

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

***JULY 1, 2007 - JUNE 30, 2008***

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# INTRODUCTION

## OVERVIEW

In compliance with regulations from the U.S. Department of Housing and Urban Development (HUD), the State of Georgia developed the Federal Fiscal Year 2007 Consolidated Plan for the State of Georgia. This performance report is required as part of the U.S. Department of Housing and Urban Development's (HUD's) state Consolidated Planning process, and is outlined specifically in 24 CFR 91.520. The Consolidated Plan outlines the State's housing, community development needs and the steps the State plans to take to address identified needs using its allocation of federal formula funds. The Consolidated Plan is divided into four sections: (1) an assessment of housing and homeless needs (2) an analysis of the state's housing market, (3) a five-year strategic plan, and (4) a one-year action plan. The State must revise the entire Consolidated Plan no less frequently than once every five years, with the Action Plan section updated annually.

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

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

During State Fiscal Year 2008 (SFY2008), the period of July 1, 2007 – June 30, 2008, the Georgia Department of Community Affairs (DCA) was the recipient of the CDBG funds from HUD. The Georgia Housing and Finance Authority (GHFA) was the recipient of the State's allocation of HOME, ESG, ADDI and HOPWA monies. However, DCA administered these funds under contract to GHFA.

The State of Georgia Consolidated Annual Performance and Evaluation Report (CAPER) for FFY2007 funds is a three-part document that has been prepared to assist the citizens of Georgia and HUD to monitor the State's progress in implementing its Consolidated Plan. Part I includes a summary of resources and programmatic accomplishments achieved in relation to the priorities and objectives stated in the State's Annual Action Plan for FFY2007 Consolidated Funds. Part II is a summary of other actions taken to implement its overall Consolidated Plan strategy as identified in the Annual Action Plan. Part III is an assessment of the State's efforts to meet its one-year priorities and objectives stated in the Annual Action Plan.

During SFY2008, the State received its allocation of FFY2007 consolidated formula funds; however, funds awarded or loan commitments made during this program year may utilize funds from FFY2007 or earlier funding years. The following table summarizes the State's

efforts during the program year to meet the objectives identified in the FFY2007 Consolidated Plan:

**Table 1: FFY2007/SFY2008 Achievements**

<b>Objectives</b>	<b>Goal</b>	<b>Achieved</b>
Rehabilitate or construct affordable rental housing units for low and moderate-income households	420 units	639 units
Provide rental assistance to low or moderate-income households	16,119 households	17,269 households
Assist low or moderate-income home buyers achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.	1,121 households and/or individuals	1,022 households and/or individuals
Make funding awards to organizations that provide housing and supportive services necessary to break the cycle of homelessness.	13,000 homeless persons daily	8,472 households assisted daily
Make funding awards to organizations that provide housing and supportive services necessary for Special Need households to achieve decent, safe and sanitary living conditions.	723 households	5,761 households

## ***I. AVAILABLE RESOURCES & PROGRAMMATIC ACCOMPLISHMENTS***

### **A. RESOURCES MADE AVAILABLE TO THE STATE**

#### ***Consolidated Formula Funds***

##### **☐ HOME Investment Partnership (HOME)**

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

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

The State of Georgia and each of twelve participating jurisdictions in Georgia received an annual formula allocation of federal HOME funds. The participating jurisdictions included the cities of Albany, Atlanta, Macon, and Savannah, as well as the counties of Clayton,

DeKalb, and Gwinnett. Three consolidated governments – Athens-Clarke County, Augusta-Richmond County and Columbus-Muscogee County – also received HOME funds directly from HUD. In addition, two consortiums – the Georgia Urban County Consortium (composed of Cherokee and Cobb counties) and the Fulton County-City of Roswell – also received an allocation of HOME funds.

The State of Georgia received \$22,098,874 in FFY2007 HOME funds, \$360,374 in ADDI funds, \$3,138,171 in State monies appropriated as match to the HOME program funds and \$4,880,469.52 in program income from the repayment of the loans made using HOME funds to implement affordable housing programs in Georgia. The Georgia Housing and Finance Authority (GHFA) is the Participating Jurisdiction (PJ) and recipient of the State of Georgia's allocation of ADDI and HOME funds. The State operated the Georgia Dream Second Mortgage Program using its FFY2007 ADDI allocation. The following nine programs were operated in SFY2008 with this and previous years' allocations of HOME funds.

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

During SFY2008, funds were competitively awarded to eligible for profit and nonprofit organizations. DCA completed seven projects utilizing both Federal and State monies. These completed projects utilized \$9,150,971 in federal HOME funds and \$1,418,727 in State funds that created 611 rental units.

**Rental Housing Preservation Loan Program:** provides below market and favorable construction and permanent loan financing terms for the rehabilitation of existing affordable rental housing developments. CHDOs may apply for assistance under this program.

Applications for funding were solicited beginning December 2007 and the first loan was approved in May 2008. There were no projects completed under this program.

**HOME CHDO Predevelopment Loan Program:** This program offered interest-free loans to qualified nonprofit organizations for the preparation of complete and comprehensive applications for financing low to moderate-income housing developments using DCA's HOME Rental Housing Loan, Georgia Dream Single Family Development, and Permanent Supportive Housing programs. Eligible activities for the CPLP includes the financing of predevelopment costs associated with the eligible project incurred up to the closing of the HOME Rental Housing Program or Permanent Supportive Housing (PSHP) funded construction loan or the receipt of an application under the Georgia Dream Single Family Development Program. These costs include, but are not limited to, initial feasibility study, market study, consulting fees, associated expenditures with the preparation of preliminary financial applications to non-DCA funding sources, site control, title clearance fees and expenses associated

with architectural, legal engineering and development services. The maximum loan amount is \$30,000.

During SFY2008, five loans were approved and closed under this program for a total of \$150,000.

**HOME CHDO Operating Assistance Program:** This program provided qualified state designated CHDOs with funding to maintain their operation and to develop their capacity to implement HOME-funded CHDO activities. Funds may be used for salaries, wages, benefits, and other employee compensation; consultants to address deficiencies in the organization's capacity as identified by the Capacity Assessment Tool; employee education, training and travel; rent and utilities; taxes and insurance; communication costs; and equipment and the lease payments, materials and supplies. All activities under this grant must be linked to the deficiencies identified by the organization in their completed Capacity Assessment Tool.

During SFY2008, a total of \$25,000 in assistance was provided to one CHDO under this program.

**Permanent Supportive Housing Program:** This program provided financial assistance to developers of permanent housing for eligible homeless tenants. In addition, project based rental assistance (Section 8) will be available from DCA for 100% of PSHP units occupied by eligible tenants in certain jurisdictions. Construction and permanent financing was available for the cost of constructing or rehabilitating rental housing for eligible homeless tenants. The dwelling units must be affordable to low income households and at least 50% of the total units must be available to the homeless tenants. Supportive services that are applicable to the needs of the targeted special need population must be provided.

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

During SFY2008, DCA awarded \$9,486,602 in HOME funds and \$914,000 in State Housing Trust Funds to four recipients that will produce 101 special needs units. One project was completed under this program utilizing \$2,899,556 in HOME funds and \$878,144 in State Housing Trust Funds that will create 28 affordable housing units.

**Georgia Dream Single Family Development Program:** This program provides gap financing to stimulate the expansion of affordable homeownership opportunities and the reinvestment in distressed neighborhoods. The program provides two forms of assistance: a Home Buyer Subsidy and a Development Subsidy. The Home Buyer Subsidy is provided for down payment assistance in the form of a deferred payment

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

During SFY2008, this program was implemented using both Federal and State HOME funds. Awards were provided to seven projects using a total amount of \$671,462 in Federal HOME funds and \$50,104 in State funds. Additionally, DCA completed seven units, providing \$134,038 in Federal and State funds for home buyer subsidies.

**Georgia Dream Second Mortgage Program:** This program offered deferred payment second mortgages to cover a portion of downpayment, closing costs, prepaid expenses and to provide principal reduction for low – moderate-income home buyers. Loans are generally used in conjunction with the State's Georgia Dream First Mortgage Program. Borrower contributes a minimum of \$500 to the purchase transaction and must complete Home Buyer Education provided by a DCA or HUD approved education counselor prior to closing. Furthermore, the State offers an enhanced amount of financial assistance beyond the \$5,000 that is available to traditional Georgia Dream borrowers. One of these options, Signature Community, is designed to assist employees of a local government that has been designated by DCA as a Signature Community. The next option, HONORS, is for widows or widowers of service men and women or protectors, including law enforcement, military and fire and emergency services personnel. A third initiative, Rural Development, is for low-income home buyers receiving first mortgage loans through the USDA-Rural Development Direct 502 Loan program. A fourth option, CHOICE (Consumer Home Ownership of Independence, Choices and Empowerment), is for qualified individuals with a disability and/or households with members who have a disability that, because of income considerations alone, cannot afford to purchase a home. The loan amount for this option is based on the income level of the household and the location of the home to be purchased. A fifth option, EV (Efficient or Visitable), encourages the construction of homes that are energy efficient as well as homes that are visitable by individuals with mobility impairments. These homes being purchased, must meet the requirements of the ENERGY STAR<sup>®</sup> Homes, EasyLiving Home<sup>s</sup> or the EarthCraft Homes<sup>™</sup> programs. The sixth option is PEN, which is designed to assist Georgia's heroes, who help others in times of need. This program is available to those employed in career fields of Protection, Education and Nurses/Health Care Workers. The "protectors" program category may include Military: the five branches of the armed forces of the United States of America, the Army National Guard, and/or the Air National Guard; Police department, Sheriff's department, or other law enforcement agency that is responsible for the enforcement of the penal, traffic, highway laws or the incarceration or detention of offenders; and Fire department including volunteer firefighter. The "education"

program category may include local, city or county school board that is recognized by the state or accredited by a state or regional association including Head Start, and Pre-K programs. The “health care” program category may include state licensing health care facility including hospitals, nursing homes, dental and doctors’ offices and health departments. A seventh option, Welcome Home provides financing for members of Georgia’s Army and Air National Guard who were called to active duty to serve our country in the global war on terrorism. Eligible applicants are those who deployed for a minimum of 90 days since September 11, 2001 or were deployed but injured and unable to fulfill 90 days of service. The last option is Homeownership Voucher, formerly known as the Home At Last (HAL), which provides homeownership opportunities for households, currently receiving Housing Choice Vouchers, wherein the head of household, spouse or dependent is disabled or the head of household is participating in the Family Self Sufficiency Program (FSS). This initiative enables a household to purchase a home utilizing the Housing Choice Voucher Program Housing Assistance Payment (HAP) as income for qualifying for a mortgage loan. The FSS Program allows participating families to receive a financial disbursement. This is possible because the FSS Program allows families to develop and maintain an escrow account at DCA, which shall become their own upon program completion. The Homeownership Voucher option is currently available to program participants in the following counties: Clarke, Dougherty, Lee, Lowndes, Ware, Douglas, Carroll, Coffee, Troup, Peach, and Houston.

This program was implemented using a combination of funds including federal HOME monies and state funds. During SFY2008, DCA completed 740 units under this program including all of the financial options using a total of \$5,550,000 in assistance. The table below reflects a breakdown of each financial option.

**Table 2: Georgia Dream Second Mortgage Program**

<u>Financial Option</u>	<u>Federal (\$)</u>	<u># of Loans</u>	<u>State (\$)</u>	<u># of Loans</u>
Traditional	\$865,000	173	\$935,000	187
PEN	\$750,000	100	\$915,000	122
CHOICE	\$465,000	30	\$1,140,000	79
Rural Development	\$250,000	25	\$170,000	17
Welcome Home	\$20,000	2	\$10,000	1
EV	\$0	0	\$7,500	1
HONORS	\$0	0	\$0	0
Signature	\$0	0	\$22,500	3
Community				
Homeownership Voucher	\$0	0	\$0	0

**Rural Rental Housing Development Fund:** This program provided funds to eligible public housing authorities and their subsidiary nonprofit agencies for the construction of up to ten (10) units of rental housing targeted to low/moderate-income families in

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

During SFY2008, no loans were funded under this program. Production in the Rural Rental Housing Development Fund was suspended in 2004 as DCA and the U.S. Department of Housing and Urban Development sought to create a joint policy to enable local public housing authorities (PHAs) to pursue development activities in compliance with the HUD Inspector General's Audit of January 2004. The parameters by which PHAs can participate in this program were agreed to in November 2006. DCA is evaluating the offering of the program under these terms.

**Community HOME Investment Program (CHIP):** This program offered funds to local governments for implementation of any approved, HOME eligible housing activity; except tenant based rental assistance. CHIP funds can only be used for activities that result in the production, acquisition, or rehabilitation of decent, safe, and sanitary single-family and rental housing units. Funds were made available in conjunction with DCA's CDBG program to enable communities to have access to funds for both housing and community development activities. Eligible CHIP applicants include those units of general purpose local government who have not been designated by HUD as a Participating Jurisdiction for the HOME program.

During SFY2008, funds were competitively awarded to non-entitlement local governments across Georgia. Twenty-eight local governments in Georgia were awarded \$7,509,259 in project funding and \$335,474 in administrative funding to implement local housing programs in their communities. This program completed 308 affordable housing units in these and other previously funded communities, totaling \$3,893,464 in funds during SFY2008. Of this amount, 232 new home buyer units were assisted using \$2,065,400 in funding and the remaining 76 units used \$1,828,064 for the rehabilitation and reconstruction of private properties, acquisition and for housing construction.

