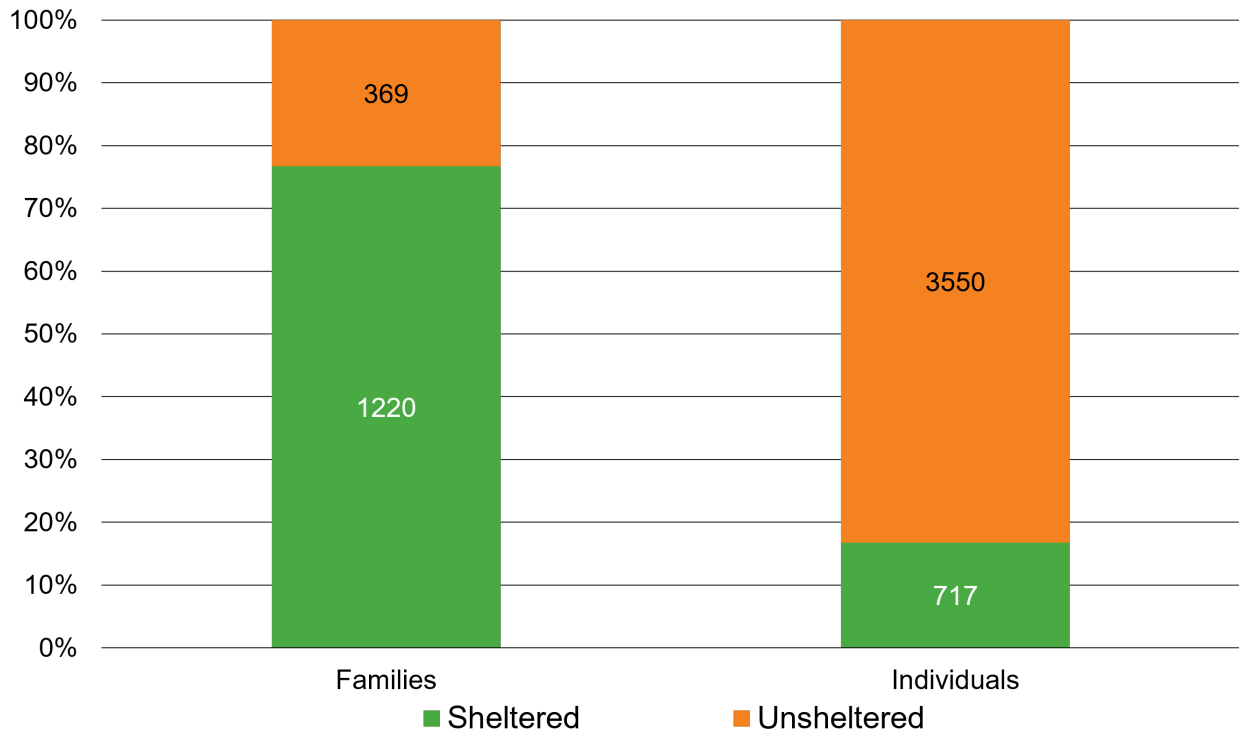
(6) Homeless Status by Gender



(7) Homeless Status by Race



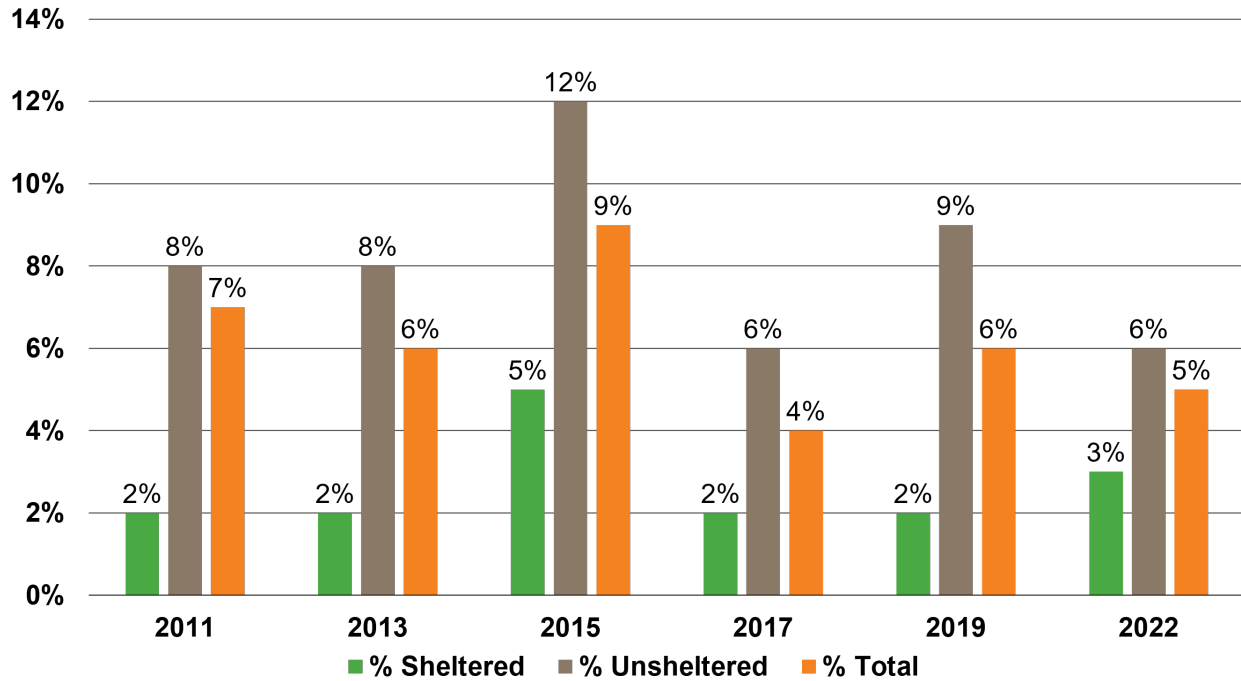
(8) *Homeless Status by Household Type*



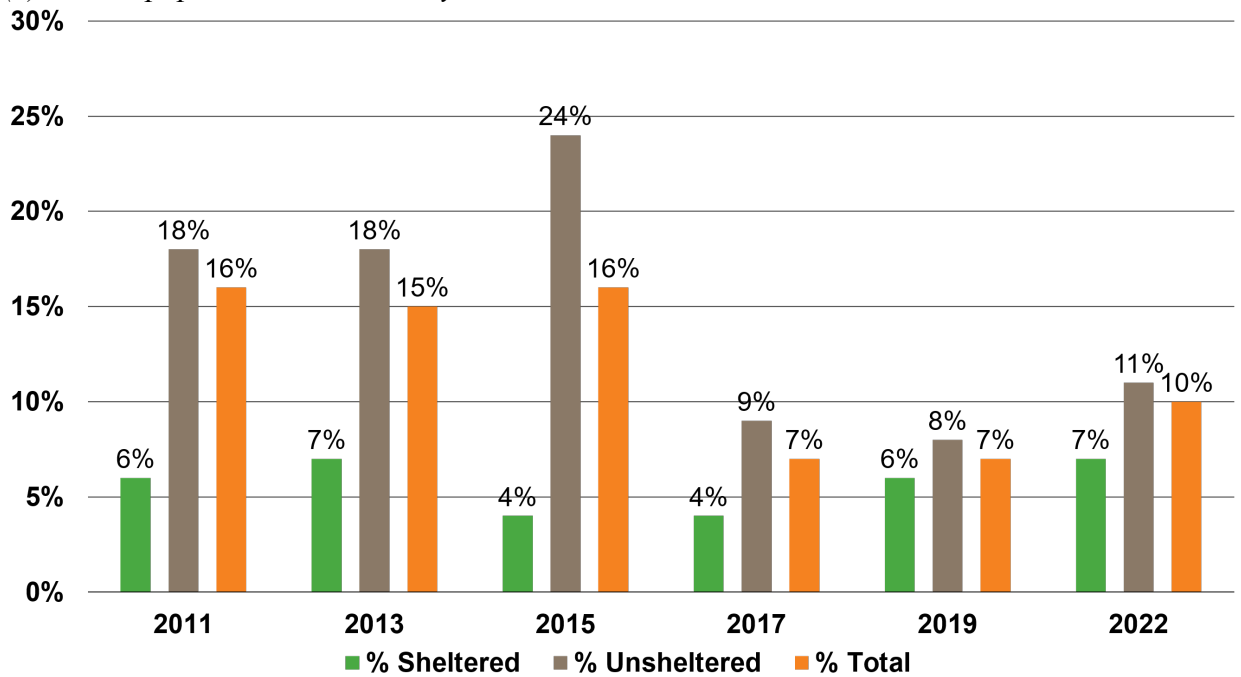
t) Subpopulations

The 2021 Point in Time Count data for individuals and families in shelters show Georgians who identify as Black or African American are more likely to experience homelessness in comparison to other races, and those who identify as male are more likely to experience homelessness than other genders. People with severe mental illnesses, chronic substance abuse issues, and/or are fleeing domestic violence make up a large proportion of the special need groups in the shelter count.

(1) *Subpopulation: Veterans*



(2) *Subpopulation: Chronically Homeless*



(3) *Violence Against Women's Act (VAWA)*

According to the National Network to End Domestic Violence, personal safety and economic security are connected. Victims experiencing domestic violence have concerns about their ability to provide for themselves and their families, which increases the need for remaining in, or returning to, an abusive relationship. The NNEDV cited one study, which reported “women and men who experienced housing insecurity in 12 months had a significantly higher prevalence of rape, physical violence, or stalking by an intimate partner in that same time period compared to those who did not experience food or housing insecurity.” According to The National Coalition Against Domestic Violence, Georgia domestic violence shelters provided shelter to 7,214 victims of domestic violence in FY 2019. An additional 4,176 were turned away due to lack of bed space. We recognize the data on this subject is underreported and difficult to track.

*Subpopulation Point in Time Count Methodology & Analysis*

***Veteran and chronic data were extrapolated from the rate of Veteran and chronic homelessness captured in the unsheltered count. The increase in the count can be attributed to:***

- Newer data for the predictive model
- Higher quality physical counts
- Use of observations in final Point in Time data
- Identification of more providers in the Continuum of Care
- Pandemic Impact

(4) *Subpopulation: Children (US Department of Education, 2022)*

The 2018-2019 school year data reported to the U.S. Department of Education, which includes families who are living in overcrowded housing or hotels and motels, counted 38,891 Georgia school-aged children experiencing homelessness. Of that total, 642 were unsheltered, 2,675 were sheltered, unaccompanied, or waiting for foster care, 7,632 were in hotels/motels, and 27,942 were doubled up. The McKinney Vento data only reports children between the ages of five and eighteen. The 2019-2020, and 2020-2021 data are skewed due to the COVID-19 Pandemic. The 2021-2022 school year data is currently not available.