□ **Community Development Block Grant (CDBG)**

The CDBG program seeks to improve the living conditions and economic opportunities of Georgia's low and moderate-income families. CDBG works to ensure decent affordable housing, to provide services to communities, and to create jobs through the expansion and retention of businesses. It is an important tool for helping local governments tackle serious challenges facing their communities. To meet this goal, a minimum of 70% of all allocated

CDBG funds must benefit low and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

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

During SFY2008, the State of Georgia and twenty-two entitlement jurisdictions in Georgia each received a formula allocation of federal CDBG funds. The twenty-two entitlement jurisdictions included the cities of Albany, Atlanta, Brunswick, Dalton, Gainesville, Hinesville, Macon, Marietta, Rome, Roswell, Sandy Springs, Savannah, Valdosta and Warner Robins; the counties of Clayton, Cobb, DeKalb, Fulton, and Gwinnett; and the three consolidated governments of Athens-Clark County, Augusta-Richmond County, and Columbus-Muscogee County and are not covered in this report. The State administered CDBG funds in the remaining, non-entitlement jurisdictions in Georgia.

During SFY2008, 106 CDBG grants totaling \$43,206,571 were awarded to units of local government.

#### **□ Emergency Shelter Grant Program (ESG)**

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

During SFY2008, the ESG provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Applicants were

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

During SFY2008, the State of Georgia and eight entitlement jurisdictions in Georgia each received a formula allocation of federal ESG funds. The eight entitlement jurisdictions included the cities of Atlanta and Savannah; the counties of Clayton, Cobb, DeKalb, Fulton, and Gwinnett; and the consolidated government of Augusta-Richmond County. The State administered ESG funds in the remaining, non-entitlement jurisdictions in Georgia.

During SFY2008, DCA received \$2,180,286 in ESG funds from the federal government. Funds received by grantees during this reporting period totaled \$4,885,628 in State and Federal homeless assistance funds. This amount consists of \$4,611,439 for emergency shelter, transitional housing, related supportive services and development and \$16,774 to support the technical assistance needs of homeless service agencies. Lastly, \$257,415 of the total was used to support construction projects to provide transitional housing, emergency shelter, and supportive services for homeless persons. The State did not draw down any funds for administration through the ESG Program during this fiscal year. The total amount of homeless assistance funds expended during FFY2007 was \$4,885,628. With the 202 ESG grants funded during the fiscal year, 49,524 persons received housing assistance and 67,472 persons received supportive services. On average, each day 4,183 individuals were provided shelter or transitional housing and 2,462 persons received supportive services. During the operating year, agencies throughout the state reported providing homeless prevention assistance to 22,256 eligible persons (9,614 individual and family households). Through these programs, 153 individuals &/or persons in families were provided homeless prevention assistance on average daily (prevention programs operate about 250 days per year); the majority of persons who received this type of assistance were persons in families (88%).

#### **□ Housing Opportunities for Persons With AIDS (HOPWA)**

The HOPWA program is a federally funded program that has been in operation since 1994. The program was borne out of Congress' desire to address the housing crisis associated with the AIDS epidemic and is designed to provide states and localities with the resources and incentives to devise long-term comprehensive strategies for meeting the housing needs of persons with acquired immunodeficiency syndrome and related diseases. In Georgia, the HOPWA program provides supportive housing opportunities for persons living with AIDS and related diseases through direct subsidies to organizations operating housing and service programs for this population.

During SFY2008, eligible applicants included qualified organizations whose missions incorporate the provision of housing and supportive services to persons with AIDS or related diseases. To be considered "qualified," an applicant must have demonstrated the capability and capacity to provide the level of support services required by these residents. The applicant must also have received written approval and support of the local government where the assisted

housing is or would be located. Recipients must also have operated their programs in full compliance with the HUD regulations published at 24 CFR Part 574. Any housing assisted under this program was required to be restricted to occupancy by eligible persons with AIDS.

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

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

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

During SFY2008, the State of Georgia received \$1,621,000 in federal FFY2007 HOPWA funds. The total amount of HOPWA funds expended and administered to project sponsors during this reporting period totaled \$1,523,861. The State did not draw down any funds for administration through the HOPWA Program this year. During the program year, 468 households consisting of 858 persons (468 persons with HIV/AIDS and 390 other family members) were provided needed housing assistance. Those 468 households receiving housing also received supportive services along with an additional 5,518 households (housed with non-HOPWA funds) who also received supportive services through the State's nine (9) Project Sponsors. The number of households that received housing information services, outside of any provided within case management itself, from HOPWA Sponsors was 232, and the number of households that received permanent housing placement services was 31.

DCA primarily uses Georgia's allocation of formula HOPWA funds to serve counties outside of areas that HUD has designated to receive their own formula HOPWA program funds. The two entitlement jurisdictions included the Atlanta MSA and the Augusta MSA (Richmond, Burke, McDuffie, and Columbia Counties). Therefore, DCA uses the State's HOPWA funds to serve the remaining 127 counties located outside of the Atlanta MSA and the Augusta MSA.

### ***Other Federal and State Funds***

#### **Low Income Housing Tax Credit/Georgia Housing Tax Credit**

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

private investment for the development of affordable housing. The money raised by the sale of the tax credits reduces the size of the mortgage needed for development, so rents can be reduced. Owners agree to rent all or some of their units to low-income residents for 15 years.

The Tax Reform Act (TRA86) of 1986 created the Low Income Housing Tax Credit to promote the development of rental housing for low-income residents through tax incentives rather than direct subsidies. Under this program, taxpayers that develop and own qualified rental projects that reserve all or a portion of the units for low-income residents are eligible to receive a credit against federal income tax liability. Recipients must either: (1) have at least 40% of their units rented at all times to tenants with incomes that are 60% or less of the area median income or (2) have at least 20% of their units rented at all times to tenants with incomes which are 50% or less of the area median income. Program income requirements are set by the federal government, and adjusted for family size. The housing must meet certain requirements during a 15-year Compliance Period and rents on the housing must generally remain affordable to low-income persons for 30 years or more. During SFY2008, the program was competitively available to owners of projects involving new construction or the rehabilitation of existing units.

During the 2000 session of the State General Assembly, legislation was passed to create the Georgia Housing Tax Credit for qualified projects placed in service after January 1, 2001. This Credit is provided in an amount equal to the federal housing tax credit allowed. To be eligible to receive the Georgia Housing Tax Credit, the project must meet the qualifications for the federal Low Income Housing Tax Credit as defined in Section 42 of the Internal Revenue Code of 1986 and the applicable Qualified Allocation Plan. The State began implementation of this program in SFY2001. DCA also administers this program on behalf of the State. Since 2002, DCA has awarded around \$75 million in federal 9% housing tax credits to affordable housing developers. In turn, these developers have created more than 14,500 units of new, affordable rental housing statewide.

During SFY2008, DCA administered both the federal and the state program for the State of Georgia, allocating \$19,149,765 million in federal and state Housing Credit authority. This activity will produce 2,621 rental units.

□ **State Appropriation to the HOME Program**

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

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

The Housing Choice Voucher (HCV) program enables public housing authorities to offer expanded opportunities for rental and utility assistance to lower-income families by utilizing existing housing units. The program is tailored to meet the individual needs of families by offering each family the freedom to find a suitable unit and landlords who will agree to accept the HCV rent subsidies on behalf of the family and to maintain their rental properties to the required Housing Quality Standards. Currently, the Program serves nearly 16,000 Georgia

families and processes over 13,000 rental assistance payments per month, adding more than \$104 million to Georgia's economy each year. The amount of the subsidy is based primarily upon the participant's income. DCA administers the program in 149 of Georgia's 159 counties through five regional offices located around the State. Across the remainder of the State, local public housing authorities administer this program in the remaining 10 counties (Bibb, Chatham, Clayton, Cobb, DeKalb, Fulton, Glynn, Muscogee, Richmond, and Sumter counties). Within this program, other initiatives in the budget of the rental assistance program are similar to the standard program. Within this program, other initiatives in the budget of the rental assistance program are similar to the standard program. These initiatives are the following:

- 1) Mainstream Program Vouchers enable families having a person with disabilities to lease affordable private housing of their choice. Mainstream program vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market.
- 2) Moderate Rehabilitation Program provides project-based rental assistance for low-income families.
- 3) Project Based Voucher Program is to encourage property owners to construct standard or upgrade substandard rental housing stock and make it available at affordable rents. The program provides decent and affordable safe rental housing for eligible low-income families, the elderly, and persons with disabilities. PBV units come in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families. The program was available in all of the counties that DCA serves but has also targeted special populations identified by the Department of Human Resources.
- 4) Enhanced Voucher Program is made available from HUD when an identified property is converted from project-based assistance to the Housing Choice Program, generally with Section 236 of Section 221(d) (e) properties and is triggered by of the following events: preservation repayment, section 8 opt-outs, HUD enforcement Action or property disposition.

A general telephone number (404) 327-7912 and toll free (888) 858-6085 is provided for potential recipients wanting to obtain county waiting list information. This number is updated weekly. This information is also available on the DCA website at the following location: <http://www.dca.state.ga.us/RentalAssistance/WaitingLists>. During SFY2008, the State's Housing Choice Voucher (Section 8 Rental Assistance) program provided \$87,377,117 in assistance, benefiting 16,071 households.

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

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

The program allows for a variety of housing choices that must be matched by sub-grantees, called "sponsors" under the S+C program, with a range of supportive services funded by

sources other than the federal S+C monies. Program grants are used for the provision of rental assistance payments through four components:

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

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

Grants awarded to DCA for sponsor-based rental assistance have been: FFY1999 for \$3.7 million, FFY2000 for \$3.3 million, FFY2001 for \$1.3 million, FFY2002 for \$2.5 million, FFY2003 for \$2.8 million, FFY2004 for \$5.8 million, FFY2005 for \$4.1 million, FFY2006 for \$4.9 million, and the most recent awards for eight new projects in FFY2007 for \$5.9 million. In total, 67 S+C projects have been awarded.

In all, over 1,214 homeless and individuals with disabilities are targeted to receive shelter and supportive services utilizing 1,214 housing units over five or ten year periods. An additional 608 family members will also benefit, raising the total estimated benefit to 1,822 persons per year.

#### □ **Mortgage Revenue Bond Proceeds**

During SFY2008, DCA operated the Georgia Dream First Mortgage program using the proceeds generated from GHFA's issuance of mortgage revenue bonds. The Georgia Dream program offered below-market interest rate loans to qualified low and moderate-income home buyers. Except for targeted rural counties and some urban census tracts, borrowers must be first-time home buyers. These fixed-rate mortgage loans were required to be either FHA or conventionally insured, or VA or USDA/Rural Development guidelines if the loan-to-value ratio was greater than 80%. Program assistance was available on a first come, first served basis through a network of participating mortgage lenders. Homes purchased under this program cannot exceed maximum sales price limits and must be the borrower's primary residence. During SFY2008, this program provided \$88,081,051 in loans to assist 839 households achieve homeownership.

The State also used the proceeds of its mortgage revenue bonds to fund downpayment and closing costs through the State's Georgia Dream Second Mortgage programs. Two loans were closed through the Rural Development Georgia Dream Second Mortgage program using a total of \$20,000 in bond funds. In addition, 66 Georgia Dream Second Mortgage loans were closed totaling \$427,500.

#### □ **State Housing Trust Fund for the Homeless**

In 1989, the Georgia General Assembly established the State Housing Trust Fund for the Homeless (Trust Fund). Administered by DCA, the Trust Fund serves as a conduit for federal Homeless McKinney funds and is responsible for administering grants and loans to local governments and private nonprofit organizations to assist low-income and homeless persons. During SFY2008, the Trust Fund awarded 202 grants to: 1) prevent new incidents of homelessness among vulnerable families, 2) acquire and rehabilitate homeless facilities, 3) provide a variety of supportive services such as food and counseling, 4) operate emergency shelters, transitional and supportive housing facilities, and 5) provide a variety of technical assistance programs designed to enhance the way organizations deliver services to benefit low-income and homeless persons.

The Trust Fund also provides funds to the Permanent Supportive Housing Program. This program provided financial assistance to developers of permanent housing for eligible homeless tenants. In addition, project based rental assistance (Section 8) will be available from DCA for 100% of PSHP units occupied by eligible tenants in certain jurisdictions. Construction and permanent financing was available for the cost of constructing or rehabilitating rental housing for eligible homeless tenants. The dwelling units must be affordable to low income households and at least 50% of the total units must be available to the homeless tenants. Supportive services must be provided that are applicable to the needs of the targeted special need tenants. During SFY2008, DCA awarded \$9,486,602 in HOME funds and \$914,000 in State Housing Trust Funds to four projects that will produce 101 special needs units. One project was completed under this program utilizing \$2,899,556 in HOME funds and \$878,144 in State Housing Trust Funds that will create 28 affordable housing units. DCA also provided one-on-one technical assistance to prospective developers of the permanent supportive housing. Generalized assistance includes development workshops and other training opportunities.