	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Unaccompanied Homeless, Sheltered, Awaiting Foster Care	3583	3824	3375	3427	3499	2895	2545	2675	2322	1778
Unsheltered	570	746	708	663	732	721	736	642	619	602
Hotels/Motels	4323	5161	5770	6644	6700	6981	7347	7632	7265	6225
Doubled Up	24758	26191	26992	27057	27543	27739	28943	27942	25332	22556
Total	33234	35922	36845	37791	38474	38336	39571	38891	35538	31161

Table 1: McKinney Vento Homeless Children Numbers for Georgia

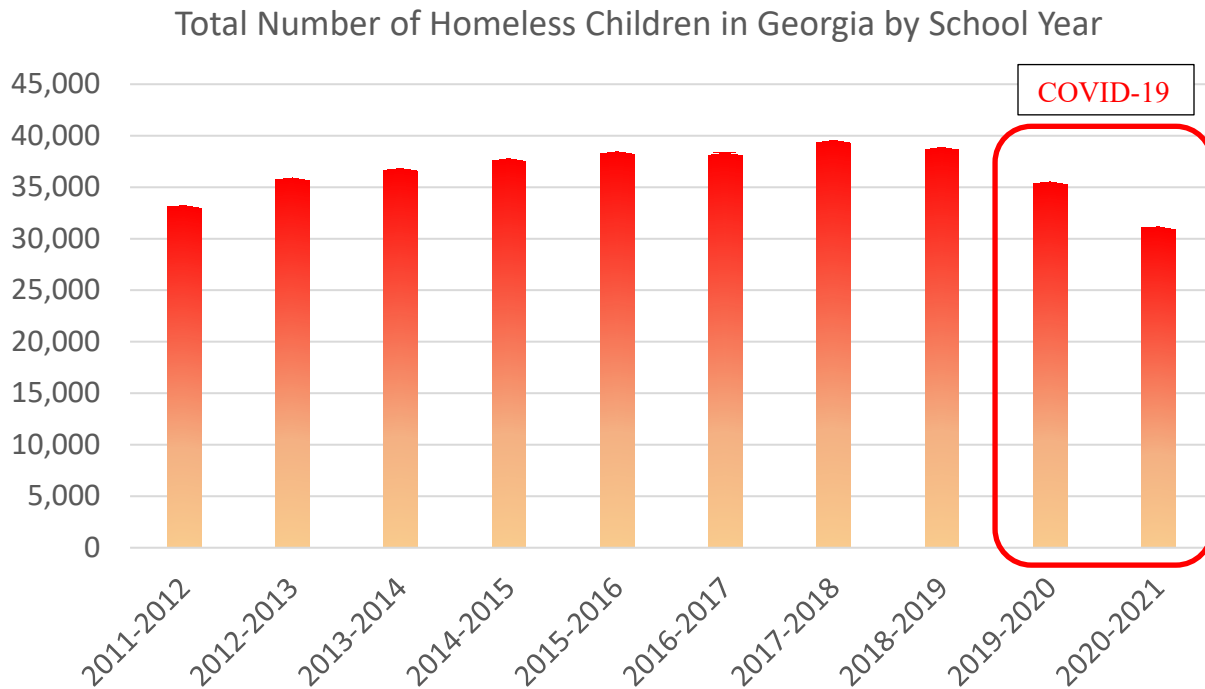


Table 2: Total Number of Homeless Children in Georgia by School Year

### Georgia Child Homelessness, Age 5-18

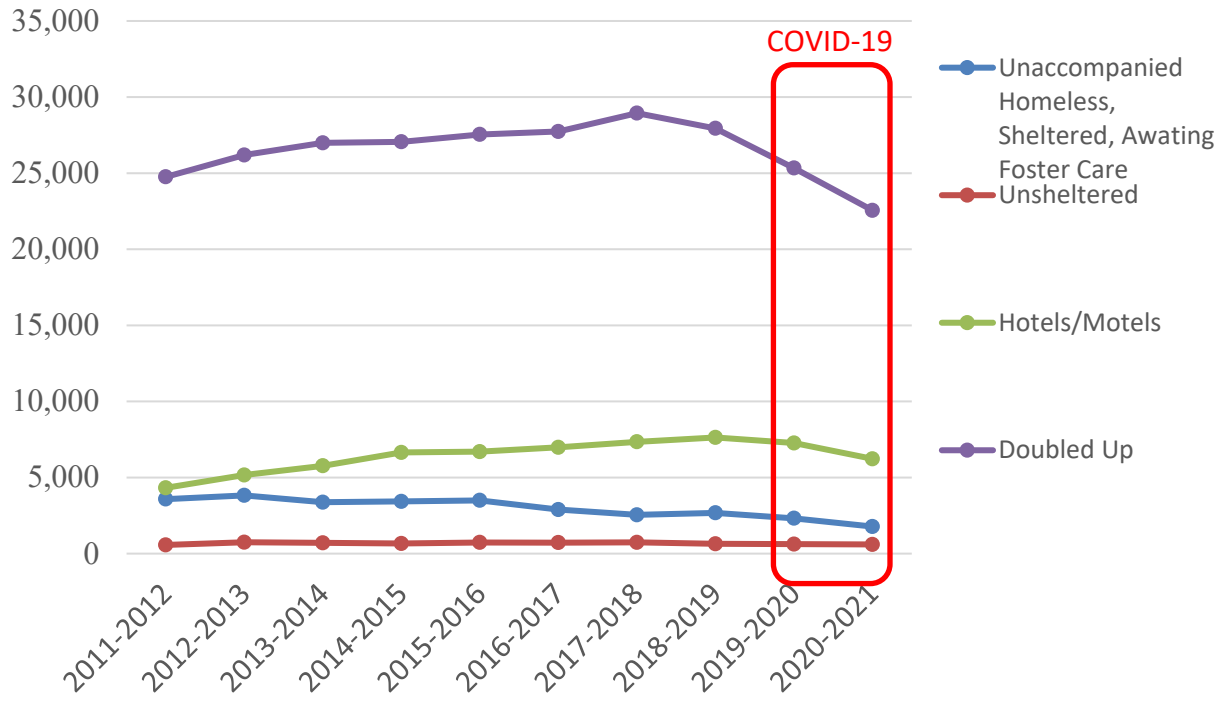


Table 3: Georgia Child Homelessness, Age 5-18

(5) *Subpopulation: Youth Aging Out of Foster Care*  
 (Department of Human Services, Division of Family and Children Services, 2022)

*Summary of demographic information for the youth in care ages 18-21*

<b>BOARDING REGION</b>	<b>Total</b>	<b>PLACEMENT TYPE</b>	<b>Total</b>
01	47	Child Care Institution	327
02	31	CPA Family Foster Home	112
03	52	DFCS Family Foster Home	80
04	30	Emergency Shelter	2
05	33	Higher Education Housing	5
06	42	Hospital	3
07	28	ICPC - Relative	2
08	45	ILP/Aftercare	19
09	6	Jail	11
10	34	Kinship - Fictive Kin	14
11	10	Kinship - Relative	30
12	31	Kinship Partnership Parent home	1
13	117	Other Resource	35
14	146	Parent/Primary Caretaker	7
97	5	Relative	9
(blank)	12	Relative - Paid	2
<b>Grand Total</b>	<b>669</b>	Runaway	7
		Undisclosed	3
		<b>Grand Total</b>	<b>669</b>

<b>AGE</b>	<b>Total</b>
18	275
19	212
20	181
21	1
<b>Grand Total</b>	<b>669</b>

<b>SEX</b>	<b>Total</b>
F	336
M	333
<b>Grand Total</b>	<b>669</b>

<b>EXPECTANT YOUTH</b>	<b>Total</b>
Expectant Youth	5
Expectant Youth After Removal	1
Undisclosed	663
<b>Grand Total</b>	<b>669</b>

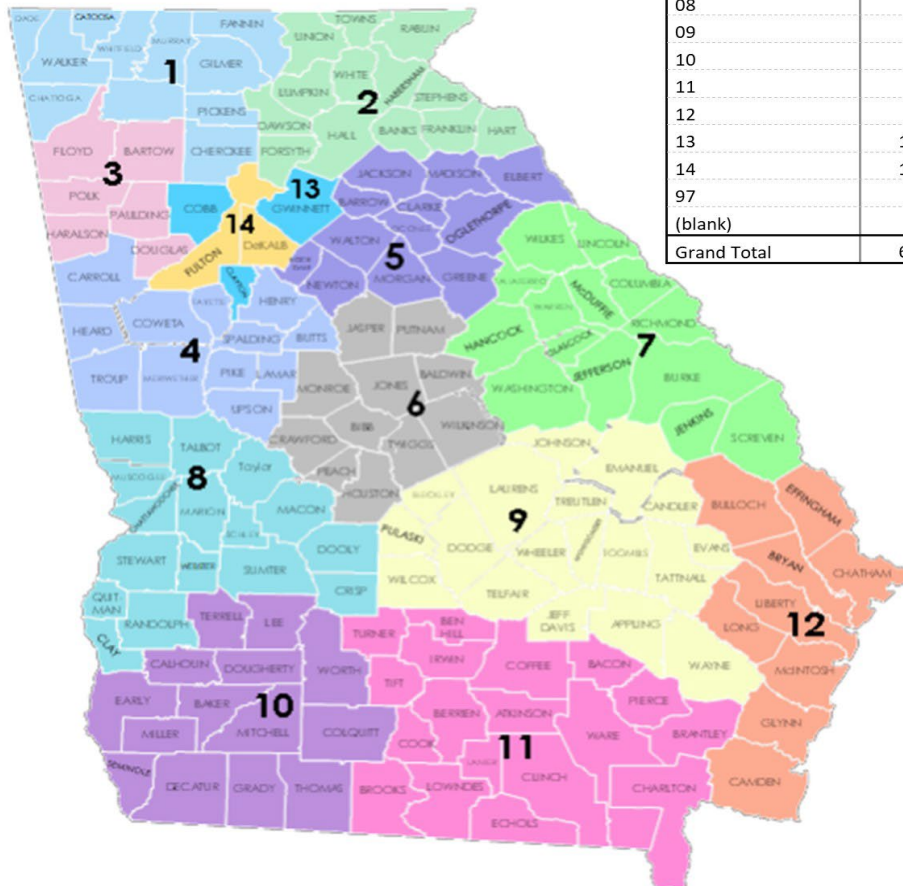
<b>RACE</b>	<b>Total</b>
Am Ind/AK Nat (Hispanic)	1
Asian/Oriental (non-Hispanic)	2
Black (Hispanic)	3
Black (non-Hispanic)	400
Black (Unable to Determine)	1
Black-White (Hispanic)	1
Black-White (non-Hispanic)	25
Multiple (Non-Hispanic)	1
White (Hispanic)	38
White (non-Hispanic)	197
<b>Grand Total</b>	<b>669</b>

<b>PARENTAL STATUS</b>	<b>Total</b>
Expectant Youth	14
Legal Father	18
Putative Father	6
Yes	43
(blank)	588
<b>Grand Total</b>	<b>669</b>

According to the Department of Human Services, Division of Family and Children Services, as of September 2022 there are 669 youth between the ages of 18 and 21 aging out of foster care in Georgia. 472 of those children are non-white. They are roughly 50-50 male to female. 81 youth are parents or expectant parents. The map below shows the number of youth per DFCS boarding region. The highest regional numbers are regions 13 and 14 which include the urban counties of Fulton, DeKalb, and Gwinnett counties. However, region 3 includes Rome, Georgia which is a much more rural area. It has far less than one-third the population of regions 13 and 14, however, it has a much higher percentage of youth aging out of foster care. Continued analysis will be needed at the county level to align with DCA reporting and to achieve reductions in housing backlog.

**Georgia Division of Family and Children Services  
Youth 18-21 Aging Out of Foster Care by DFCS Region**

BOARDING REGION	Total
01	47
02	31
03	52
04	30
05	33
06	42
07	28
08	45
09	6
10	34
11	10
12	31
13	117
14	146
97	5
(blank)	12
<b>Grand Total</b>	<b>669</b>



(6) *Subpopulation: Reentry Housing Program*

According to the Georgia Department of Community Supervision, 3,058 persons who started supervision during FY 2022 (July 1, 2021-June 30, 2022) had an unstable residence or were homeless during the first 180 days of starting supervision. (Department of Community Supervision, Reentry Services Division, 2022)

The following criteria were used to collect the data:

1. Supervisees who had three or more address changes. (Because of data collection practices, counting supervisees with two or more changes would have resulted in an inaccurate data result.)
2. Supervisees who were homeless.
3. Supervisees who had an interaction of residence unstable.
4. Supervisees who responded yes to living in a shelter/temporary housing facility or need help in obtaining a stable residence.

u) Rent Burdened

The U.S. Department of Housing and Urban Development (HUD) defines "rent burdened" as spending more than 30 percent of income on housing and "severely rent burdened" as more than 50 percent.

Appendix B compares the number of households divided by the number of occupied housing units to determine the percentage of families by county that are paying more than 30% of their income for shelter. The median county percentage is 11%, with a standard deviation of 5%. Therefore, a 95% confidence interval will fall between 6% and 16%. Using 16% as the upper threshold, twenty-eight (28) counties are found to be statistical outliers. They are:

Baldwin	Clayton	Liberty	Richmond
Bibb	Crisp	Long	Spalding
Bulloch	DeKalb	Lowndes	Sumter
Candler	Dougherty	Muscogee	Taylor
Chatham	Fulton	Peach	Terrell
Chattahoochee	Gwinnett	Pulaski	Troup
Clarke	Lanier	Randolph	Ware

(1) *Rental Vacancy and Homeowner Vacancy*

Within this population of highly rent burdened counties, six counties had a low rate of rental vacancy which was defined as less than 5%. These are counties that are identified as needing additional affordable rental units. Randolph county also had a disproportionately high owner-occupied vacancy rate of 5% and should be considered for homebuyer initiatives.

County	30+ Percent/ Occupied Housing Units	Rental vacancy rate	Homeowner vacancy rate
Chattahoochee	28%	4%	0%
Candler	18%	3%	1%
Long	23%	2%	1%
Clarke	31%	3%	2%
Terrell	17%	1%	2%
Randolph	21%	4%	5%

Table 4: Low Rental Vacancy

Within this population of highly rent burdened counties, sixteen counties had a higher than average rate of rental vacancy which was defined as 6% to 9%. The counties that have a disproportionately high rental vacancy rate should be evaluated for significant rental property rehabilitation through the 4% bond program and the HOME/CHIP program. Several counties stand out has counties which contain state universities and may be experiencing housing issues due to that special situation. Both Bibb and Troup counties also have a disproportionately high homeowner vacancy rate and should be considered for homebuyer programs.

County	30+ Percent/ Occupied Housing Units	Rental vacancy rate	Homeowner vacancy rate
Taylor	23%	8%	0%
Spalding	17%	6%	1%
Bulloch	21%	8%	1%
Pulaski	20%	8%	1%
Lanier	17%	7%	1%
Baldwin	20%	6%	2%
DeKalb	22%	7%	2%
Clayton	25%	9%	2%
Fulton	22%	7%	2%
Muscogee	23%	6%	2%
Dougherty	27%	8%	2%
Chatham	20%	9%	2%
Crisp	21%	9%	2%
Lowndes	20%	9%	2%
Bibb	25%	8%	3%
Troup	20%	6%	3%

Table 5: Higher than average rate of rental vacancy

Within this population of highly rent-burdened counties, four counties had a high rate of rental vacancy which was defined as 10% or greater. The counties that have a disproportionately high

rental vacancy rate should be evaluated for significant rental property rehabilitation through the 4% bond program and the HOME/CHIP program. Both Richmond and Liberty counties also have a disproportionately high homeowner vacancy rate and should be considered for homebuyer programs.

County	30+ Percent/ Occupied Housing Units	Rental vacancy rate	Homeowner vacancy rate
Peach	17%	10%	1%
Sumter	19%	10%	2%
Richmond	26%	11%	3%
Liberty	24%	10%	3%

Table 6: High rate of rental vacancy

**Describe the unmet housing and service needs of qualifying populations, including but not limited to:**

- Sheltered and unsheltered homeless populations.
- Those currently housed populations at risk of homelessness.
- Other families requiring services, housing assistance, or to prevent homelessness.
- Those at greatest risk of housing instability or in unstable housing situations.

**Georgia 2021 Point in Time Count of Homeless Families and Individuals**

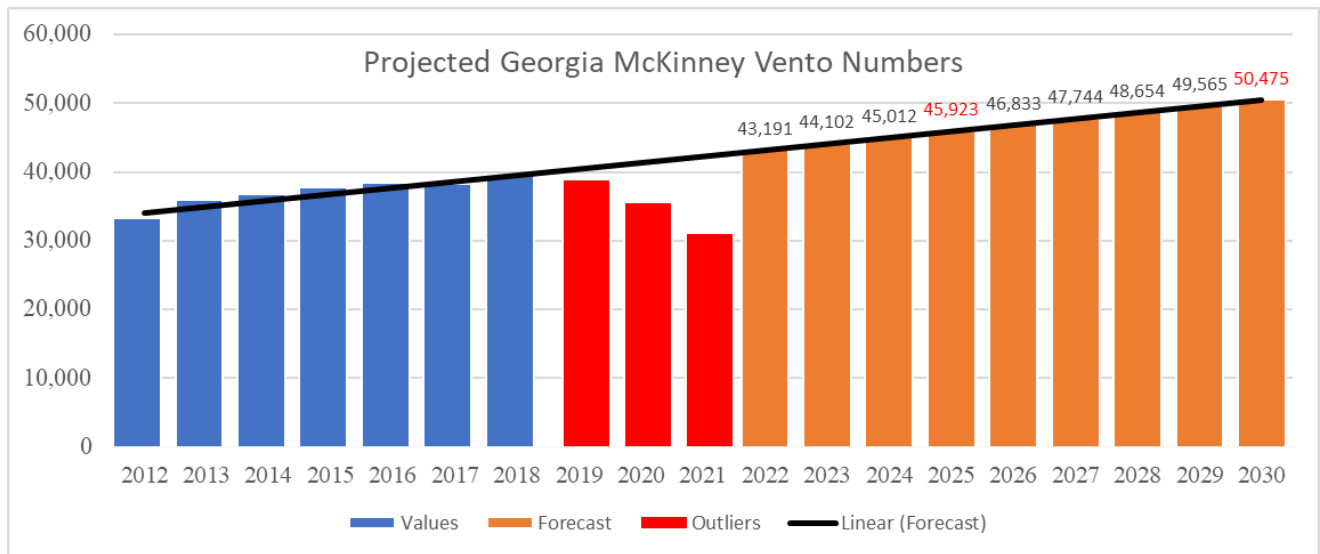
These are the people who were in shelters in Georgia on January 25, 2021

Georgia 2021 Point in Time Count	Emergency Shelter	Transitional Housing	Total
<b>Summary of persons in each household type:</b>			
Persons in households without children	2095	1006	3101
Persons in households with at least one adult & one child	1274	847	2121
Persons in households with only children	10	0	10
<b>Total Homeless Persons</b>	<b>3379</b>	<b>1853</b>	<b>5232</b>
<b>Demographic summary by ethnicity:</b>			
Hispanic / Latino	159	110	269
Non-Hispanic / Non-Latino	3220	1743	4963
<b>Total</b>	<b>3379</b>	<b>1853</b>	<b>5232</b>
<b>Demographic summary by gender:</b>			
Female	1421	836	2257
Male	1844	1016	2860
Transgender	23	0	23
Gender Non-Conforming (i.e. not exclusively male or female)	91	1	92
<b>Total</b>	<b>3379</b>	<b>1853</b>	<b>5232</b>
<b>Demographic summary by race:</b>			
Black or African American	2426	1288	3714
White	815	489	1304

Asian	31	10	41
American Indian or Alaska Native	11	2	13
Native Hawaiian or Other Pacific Islander	9	3	12
Multiple Races	87	61	148
<b>Total</b>	<b>3379</b>	<b>1853</b>	<b>5232</b>
<b>Summary of all other populations reported:</b>			
Severely Mentally Ill	904	319	1223
Chronic Substance Abuse	704	400	1104
Veterans	172	124	296
HIV/AIDS	182	56	238
Victims of Domestic Violence	416	312	728
Unaccompanied Youth	146	56	202
Parenting Youth	39	32	71
Children of Parenting Youth	51	45	96

### McKinney Vento Homeless Children Count

Statistical analysis of Georgia McKinney Vento trend data from the 2011-2012 to 2017-2018 school years shows an expected annual growth rate of 2.8, when outlier years are excluded. Based on that logic model, the forecast for 2025 is 45,923 children, and for 2030 is 50,475 children. Due to inconsistencies in categorizing the types of shelters from year to year, trend analysis by shelter category is unreliable.



### Youth Aging Out of Foster Care

Using the conservative 2.8% projected growth rate from the McKinney Vento history data, the projected 2025 total of youth aging out of foster care in Georgia is 1147, and the projected 2030 total of youth aging out of foster care in Georgia is 1317.

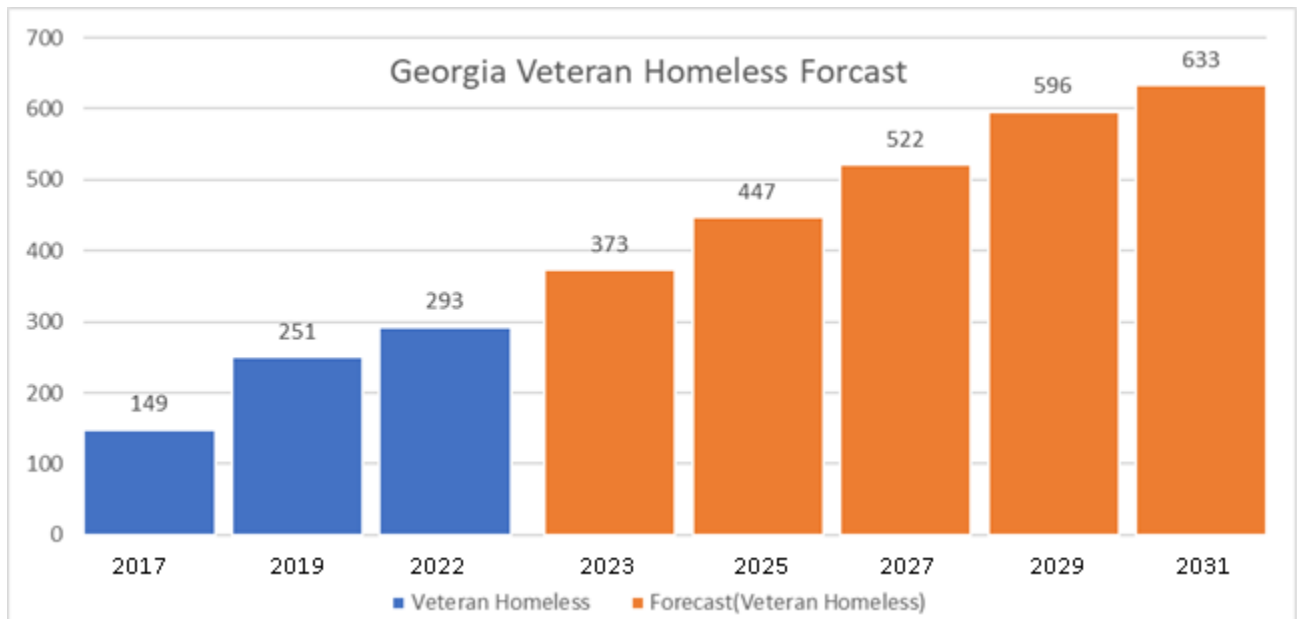


Year	Annual Total	Age Bracket			
		18	19	20	21
2022	669	275	212	181	1
2023	951	283	275	212	181
2024	1060	291	283	275	212
2025	1147	299	291	283	275
2026	1179	307	299	291	283
2027	1212	316	307	299	291
2028	1246	325	316	307	299
2029	1281	334	325	316	307
2030	1317	343	334	325	316
Growth Rate		102.8%			

Table 7: Projected Youth Aging Out of Foster Care

## Veterans

Understanding that the 2022 data is skewed due to COVID-19 and adjusting as much as possible for that fact within the model, the projected 2025 total of homeless veterans in Georgia is 447, and the projected 2031 total of homeless veterans in Georgia is 633.



## Violence Against Women Act

According to the Department of Justice, seventy-eight percent of homeless women have been subjected to rape, physical assault, or stalking at some point in their lifetimes. (Jasinski, Wesely, Mustaine, & Wright, 2005) The 2021 Point in Time Count identified 728 out of 5232 who self-identified as a victim of domestic violence. Using the number of persons who identified as female, 2257, and the Justice Department’s published study of 78%, the 2021 number is more

likely closer to 1,760.

## **Reentry Housing**

When asked, the Georgia Department of Community Supervision identified 3,058 persons who started supervision during FY 2022 (July 1, 2021-June 30, 2022) had an unstable residence or were homeless during the first 180 days of starting supervision. That represents roughly 1.5% of the supervised DCS population in any given year, and the total population under supervision is dropping annually. This does not consider existing supervisees who experience housing instability.

The Department of Community Supervision continues to report long-term housing as a major concern. The 2018 evaluation report on the Georgia Prisoner Re-entry Initiative, which became a national model, identified “the lack of permanent housing remains a significant problem and is perhaps the most difficult issue for the housing coordinator to remedy.” (Applied Research Services, Inc., 2018) According to the report, one in four DCS clients who re-offend in the first 18 months since release will have experienced housing instability. However, recidivism rates drop to negative numbers for those clients who receive support, including housing support.