The State Housing Trust Fund also provided grant funding for the Home Access Program. These funds were distributed through DCA-approved Contract Administrators to provide accessibility improvements at owner-occupied homes in which individuals with a disability reside and utilize as their primary residence. Funds were used to complete any of the following activities: widening of interior and exterior doorways, construction of wheelchair ramps, bathroom retrofitting, installations of chair or porch lifts, accessibility improvements to kitchens, lowering of closet shelves and installation of visual aids and/or audible alarms.

Through the program, total funds of \$300,000 were made available to eligible homeowners, with up to \$15,000 provided for accessibility modifications per home. Eleven organizations were selected to serve as the program's "Contract Administrators," including Action, Inc. (Athens); Multiple Choices Center For Independent Living (Athens); Walton Options For Independent Living (Augusta); BAIN, Inc. – Center For Independent Living (Bainbridge); Dalton-Whitfield Corporation Community Development (Dalton); disABILITY Link Center For Independent Living (Decatur); Disability Resource Center (Gainesville); Middle Georgia Center For Independent Living (Macon); Dream House for Children (Atlanta); Friends Of Disabled Adults & Children; Too! (Stone Mountain); and Middle Georgia Community Action Agency (Warner Robins). Contract Administrators have responsibility for the program's

administrative coordination and oversight. The Contract Administrators were selected through a Request for Qualifications process. The Contract Administrators provided nearly complete statewide coverage, with service areas that cover 151 of the state's 159 counties. During this year, 32 homeowners were assisted with an award amount of \$292,681

□ **Redistribution of Program Funding**

During SFY2008, the State of Georgia redistributed the allocation of funding to its programs in order to more effectively meet the state's housing needs based on shifting market demands and to meet federal requirements for the use of Program Income received by the State. For the HOME Program, Redistributions of funding above 50% of the Total Allocation of Funds to a program are required to be made available for public comment. Redistributions below this threshold percentage may be made at the State's discretion. The "Total Allocation of Funds" includes the allocation of funds made to a HOME funded program and includes federal HOME funds, federal ADDI funds, state funds appropriated by the General Assembly as match to the HOME program, and any Program Income received by the State during the program year that was allocated to a program during the state fiscal year. It is important to note that the use of Program Income may require that DCA reduce an allocation of funds in one year while increasing the funds in another so that DCA may remain compliant with federal Treasury regulations governing the use of Program Income received by the State. Such reallocations do not alter the total funding to the program across all funding years. The following table highlights redistributions in funding allocation that have resulted in a net funding change by State Fiscal Year/Federal Fiscal Year of Funds above 25%, but less than 50%:

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

<u>Program</u>	<u>Original Allocation</u>	<u>Current Allocation</u>	<u>Percentage Change</u>
<b><u>FFY2000/SFY2001</u></b>			
OwnHOME (Georgia Dream Homeownership)	\$3,000,000	\$1,661,127	45% decrease
<b><u>FFY2001/SFY2002</u></b>			
CHIP	\$3,000,000	\$1,738,791	42% decrease
<b><u>FFY2002/SFY2003</u></b>			
Permanent Supportive Housing Program (non-CHDO allocation)	\$2,200,000	\$1,359,759	38% increase
Permanent Supportive Housing Program (CHDO allocation)	\$2,200,000	\$2,953,000	34% increase
OwnHOME (Georgia Dream Homeownership)	\$2,000,000	\$0	33% increase
<b><u>FFY2003/SFY2004</u></b>			
Construction/Single Family Development Program	\$4,004,288	\$961,785	45% decrease
<b><u>FFY2004/SFY2005</u></b>			
No changes meeting criteria.			
<b><u>FFY2005/SFY2006</u></b>			
CHDO Operating Assistance	\$153,548	\$108,548	\$29% decrease
HOME Rental Housing Loan-CHDO	\$3,337,019	\$2,559,002	\$23% decrease
<b><u>FFY2006/SFY2007</u></b>			
No changes meeting criteria.			
<b><u>FFY2007/SFY2008</u></b>			
No changes meeting criteria.			

## **B. GEOGRAPHIC DISTRIBUTION OF ASSISTANCE AND INVESTMENTS**

Because of the “first come, first served” use of the Georgia Dream Mortgage Program including all of the financial options, Georgia Dream Single Family Development, CHDO Predevelopment Loan, CHDO Operating Assistance Program, and Permanent Supportive Housing program funds and the competitive allocation process of the remaining programs, the geographic allocation of funds and assistance cannot be predetermined for a program year. However, their actual distribution can be provided for SFY2008.

The distribution between urban and rural areas has been determined based on the designation of a county within a metropolitan statistical area (MSA) as determined by the U.S. Bureau of the Census. Any county included within one of the state’s fifteen MSAs is classified as “urban.” These counties include: Baker, Barrow, Bartow, Bibb, Brantley, Brooks, Bryan, Burke, Butts, Carroll, Catoosa, Chatham, Chattahoochee, Cherokee, Clarke, Clayton, Cobb, Columbia, Coweta, Crawford, Dade, Dawson, DeKalb, Dougherty, Douglas, Echols, Effingham, Fayette, Floyd, Forsyth, Fulton, Glynn, Gwinnett, Hall, Haralson, Harris, Heard, Henry, Houston, Jasper, Jones, Lamar, Lanier, Lee, Liberty, Long, Lowndes, Madison, Marion, McDuffie, McIntosh, Meriwether, Monroe, Murray, Muscogee, Newton, Oconee, Oglethorpe, Paulding, Pickens, Pike, Richmond, Rockdale, Spalding, Terrell, Twiggs, Walker, Walton, Whitfield and Worth. The designation of “Urban County” does not equate to a “Participating Jurisdiction.” The CAPER notes that 60% of the funds were used for completed projects in the state’s urban area. This value includes 34% of all HOME funded projects in the state that are located in a local participating jurisdiction and 26% that are in an urban area outside of a local participating jurisdiction. The remaining 40% of HOME funds were utilized in rural areas of the state. As a result, 66% of the State’s HOME funds were distributed in counties where DCA is the only resource for HOME funding. This distribution closely mirrors the allocation of the state’s population as 67% of residents live outside of a local participating jurisdiction.

In addition, the timing of the assistance is different between the HOME program and the remaining consolidated funding sources. Information on all of the HOME funded programs, except the CHDO Predevelopment Loan Program (CPLP) and the CHDO Operating Assistance Program (COAP), is provided for those projects where a Completion Report was provided to HUD during SFY2008. Information for the CPLP and COAP is provided based on the award of grants or loans to eligible applicants during SFY2008. Statistics for the CDBG, ESG and HOPWA programs are based on project awards made during SFY2008.

The geographic distribution of assistance (units/grants/loans) by each consolidated formula program during SFY2008 is shown on Table 4:

**Table 4: Geographic Distribution of Units/Grants/Loans**

<u>Program</u>	<u>Urban</u>		<u>Rural</u>	
	<u>Amount</u>	<u>Percentage</u>	<u>Amount</u>	<u>Percentage</u>
<b>HOME – Total</b>	<b>1,280 units</b>	<b>76%</b>	<b>414 units</b>	<b>24%</b>
	<b>1 loans</b>	<b>20%</b>	<b>4 loans</b>	<b>80%</b>
	<b>1 grant</b>	<b>100%</b>	<b>0 grant</b>	<b>0%</b>
Georgia Dream Second Mortgage (*)	325 units	90%	35 units	10%
Georgia Dream: Rural Development	21 units	50%	21 units	50%
Georgia Dream: HONORS	0 units	0%	0 units	0%
Georgia Dream: Welcome Home	2 units	67%	1 unit	33%
Georgia Dream: Choice	86 units	79%	23 units	21%
Georgia Dream: EV	0 units	0%	1 unit	100%
Georgia Dream: PEN	201 units	91%	21 units	9%
Georgia Dream: Homeownership Voucher	0 units	0%	0 units	0%
Georgia Dream: Signature Community	0 unit	0%	3 units	100%
Georgia Dream Single Family Development	7 unit	100%	0 units	0%
HOME Rental Housing Loan	456 units	75%	155 units	25%
HOME Rental Preservation Loan	0 units	0%	0 units	0%
Permanent Supportive Housing Loan	28 units	100%	0 units	0%
Rural Rental Housing Development Fund	0 units	0%	0 units	0%
HOME CHDO Predevelopment Loan	1 loan	20%	4 loans	80%
HOME CHDO Operating Assistance	1 grant	100%	0 grants	0%
CHIP	154 units	50%	154 units	50%
<b>CDBG</b>	<b>35 grants</b>	<b>33%</b>	<b>71 grants</b>	<b>67%</b>
<b>ESG</b>	<b>32 grants</b>	<b>64%</b>	<b>18 grants</b>	<b>36%</b>
<b>HOPWA</b>	<b>7 grants</b>	<b>78%</b>	<b>2 grants</b>	<b>22%</b>

\* represents the Traditional Georgia Dream Second Mortgage Program

**Table 5: Geographic Distribution of Funding**

<u>Program</u>	<u>Urban</u>		<u>Rural</u>	
	<u>Amount</u>	<u>Percentage</u>	<u>Amount</u>	<u>Percentage</u>
<b>HOME – Total</b>	<b>\$14,508,373</b>	<b>62%</b>	<b>\$8,709,383</b>	<b>38%</b>
Georgia Dream Second Mortgage (*)	\$1,570,000	87%	\$230,000	13%
Georgia Dream: Rural Development	\$210,000	50%	\$210,000	50%
Georgia Dream: Welcome Home	\$20,000	67%	\$10,000	33%
Georgia Dream: HONORS	\$0	0%	\$0	0%
Georgia Dream: Choice	\$1,172,500	73%	\$432,500	27%
Georgia Dream: EV	\$0	0%	\$7,500	100%
Georgia Dream: PEN	\$1,530,000	92%	\$135,000	8%
Georgia Dream: Homeownership Voucher	\$0	0%	\$0	0%
Georgia Dream: Signature Community	\$0	0%	\$22,500	100%
Georgia Dream Single Family Development Program	\$134,038	100%	\$0	0%
HOME Rental Housing Loan	\$5,463,000	52%	\$5,106,698	48%
HOME Rental Preservation Loan	\$0	0%	\$0	0%
Permanent Supportive Housing Loan	\$2,899,556	100%	\$0	0%
Rural Rental Housing Development Fund	\$0	0%	\$0	0%
HOME CHDO Predevelopment Loan	\$30,000	20%	\$120,000	80%
HOME CHDO Operating Assistance	\$25,000	100%	\$0	0%
CHIP	\$1,454,279	37%	\$2,435,185	63%
<b>CDBG</b>	<b>\$14,041,858</b>	<b>32%</b>	<b>\$29,164,713</b>	<b>68%</b>
<b>ESG</b>	<b>\$4,773,900</b>	<b>93%</b>	<b>\$335,980</b>	<b>7%</b>
<b>HOPWA</b>	<b>\$1,612,300</b>	<b>89%</b>	<b>\$207,000</b>	<b>11%</b>

\* represents the Traditional Georgia Dream Second Mortgage Program

**C. LOCATION OF INVESTMENTS**

Appendix I provide a listing by county of the amount of consolidated formula funds provided to projects within each county during SFY2008.

**D. INVESTMENTS BY RACIAL/ETHNICITY CATEGORY OF HUD FUNDING**

The following table highlights beneficiary households by racial and ethnicity status. Information is provided as available for each HUD funding source that provided affordable housing opportunities during SFY2008.

Data is included for Georgia Dream Second Mortgage Program including all the Dream financial options, Rural Rental Housing Development Fund, Georgia Dream Single Family Development Program, Permanent Supportive Housing, CHIP, HOME Rental Housing Preservation Loan, and HOME Rental Housing Loan projects in which a completion report was filed during SFY2008. Information for CDBG assistance is included for projects completed by grant recipients during SFY2008. Information regarding ESG and HOPWA assistance equals the clients provided housing assistance during SFY2008. Housing Choice Voucher Program assistance is provided for all clients served during the program year. The

geographic distribution of investments during SFY2008 by each consolidated program is as follows:

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

<u>Program</u>	<u>White Non- Hispanic</u>	<u>Black Non- Hispanic</u>	<u>Hispanic</u>	<u>Asian/ Pacific Islander</u>	<u>Native American</u>	<u>Other*</u>
<b>HOME – Total</b>	<b>526</b>	<b>1,059</b>	<b>101</b>	<b>3</b>	<b>1</b>	<b>4</b>
Georgia Dream Second Mortgage	138	203	16	3	0	0
Georgia Dream: Rural Development	19	19	4	0	0	0
Georgia Dream: Welcome Home	2	1	0	0	0	0
Georgia Dream: HONORS	0	0	0	0	0	0
Georgia Dream: Signature Community	1	2	0	0	0	0
Georgia Dream: EV	1	0	0	0	0	0
Georgia Dream: PEN	71	148	3	0	0	0
Georgia Dream: Choice Mortgage	31	72	6	0	0	0
Georgia Dream: Homeownership Voucher	0	0	0	0	0	0
Georgia Dream Single Family Development	0	6	1	0	0	0
CHIP	104	128	71	0	1	4
HOME Rental Housing Loan	144	467	0	0	0	0
HOME Rental Preservation Loan	0	0	0	0	0	0
Permanent Supportive Housing	15	13	0	0	0	0
Rural Rental Housing Development Fund	0	0	0	0	0	0
<b>ESG</b>	<b>10,097</b>	<b>36,447</b>	<b>1,505</b>	<b>125</b>	<b>107</b>	<b>1,243</b>
<b>HOPWA</b>	<b>129</b>	<b>680</b>	<b>43</b>	<b>1</b>	<b>1</b>	<b>4</b>
<b>***CDBG</b>	<b>13</b>	<b>98</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>**Housing Choice Voucher</b>	<b>2,468</b>	<b>13,565</b>	<b>269</b>	<b>26</b>	<b>28</b>	<b>10</b>
<b>Total</b>	<b>13,233</b>	<b>51,849</b>	<b>1,922</b>	<b>155</b>	<b>137</b>	<b>1,265</b>
% of All Beneficiaries	19%	76%	3%	1%	1%	2%

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

\* Also reflects vacant units.