Due to the complex nature of this subpopulation, and the significant cost of recidivism, a full housing analysis will be needed to project the growth in need. For this plan, DCA will use 3,058 as the expected annual need.

## **Current Shelter and Permanent Supportive Housing Resources Available:**

Based on the HUD 2021 Georgia Housing Inventory Count Report, the following total year-round beds were available:

- Emergency Shelters: 4,789
- Transitional Housing: 2,868
  - **Total Shelter Beds: 7,657**
- Permanent Supportive Housing: 8,188
- Rapid Re-Housing: 2,637
- Other Permanent Housing: 131
  - **Total Other Beds: 10,956**

v) Identify priority needs for qualifying populations:

**(1)** *Need for Affordable Rental Housing for Extremely Low-Income Renters:*

Affordability in Georgia is a problem as the cost of rent rises, creating a shortage of affordable rental homes available for extremely low-income renters.

According to the National Low Income Housing Coalition (NLIHC), twenty-four percent (24%) of households in Georgia are extremely low income. Extremely Low-Income households are

those that make thirty percent (30%) of the average median income. In 2021, the annual income of an extremely low-income household of four people is \$25,750 per year, while the household income needed to afford a two-bedroom rental unit at HUD’s fair market rate in Georgia is \$40,398 per year.

Seventy-two percent (72%) of extremely low-income renter households have severe cost burdens. Households severely cost-burdened spend more than half of their income on housing costs and utilities. These households are at risk of experiencing homelessness and risk lack of access to safe and affordable housing. The NLIHC reports a shortage of 193,726 housing units available to people at extremely low incomes. The NILHC graphs and data are in Appendix D: 2021 Georgia Housing Profile of this document.

According to research conducted by [Apartmentlist.com](https://www.apartmentlist.com), rent prices have increased 17.6% nationally over the last twelve months. In their research, the data shows the City of Atlanta experienced a 26% rent growth since March 2020. Atlanta ranked tenth (10th) in the fastest metro rent increase among fifty (53) metropolitan areas with a population of more than one million people since March 2020.

Looking at the Fair Market Rents provided by [HUD](https://www.hud.gov), for the City of Atlanta from the fiscal year 2019-2022, the rent has increased every year. Rents increased nearly four to six times from 2021-2022.

<b>Year – Metropolitan Atlanta</b>	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom-</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
2019	\$945	\$966	\$1,106	\$1,427	\$1,752
2020	\$996	\$1,025	\$1,167	\$1,489	\$1,824
2021	\$1,016	\$1,040	\$1,185	\$1,491	\$1,823
2022	\$1,111	\$1,131	\$1,289	\$1,596	\$1,951

# State of Georgia

## Substantial Amendment to the HOME-ARP Allocation Plan

### Use of HOME-ARP Funding

- Due to a formula update, Georgia's HOME-ARP allocation decreased by 2%, and HUD required it be confirmed through an Amendment to the Allocation Plan
- Georgia redistributed its funding
  - Tenant-based rental assistance (TBRA) was reduced to zero. Initially, the State of Georgia intended to use HOME-ARP funds to extend rental assistance to households receiving TBRA through the Emergency Solutions Grant CARES Act (ESG-CV) households once the funds expired. Fortunately, the State found other resources to assist these households, so HOME-ARP was no longer needed and could be used for other purposes.
  - The State of Georgia has increased the amount of Administrative Funding to 11% to enable increased supportive housing training and coordination between housing and supportive service providers.

The State has increased the per-unit cost to align with current construction costs.

### Qualified Population Limitations in Non-Congregate Shelters

The Original HOME-ARP Allocation Plan did not specify a particular Qualified Population that would be served. The State is now updating the plan to include specific definitions for two Qualified Populations to meet HUD's requirements and to award funds to two Non-Congregate Shelter providers that will serve:

1. Preference – Qualified Population One – Unsheltered Homeless with a Disability
2. Limitation – Single Trafficked Youth

At this time, HOME-ARP rental housing and supportive services will serve all four Qualified Populations.

### Referral Methods Update

- Georgia expanded referral methods options and will allow HOME-ARP funded projects and activities to use either (1) HOME-ARP Expanded Coordinated Entry or (2) Coordinated Entry & Other Referral Methods. This is done to ensure all qualified populations are reached.

# HOME-ARP Activities

## Use of HOME-ARP Funding

Based on the consultation process, the State of Georgia determined the following distribution of HOME-ARP funds is appropriate to meet the needs of the HOME-ARP qualified population.

The following table may be used to meet this requirement.

### *Original budget in the HOME-ARP Allocation Plan:*

HOME-ARP Activity	Funding Amount	Percent of the Grant
Affordable Rental Housing Development	\$ 64,424,131	74%
Non-Congregate Shelter Development	\$ 8,765,517	10%
Administration	\$ 8,765,517	10%
Tenant-Based Rental Assistance	\$ 3,600,000	4%
Supportive Services	\$ 2,100,000	2%
<b>Total HOME-ARP Allocation</b>	<b>\$87,655,165</b>	<b>100%</b>

### *Updated budget for Substantial Amendment of the HOME-ARP Allocation Plan:*

HOME-ARP Activity	Funding Amount	Percent of the Grant
Affordable Rental Housing Development	\$55,883,376	65%
Non-Congregate Shelter Development	\$14,700,000	17%
Administration	\$9,500,000	11%
Tenant-Based Rental Assistance	\$0	0%
Supportive Services	\$5,700,000	7%
<b>Total HOME-ARP Allocation</b>	<b>\$85,783,376</b>	<b>100%</b>

Below, we will describe how the characteristics of the shelter and housing inventory, service delivery system and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities.

## Rental Housing Development

**Goal: Develop at least 200 rental housing units set aside for HOME-ARP Qualified Populations**

Most of Georgia's HOME-ARP funds (~~73.576%~~) will be used to develop rural affordable housing

developments in conjunction with Low Income Housing Tax Credit (LIHTC) developments. ~~HOME, and/or National Housing Trust Funds~~. HOME-ARP funds can pay up to 100% of the cost of construction and provide an operating reserve for the fifteen (15) year affordability period.

The total Georgia HOME-ARP funds budgeted for rental housing construction is ~~\$ 64,424,131~~ ~~\$55,883,376~~ to be distributed at a rate of ~~\$12,884,826~~ ~~\$13,970,844~~ per year for four years between ~~2023 2024~~ and ~~2027 2028~~. ~~and \$12,884,827 in year five, 2027.~~

The Georgia Department of Community Affairs will set a per-unit cost limit of ~~\$250,000~~ ~~\$300,000~~ per unit and a per-unit operating cost limit of \$90,000 per unit to provide up to \$500 per month per unit for the fifteen-year mandated compliance period for a total of ~~\$340,000~~ ~~\$390,000~~ per unit maximum. At ~~\$340,000~~ ~~\$390,000~~ per unit, the State of Georgia can construct ~~up to 190~~ ~~at least~~ ~~200~~ units of affordable rental housing at a rate of up to ~~38~~ ~~50~~ units each year for ~~five~~ ~~four~~ years.

The Georgia Department of Community Affairs will administer the HOME-ARP rental housing development program directly. Developers will be able to apply for HOME-ARP funds through the annual competitive Low-Income Housing Tax Credit (LIHTC) application and an annually competitive NOFA for HOME-ARP.

Both competitive processes include rigorous competitive scoring criteria. Developments that provide project-based rental assistance (PBRA) and coordinate with qualified population service providers, will be given preference in scoring.

Pairing HOME-ARP with other funding sources has many benefits:

- Eliminates the need to develop architectural standards as well as processes and procedures as awarded developments will be required to align with existing protocol.
- Eliminates the need to create a process for screening applicants/developers for capacity, knowledge, experience, etc.
- Allows existing staff to incorporate additional layered funding into underwriting processes.

HOME-ARP-funded units must be reserved for populations as defined in the HOME-ARP Implementation Notice CPD-21-10 and placement must be coordinated through ~~either (1) HOME-ARP Expanded Coordinated Entry or (2) Coordinated Entry & Other Referral Methods~~. ~~This referral adjustment is made to ensure all qualified populations are reached.~~

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for a nonprofit organization's operating assistance, capacity building, and administrative costs is within HOME-ARP limits.

## **Non-Congregate Shelter Development:**

**Goal: Develop at least 35 non-congregate transitional shelter units**

Ten percent (10%) of Georgia HOME-ARP funds will be used to develop non-congregate shelters operated by nonprofits and public agencies for qualified populations moving from emergency shelters to stable affordable housing.

The total Georgia HOME-ARP funds budgeted for non-congregate shelters is \$8,765,517 to be distributed through an annual competitive NOFA for five years between 2023 and 2027 until the funds are expended.

~~The Georgia Department of Community Affairs will set the per-unit cost limit of \$250,000 per unit. At \$250,000 per unit, the State of Georgia can construct around 35 non-congregate shelter units.~~

The HUD HOME-ARP program guidelines do not allow HOME-ARP funds to be used to operate or staff Non-Congregate Shelters therefore Project Sponsors will be responsible for operating and staffing their shelters.

The Georgia Department of Community Affairs will administer HOME-ARP non-congregate shelter development program directly. Shelter developers will be able to apply for HOME-ARP funds through **an annual** a competitive NOFA that includes competitive scoring criteria for both the shelter developers and operators. Nonprofit and public agency shelter operators will need to demonstrate the ability to have the adequate financial resource and administrative capacity to operate the non-congregate shelter units through the compliance period as defined in the HOME-ARP Implementation Notice CPD-21-10. Shelter plans must include plans to **continue to** operate the shelters or convert units to affordable rental housing after the HOME-ARP compliance period.

## **~~Tenant Based Rental Assistance~~**

~~There are currently over 350 households receiving Emergency Solutions Grant CARES Act (ESG-CV) temporary rental assistance. ESG-CV funds are scheduled to expire September 30, 2023 and ESG-CV subgrantees are expected to find other sources of funds to help their clients pay their rent. \$3,600,000 will provide 300 clients with \$1,000 per month for another year (September 30, 2024) to extend rental support to most of the ESG-CV clients if they cannot find other means of support. As with the Non-Congregate Shelter funds, these funds will be reviewed annually and any remaining unspent funds will be allocated to Rental Housing Construction.~~

## **Supportive Services**

Georgia's HOME-ARP funds will be used to help HOME-ARP Qualified Populations locate, obtain, and retain housing, and to provide financial assistance to pay for rental application fees,

security deposits, and utility deposits. The Georgia Department of Community Affairs Coordinated Entry Staff will be responsible for determining needs and ensuring that funds are not duplicated.

### **Administration**

The Georgia Department of Community Affairs will use HOME-ARP Administration Funds to provide day-to-day management and oversight of the program, ensure compliance, **and work to build supportive housing capacity throughout the state, either directly or through third-party consultants and strategies.**

### **Funds Per Year:**

Some HOME-ARP activities will be carried out for nine years and some for five years.

HOME-ARP administration ~~and supportive services~~ activities will begin as soon as HUD approves the HOME-ARP allocation plan and will continue until the funds expire on September 30, 2030.

HOME-ARP rental housing and non-congregate shelter construction annual funding rounds will begin in 2023 and will continue through ~~2028~~ 2027. **Supportive Services will be distributed during that time as well.** Developments must be completed within three years. The amount per year in the table below are targeted goals to stay on track but may change depending on the number of fundable applications received in annual competitions.