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

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

#### **E. LEVERAGING**

The State of Georgia met each program's regulatory leveraging obligations during SFY2008 as follows:

- **HOME:** The State of Georgia utilizes State appropriations and the proceeds from the issuance of mortgage revenue bonds to meet the required 25% matching requirement under

the HOME program. Other eligible sources for matching HOME funds are also used as available. A complete listing of the state's match liability and specific contributions are provided in the HOME Annual Performance Report submitted separately to HUD. A copy may be obtained from the State by contacting DCA's Housing Programs Coordinator at (404) 679-5293 after November 15, 2008.

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

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

- 0% for amounts up to \$300,000 in CDBG funds,
- 5% for amounts from \$301,000 to \$500,000, and
- 10% of amounts from \$500,001 to \$800,000 in CDBG funds.

Note that the EIP, Immediate Threat and Danger, and Redevelopment Fund CDBG set-asides do not require a match. During FFY2007, \$632,674 in local CDBG cash match was provided by local units of government that received CDBG funds. In addition, all competitive CDBG applications receive up to 30 additional points in the rating system for provision of additional resources. While these are not always cash amounts, usually they are other loans, grants or local government cash and in-kind contributions. The FFY2007 CDBG competition leveraged \$18,342,811 in additional resources.

#### **F. PROJECTS FUNDED WITH PROGRAM INCOME TO THE HOME PROGRAM**

The State of Georgia expended \$916,125 in HOME Program Income to fund 133 Georgia Dream Second Mortgage projects, \$230,462 to fund one Permanent Supportive Housing Program loan, and \$2,673,395 to fund nine HOME Rental Housing Loan projects. Total Program Income expended across all HOME funded programs was \$3,820,009.

Projects funded through the State’s HOME Rental Housing Loan and Permanent Supportive Housing programs are listed below:

<u>Project Name</u>	<u>Program</u>	<u>Program Income</u>
Ashton Perry Park	HM Rental Housing Loan	\$ 172,315
Enota Village Apartments	HM Rental Housing Loan	\$ 264,064
Hampton Lake Apartment	HM Rental Housing Loan	\$ 546,769
Heron Lakes II	HM Rental Housing Loan	\$ 241,611
JT Wildwood	HM Rental Housing Loan	\$ 100,825
Linwood Place	HM Rental Housing Loan	\$ 65,208
Perry Park Townhomes	HM Rental Housing Loan	\$ 185,121
Village @ Chickamauga	HM Rental Housing Loan	\$ 872,618
Wildwood Apartments	HM Rental Housing Loan	\$ 224,864
Dutchtown Campus	PSHP	\$ 230,462

**G. RELATIONSHIP OF INVESTMENTS TO GEORGIA’S AFFORDABLE HOUSING PRIORITIES**

This section outlines the state’s progress towards addressing the affordable housing priorities identified in the State’s Annual Action Plan for FFY2007 Consolidated Funds.

Because of the structure of the various programs, such as the HOME program that allows a two-year cycle to commit funds to individual projects, federal funding sources may represent funding years other than FFY2007. Therefore, the total amount of program funds committed to projects identified in this section does not equal the amount of FFY2007 program funds received from HUD.

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

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

- Georgia Dream Second Mortgage Program (including all of the Dream financial options), CHIP, Georgia Dream Single Family Development Program, Permanent Supportive Housing Program, Rural Rental Housing Development Fund, HOME Rental Preservation Loan, and HOME Rental Housing Loan beneficiary households are included for those projects with a completion report filed during SFY2008.
- Section 8 Rental Assistance/Housing Choice Voucher Program beneficiaries include those households receiving housing and/or utility assistance during SFY2008.
- ESG beneficiary data represents a daily average number of individuals who received project shelter or assistance during SFY2008.
- HOPWA beneficiary data represents those households who received housing and/or supportive services during SFY2008.
- CDBG beneficiaries are included for all housing activity undertaken by grant recipients during SFY2008.

- Extremely low-income households include those households with a total income 0-30% of the median family income for their county.
- Low income households include those households with a total income 31-50% of the median family income for their county.
- Moderate-income households include those households with a total income 51-80% of the median family income for their county.

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

- All information associated with investments of Georgia Dream First Mortgage program funds are based on loans closed during SFY2008.
- All information associated with the CHIP, Georgia Dream Second Mortgage (including all of the Dream financial options), Permanent Supportive Housing Program, Rural Rental Housing Development Fund, Georgia Dream Single Family Development Program, HOME Rental Preservation Loan, and HOME Rental Housing Loan programs is included for those projects with a completion report filed during SFY2008.
- All information associated with Low Income Housing Tax Credit/Georgia Housing Tax Credit, HOPWA, ESG or any other State Housing Trust Fund program are based on awards made during SFY2008.
- All information associated with the Section 8 Rental Assistance/Housing Choice Voucher program is based on assistance provided during SFY2008.

**Table 8: Annual Housing Completion Goals**  
(HUD Table 3B)

Grantee Name: GA Dept. of Community Affairs  Program Year: SFY 2008	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>AFFORDABLE RENTAL HOUSING GOALS (SEC.215)</b>						
Acquisition of existing units	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units	231	639	<input type="checkbox"/>	X		<input type="checkbox"/>
Rehabilitation of existing units	189	0	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	0	122	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<b>Total Sec. 215 Affordable Rental</b>	420	761	X	X	<input type="checkbox"/>	X
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	1	<input type="checkbox"/>	X		
Production of new units	53	14	<input type="checkbox"/>	X		
Rehabilitation of existing units	112	68	X	X		
Homebuyer Assistance	1,121	1,022	X	X		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	1,286	1,105	X	X	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTAL ANNUAL AFFORDABLE HOUSING GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0	1	<input type="checkbox"/>	X		<input type="checkbox"/>
Production of new units	284	653	<input type="checkbox"/>	X		<input type="checkbox"/>
Rehabilitation of existing units	301	68	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	1,121	1,022	X	X		<input type="checkbox"/>
<b>Total. 215 Affordable Housing</b>	1,706	1,744	X	X	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (Sec. 215 Only)</b>						
Homeless	13,000	8,472	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Non-homeless	600	440	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs Households	723	5,761	X	X	X	X
<b>ANNUAL HOUSING GOALS</b>						
Annual Rental Housing Goal	420	761	X	X	<input type="checkbox"/>	X
Annual Owner Housing Goal	1,706	1,744	X	X	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	2,126	2,505	X	X	<input type="checkbox"/>	X

The following pages of this section identify the number of units created towards meeting each of the State's priorities in comparison with production projections stated in the Annual Action Plan for FFY2007 Consolidated Funds.

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

**Objective #1:** **Construct affordable, rental housing units for 70 extremely low, 96 low and 65 moderate-income households.**

**Total SFY2008 Household Benefit of HUD Funded Programs:**

Extremely Low Income	261
Low Income	326
Moderate-income	52

**SFY2008 Investment & Assistance by HUD Funded Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
HOME Rental Housing Loan	\$10,569,698	611 units
HOME Rental Preservation Loan	\$0	0 units
Permanent Supportive Housing	\$2,889,556	28 units

**SFY2008 Investment and Assistance by Other Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Low Income Housing Tax Credit (State and Federal)	\$19,149,765	2,621 units

**Objective #2:** **Rehabilitate affordable, rental housing units for 122 extremely low, 59 low and 8 moderate-income households.**

**Total SFY2008 Household Benefit of HUD Funded Programs:**

Extremely Low Income	0
Low Income	0
Moderate-income	0

**SFY2008 Investment & Assistance by HUD Funded Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
No Investment occurred through HUD Funded Programs during SFY2008		

**SFY2008 Investment and Assistance by Other Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Low Income Housing Tax Credit (State and Federal)	\$5,199,632	789 units

**Objective #3: Provide 11,928 extremely low and 3,546 low-income households and 645 moderate-income households with rental assistance.**

**Estimated Total SFY2008 Household Benefit of HUD Funded Programs:**

Extremely Low Income	11,892*
Low Income	3,536*
Moderate-income	643*

**SFY2008 Investment and Assistance by HUD Funded Program:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
HOPWA	\$238,662	122 households
Housing Choice Voucher	\$87,377,117	16,071 households
Shelter Plus Care	\$4,598,894	897 households

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

**SFY2008 Investment and Assistance by Other Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
No Investment occurred through Other Programs during SFY2008		

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

**Objective #4: Assist 15 extremely low, 20 low and 18 moderate-income households with the construction of housing so that they may achieve homeownership in housing free of overcrowded and structurally substandard conditions.**

**Estimated Total SFY2008 Household Benefit of HUD Funded Programs:**

Extremely Low Income	3
Low Income	3
Moderate-income	8

**SFY2008 Investment and Assistance by HUD Funded Program:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Georgia Dream Program Single Family Development	\$134,038	7 households
CHIP: Housing Construction and Reconstruction	\$169,409	7 households

**Objective #5:** Assist 44 extremely low, 50 low and 18 moderate-income households with the rehabilitation of housing so that they may achieve homeownership in housing free of overcrowded and structurally substandard conditions.

**Estimated Total SFY2008 Household Benefit of HUD Funded Programs:**

Extremely Low Income	38
Low Income	22
Moderate-income	8

**SFY2008 Investment and Assistance by HUD Funded Program:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
CHIP	\$1,512,355	68 households

**SFY2008 Investment and Assistance by Other Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
No Investment occurred through Other Programs during SFY2008		

**Objective #6:** Assist 305 extremely low, 410 low and 406 moderate-income households with down payment assistance and 6,500 with home buyer education so that they may achieve homeownership in housing free of overcrowded and structurally substandard conditions.

**Estimated Total SFY2008 Household Benefit of HUD Funded Programs:**

Extremely Low Income	147
Low Income	387
Moderate-income	564

**SFY2008 Investment and Assistance by HUD Funded Program:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Georgia Dream Second Mortgage (*)	\$1,800,000	360 households
Georgia Dream: Rural Development	\$420,000	42 households
Georgia Dream: Choice	\$1,605,000	109 households
Georgia Dream: PEN	\$1,665,000	222 households
Georgia Dream: EV	\$7,500	1 household
Georgia Dream: HONORS	\$0	0 households
Georgia Dream: Homeownership Voucher	\$0	0 households
Georgia Dream: Signature Community	\$22,500	3 households
Georgia Dream: Welcome Home	\$30,000	3 households
Georgia Dream Program Single Family Development	\$134,038	7 households
CHIP	\$1,087,507	232 households
CDBG	\$1,038,035	43 households
HUD Counseling Grant	\$391,453 awarded to Agencies providing home buyer education and counseling Agencies and	7,556 individuals assisted

\* This figure represents the Traditional Georgia Dream Second Mortgage Program

**SFY2008 Investment and Assistance by Other Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Georgia Dream First Mortgage	\$88,081,051	839 households
Georgia Dream Second Mortgage - Bond Fund	\$427,500	66 households

Note: Georgia Dream Second Mortgage Programs borrowers may have also received assistance through DCA's Georgia Dream First Mortgage program.