**If an operating reserve account is needed to maintain rental housing units for very low-income tenants, the accounts will be opened and maintained throughout the required fifteen (15) year affordability period.** Non-congregate shelter providers will be required to keep the shelters operational during the shelters' regulatory compliance periods. Once the non-congregate shelter compliance period is over, the shelter may remain in use as shelter units or be converted to affordable rental housing units **or permanent supportive housing.**

At year three (3) in April 2025 and year six (6) in April 2027, the State of Georgia will analyze current conditions and remaining fund balances and redistribute funds to rental housing development through ~~the annual HUD Action Plan.~~ **a HOME-ARP Allocation Plan Update.**



## Funds Per Year - Budget:

Activity	Affordable Rental Housing Development	Non-Congregate Shelter Development	Administration and Planning	Tenant Based Rental Assistance	Supportive Services	Total HOME-ARP Fund Activity Per Year
2022			\$973,946		\$233,333	\$1,207,279
2023	\$12,884,826	\$1,753,103	\$973,946	\$900,000	\$233,333	\$16,745,208
2024	\$12,884,826	\$1,753,103	\$973,946	\$2,700,000	\$233,333	\$18,545,208
2025	\$12,884,826	\$1,753,103	\$973,946		\$233,333	\$15,845,208
2026	\$12,884,826	\$1,753,104	\$973,946		\$233,333	\$15,845,209
2027	\$12,884,827	\$1,753,104	\$973,946		\$233,333	\$15,845,210
2028			\$973,947		\$233,334	\$1,207,281
2029			\$973,947		\$233,334	\$1,207,281
2030			\$973,947		\$233,334	\$1,207,281
Total	\$64,424,131	\$8,765,517	\$8,765,517	\$3,600,000	\$2,100,000	\$87,655,165

Activity	Affordable Rental Housing Development	Non-Congregate Shelter Development	Administration and Planning	Tenant Based Rental Assistance	Supportive Services	Total HOME-ARP Fund Activity Per Year
2022						
2023			\$400,000			\$ 400,000
2024	\$ 13,970,844	\$ 3,675,000	\$1,375,000	\$0		\$ 19,020,844
2025	\$ 13,970,844	\$ 3,675,000	\$1,375,000	\$0	\$950,000	\$ 19,970,844
2026	\$ 13,970,844	\$ 3,675,000	\$1,375,000	\$0	\$950,000	\$ 19,970,844
2027	\$ 13,970,844	\$ 3,675,000	\$1,375,000		\$950,000	\$ 19,970,844
2028			\$1,200,000		\$950,000	\$ 2,150,000
2029			\$1,200,000		\$950,000	\$ 2,150,000
2030			\$1,200,000		\$950,000	\$ 2,150,000
Total	\$ 55,883,376	\$ 14,700,000	\$ 9,500,000	\$ 0	\$ 5,700,000	\$ 85,783,376

## Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and non-discrimination requirements including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

For a majority of the HOME-ARP Rental Housing developments, the State of Georgia will not give a preference to one or more qualifying populations or a subpopulation with the use of HOME-ARP funds. Upon DCA and HUD's approval, permanent supportive housing developers, non-congregate shelter developers, and supportive service providers may be able to limit their housing and services to any of the HOME-ARP qualifying populations.

Georgia HOME-ARP-funded rental units must be reserved for qualifying populations as defined in the HOME-ARP Implementation Notice CPD-21-10, and placement must occur through an allowable HOME-ARP referral method of CE & Other Referral methods.

The Original HOME-ARP Allocation Plan did not specify a particular Qualified Population that would be served. The State is now updating the plan to include specific definitions for two Qualified Populations to meet HUD's requirements and to award funds to two Non-Congregate Shelter providers that will serve:

1. Preference: Qualified Population One, unsheltered homeless households with a disability who meet HOME-ARP's definition of homeless in CPD Notice 21-10.
2. Limitation: Qualified Population Three, focusing on victims of Human Trafficking. Single Youth, ages 12-17, identified as victims of human trafficking, as validated by a law enforcement agency, will be limited for admission. This limitation will be for GA Licensed Residential Child Care Institutions only.

Need Justification for Qualified Population One:

Based on the 2022 Balance of State PIT data, the unsheltered homeless needs in Metro Atlanta extend over an hour outside of Metro Atlanta into the Northeast Georgia Region. The need for services in this area has increased every year since 2019. Over 50% of those individuals have been homeless for four years or more, and 35% of the homeless individuals have lived in the area for less than two years. Increasing the number of shelter beds in the region is becoming imperative. From 2022 to 2023, the Point in Time (PIT) Count showed an increase in the number of unsheltered homeless individuals from 74 to 177 in the area's core for services, Athens, Georgia. This shows an additional reason for additional services and a preference for the homeless population in this area due to the increasing need.

Referrals to the Non-Congregate Shelter are as follows:

The Qualified Population One preference will come through the regional Coordinated Entry System and other referral agencies. The non-congregate shelter will manage access to the program based on unit availability and ranking on first come, first served, with a preference for those who are unsheltered homeless with a disability.

Need Justification for Qualified Population Three:

In 2021, 1,073 signals (calls, texts, and online chats and tips) were received by the National Human Trafficking Hotline from Georgia, with 281 identified cases and 1,065 identified victims. 194 of these cases involved sex trafficking, and an additional 9 cases involved both sex and labor trafficking. This places Georgia 19th in the nation with a rate of 2.57 per 100,000 per capita, demonstrating an ongoing need for services and housing for survivors of sex trafficking in Georgia.

Over the past three years, more than 300 CSEC (Commercial Sexual Exploitation of Children) youth have been served, and of that number, there were approximately 15 youth who didn't identify as female at the time of referral. In the state of Georgia, no current places serve youth of all genders for long-term residential care. The proposed Youth Residential Program will be the first in the state. Across Georgia, only nine residential programs for CSEC cases exist; across all sites, there are approximately 100-125 beds. In this program number, one of those sites just opened this year.

Housing insecurity and homelessness are vital issues contributing to a youth's vulnerability to being trafficked and preventing them from leaving their trafficking situation. Among youth who reported "being trafficked for sex, engaging in survival sex, or generally trading sex for money, 68% reported doing so while they were homeless." Polaris states that 64% reported that the lack of affordable housing was a barrier to their ability to leave their trafficking situation, and traffickers will exploit a survivor's fears with threats of homelessness as a method of coercion. Therefore, funding the development and expansion of youth residential programs will directly help those victimized by human trafficking through its safe, supportive housing and by reducing their vulnerability to re-victimization in the future.

Referrals to the Non-Congregate Shelter are as follows:

Trafficked youth referrals will come from the Fulton County Coordinated Entry System, the Department of Family and Children Services (DFCS), and the Department of Juvenile Justice (DJJ). Referrals will be coordinated through the non-congregate shelter, and trafficked youth will be collectively placed on a first-come, first-serve basis from all referral sources. The shelter will be responsible for the waitlist, the collection of Qualified Population documentation, and Affirmative Marketing for all demographics of the limited Qualified Population.

The State of Georgia may fund other non-congregate shelter constructions with HOME-ARP funds in the future.

All housing and supportive services activities must adhere to all applicable fair housing, civil rights, and nondiscrimination requirements included but not limited to those requirements listed in 24 CFR 5.105(a).

# HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project.

The State of Georgia does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing to be rehabilitated with HOME-ARP funds at this time. If the State determines that the program will use the funds to refinance existing debt in a future program year, the State will follow the refinancing guidelines [24 CFR 92.206\(b\)](#) and update the HUD Annual Action Plan accordingly. Under no circumstances can the State use HOME-ARP funds to refinance multifamily loans made or insured by any federal program, including CDBG.

# Appendix A

## HOME-ARP Survey and Forum Attendee Feedback

The following comments were made during the forums and in the HOME-ARP survey responses:

- The rural parts of the state need assist with homelessness and those in trouble of being homeless. The metro area always gets the funds and the rural areas get left out
- Tiny house communities are so needed
- Support and programs south of Macon
- Clayton County needs great assistance for minority / low-income individuals and families at risk of eviction. Preferably that nonprofits can dispense supportive services and financial assistance.
- Clients need support maintaining housing and support access other services to support their stability.
- We have many families who can't afford rent anymore. As a result, they are moving together, causing over-crowding of homes. As a consequence of this, we have seen a marked increase in cases of domestic violence (+112%) and child sexual abuse (+231%).
- There is a great need for affordable housing with supportive services for the elderly 62 years of age or older. These units will provide very low-income elderly with options that allow them to live independently in an environment that provides support activities such as cleaning, cooking, and transportation. The goal is to encourage recipients to live as independently as possible with some assistance in activities of daily living (ADLs) that are needed.
- Lack of affordable housing in most of the counties we serve....no place to rent.
- We are a rural community; whereby, there has traditionally been a lack of housing for eligible families. Additional housing will help to supply the demand for more affordable housing for low-income families.
- Rental Housing Development in this area would only be beneficial in this area if it were substantively subsidized. Housing options in the Savannah are available the larger barrier is affordability. Developing rental housing in the current market does little to provide obtainable options for the clients we serve.
- Non-Congregate Shelter Development are useable for the short term; however, they tend to be too short term or lasting effectiveness.
- Rental Housing Vouchers for our population are currently available. The barrier for these is not the availability but finding individuals to accept them. In this area and surrounding areas, property owners who accept vouchers have been difficult to find. The very few that do accept them often offer substandard housing options and housing in high crime areas. As such, supportive services would likely be most beneficial for our population and area. It is my

hope that the supportive services would include supportive housing, combining affordability with intensive coordinated services to assist individuals struggling with chronic mental health issues maintain stable housing and obtain appropriate health care, in addition to, providing permanence

- The poor need more money for housing that they can earn.
- There is a lack of income base rental housing development in Chatham County. Homeless individuals need immediate rental housing that are available with staff employed that understand that individual is homeless or is at risk of being homeless. Individual who are homeless or is at risk of being homeless may not be prepared to seeking/ obtain a house with a house voucher through a privately owned apartment or house. Some individual need assistances from housing development to maintain their home once they obtain housing.
- Growing gap in affordable housing options
- Most of the referrals that we get for our services in general are individuals that are homeless or at risk of homelessness. There is not enough housing in our area to house everyone that needs housing. Our PSH program has a waiting list. It is also difficult to find properties that will rent to our clientele due to their credit, and criminal backgrounds. Many individuals that are needing housing has very low or no income at all.
- Due to safety precautions taken to respond to the COVID-19 pandemic, we reduced our bed capacity in our emergency shelter to a single head of household/family in each of our eight bedrooms. Historically families have shared bedrooms to serve as many homeless individuals as possible. Reducing our bed capacity ultimately reduced the number of families we could help at a time in the facility. Although we placed families seeking shelter in a local hotel for overflow, hotel stays are not the safest options for victims of domestic violence, confidentiality is hard to ensure, providing support services in a hotel or virtual environment is not conducive to being client-centered, and hotel operational cost are expensive over a long span of time. The additional healthcare crisis the COVID-10 pandemic, and any future similar pandemic, creates for homeless victims of domestic violence makes it necessary for us to prioritize providing new strategies to house those fleeing dangerous situations in socially distanced acceptable ways.
- We strive to ensure our clients find safe, affordable housing before leaving our shelter; however, that is not easy in our area. Rental properties that are affordable are extremely hard to find.
- We are a rural and high-poverty area and many of our landlords increase rental prices. The HUD 811 program has not been successful in our region. Our agency conducted a Community Needs Assessment in 2020, and much feedbacks were about affordable housing. This region needs affordable housing units and stocks.
- Rental costs have skyrocketed to outrageous amounts. This makes it a challenge for folks to be eligible for safe housing. It also makes it difficult to keep housing. Develop plans to address the below needs. Please consider; Folks who have bad credit, Folks who have had a previous eviction, A plan for helping people who can't maintain these high rents long term.

- For the housing first model to succeed, there must be enough affordable housing units available to place homeless individuals and families into. The creation of affordable rental housing, subsidized with federal, state, and local funding, allows agencies to place the unsheltered in a housing unit, assist in their stabilization and then connect them to needed services. Non-congregate shelter is also an option, but more permanent housing units solves the long-term problem and secures housing for those that are most vulnerable and in need of it.
- Athens-Clarke County is the smallest county (regarding land) in the state. It also is home to the University of Georgia. Developers work to create off-campus housing options for students that are unaffordable to local families and individuals on fixed incomes. The combination of a lack of space for new construction and the realities of the market makes it difficult for us to create the housing stock we need for our low to moderate-income community members.
- Needed for homeless, evictees so they can receive needed services--job training, counseling, etc.--until they obtain jobs/ample income to afford permanent housing. Affordable rents/housing is also necessary.
- Many people in homelessness on our streets have nowhere to go except a hotel for 2 weeks. This does not solve the solution. If we had funds available to stabilize people for up to 90 days to 6 months and assist them with mental health stabilization, work placement and structured living and building up to autonomous financial responsibility we could prevent chronic homelessness issues from continuing and break the cycle.
- Very difficult to find suitable and safe housing in our rural area.
- Preservation of affordable housing is in dire need of support - especially unsubsidized affordable housing of smaller sizes. We are losing units, and there are not prioritized resources to do this at scale.
- I hope we will find a way to use these funds to support people living with and affected by HIV/AIDS. Particularly those that are at risk of homelessness
- HOME-ARP QAP scoring to incentivize affordable housing development to mitigate homelessness for the I/DD populations especially those at risk for homelessness due to living with aging parents. Perhaps co-housing for older adults work I/DD adults.
- How can we structure the funds to make sure that whatever is created is sustainable beyond 2030?
- I hope we will find a way to help people that are too chronically mentally ill to overcome some of the application eligibility requirements to get them housed
- Please don't forget about South GA. Can funds be used with USDA?

Forum feedback for populations to address with HOME-ARP funds:

- Diverse people from all backgrounds with amazing talents abilities and some burdened with monumental challenges
- Mental illness clients

- Precariously Housed
- Young adults 18-24
- Homeless, mentally ill, unemployed, underemployed, aging out of foster care, fleeing domestic violence.
- People with multiple barriers to stability. Frequent users of our local health care and justice systems
- Individuals who are working or have limited income and lack family/community resources to afford a place of their own.
- Homeless youth. Those that “couch surf” and don’t meet HUD homeless definition. Youth who aged out of foster care. Parenting youth
- Chronically homeless individuals and families that have experienced COVID
- Those who are lacking one or more suitability factors to change their mindset of homelessness.
- Limited income and single parents
- Elderly, Veterans, Families, Teenagers, DV Survivors, Sexual Assault Victims.
- Working poor, dv women and children
- Minority and low-income individuals who have lost jobs / wages during the pandemic. These individuals are resilient
- Mental health diagnosis
- People with more than one issue; homeless AND disabled, low income AND domestic violence involved.
- Low wage earners and single parent households
- People with felony backgrounds-especially sex offenders
- Single individuals, single parents, low to moderate income, prison released
- Asset income constrained Employed 2. People in communities with very little “affordable housing” options 3. Chronically homeless
- Veteran families who are homeless or at risk of being homeless and the population of homeless individuals.
- Experiencing substance use disorder or mental health concerns
- Anyone experiencing homelessness or insufficient income to afford housing
- I believe that all are needed to help and accommodate struggling families, however supportive services can prevent and prepare a homeowner for increasing prices in many different areas of life.
- It is my belief that all families should have access to safe, decent, and affordable housing. With more rental opportunities, many families will realize their dreams and aspirations to live in affordable housing that's maintained in a safe manner.
- National church residences provide an array of supportive housing in jurisdictions in and outside Georgia. However, the funding in GA is the MOST limited and reliant on



fundraising. The ability to have a long-term commitment for supportive housing is the KEY to providing long term opportunities to address homelessness.

- Stop Gentrification in my town. Keep residents from fleeing at risk of becoming homeless. Rents out of control.
- During the COVID-19 pandemic, many homeless persons experience compounding risks of exposure as well as increased risks of serious symptoms and/or complications. To address the impact of the coronavirus pandemic on homeless people with a disability, immediate and comprehensive action, grounded in the principles of affordability for person who are coming out of chronic homelessness and yearn for a permanent place to call home is desperately needed.
- I encourage you to consider preservation of rural properties as well, as there are limited sources towards preservation of these critical properties.
- Lack of available housing, especially for lower-income earners

### **Georgia Supportive Housing Association**

- **Needs Unique to Georgia:** Georgia lacks adequate funding to pay supportive housing providers for the essential supportive services they provide to vulnerable populations across the state. Georgia has committed developers of supportive housing, however, due to the burden of inadequate supportive services funding, many are making tough decisions to eliminate supportive housing projects from their portfolios. An additional related impact of the lack of resources is rapid turnover of staff due to low wages, and turnover at the executive level due to the funding stresses on these non-profit organizations. In addition, supportive housing providers have a lack of discretionary funds for emergency needs, a lack of funding for requisite expenses, and a scarcity of liquid assets to use as matching funds to apply for grants.
- **Recommendations for HOME-ARP Activities, Allocations, and Impact:** Coordinate with local jurisdictions and developers to braid and leverage HOME-ARP funds with other state and federal funding sources, including: the Low-Income Housing Tax Credit (LIHTC) program, State and Local Housing Trust Funds, Community Development Block Grants (CDBG, CDBG-CV), the traditional HOME Investment Partnership program funds, and additional ARPA resources such as the State and Local Fiscal Recovery Funds (SLFRF)
  - GSHA Recommended the following investments:

Purpose	Funding Amount	Percent of Grant	Statutory Limit
Capital Investment for new Construction and/or Acquisition and Development of Existing Non-Congregate Shelter or other facilities for creation or conversion to integrated affordable housing with PSH.  (ex: Affordable Rental Housing with PSH, Acquisition and/or rehabilitation of motels to create or expand non-congregate shelter facilities.)	\$42M  Braid with HOME Funds, CDBG, CDBG-CV, and ESG-CV	48%	For CDBG-CV, Housing Support Services, Operation of Shelters: 51% of clients must be low and moderate income. The remaining clients may be of any income
Supportive Services Non-Profit Operating, Non-Profit Capacity Building	\$22M	25%	Non-Profit Capacity Building 5%  Non-Profit Operating 5%
Tenant Based Rental Assistance (TBRA)	\$15M  Braid with ESG-CV	17%	
Administrative and Planning	\$8 million	9%	15%
<b>Total HOME-ARP Allocations</b>	<b>\$87M</b>		

- Award capital for projects that create permanent supportive housing units. Georgia needs more units of quality permanent supportive housing with low barriers to entry, which requires capital investments for new construction and development.
  - Funding for capital investments in PSH units should include acquisition, construction, and associated development costs. This funding should support the creation of new PSH units targeted to households earning below 30% of Area Median Income with multiple barriers to housing stability. It should add to the community’s inventory through new construction, rehabilitation of existing vacant units, the conversion of existing residential units to targeted use for PSH, or hotel/motel conversions to single-room occupancy (SRO). For these funds, DCA should incentivize units with low barriers to entry with limited restrictions on criminal background, credit and eviction history and no requirements for mental health stability and/or sobriety. Units should be service supported by a qualified provider, with tenant participation being voluntary.
  - Development models that incorporate a significant number of PSH units are desirable to meet our state needs.
  - Allowing for greater than 20% set-aside of PSH units is consistent with the

Mandate. Thoughtfully designed developments that commit to greater than 50% of the units as PSH units can be consistent with the Mandate.

- Provide vitally needed funds for services, operating, and capacity building. DCA can consider creating a flexible spending fund (FSF) that supplements funding for supportive services, non-profit operating expenses, and non-profit capacity building. An allocation from HOME-ARP can seed a FSF for these critically needed purposes.
  - These critically needed purposes include:
    - Funding for housing stabilization activities: Support with housing and benefits applications and reexaminations; treatment or case planning; transportation for clients; coordination of ongoing healthcare, including mental health and substance use treatment; support with managing tenancy and community relationships as well as organizational support to develop capacity to provide quality services.
    - Community-Based Services Capacity Building
    - Needed matching funds for grants
    - Providing a bridge for supportive services provided to consumers. Funding for services will help agencies develop infrastructure and build capacity to bill Medicaid, as well as pay for non-Medicaid eligible services and consumers who do not have Medicaid insurance.
    - Capacity building, training, and ongoing technical assistance to providers of supportive housing
- Allocate funds for rental assistance. We recommend braiding HOME-ARP funds to capitalize a reserve of HOME Investment Partnership Program (HOME) funds to be used to develop PSH set-asides in multifamily rental properties. This rental assistance can pair with HOME-ARP capital and/or funding from a (FSF). Utilization of CDBG-CV funds can be a complementary funding resource.
  - For an allocation amount of tenant-based rental assistance (TBRA), consider the practicality of allocating funds that will be subject to fair market standards.<sup>2</sup> In the current climate of increasing rents, voucher holders have limited access to affordable housing that meets FMR requirements due to limited inventory. Also, there is more funding for TBRA through other HUD programs like ESG and SHP. And, the State of Georgia may not have adequate provider capacity to administer these programs.
- We do not recommend HOME-ARP funds be connected to the 9% LIHTC program. The HOME-ARP funds are earmarked for homelessness and could potentially be usurped by affordable housing development projects without PSH units.
- Expected Outcome and Impact: The undersigned believe that the recommended allocation of HOME-ARP funding, with the allocation of braided funds, will result in existing PSH providers maintaining their programs and expanding capacity as well as the creation of new units and programs. We believe this funding, in addition to other projects utilizing the state's Low-Income Housing Tax Credit (LIHTC) 4% program, state and local housing trust funds,

HOME program funds, CDBG-CV, and ESG-CV, will create quality supportive housing at the scale needed. We share DCA's interest in serving Georgia's residents with significant vulnerabilities with housing and supportive care. We look forward to data from the statewide assessment of affordable housing and supportive housing to assist with concrete measures of need versus current supply, and a long-term statewide strategy to work with partners (such as the Continuums of Care and housing authorities) to preserve and expand affordable and PSH housing stock.

- Continued recommendation is to braid HOME-ARP funds. We support the use with the Low-Income Housing Tax Credit (LIHTC) program as proposed in the draft. Further braided of funds with CDBG, CDBG-CV) and the traditional HOME investment partnership program funds is desirable
- We recommend leveraging sustained funding, such as HOME funds and CDBG-CV (non-entitlement jurisdiction \$42.4M) to the one-time HOME-ARP funds, to maximize impact. The braided funds can be used to create a flexible spending fund. It can be allocated to providers in grants for:
- Funding for housing stabilization activities - Funding for such services (Medicaid & housing (continues to be unsystematic, inadequate, and unreliably funded via in-house fundraising. We recommend carve-out funding to enable support with housing navigations, benefits applications, and reexaminations; treatment or case planning, transportation for clients, coordination of ongoing healthcare – including mental health and substance use treatment, support with managing tenancy and community relationships as well as organization support to develop capacity to provide quality services.
- Community-based services capacity building – Georgia is lacking widespread service coordination, hiring and staff retention, which has become a significant challenge during the pandemic. The production of additional permanent supportive housing will require expanded capacity among service providers to meet the supportive service needs of the households these units will serve.
- Needs matching funds for grants – During the pandemic, most PSH provides have less liquid assets and cash on hands, which causes an inability to match funds for existing grants and to apply for new grants
- Providing a bridge for supportive services provided to consumers – Recommending that related terms for services funding tied to constructed or rehabilitated housing development also be for a 15-year period. This will ensure funders are provided with the commitment needed for the lifetime of the compliance period. If funding is to be provided directly to agencies, it is recommended that opportunity for collaboration and education be provided so that local providers are able to know and understand the resources available locally. (e.g.: NY State Regional Resource Development Centers (RRDC)) Funding for services will help agencies develop infrastructure and build capacity to bill Medicaid, as well as pay for non-Medicaid.