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

**Objective #7: To increase the number of Spanish speaking households assisted under all programs by 100 percent over five years.**

<b><u>Program</u></b>	<b><u>Investment</u></b>	<b><u>Assistance</u></b>
CHIP	\$897,519	71 individuals
Georgia Dream Second Mortgage (*)	\$80,000	16 households
Georgia Dream: Rural Development	\$40,000	4 households
Georgia Dream: Choice	\$88,348	6 households
Georgia Dream: PEN	\$22,500	3 households
Georgia Dream: EV	\$0	0 households
Georgia Dream: HONORS	\$0	0 households
Georgia Dream: Homeownership Voucher	\$0	0 households
Georgia Dream: Signature Community	\$0	0 households
Georgia Dream: Welcome Home	\$0	0 households
CDBG Rehabilitation/Reconstruction	\$96,561	4 households
HOPWA	\$106,316	43 individuals
ESG	\$148,471	1,505 individuals

\* This figure represents the Traditional Georgia Dream Second Mortgage Program

**SFY2008 Investment and Assistance by Other Programs:**

<b><u>Program</u></b>	<b><u>Investment</u></b>	<b><u>Assistance</u></b>
Housing Choice Voucher	\$1,462,538	269 households

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

**Objective #8: Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to an average of 4,300 individuals daily and/or supportive services necessary for Georgia's homeless to break the cycle of homelessness to an average of 8,700 individuals daily.**

**Estimated Total SFY2008 Benefit of HUD Funded Programs:**

Average Daily Individual Served- Housing	4,183*
Average Daily Individual Served- Services	2,462*

\* Figures include only ESG assisted persons

**SFY2008 Investment and Assistance by HUD Funded Program:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Emergency Shelter Grant / Transitional Shelter Program	\$4,885,628	202 awards * 4,183 daily housed* 2,462 daily services* 153 daily homeless prevention
HOPWA	\$1,523,861	9 awards 468 households housed 858 people housed (468 persons w/HIV/AIDS & 390 other family members) 5,518 households w/ Non- HOPWA funded housing also received supportive services
Shelter Plus Care	\$4,598,894	897 units assisted
Permanent Supportive Housing	\$2,899,556	28 households

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

**SFY2008 Investment and Assistance by Other Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
No Investment occurred through Other Programs during SFY2008		

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

**Objective #9:** **Make funding awards to organizations or households that assist 723 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.**

**Estimated Total SFY2008 Organizational Benefit of HUD Funded Programs:**

<b><u>Program</u></b>	<b><u>Investment</u></b>	<b><u>Assistance</u></b>
Shelter Plus Care	\$4,598,894	897 units assisted
HOPWA	\$1,523,861	468 households
Permanent Supportive Housing	\$2,899,556	28 households
Housing Choice Voucher	\$22,981,960	4,227 households
Georgia Dream: Choice	\$1,605,000	109 households

**SFY2008 Investment and Assistance by Other Programs:**

<b><u>Program</u></b>	<b><u>Investment</u></b>	<b><u>Assistance</u></b>
HOME Access	\$292,681	32 households

**Objective #10:** **Provide housing assistance and information to 80 special need households in order to enable them to transfer from institutional to community living situations.**

**SFY2008 Investment and Assistance by HUD Funded Programs:**

<b><u>Program</u></b>	<b><u>Investment</u></b>	<b><u>Assistance</u></b>
No Investment occurred through HUD Funded Programs during SFY2008		

**SFY2008 Investment and Assistance by Other Programs:**

<b><u>Program</u></b>	<b><u>Investment</u></b>	<b><u>Assistance</u></b>
No Investment occurred through Other Programs during SFY2008		

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

**Objective #11: Make funding awards to local governments or organizations that assist 226 Elderly persons with the housing and/or supportive services necessary to achieve or maintain decent, safe, and sanitary living conditions.**

**SFY2008 Investment and Assistance by HUD Funded Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
CDBG Rehabilitation/Reconstruction	\$619,703	20 households
ESG*	Not Available	1,872 individuals
HOPWA**	Not Available	92 individuals
Shelter Plus Care	\$4,598,894	897 households including person with a disability
HOME Rental Housing Loan	\$3,420,711	268 households
CHIP	\$1,107,220	62 households
Georgia Dream Second Mortgage including all financial options	\$337,500	33 households

\* - Under the ESG program, "Elderly" represents anyone at or above 62 years old.

\*\* - Under the HOPWA program, "Elderly" represents anyone 51 years or older.

**SFY2008 Investment and Assistance by Other Programs:**

<u>Program</u>	<u>Investment</u>	<u>Assistance</u>
Low Income Housing Tax Credit	\$1,556,061	189 elderly households
Georgia Dream First Mortgage	\$ 1,896,796	26 elderly households

**Table 8 provides a summary of specific annual objectives: HUD Table 3A**

<b>Availability/Accessibility of Decent Housing (DH-1)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Achieved</b>
<b>DH 1.1</b>	Construct affordable rental housing units for extremely low, low and moderate income households.	HOME CDBG	2005	Number of affordable rental housing units constructed.	587 231	418 639	%
			2006				%
			2007				71%
			<b>2008</b>				276%
			2009				%
<i>MULTI-YEAR GOAL</i>				818	1,057	129%	
<b>DH 1.2</b>	Assist extremely low, low and moderate income households with the construction of housing so that they may achieve homeownership.	HOME CDBG	2005	Number of affordable housing units constructed for homeownership.	86 53	56 14	%
			2006				%
			2007				65%
			<b>2008</b>				26%
			2009				%
<i>MULTI-YEAR GOAL</i>				139	70	50%	
<b>Affordability of Decent Housing (DH-2)</b>							
<b>DH 2.1</b>	Assist extremely low, low, and moderate income households with down payment assistance so that they may achieve homeownership.	HOME CDBG	2005	Number of households that received downpayment assistance.	1,034 1,121	1,025 1,022	%
			2006				%
			2007				99%
			<b>2008</b>				91%
			2009				%
<i>MULTI-YEAR GOAL</i>				2,155	2,047	95%	
<b>Sustainability of Decent Housing (DH-3)</b>							
<b>DH 3.1</b>	Rehabilitate affordable, rental housing units for extremely low, low and moderate income households.	HOME CDBG	2005	Number of affordable rental housing units rehabilitated	44 189	38 0	%
			2006				%
			2007				86 %
			<b>2008</b>				0%
			2009				%
<i>MULTI-YEAR GOAL</i>				233	38	16%	
<b>DH 3.2</b>	Assist extremely low, low, and moderate income households with rehabilitation so that they may achieve homeownership.	HOME CDBG	2005	Number of households assisted with rehabilitation	291 112	234 68	%
			2006				%
			2007				80%
			<b>2008</b>				61%
			2009				%
<i>MULTI-YEAR GOAL</i>				403	302	75%	

Note: For the State CDBG Program, funds are distributed based on applications from local governments. The state does not require under its Method of Distribution that local governments apply for particular types of grants based on specific outcome performance measures, rather a range of eligible activities and eligible outcome measures is allowed. Local governments therefore determine the expected number of beneficiaries and the applicable outcome measures.

<b>Availability/Accessibility of Suitable Living Environment (SL-1)</b>						
<b>Specific Annual Objective</b>	<b>Source of Funds</b>	<b>Year</b>	<b>Performance Indicators</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Achieved</b>
<b>SL 1.1</b> Provide housing necessary for Georgia's homeless to break the cycle of homelessness to provide housing to homeless individuals daily	ESG	2005	Number of homeless individuals provide with housing.	4,300	4,187	%
		2006				%
		2007				97%
		<b>2008</b>				97%
		2009				%
<i>MULTI-YEAR GOAL</i>				8,600	8,370	97%
<b>Sustainability of Suitable Living Environment (SL-3)</b>						
<b>SL 3.1</b> Make funding awards to organizations that provide housing and supportive services necessary for Georgia's homeless to break the cycle of homelessness.	ESG HOME CDBG HOPWA	2005	Number of homeless individuals who receive supportive services	10,200	10,013	%
		2006				%
		2007				98 %
		<b>2008</b>				28 %
		2009				%
<i>MULTI-YEAR GOAL</i>				18,900	12,475	66 %
<b>SL 3.2</b> Make funding awards to organizations that provide Special Need households with housing and supportive services.	HOME CDBG HOPWA ADDI	2005	Number of Special Need households that receive assistance	429	2,602	%
		2006				%
		2007				607%
		<b>2008</b>				85%
		2009				%
<i>MULTI-YEAR GOAL</i>				1,152	3,207	278%
<b>621 SL 3.3</b> Provide housing assistance and information to Special Need households in order to enable them to transfer from institutional to community living situations.	HOME	2005	Number of Special Need households that receive assistance	80	57	%
		2006				%
		2007				71%
		<b>2008</b>				0%
		2009				%
<i>MULTI-YEAR GOAL</i>				160	57	35%
<b>SL 3.4</b> Make funding awards to local governments, or organizations that assist Elderly persons with housing and/or supportive services.	HOME CDBG	2005	Number of elderly households that receive assistance	226	956	%
		2006				%
		2007				423 %
		<b>2008</b>				169%
		2009				%
<i>MULTI-YEAR GOAL</i>				226	1339	592 %

Note: For the State CDBG Program, funds are distributed based on applications from local governments. The state does not require under its Method of Distribution that local governments apply for particular types of grants based on specific outcome performance measures, rather a range of eligible activities and eligible outcome measures is allowed. Local governments therefore determine the expected number of beneficiaries and the applicable outcome measures.

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

### *Amount and Type of Assistance Provided*

The HOPWA program provided the following assistance levels during SFY2008:

#### Housing Assistance to Individuals/Households

Number of persons (adults and children) with HIV/AIDS who received housing assistance:	468
Number of other family members in residence who received housing assistance:	390
Total number of persons who received housing assistance:	858
Number of total households (w/ one or more persons with HIV/AIDS):	468

#### Households Assisted with Supportive Services

Number of households (adults and children) with HIV/AIDS who received supportive services and HOPWA funded housing:	468
Number of other households who received supportive services only (who received Non-HOPWA funded housing):	5,518
Total number of persons who received supportive services:	5,986

#### Persons Receiving Housing Information Services

Number of persons who received housing information services:	232
Number of persons who received permanent housing placement services:	31

## I. TOTAL HOUSEHOLDS AND PERSONS ASSISTED

As shown in HUD Exhibit C on page 38, the HOME, ADDI, CDBG, ESG, and HOPWA program funds administered by the State assisted 52,195 low and moderate-income households across Georgia during SFY2008.

### **Assistance by Income Level:**

Approximately 22% of the non-elderly renter and owner households assisted were extremely low income (0 - 30% MFI), 42% were low income (31% - 50% MFI), and 36% were moderate-income (51 - 80% MFI).

### **Assistance by Racial/Ethnicity Category:**

Approximately 79% of all households assisted under the HOME, CDBG, ADDI, ESG, and HOPWA programs, or 41,448 households were of a minority racial or ethnic group. Non-Hispanic black households comprised nearly 73% of all minority households assisted. Slightly more than 21% of all households assisted were non-Hispanic white households.

**HUD Exhibit C**  
**Summary of Housing Accomplishments**

Name of Grantee: State of Georgia State: Georgia Program Year: SFY2008  
(FFY2007)

Priority Need Category	Actual Units
<b>Renters</b>	
0-30% MFI	261
31 – 50% MFI	326
51-80% MFI	52
Vacant	0
<b>Total</b>	<b>639</b>
<b>Owners</b>	
0-30% MFI	147
31 – 50% MFI	387
51-80% MFI	564
<b>Total</b>	<b>1,098</b>
<b>Homeless (ESG) *</b>	
Individuals	30,610
Individuals in Families	18,914
<b>Total</b>	<b>49,524</b>
<b>Non-Homeless Special Needs (HOPWA)</b>	
Persons w/HIV/AIDS	468
Other Members in Residence	390
<b>Total</b>	<b>858</b>
<b>Total Housing</b>	<b>52,119</b>
<b>Non-Homeless Special Needs **</b> (Elderly: HOME, CDBG)	
	<b>300</b>

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

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

<b>TOTAL HOUSING</b>	<b>52,195</b>
Hispanic	1,653
Non-Hispanic	49,049
White	10,765
Black	38,284
Native American	129
Asian/Pacific Islander	109
Other ☐	1,255

☐ - Includes vacancies

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

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

This section describes the use of CDBG funds as well as the accomplishments of the CDBG Program during the period July 1, 2007 and June 30, 2008. The following subsection describes the relationship of these accomplishments to the goals and objectives stated in the Consolidated Plan for FFY2007 Funds.

As anticipated in the Annual Action Plan for FFY2007 funds, the State received a CDBG allocation of \$40,055,203. The Annual Action Plan proposed the following allocation of these funds:

**Table 9: FFY2007 – Anticipated Funding and Allocation of CDBG Funds**

Award From HUD:		\$40,055,203
Less Set-Aside For:	State Administration	\$901,104
	Immediate Threat and Danger Program	\$500,000
	Employment Incentive Program	\$7,000,000
	Set-aside for Technical Assistance	\$400,552
	Redevelopment Fund	\$1,500,000
Remainder:	Amount Available for Regular Competition	\$29,753,547

Source: Annual Action Plan for FFY2007 Consolidated Funds

During the Program Year, the State awarded 106 CDBG grants for all categories of CDBG funding totaling \$43,206,571 in CDBG funds. This amount includes monies from the FFY2007 allocation as well as funds available from past allocations or funds de-obligated from previous grantees. The distribution of these funds by type of project is displayed in Table 10.

**Table 10: Analysis of CDBG Annual Competition for Program Year 2007 (7/1/07 - 6/30/08)**

Type of Projects	Projects	Award	People	LM People	LM %	Units
<b>Multi Activity</b>	2	\$1,600,000	138	127	92%	5
<b>Housing Improvements</b>	5	\$2,488,102	177	177	100%	85
<b>Public Facilities:</b>						
Neighborhood Buildings	3	\$1,337,008	486	467	96%	
Drainage and Streets	14	\$6,188,683	1,562	1,369	88%	
Health Center	3	\$1,500,000	17,251	16,854	98%	
Learning Center	1	\$500,000	160	155	97%	
Mental Health Center	4	\$2,000,000	404	395	98%	
Multi Infrastructure	9	\$4,028,908	1,101	966	88%	
Senior Center	2	\$999,775	907	907	100%	
Sewer Improvements	13	\$6,482,613	3,548	3,325	94%	
Water Improvements	8	\$3,626,462	6,865	5,735	84%	
Water and Sewer Improvements	7	\$3,496,694	1,857	1,585	85%	

### **Relationship to Consolidated Plan Priorities and Objectives**

As stated in the Annual Action Plan for FFY2007 CDBG funds, the State has established both a long-term and short-term objective. In measuring the State's success in meeting these objectives it should be noted that the State is in the role of deciding what local governments receive funds and does not mandate the type of projects funded.