- Capacity building, training, and ongoing technical assistance to providers of supportive housing. Funding is needed to ensure existing and new supportive housing units meet quality standards, operate according to evidence-based practices, and can expand programs and develop new programs to meet the needs of their communities.
- In the Recommendations for HOME-ARP “HOME for the Homeless” provided by GSHA and CSH, we recommended that HOME-ARP funds not be connected to the 9% LIHTC program, as these dollars earmarked for homelessness could potentially be usurped by housing development projects without PSH units. Please allow us to clarify that safeguards can be put in place to prevent this, as follows:
  - Requiring a budget line item for supportive services as part of the HOME/ 9% preapplication, identifying that such budget would be part of the HOME-ARP funding commitment for the 15-year compliance period, in addition to the HOME-ARP construction/perm loan. These funds could be escrowed at closing by DCA with an annual drawdown by the owner.
- We also provide the following recommendations for allocation of these funds, as they are extraordinary in being tailored for use for supportive housing for people experiencing homelessness and people with high risks of homelessness in institutional and crisis systems. Our recommendations are as follows:
  - Allow for HOME-ARP funds to be used in 4% projects, when the round re-opens. Due to typical underwriting volume, these projects are larger volume than 9% projects, thus providing a larger volume of units. In addition, it is the primary vehicle of LIHTC preservation projects.
    - Again, adding funding for services to prevent homelessness/facilitate re-housing unsheltered households of the 15-year compliance period will create sustainability and satisfy lenders and syndicators underwriting of such services with operating expense of the property. These funds could be escrowed/expended at closing by DCA with an annual drawdown by the owner.
  - Because 4% deals bring in less equity than 9% deals, utilize HOME-ARP to offset the gap and add additional soft monies (traditional HOME, CDBG, AHP from FHLB etc.)
- Create regional resource development centers to act as coordination organizations to collaborate services between DBHDD, DCA, DCH et al for the benefit of households experiencing homelessness. These organizations would be responsible for facilitating re-housing and service coordination between agencies locally. These organizations can be subcontractors for Section 8 or state funded voucher programs in areas of Georgia where the local Public Housing Authority does not administer voucher programs.
- Ensure that special needs voucher programs align with the May application for LIHTC applications, and issue commitments before April. Certain programs, such as VASH and the GHVP, would pair well with supportive housing set asides.

# Appendix B

	<b>30+ Percent/ Occupied Housing Units</b>	<b>Rental vacancy rate</b>	<b>Homeowner vacancy rate</b>
Mean	12%	6%	2%
Median	11%	5%	2%
Standard Deviation	5%	4%	1%

Low	<6%	<1%	<1%
Low Average	6%	1%	1%
Average	11%	5%	2%
High Average	16%	9%	3%
High	>16%	>9%	>3%

<b>County</b>	<b>30+ Percent/ Occupied Housing Units</b>	<b>Rental vacancy rate</b>	<b>Homeowner vacancy rate</b>
Appling	8%	4%	1%
Atkinson	9%	4%	1%
Bacon	6%	6%	1%
Baker	8%	1%	1%
Baldwin	20%	6%	2%
Banks	10%	5%	2%
Barrow	10%	5%	2%
Bartow	14%	4%	3%
Ben Hill	15%	4%	5%
Berrien	10%	7%	1%
Bibb	25%	8%	3%
Bleckley	9%	9%	0%
Brantley	8%	1%	1%
Brooks	12%	5%	2%
Bryan	13%	8%	2%
Bulloch	21%	8%	1%
Burke	10%	13%	1%
Butts	13%	2%	5%
Calhoun	8%	3%	1%

County	30+ Percent/ Occupied Housing Units	Rental vacancy rate	Homeowner vacancy rate
Camden	16%	10%	3%
Candler	18%	3%	1%
Carroll	12%	3%	1%
Catoosa	9%	4%	1%
Charlton	9%	8%	1%
Chatham	20%	9%	2%
Chattahoochee	28%	4%	0%
Chattooga	15%	7%	2%
Cherokee	11%	3%	2%
Clarke	31%	3%	2%
Clay	8%	0%	3%
Clayton	25%	9%	2%
Clinch	7%	11%	1%
Cobb	15%	5%	1%
Coffee	12%	3%	1%
Colquitt	14%	7%	3%
Columbia	7%	15%	6%
Cook	15%	7%	1%
Coweta	11%	3%	1%
Crawford	6%	2%	1%
Crisp	21%	9%	2%
Dade	8%	6%	2%
Dawson	7%	9%	2%
Decatur	10%	4%	3%
DeKalb	22%	7%	2%
Dodge	10%	7%	0%
Dooly	7%	3%	1%
Dougherty	27%	8%	2%
Douglas	15%	6%	2%
Early	12%	4%	0%
Echols	7%	8%	0%
Effingham	8%	4%	1%
Elbert	10%	5%	2%
Emanuel	13%	5%	2%
Evans	12%	4%	1%
Fannin	9%	20%	5%
Fayette	8%	4%	1%

County	30+ Percent/ Occupied Housing Units	Rental vacancy rate	Homeowner vacancy rate
Floyd	16%	7%	1%
Forsyth	7%	5%	1%
Franklin	9%	12%	2%
Fulton	22%	7%	2%
Gilmer	9%	12%	2%
Glascock	10%	1%	0%
Glynn	14%	13%	2%
Gordon	13%	6%	1%
Grady	16%	2%	2%
Greene	10%	10%	3%
Gwinnett	17%	5%	1%
Habersham	8%	7%	2%
Hall	14%	5%	2%
Hancock	15%	5%	5%
Haralson	12%	2%	3%
Harris	3%	1%	2%
Hart	11%	4%	4%
Heard	11%	2%	0%
Henry	12%	6%	1%
Houston	14%	6%	2%
Irwin	10%	3%	2%
Jackson	7%	7%	1%
Jasper	6%	5%	2%
Jeff Davis	12%	9%	2%
Jefferson	16%	6%	2%
Jenkins	10%	16%	3%
Johnson	9%	7%	1%
Jones	9%	4%	1%
Lamar	11%	9%	1%
Lanier	17%	7%	1%
Laurens	15%	3%	1%
Lee	9%	3%	1%
Liberty	24%	10%	3%
Lincoln	11%	8%	0%
Long	23%	2%	1%
Lowndes	20%	9%	2%
Lumpkin	12%	11%	1%



County	30+ Percent/ Occupied Housing Units	Rental vacancy rate	Homeowner vacancy rate
Macon	15%	7%	2%
Madison	10%	0%	0%
Marion	5%	3%	1%
McDuffie	15%	4%	1%
McIntosh	8%	11%	2%
Meriwether	14%	2%	4%
Miller	10%	3%	0%
Mitchell	13%	1%	2%
Monroe	7%	7%	1%
Montgomery	10%	10%	2%
Morgan	6%	4%	1%
Murray	10%	7%	1%
Muscogee	23%	6%	2%
Newton	16%	2%	1%
Oconee	5%	1%	3%
Oglethorpe	10%	0%	2%
Paulding	9%	3%	3%
Peach	17%	10%	1%
Pickens	9%	7%	3%
Pierce	9%	3%	1%
Pike	5%	2%	1%
Polk	16%	4%	2%
Pulaski	20%	8%	1%
Putnam	11%	6%	5%
Quitman	4%	7%	14%
Rabun	14%	7%	1%
Randolph	21%	4%	5%
Richmond	26%	11%	3%
Rockdale	16%	5%	2%
Schley	9%	2%	3%
Screven	9%	20%	1%
Seminole	14%	3%	3%
Spalding	17%	6%	1%
Stephens	13%	8%	2%
Stewart	10%	5%	1%
Sumter	19%	10%	2%
Talbot	6%	6%	1%

County	30+ Percent/ Occupied Housing Units	Rental vacancy rate	Homeowner vacancy rate
Taliaferro	10%	14%	1%
Tattnall	7%	4%	1%
Taylor	23%	8%	0%
Telfair	12%	10%	1%
Terrell	17%	1%	2%
Thomas	16%	4%	2%
Tift	15%	2%	1%
Toombs	14%	9%	3%
Towns	7%	18%	3%
Treutlen	11%	5%	1%
Troup	20%	6%	3%
Turner	11%	1%	0%
Twiggs	3%	14%	0%
Union	8%	8%	2%
Upson	15%	5%	2%
Walker	12%	7%	2%
Walton	11%	4%	0%
Ware	17%	5%	1%
Warren	10%	3%	0%
Washington	12%	4%	3%
Wayne	12%	5%	2%
Webster	6%	11%	0%
Wheeler	10%	2%	0%
White	9%	17%	2%
Whitfield	12%	7%	1%
Wilcox	7%	4%	0%
Wilkes	16%	3%	1%
Wilkinson	9%	1%	2%
Worth	13%	4%	2%

# Appendix C

## 2021 Homeless Count



### HUD 2021 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

*Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2021 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.*

**State Name: Georgia**

#### Summary by household type reported:

	Sheltered		Unsheltered**	Total**
	Emergency Shelter	Transitional Housing*		
Households without children <sup>1</sup>	2,082	940	—	—
Households with at least one adult and one child <sup>2</sup>	459	293	—	—
Households with only children <sup>3</sup>	7	0	—	—
<b>Total Homeless Households</b>	<b>2,548</b>	<b>1,233</b>	<b>—</b>	<b>3,808</b>

#### Summary of persons in each household type:

	Sheltered		Unsheltered**	Total**
	Emergency Shelter	Transitional Housing*		
Persons in households without children <sup>1</sup>	2,095	1,006	—	—
Persons Age 18 to 24	139	57	—	—
Persons Over Age 24	1,956	949	—	—
Persons in households with at least one adult and one child <sup>2</sup>	1,274	847	—	—
Children Under Age 18	716	539	—	—
Persons Age 18 to 24	117	34	—	—
Persons Over Age 24	441	274	—	—
Persons in households with only children <sup>3</sup>	10	0	—	—
<b>Total Homeless Persons</b>	<b>3,379</b>	<b>1,853</b>	<b>—</b>	<b>5,486</b>

#### Demographic summary by ethnicity:

	Sheltered		Unsheltered**	Total**
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	159	110	—	—
Non-Hispanic / Non-Latino	3,220	1,743	—	—
<b>Total</b>	<b>3,379</b>	<b>1,853</b>	<b>—</b>	<b>—</b>

#### Demographic summary by gender:

	Sheltered		Unsheltered**	Total**
	Emergency Shelter	Transitional Housing*		
Female	1,421	836	—	—
Male	1,844	1,016	—	—
Transgender	23	0	—	—
Gender Non-Conforming (i.e. not exclusively male or female)	91	1	—	—
<b>Total</b>	<b>3,379</b>	<b>1,853</b>	<b>—</b>	<b>—</b>

\* Safe Haven programs are included in the Transitional Housing category.

\*\*In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion of their counts based on the potential risk of COVID-19 transmission associated with conducting an in-person survey. As a result, HUD has excluded the unsheltered population sub-totals and all unsheltered sub-population data for this reporting period. The user is cautioned that the total homeless counts reported here are missing data. Users may refer to the CoC-level reports to review the unsheltered PIT count numbers for CoCs that conducted an unsheltered PIT count.

<sup>1</sup>This category includes single adults, adult couples with no children, and groups of adults.

<sup>2</sup>This category includes households with one adult and at least one child under age 18.

<sup>3</sup>This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Tuesday, January 11, 2022



## HUD 2021 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

*Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2021 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.*

### Demographic summary by race:

	Sheltered		Unsheltered**	Total**
	Emergency Shelter	Transitional Housing*		
Black or African-American	2,426	1,288	—	—
White	815	489	—	—
Asian	31	10	—	—
American Indian or Alaska Native	11	2	—	—
Native Hawaiian or Other Pacific Islander	9	3	—	—
Multiple Races	87	61	—	—
<b>Total</b>	<b>3,379</b>	<b>1,853</b>	<b>—</b>	<b>—</b>

### Summary of chronically homeless households by household type reported:

	Sheltered		Unsheltered**	Total**
	Emergency Shelter	Transitional Housing*		
Chronically Homeless households with at least one adult and one child <sup>2</sup>	31	0	—	—

### Summary of chronically homeless persons in each household type:

Chronically Homeless persons in households without children <sup>1</sup>	562	0	—	—
Chronically Homeless persons in households with at least one adult and one child <sup>2</sup>	85	0	—	—
Chronically Homeless persons in households with only children <sup>3</sup>	0	0	—	—
<b>Total Chronically Homeless Persons</b>	<b>647</b>	<b>0</b>	<b>—</b>	<b>—</b>

### Summary of all other populations reported:

Severely Mentally Ill	904	319	—	—
Chronic Substance Abuse	704	400	—	—
Veterans	172	124	—	—
HIV/AIDS	182	56	—	—
Victims of Domestic Violence	416	312	—	—
Unaccompanied Youth	146	56	—	—
Unaccompanied Youth Under 18	10	0	—	—
Unaccompanied Youth 18-24	136	56	—	—
Parenting Youth	39	32	—	—
Parenting Youth Under 18	0	0	—	—
Parenting Youth 18-24	39	32	—	—
Children of Parenting Youth	51	45	—	—

<sup>1</sup> S46 Haven programs are included in the Transitional Housing category.  
<sup>2</sup> In 2021, HUD gave communities the option to cancel or modify the unsheltered survey portion of their counts based on the potential risk of COVID-19 transmission associated with conducting an in-person survey. As a result, HUD has excluded the unsheltered population sub-totals and all unsheltered sub-population data for this reporting period. The user is cautioned that the total homeless counts reported here are missing data. Users may refer to the CoC-level reports to review the unsheltered PIT count numbers for CoCs that conducted an unsheltered PIT count.