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

Table 10 summarizes the FFY2007 CDBG awards made as of June 30, 2007. The table breaks out the types of activities funded. Since the average duration of each project from grant award to project closeout is two to three years, the measurement of actual accomplishments will be reported over several report periods. Available data indicates that nearly 90% of all persons to benefit will be low and moderate-income persons. The Table shows that the CDBG Program is used to meet a wide variety of locally identified needs.

Table 10 summarizes the FFY2007 CDBG awards made during this report period and the proposed number of people to benefit. Since the average duration of each project from grant award to project closeout is two to three years, the measurement of actual accomplishments will be reported over several report periods. Available data from past awards indicates that nearly 90% of all persons to benefit will be low and moderate-income persons. The Table shows that the CDBG Program is used to meet a wide variety of locally identified needs.

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

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

The decline in the use of CDBG for housing rehabilitation can be partially attributed to the State's decision in 1997 to establish the Community Home Investment Program (CHIP). This Program makes HOME funds available to CDBG eligible communities. Many communities have chosen to apply for CHIP funds to provide for housing activities and CDBG funds to provide for public facility improvements within the community often in the same

neighborhoods. DCA made this application process much easier for local governments by establishing a single application process.

**Minimizing Displacement:** The only time displacement occurs under the State CDBG program is when a dilapidated occupied house is to be demolished. In the very rare instance that this event occurs, DCA monitors the grantee very closely and provides technical assistance to ensure that the activity is in full compliance with Section 104(d) of the Housing and Community Development Act. This includes relocation assistance for displaced persons and the one-for-one replacement of the dwelling unit.

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

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

The Annual Competition activities can be for any CDBG eligible activity. Some of these activities were identified above in Table 10: Analysis of CDBG Annual Competition for Program Year 2007. These awards can be further described by the National objectives below:

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

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

**Jobs Made Available To But Not Taken by Low and Moderate-income Persons:** All jobs created by CDBG economic development activities are made available to low and moderate-income persons, but not all jobs are taken by low and moderate-income persons. Data included in the PER indicates that overall nearly 76% of jobs created were taken by low and moderate-income persons. All businesses assisted with CDBG funds must sign a contract that a minimum of 51% of jobs created will be filled by low and moderate-income persons or funds must be repaid to the State. DCA and the assisted businesses work with a number of other programs, such as the Georgia Department of Labor, to ensure this goal is met.

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

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

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

**K. PERFORMANCE MEASURES**

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

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

Decent housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing and increases the availability of permanent housing in standard condition and at affordable cost to low- and moderate-income families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently, and provides housing affordable to low to moderate-income persons that are accessible to job opportunities. Under this provision, DCA

will expand access to affordable rental housing, expand homeownership opportunities, make the home buying process less complicated, assist renters become homeowners, fight practices that permit predatory lending and increase public awareness of fair housing laws.

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

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

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

#### **L. PRIORITY NEEDS**

The State developed priorities for both housing and community development needs and Exhibits I-1 and I-2 on the following pages showed the identified prioritization of these needs. These needs are addressed by the five federal programs covered by the Consolidated Plan. CDBG funding is the largest part of the State's annual HUD funding, making up about 60 percent of the \$66 million received from HUD. HOME funds are the second largest source of housing and community development funding at about 33 percent of the total. Clearly, these funding sources play a very important role in meeting the State's priority needs. This past fiscal year, this plan identified the areas of greatest need for the State (and nonentitlement areas) in general, and the information below was used to guide the funding priorities. The State is unable to place a specific priority need in the below-mentioned categories. The State could

not predict the level of need. Therefore, the State has indicated below a check mark for each category.

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

**Exhibit I-1: State Priority Housing/Special Needs/Investment Plan Table (HUD Table 2A)**

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

PART 2 PRIORITY SPECIAL NEEDS	Priority Level Indicate High, Medium, Low, checkmark, Yes, No
Elderly	√
Frail Elderly	√
Severe Mental Illness	√
Developmentally Disabled	√
Physically Disabled	√
Persons w/ Alcohol/Other Drug Addictions	√
Persons w/HIV/AIDS	√
Victims of Domestic Violence	√
Other	√
PART 3 PRIORITY HOUSING ACTIVITIES	Priority Level Indicate High, Medium, Low, checkmark, Yes, No
<b>CDBG</b>	
Acquisition of existing rental units	√
Production of new rental units	√
Rehabilitation of existing rental units	√
Rental assistance	√
Acquisition of existing owner units	√
Production of new owner units	√
Rehabilitation of existing owner units	√
Homeownership assistance	√

<b>HOME</b>	
Acquisition of existing rental units	√
Production of new rental units	√
Rehabilitation of existing rental units	√
Rental assistance	<b>No</b>
Acquisition of existing owner units	√
Production of new owner units	√
Rehabilitation of existing owner units	√
Homeownership assistance	√
<b>HOPWA</b>	
Rental assistance	√
Short term rent/mortgage utility payments	√
Facility based housing development	<b>No</b>
Facility based housing operations	√
Supportive services	√
<b>Other</b>	√

## ***II. SUMMARY OF OTHER ACTIONS UNDERTAKEN***

### **A. AFFIRMATIVELY FURTHERING FAIR HOUSING**

HUD provides Fair Housing Assistance Program (FHAP) grants on a noncompetitive, annual basis to substantially equivalent state and local fair housing enforcement agencies. This financial assistance supplements the enforcement activities. FHAP grants are given to public, not private, entities. In Georgia, three Fair Housing Assistance Programs (FHAPs) carry out investigative and enforcement functions on behalf of HUD:

- Metro Fair Housing Services, Inc;
- Savannah-Chatman County Fair Housing Council, Inc; and
- State of Georgia Civil Rights Department/Georgia Commission on Equal Opportunity (GCRD-GCEO), which is a state agency.

At the beginning of an agency's participation in the FHAP, HUD provides a flat amount of funds for capacity building. Following the period of capacity building, HUD provides agencies with funds for complaint processing, administrative costs, special enforcement efforts, training, and other projects designed to enhance the agency's administration and enforcement of fair housing law. HUD formally notified the State in January 1996 that the State's fair housing law and policies to administer the law are substantially equivalent to those created under the federal Fair Housing Act. The current certification will be in effect until December 2008. Based on this determination, HUD refers all complaints alleging a discriminatory housing practice within the jurisdiction of the State to the State of Georgia Civil Rights Department/Georgia Commission on Equal Opportunity (GCRD-GCEO). HUD will review the performance of the State every five years to determine continued qualification for this certification. DCA will continue to implement all fair housing policies associated with HUD's consolidated formula funds as required by the HUD consolidated plan regulations and the policy adopted by the general Assembly.

The Georgia General Assembly established a neutral administrative agency, the State of Georgia Civil Rights Department/Georgia Commission on Equal Opportunity, in order to govern and enforce the administration of the Georgia Fair Housing Law. The principal function of the GCRD-GCEO is to receive, investigate, and pass upon charges of unlawful discrimination occurring anywhere within the State of Georgia in the areas of employment, housing, and public accommodations. It is the policy of the State of Georgia to provide, within constitutional limitations, for fair housing throughout the state. The general purposes of Georgia law: O.C.G.A 8-3-200-223, et seg are:

- To provide for execution in the state of policies embodied in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988;
- To safeguard all individuals from discrimination in any aspect relating to the sale, rental, or financing of dwellings or in the provision of brokerage services or facilities in connection with the sale or rental of a dwelling because of that individual's race, color, religion, sex, disability or handicap, familial status, or national origin;
- To promote the elimination of discrimination in any aspect relating to the sale, rental, or financing of dwellings or in the provision of brokerage services or facilities in connection with the sale or rental of a dwelling because of a person's race, color, religion, sex, disability or handicap, familial status, or national origin; and
- To promote the protection of each individual's interest in personal dignity and freedom from humiliation and the individual's freedom to take up residence wherever such individual chooses; to secure the state against domestic strife and unrest which would menace its democratic institutions; to preserve the public safety, health, and general welfare; and to further the interests, rights, and privileges of individuals within the state.

The State does not allocate funding or have the available resources to meet the needs of all Georgians in need but provides direction for fair housing choice for continued fair housing activity. However, DCA is dedicated to the objective of promoting fair housing choice in an affirmative manner. The commitment is evidenced through the enforcement of laws,

establishment of policies and evaluation of current procedures and priorities. The State of Georgia prepares an Analysis of Impediments to Fair Housing Choice every five years, which identifies commonly recognized impediments to fair housing and action steps that the state has taken to address them. The report was funded through the administrative funds of the HOME Investment Partnerships Program of the U.S. Department of Housing and Urban Development (HUD). In a rapidly changing environment, it is essential for all citizens to voice their opinions to drive policies. The State of Georgia strongly encourages public participation in identifying their housing, non-community and community needs. Dialogue and communication with program consumers at the community level through program information workshops, public hearings, technical training sessions, and town hall meetings enable the Department to act as a catalyst that draws community resources together. DCA will also continue to revise housing programs to facilitate access to available funds; revise and implement state laws impacting housing affordability; continue implementation of the Georgia Planning Act requirement for jurisdictions to examine issues related to the provision of affordable and adequate housing; implement new actions identified in the Analysis of Impediments to Fair Housing Choice; and provide training and technical assistance programs to local governments.

The State recently revised its Analysis of Impediments to Fair Housing this past August 2008. Over a thousand notices were mailed to recipients of Low Income Housing Tax Credits (LIHTCs), homeless housing and service providers, Community Service Boards, members of the Statewide Independent Living Council, elected officials and selected administrators of local jurisdictions within Georgia, Regional Development Centers, the Housing Trust Fund for the Homeless, the Board of Community Affairs, and other interested parties announcing the public comment period. Media statewide received news releases announcing the comment period and public hearings. Public hearings are typically held in different locations considered convenient to potential and actual beneficiaries, and moved to central parts of the State in order to allow for a broader dissemination of program information and with accommodations for persons with disabilities. The selection of the city of Atlanta is made yearly in an effort to provide one location, which is centrally located and accessible. While preparing the state's Analysis of Impediments, input on Georgia's fair housing issues were received at public hearings held in three locations – Atlanta, Albany, and Statesboro. In an effort to achieve maximum participation at these hearings, announcements were published in the Albany Herald, Athens Banner-Herald, Atlanta Journal Constitution, Augusta Chronicle, Calhoun Times, Chattanooga Times Free Press, Columbus Ledger-Enquirer, Dalton Daily Citizen News, Hinesville/Liberty County Coastal Courier, Macon Telegraph, Rome News Tribune, Savannah Morning News Press, Valdosta Daily Times, Thomasville Times-Enterprise, and Toccoa Record. In accordance with the state's Citizen Participation Plan, the draft AI was also made available for public review for a thirty-day period beginning on June 13, 2008. The document was also available for distribution by request as well.

This current draft built on the analyses conducted in 1998 and 2003 and in conjunction with additional data pulled from regional research. Characteristics such as population growth, home mortgage disclosure data, income variances, and racial/ethnic data are discussed in detail. Georgia housing stakeholders, who are knowledgeable about housing actions and concerned with fair housing, were surveyed. The survey sampled community perceptions and opinions regarding impediments to fair housing choice in the state. The Update concluded with recommendations designed to address the obstacles cited. Housing discrimination frequently

remains a background issue against the more visible and often related concerns of homelessness and housing affordability. Yet there are many resources available to Georgia's residents seeking legal redress or information about fair housing laws. Most of the resources and materials listed are available at no cost.

DCA performs two distinct functions in Georgia's fair housing spectrum. Primarily, DCA takes action within its own programs to promote compliance with the federal and state fair housing laws. Secondly, DCA strives to educate and inform the citizens of Georgia of their fair housing rights. The State also works hard to coordinate our fair lending efforts with other state agencies, governmental and quasi-governmental organizations, lending professionals and developers, to increase communication, exchange ideas to forge partnerships, provide services and information to the public so our efforts are as efficient and effective as possible.

DCA is continually seeking new ways to increase statewide participation in its programs. Additionally, through its compliance and monitoring activities, DCA ensures that all housing and community development projects are being implemented in a manner that provide benefits and opportunities to residents regardless of race, color, religion, sex, disability, familial status, and national origin. DCA continues to implement policies and procedures in order to mitigate and eliminate the identified impediments to fair housing choice. DCA, in conjunction with other agencies, addresses these impediments in several innovative ways:

- The State of Georgia continues to fund operation of a Tenant/Landlord Hot Line at 1-800-369-4706 through a contract with Georgia Legal Services Program, Inc. (GLSP). The hotline does not take complaints but does provide information about the law and general advice to Georgians with questions about residential landlord/tenant issues. Additionally, DCA publishes a handbook: *The Landlord /Tenant Handbook: Questions Frequently Asked by Tenants and Landlords* on commonly asked questions that is available through GLSP, and is accessible through the DCA web page. This publication covers rental property management and the laws; lease and rental agreements and their termination or renewal; security deposits; payment of rent; repairs and maintenance; lead paint disclosure requirements; military service members as tenants; eviction and dispossession; and the state and federal fair housing laws.
- DCA is the co-chair of the Education Committee with NeighborWorks America for the Atlanta Foreclosure Prevention Initiative. Committees were created for Housing Education, Policy and Research, and REO solutions. The purpose of convening the Taskforce was to meet with key members of the mortgage and housing industry to decide on the best course of action to take in developing a consistent method for educating target audiences and preventing foreclosures in the state of Georgia. The Taskforce met in three workgroups to outline a process for consumers, lenders and counselors to function as a cohesive unit in addressing the growing foreclosure problem. The group recognized the impact of foreclosures in all areas on the state, but decided on the primary mission of working toward a significant and measurable decrease in foreclosures in DeKalb, Fulton, Cobb, Gwinnett, and Clayton counties. Strategic plan initiatives for all target audiences were developed to establish the importance of foreclosure prevention education and counseling and expand awareness of and access to loss mitigation programs. A consumer awareness campaign was launched as a direct result of those meetings entitled "HOPE". The HOPE campaign provides a toll free number 1-888-995-HOPE (4673) to link homeowners with free counseling 24 hours a day, 7 days a week. Telephone counseling was provided in both

English and Spanish and linked callers as appropriate with their lender or a local NeighborWorks organization for in person counseling. In mid-January 2007, the hotline promoted through radio and print advertising, direct mail and grassroots marketing in the hardest hit communities of Fulton, DeKalb and Clayton counties. In addition, outreach was made through community organizations, churches, local businesses and media that provided education and information to homeowners. The financial commitment for this effort is substantial. To date, nearly \$500,000 in funding has been provided by a number of organizations such as NeighborWorks America, Consumer Credit Counseling Services (CCCS), Georgia Department of Labor, United Way along with a number of mortgage lenders and the Fannie Mae Foundation. DCA and the Federal Reserve Bank of Atlanta provide in-kind support. Additional training and funding for default/delinquency counseling to non-profit agencies that are already under contract to DCA for pre- and post-counseling were offered full scholarships to NeighborWorks Institute to take a foreclosure prevention course. Five agencies completed the course.

- DCA provides the HUD pamphlet “Don’t Be A Victim of Loan Fraud, Protect Yourself from Predatory Lenders” during the CHIP/CDBG single applicant’s workshop.
- DCA supports outreach and education activities in Georgia with HUD fair housing/fair lending funds; supports financial literacy through the Money Smart Financial literacy curriculum to increase fair housing and homeownership education in the rural parts of Georgia; provides brochures and/or other promotional material, in English and Spanish; and conducts and sponsors various landlord workshops and other housing conferences in conjunction with the GCRD-GCEO.
- DCA’s Office of Affordable Housing continues their efforts to train landlords under IRC Section 42 of the IRS Code, which prohibits landlords of Tax Credit properties from refusing to lease to a holder of a Housing Choice Voucher or certificate and provides a monthly Tax and HOME credit seminar training. Staff conducts regular property visits and random phone calls to continue efforts to ensure compliance of low-income tax credit properties.
- DCA implemented and utilizes the GeorgiaHousingSearch.org website, which provides an on-line resource for property managers to market affordable rental units, provides a convenient resource to prospective renters to locate affordable and accessible housing and obtain community resource links along with locating housing information. This website is free, searches can be conducted in both English and Spanish, and the site is updated by owners/property managers at least bi-weekly with vacancy information.
- DCA collaborates with the Governor’s Council on Development Disabilities to fund a position at DCA to promote and expand affordable housing options for people with disabilities.
- DCA supports the Easy Living Program across the state and offers enhanced downpayment assistance for units that have received the Easy Living Seal of Approval.
- DCA conducts home buyer education workshops; markets DCA’s home buyer programs in Spanish-speaking communities; and continues to increase the number of bilingual staff at DCA through Spanish language training education.
- DCA, along with Rural Development Centers, provides brochures and/or other fair housing materials to local governments in the comprehensive planning workshops.
- DCA continues to participate in roundtable discussions hosted by the Atlanta Neighborhood Development Partnership with community leaders and affordable housing

advocates to discuss topics surrounding fair lending practices, HOME Mortgage Disclosure Act (HMDA), Community Reinvestment Act (CRA) and how these factors impact the Atlanta market hosted by Atlanta Neighborhood Development Partnership, Inc.

- DCA continues to attend the Atlanta Regional Housing Forums to discuss monthly regional housing issues.
- DCA supports outreach and education activities in Georgia with HUD fair housing/fair lending funds; supports financial literacy through the Money Smart Financial literacy curriculum to increase fair housing and homeownership education in the rural parts of Georgia; provides brochures and/or other promotional material, in English and Spanish; and conducts and sponsors various landlord workshops and other housing conferences in conjunction with the GCEO.

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

**Assessment of Affirmative Marketing Efforts**

***Affirmative Marketing Efforts***

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

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

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

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

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

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

The affirmative marketing plan must meet each of the following criteria:

- specify a method by which the owner will inform potential residents about fair housing laws;
- the applicant must solicit applications must solicit applications from persons not likely to apply without special outreach by at minimum posting and/or distributing information on the project in such places as community organizations, places of worship employment centers, fair housing groups and housing counseling agencies;
- require the use of the Equal Housing Opportunity (EHO) logo or slogan in any press releases or written materials distributed by or on behalf of the owner;
- require the recipients of HOME funds to maintain records of efforts under the affirmative marketing plan and the results of said efforts; and,
- require the owner to assess annually their affirmative marketing efforts and describe the method of self-assessment used.

In addition to developing a plan, the owner must include an opportunity for prospective tenants or buyers to indicate how they became aware of the affordable housing opportunity. Such information could be requested as part of project applications. A copy of prospective buyer information must be kept as evidence of compliance with this regulation. The owner must also display the Fair Housing Opportunity logo or slogan in a high traffic area of its central sales office. In addition, the Applicant must develop or assign for the development of communications material including flyers, brochures, handouts, advertisements and news releases, all that must contain the Fair Housing opportunity logo or slogan. The State will not release funds for projects unless this plan has been reviewed and approved by DCA.

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

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

**Minority Participation**

During SFY2008, the State’s HOME-funded programs significantly benefited minority Georgians. As shown in Table 11, in most cases, the percentage of minority households benefiting from Georgia’s HOME-funded programs is higher than both the percentages of minority households in the state’s population.

**Table 11: Minority Concentration of Selected Household Types**

<b>Population Group</b>	<b>Percentage of Population Group who are Minority Households</b>
<b>Comparison Groups:</b>	
All Georgia Households	41%
Low and Moderate-income Households	69%
<b>Program Beneficiaries:</b>	
<b>All HOME Funded Programs</b>	<b>68%</b>
Georgia Dream Second Mortgage Traditional	62%
Georgia Dream: Rural Development	54%
Georgia Dream: HONORS	N/A
Georgia Dream: Choice	71%
Georgia Dream: EV	N/A
Georgia Dream: PEN	68%
Georgia Dream: Homeownership Voucher	N/A
Georgia Dream: Welcome Home	33%
Georgia Dream: Signature Community	66%
Georgia Dream Single Family Development	100%
CHIP	66%
Rural Rental Housing Development Fund	N/A
HOME Rental Preservation Loan	N/A
HOME Rental Housing Loan	76%
Permanent Supportive Housing	46%

NOTE: Information on program beneficiaries includes only those projects where a completion report was filed to HUD during SFY2008.

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

**Assessment of Outreach to Minority and Women-Owned Businesses**

DCA collects information and reports to HUD on the participation of minority and women-owned businesses (M/WBE). The level of M/WBE participation varies based on the amount and type of the HOME-assisted activity during a reporting period. During SFY2008, DCA reported to HUD the total investment of \$37,799,503 in contracts to projects funded through the CHIP, Permanent Supportive Housing, Georgia Dream Single Family Development and HOME Rental Housing Loan programs. This investment accounted for 157 contracts entered into for associated projects. Twenty-four (24) projects (2%) were completed by minority and women-owned businesses. During the same period, DCA reported to HUD the total investment of \$12,482,717 in contracts to projects funded through the CDBG program. This investment accounted for 86 contracts entered into for associated projects. Thirteen projects (14%) were completed by minority and women-

owned businesses. DCA's MBE/WBE Outreach Plan ensures the inclusion, to the maximum extent possible, of entities owned by women/minorities. The maintenance of records on the actual involvement includes real estate firms, construction companies, appraisal/management firms, financial institutions, underwriters, and providers of legal services. Further information during SFY2008 has been included in DCA's HOME Annual Performance Report.

In SFY2008, the State followed formalized procedures to encourage greater implementation of the State's outreach activities. The participation of Section 3 businesses in projects receiving funding through any of the State's consolidated programs is strongly encouraged by DCA. A total investment of \$10,273,992.15 was completed involving Section 3 businesses in thirty-four projects.

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

***Assisting the Homeless***

The State develops an annual Continuum of Care Plan for the "Balance of State." This document serves as the state's blueprint for providing a series of comprehensive and progressive care to homeless individuals and families such that they become self-sufficient and permanently housed. The plan outlines specific projects and activities that the Trust Fund will undertake in the coming year. In addition to being used as a planning tool, the Continuum of Care document is also a means that many Georgia communities can use to access federal SuperNOFA funding from HUD. Each year since 1998, the Trust Fund and its many community partners have developed a plan that has generated \$70.1 million dollars for 165 transitional housing, mental health programs, day facilities, child-care and a host of other programs. The State administered several programs during SFY2008 to benefit the homeless, including the Emergency Shelter Grant Program (ESG), the Nonprofit Technical Assistance, the Housing Opportunities for Persons with AIDS (HOPWA), and the Shelter Plus Care (S+C) Programs. Once ESG funds are awarded to each nonprofit agency, the State provides administrative workshops and training, and each program is monitored.

During SFY2008, the **Emergency Shelter Grant** program provided financial assistance to shelters and homeless service providers to meet the emergency needs of homeless individuals and families. Applicants were eligible to use the ESG funds for operational expenses, the provision of essential services, or the acquisition, rehabilitation, or construction of associated facilities. The State Housing Trust Fund for the Homeless provided the 50% non-federal funding match required by the federal ESG program regulations.

The first line of defense against homelessness is the Homeless Prevention Program. Of the \$5.1 million dollars awarded during the reporting period, the State awarded \$448,000 to 27 organizations around the state to help them stabilize families that experience a temporary economic setback. Prevention funds are used to pay past due mortgage payments, rents, and utility bills. Homeless Prevention funds can also be used to pay deposits or legal assistance.

Data on the persons served through homeless prevention programs around the State has been separated out from the data on homeless persons served through Supportive Service Programs. Through these programs, a daily average of 153 individuals was provided homeless prevention assistance. During the operating period, agencies throughout the state reported providing homeless prevention assistance to at least 22,256 eligible persons (programs are funded through the State as well as through other leveraged resources secured by grantee agencies).

Emergency Shelters and outreach to unsheltered populations are the points of entry for thousands of persons that have become homeless. Families living in emergency facilities receive food, shelter and essential services designed to stabilize them for a period of thirty to sixty days. Emergency shelter staff guides clients through the maze of social services available to them, including social security, Temporary Aid to Needy Families (TANF), employment training and other resources designed to return them to permanent housing. The next phase along the continuum of care is Transitional Housing. Families in transitional housing typically have private to semi-private living quarters. The daily regimen in these facilities is more relaxed than in shelters, but greater responsibilities are placed on the families to adhere to a plan for self-sufficiency. Families typically stay in transitional housing for up to twenty-four months. In FFY2007, the Trust Fund assisted its grantees in providing 5,904 bed spaces in emergency shelter and transitional housing facilities. Thirty-eight percent (38%) of the persons housed by funded shelter/transitional programs this year were persons in families, and sixty-two percent (62%) of the persons housed were individuals.

The unduplicated number of persons who received housing through DCA's ESG grantees in FFY2007 was higher than the number reported for the previous year. The number of clients who received housing through each of the agencies this year is similar to the number reported for 2004-2005. Over the past five years, the number of persons housed by the agencies receiving ESG funds from the State had decreased and/or fluctuated some. Some of that may be due to agencies submitting better data with less duplication if any. Each year the specific nonprofit agencies that submit applications each funding cycle tends to vary from year to year for various reasons or internal issues unique to each nonprofit, and that fluctuation can also cause data fluctuations from one reporting period to the next. In addition, now that regulations have relaxed the requirement for agencies that serve victims of domestic violence to participate in the Homeless Management Information System (HMIS), the State expects many service providers of that population to once again apply for ESG funds.

### **Supportive Services**

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

In SFY2008, DCA made 202 ESG funding awards to organizations that provide housing and other supportive services necessary to break the cycle of homelessness. Through this program, a daily average of 4,183 individuals received housing assistance and a daily average of 2,462 persons received only supportive services.

During SFY2008, DCA collected the following client data from ESG grantees. This data is a requirement of the Integrated Disbursement Information System (IDIS) from which Federal ESG dollars are dispersed.