<sup>3</sup> This category includes single adults, adult couples with no children, and groups of adults.

<sup>4</sup> This category includes households with one adult and at least one child under age 18.

<sup>5</sup> This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Tuesday, January 11, 2022

# Appendix D

## 2021 Housing Inventory Count



### HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

*Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2021 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2021. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.*

#### State: Georgia

#### Summary of all available beds reported, aggregated to the state level:

	Family Units <sup>1</sup>	Family Beds <sup>1</sup>	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds <sup>2</sup>	Veteran Beds <sup>3</sup>	Youth Beds <sup>3</sup>
<b>Emergency, Safe Haven and Transitional Housing</b>	<b>1,128</b>	<b>3,260</b>	<b>4,338</b>	<b>59</b>	<b>7,657</b>	<b>301</b>	<b>132</b>	n/a	279	226
Emergency Shelter	742	2,049	2,686	54	4,789	301	132	n/a	58	142
Transitional Housing	386	1,211	1,652	5	2,868	n/a	n/a	n/a	221	84
<b>Permanent Housing</b>	<b>1,882</b>	<b>4,815</b>	<b>6,141</b>	<b>0</b>	<b>10,956</b>	<b>n/a</b>	<b>n/a</b>	n/a	3,176	340
Permanent Supportive Housing*	1,277	2,882	5,306	0	8,188	n/a	n/a	3,739	2,819	47
Rapid Re-Housing	571	1,832	805	0	2,637	n/a	n/a	n/a	357	288
Other Permanent Housing**	34	101	30	0	131	n/a	n/a	n/a	0	5
<b>Grand Total</b>	<b>3,010</b>	<b>8,075</b>	<b>10,479</b>	<b>59</b>	<b>18,613</b>	<b>301</b>	<b>132</b>	<b>3,739</b>	<b>3,455</b>	<b>566</b>

# Appendix E

## Georgia Housing Profile

### 2021 GEORGIA HOUSING PROFILE

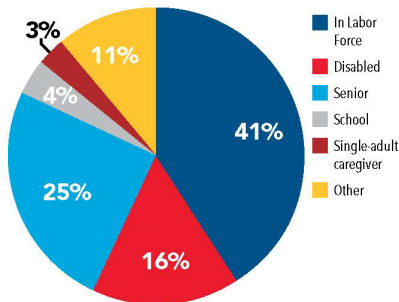


Across Georgia, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

**SENATORS:** Jon Ossoff and Raphael G. Warnock

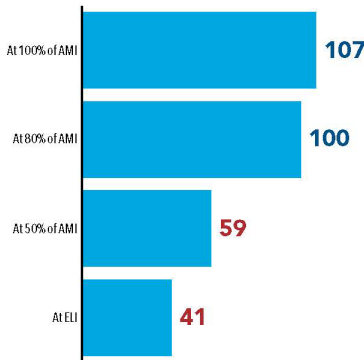
<b>KEY FACTS</b>	<b>327,006</b> OR <b>24%</b> Renter Households that are extremely low income	<b>\$25,750</b> Maximum income of 4-person extremely low income households (state level)	<b>-193,726</b> Shortage of rental homes affordable and available for extremely low income renters	<b>\$40,398</b> Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.	<b>72%</b> Percent of extremely low income renter households with severe cost burden
------------------	---	---	---	--	---

**EXTREMELY LOW INCOME RENTER HOUSEHOLDS**



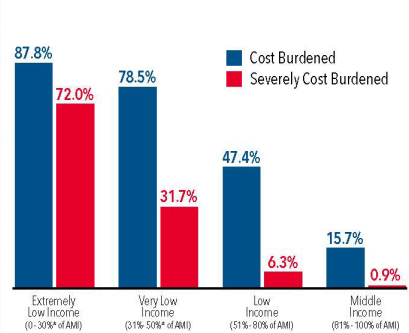
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 14% of extremely low-income renter households are single adult caregivers, more than half of whom usually work more than 20 hours per week. Source: 2019 ACS PUMS.

**AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS**



Source: NLIHC tabulations of 2019 ACS PUMS.

**HOUSING COST BURDEN BY INCOME GROUP**



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2019 ACS PUMS.

Updated: 07/19/2021

1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 [WWW.NLIHC.ORG](http://WWW.NLIHC.ORG)

Extremely Low Income = 0-30% of AMI  
Low Income = 51-80% of AMI  
Note: \*Or poverty guideline, if higher.

Very Low Income = 31%-50% of AMI  
Middle Income = 81%-100% of AMI

# Appendix F

## Additional Forum Attendees

### GA Public Housing Authorities Focus Group for New Housing for Homeless Grant Program

August 9, 2022

3:00 – 4:00 PM

Name	Name of Organization	Type of Organization
D'Amber Smith		
Sadeckas, Ken	Atlanta Housing	Public Housing Authority
14783969139		
Carrie Jarrett	Milledgeville Housing Authority	Public Housing Authority
Pete Walker	Housing Authority of DeKalb County	Public Housing Authority
Kevin Jones	Buford Housing Authority	Public Housing Authority
Kevin Jones	Buford Housing Authority	Public Housing Authority
Rick Parker	Athens Housing Authority	Public Housing Authority
Sara D. Patenaude	Housing Authority of the City of Decatur	Public Housing Authority
John Marria		
Kevin Stuart		
Sandra	Northwest Georgia Housing Authority	Public Housing Authority
Trey McElveen	Athens Housing Authority	Public Housing Authority
Monifa Johnson	Housing Authority of the City of Statesboro, GA	Public Housing Authority
17064015231		
Josh Beck	Housing Authority of Vidalia	Public Housing Authority
Rena Boykin		
12293394138		
Zena Zahran (Guest)		
Michelle Yawn	Housing Authority of the City of Winder, GA	Public Housing Authority
Russell Nast		
Zena Zahran		
Rose Simpson		
Adriana Meadows	Marietta Housing Authority	Public Housing Authority
Kevin Stuart		
17066783263		
Zena Zahran		

## Fair Housing Considerations Focus Group for New Housing for Homeless Grant Programs

August 10, 2022  
3:00 – 4:00 PM

Name	Organization	Type of Organization
Christy Barnes	Georgia Department of Community Affairs	State Agency
Jessica Bernacchi	HUD	Federal Agency

## Focus Group for New Housing for Homeless Grant Programs – Considerations for People with Disabilities

August 11, 2022  
3:00 – 4:00 PM

Name	Organization	Type of Organization
Jessica L. Jones	Avita Community Partners	Community Service Board
Greg Sadler (Guest)		
Bowman, Shirley	Serenity Behavioral Health Systems	Community Service Board
Angela Holt	Middle Flint Behavioral HealthCare	Community Service Board
Michelle T. Thompson	Avita Community Partners	Community Service Board
Carla Myers	Lookout Mountain Community Services	Community Service Board
PHenry (Guest)		
Pamela Cartwright	Legacy Behavioral Health Services	Community Service Board
Evan M. Mills	Advantage Behavioral Health Systems	Community Service Board
Meredith Swartz	Atlanta Regional Community Health Initiative	
Glass, Dana	Aspire Behavioral Health and Developmental Disability Services	Community Service Board
Phylicia Anderson, Gateway CSB (Guest)	Gateway Community Service Board	Community Service Board
Shane Hester (Guest)	River Edge Behavioral Health	Community Service Board
12294304005		
Barbara Green-Flood	Atlanta Regional Community Health Initiative (ARCHI)	Community Service Board
14788037808		
Jerry Smith	Community Service Board of Middle Georgia	Community Service Board
Mariel Risner Sivley (Guest)	Georgia Supportive Housing Association	
Shonda Miller	Unison Behavioral Health	Community Service Board
Erika Parks	River Edge Behavioral Health	Community Service Board
Elizabeth Appley		



Deirdre Bolden	Atlanta Regional Community Health Initiative	
Sheshawn Miller		
Chad Jones (Guest)	Supportive Housing Advisory on Residential Experiences (SHARE) committee; Viewpoint Health	
Melissa Kazakides	Behavioral Health Planning and Advisory Council (BHPAC)	
Lee Pavlik	Aspire Behavioral Health and Developmental Disability Service	Community Service Board
Lee Pavlik	Aspire Behavioral Health and Developmental Disability Service	Community Service Board
Cindy Levi	Avita Community Partners	Community Service Board
Priya Patel	Legacy Behavioral Health Services	Community Service Board
m f		

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- Department of Community Supervision, Reentry Services Division. (2022, Oct 24). Reentry Data Request. Atlanta, GA.
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**State of Georgia HOME-ARP  
Allocation Plan  
SF-424s, SF-424d, and  
Certifications**

Application for Federal Assistance SF-424								
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision			<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____		
<b>* 3. Date Received:</b> 05/03/2022			<b>4. Applicant Identifier:</b> _____					
<b>5a. Federal Entity Identifier:</b> _____			<b>5b. Federal Award Identifier:</b> _____					
<b>State Use Only:</b>								
<b>6. Date Received by State:</b> _____		<b>7. State Application Identifier:</b> _____						
<b>8. APPLICANT INFORMATION:</b>								
<b>* a. Legal Name:</b> Georgia Department of Community Affairs								
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 58-1259426			<b>* c. UEI:</b> 807479084000					
<b>d. Address:</b>								
<b>* Street1:</b> 60 Executive Park South, NE								
<b>Street2:</b> _____								
<b>* City:</b> Atlanta								
<b>County/Parish:</b> _____								
<b>* State:</b> GA: Georgia								
<b>Province:</b> _____								
<b>* Country:</b> USA: UNITED STATES								
<b>* Zip / Postal Code:</b> 30329-2296								
<b>e. Organizational Unit:</b>								
<b>Department Name:</b> GA Dept. of Community Affairs			<b>Division Name:</b> Housing Finance Development					
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>								
<b>Prefix:</b> Mr.		<b>* First Name:</b> Tommy						
<b>Middle Name:</b> _____								
<b>* Last Name:</b> Lowman								
<b>Suffix:</b> _____								
<b>Title:</b> Division Director								
<b>Organizational Affiliation:</b> Georgia Department of Community Affairs								
<b>* Telephone Number:</b> 404-679-3101			<b>Fax Number:</b> _____					
<b>* Email:</b> Tommy.Lowmon@dca.ga.gov								

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.239

CFDA Title:

HOME Investment Partnership Program

**\* 12. Funding Opportunity Number:**

\* Title:

HOME - ARP

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

HOME - ARP

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**  
\* a. Applicant  \* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**  
\* a. Start Date:  \* b. End Date:

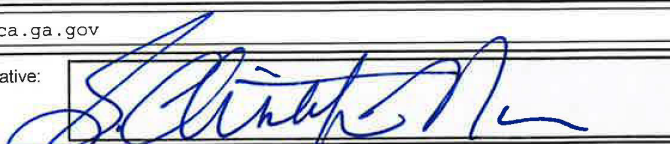
**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="87,655,165.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="87,655,165.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**  
 a. This application was made available to the State under the Executive Order 12372 Process for review on   
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.  
 c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**  
 Yes  No  
If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**  
 \*\* I AGREE  
\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**  
Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:   
\* Title:   
\* Telephone Number:  Fax Number:   
\* Email:   
\* Signature of Authorized Representative:  \* Date Signed:

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Commissioner
APPLICANT ORGANIZATION Georgia Department of Community Affairs	DATE SUBMITTED 6-3-2022

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## HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employecc of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

6-3-2022  
Date

Commissioner GA Department of Community Affairs  
Title