The characteristics of the 49,524 clients who received housing (emergency or transitional), are shown below:

<b><u>Characteristic</u></b>	<b><u>Number</u></b>	<b><u>Percentage</u></b>
Chronically Homeless ( <i>by HUD definition</i> )	7,600	15.3%
Severely Mentally Ill	2,233	4.5%
Chronic Substance Abuse (alcohol &/or drug)	9,394	19.0%
Persons with HIV/AIDS	1,301	2.6%
Other Disability	2,814	5.7%
Veterans	2,623	5.3%
Victims of Domestic Violence	7,753	15.7%
Elderly ( $\geq$ 62 years old)	1,872	3.8%
Illiterate or Marginally Literate	2,225	4.5%
Criminal History	8,356	16.9%

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

Of the 67,472\* clients who received supportive services, the number below have the following characteristics:

<b><u>Characteristic</u></b>	<b><u>Number</u></b>	<b><u>Percentage</u></b>
Chronically Homeless ( <i>by HUD definition</i> )	6,595	9.8%
Severely Mentally Ill	4,578	6.8%
Chronic Substance Abuse (alcohol &/or drug)	8,040	11.9%
Persons with HIV/AIDS	1,932	2.9%
Other Disability	3,296	4.9%
Veterans	3,202	4.7%
Victims of Domestic Violence	2,538	3.8%
Elderly ( $\geq$ 62 years old)	2,144	3.2%
Illiterate or Marginally Literate	1,847	2.7%
Criminal History	4,206	6.2%
Other (recurring homelessness)	898	1.3%

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

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

### **Training**

Providers of homeless assistance require ongoing training to stay abreast of innovative social work strategies as well as resources for funding, staff and volunteers -- that is why the Trust Fund invested some \$16,774 for a broad range of technical assistance opportunities in SFY2008.

Training under this program occurs year round in all regions of the state. The **Regional Homeless Resource Fairs** are designed to facilitate communication between homeless and mainstream providers and effectively coordinate services offered to homeless families. The fairs serve as a means by which providers, funding agencies, homeless persons, local government representatives, etc... can work to form trust and personal relationships that enhance collaboration. Attendees also benefit from sharpening their skills on organizational development, fundraising, etc... Many of these fairs are conducted in conjunction with VA “stand downs” in order to encourage participation by homeless persons. DCA staff members attend and provide information on this CoC, the Statewide HMIS collaborative, the ESG program, DCA/GHFA’s affordable housing programs, and other topics. Fair participants have opportunities to attend workshops on a variety of topics such as tips for start-up organizations, standards of care and policies and procedures for operating homeless housing. Using State HTF dollars, DCA is able to fund and support local sponsors of regional homeless resource fairs in all of Georgia’s 12 regions. During FFY2007, fairs were held in Athens (Region 5), Augusta (Region 7), Carrollton (Region 4), Columbus (Region 8), Dalton (Region 1), Gainesville (Region 2), Macon (Region 6), Savannah (Region 12), and Valdosta (Region 11).

DCA hosted regional meetings to explain grant application requirements for its 2008 homeless and AIDS housing programs. Meeting dates and locations were as follows: Macon - February 22; Valdosta - February 29; Savannah - February 15; Dublin - February 21; LaGrange - February 29; Augusta, February 22; Athens - March 4; Gainesville - February 26; Dalton - February 23; Norcross - February 27; Columbus - February 28; and Albany - February 28. Application requirements were covered for the Emergency Shelter Grants (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) programs.

### **Other Training provided through HMIS**

In the 2002 Balance of State Continuum of Care, DCA was awarded funds from HUD for a comprehensive, state-wide Homeless Management Information System (HMIS) initiative. The purpose of HMIS, as mandated by Congress, is to generate an unduplicated count of each continuum of care’s homeless population. As data is accumulated a much more comprehensive picture of the homeless population’s needs and demographics will develop, and we will be able to see how those needs and demographics change over time. This data will allow agencies to better allocate resources and serve their communities in their mission, and the State’s, to end homelessness. Through the HUD grant, DCA has provided funding to eligible agencies to assist with hardware procurement, internet connection fees,

and supportive software to make this project successful. During SFY2008, \$35,490 was expended by 38 different organizations through DCA's HMIS grant making it possible for many agencies to become active with HMIS or increase their level of participation. This past year, the focus has been on increasing utilization of the system by the 235+ HMIS member agencies. Significant progress has been made since the HMIS project started in 2002 both in the number of agencies using the system and in the quality of data input into the statewide Pathways Community Network's HMIS. The Georgia statewide HMIS was used to track services provided to 120,606 homeless or at-risk Georgians in the twelve months ending June 30, 2008. Of this total number, 11,650 were children and 3,322 were senior citizens. The training plan has been adjusted to address the individual needs of each agency in the collection of HMIS data. As a byproduct of collecting good homeless data, we are developing a more comprehensive picture of the homeless population's needs and are able to see how those needs and demographics change over time. This data is allowing local community agencies to better allocate resources and serve their communities in their mission, and the State's, to end homelessness. The Pathways training has been narrowed to assisting agencies with local reporting, program element data collection and teaching the importance of collecting the HUD data standards. In addition to focused classroom training programs, Pathways has begun to provide individualized one-on-one agency "on-site training". This one-on-one "on-site training" has begun to identify specific problems with the HMIS implementation and continually address ways to better utilize the HMIS system. The statewide user survey is being used to provide good accurate data from the HMIS agency executive levels and user levels. The feedback has been used to direct the training efforts statewide and assist with determining system enhancements priorities. Additionally, the user survey provides feedback in the following key areas: HMIS customer service, HMIS ease of use, User training experience, Ability to collect homeless information from clients, ability for agency to produce HUD APR from HMIS. Each of Georgia's continuums has a substantial number of homeless service providers using the HMIS system. There is representation from many sectors of the homeless service/shelter system – information and referral, emergency shelters, transitional housing, permanent supportive housing, HOPWA providers, domestic violence shelters, and service-only agencies.

### **Acquisition & Rehabilitation**

Each year, the State announces a funding availability to help local governments and nonprofit organizations acquire land and buildings, or make substantial repairs to facilities used to house or provide services to homeless persons. As there is a growing need for emergency shelter space, the State Housing Trust Fund makes the largest sum of its development budget available to organizations seeking to develop additional space for shelter beds. The Trust Fund expended \$257,415 in funds for acquisition and rehabilitation projects in SFY2008.

### **Special Needs**

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

These individuals suffer from a range of medical issues to include physical disabilities, mental illnesses, and/or chemical addictions. To keep such persons housed and treated, a comprehensive support mechanism is needed. The Trust Fund operated two such programs in SFY2008, Housing Opportunities for Persons with AIDS, and the Shelter Plus Care program.

### **Housing Opportunities for Persons With AIDS (HOPWA)**

The HOPWA program serves individuals and families affected by HIV/AIDS. Because this disease often leaves individuals and families financially devastated due to accumulating medical bills and lost wages due to sickness, the State's HOPWA Project Sponsors make rental assistance and supportive services available to eligible persons. For persons impacted by HIV/AIDS, this is a very important phase of the continuum of care. In FFY2007, the State administered \$1,523,861 in HOPWA funds to assist nine (9) Project Sponsors located throughout Georgia in serving persons affected by HIV/AIDS. Of the HOPWA funds expended, \$586,269 provided housing to 468 households consisting of one or more persons with HIV/AIDS (468 persons w/ HIV/AIDS and 390 other family members); \$819,208 provided supportive services to a total of 5,986 households with HIV/AIDS (an additional 5,518 households consisting of one or more persons with HIV/AIDS received supportive services only); \$17,508 provided permanent housing placement to 31 persons; and 232 persons with HIV/AIDS received housing information. Project Sponsors received \$100,876 in HOPWA administration funds. An important note is that six HOPWA Sponsors &/or other nonprofit agencies also received \$ 802,862 in Shelter Plus Care (S+C) funds for the rental assistance of homeless persons with both a disability and with HIV/AIDS, and they maintained 116 units of Rental Assistance through the S+C Program during this operating period. For participants whose housing is provided through the S+C Program, they also receive supportive services that are provided through the HOPWA Program.

In addition to housing, some of the services provided through the HOPWA Program were case management/client, advocacy/access to benefits and services, outreach, health/medical/intensive care services, alcohol and drug abuse services, employment assistance, education, meals/nutritional services, permanent housing placement, life management skills, legal services, mental health services, and transportation. Appendix II provides information on the number of households (consisting of one or more persons with HIV/AIDS) that received housing and/or services using HOPWA funds during SFY2008 and a comparison to planned actions, as approved in the Consolidated Plan Annual Action Plan for this operating year.

What follows is a list of the nine (9) Project Sponsors who drew HOPWA funds during the period of July 1, 2007 through June 30, 2008, the amount each sponsor received during this period, and the service the sponsor provided.

<u>Project Sponsor</u>	<u>Funds Expended</u>	<u>Service Provided with the State's HOPWA Funds</u>
Action Ministries, Inc.	\$50,000	Housing & Supportive Services
AIDS Athens, Inc.	\$252,544	Housing & Supportive Services
Amethyst Project, Inc.	\$73,898	Housing & Supportive Services
Central City AIDS Network, Inc.	\$362,081	Housing & Supportive Services
Coastal Area Support Team, Inc.	\$62,932	Housing & Supportive Services
Comprehensive AIDS Resource Encounter, Inc.	\$75,302	Housing & Supportive Services
Homeless Resource Network, Inc	\$121,893	Housing & Supportive Services
Lowndes County Board of Health, a/k/a South Health District 8-1	\$292,169	Housing & Supportive Services
Union Mission (Savannah), Inc.	\$233,042	Housing & Supportive Services
Total Amount Expended:	\$1,523,861	

*Please see Appendix II for complete Narrative/ Overview and for Accomplishment Data charts of the HOPWA Program.*

### **Shelter Plus Care (S+C)**

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

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

During SFY2008, DCA provided assistance through thirty-seven sponsors for 897 housing units using \$4,598,894 in program funds. Over 1,000 homeless persons with a disability were provided housing through this program during this operating year.

### **Permanent Affordable Housing**

Permanent supportive housing is a key solution in offering housing stability to homeless families that also have a disability. By leveraging funds with DCA and HUD, the Trust Fund has helped organizations through the Permanent Supportive Housing Program to acquire land, renovate and build multi-family and single-family units for persons that are low-income. To support the development of affordable housing projects, DCA awarded \$10,139,486 to four recipients that will produce 101 special needs units. State Housing Trust Funds monies were included in the awarded for these projects and totaled \$914,000.

One project was completed under this program utilizing \$2,899,556 in HOME funds and \$878,144 in State Housing Trust Funds that will create 28 affordable housing units. DCA also provided one-on-one technical assistance to prospective developers of the permanent supportive housing.

### ***Assisting Other Special Need Households***

The State administered several programs during SFY2008 to benefit other special need households, in addition to DCA's HOPWA program. Accessible, available, and affordable housing is the key to independence and the participation of Georgians with disabilities in the life of their communities. Throughout this past fiscal year, DCA continued to expand opportunities in this area. While not solely dedicated to assisting special need households, DCA's Housing Choice Voucher, Georgia Dream Second Mortgage Program, CHIP, Rural Rental Housing Development Fund, Georgia Dream Single Family Development, and HOME Rental Housing Loan programs may assist households that include an individual who is elderly or has a disability. Full descriptions of these programs and their level of assistance to these special need groups can be found in Section I of this document. DCA also made available an online housing search tool, the GeorgiaHousingSearch.org website that provides property managers with the ability to market available rental units (including those designed with features to make the units accessible for individuals with disabilities) to prospective tenants across the state of Georgia.

DCA's Americorp staff continues to honor their commitment to service. The staff participated in the MLK, Jr. Holiday "day of service" events. Each year the Georgia Commission for Service and Volunteerism (GCSV) leads service efforts across the state to bring together people and organization to participate in a wide range of volunteer projects that honor Dr. King's life and teachings. For 2008, GCSV, the Georgia Emergency Management Agency (GEMA), the Atlanta Chapter of The American Red Cross, DCA's Rental Assistance Division and many others have joined together to answer this call to serve by educating Georgia citizens about disaster preparation by teaching them how to create an emergency or disaster supplies filled Ready Kit. The team recommended that Georgia citizens have special items in the kits infant, elderly or disabled family members.

DCA improved and increased access for homeownership for qualified individuals with disabilities and/or households with members who have a disability, by providing the Georgia Dream Second Mortgage Program Choice option. The Choice option may be used by the borrower to cover a portion of the borrower-paid closing costs and prepaid expenses and/or to reduce the principal amount of the first mortgage. Assistance under the CHOICE option is based on the income level of the household and the location within Georgia where they would like to purchase a home. Loans are generally used in conjunction with the State's Georgia Dream First Mortgage Program.

DCA formalized a Memorandum of Understanding with Georgia Department of Human Resources, Division of Mental Health, Developmental Disabilities and Addictive Diseases. This partnership will focus on developing permanent supported housing for persons served with supported services from DHR.

DCA is working with the Georgia Council on Developmental Disabilities to develop a Housing 101 course to educate individuals and their families to learn how to acquire housing and utilize IDA planning based on income and personal finance.

DCA in collaboration with the Interagency Council on Homeless is promoting the SSI/SSDI Outreach, Access and Recovery (SOAR) process for assisting persons with disabilities to acquire and increase the receipt of their SSI, SSDI or other eligible benefits.

DCA participated in the Against All Odds Conference with the Georgia Council on Developmental Disabilities and Georgia Division of Mental Health, Developmental Disabilities and Addictive Disease. The conference brought together people with developmental disabilities, family members, service providers, support coordinators, and policy makers to explore Georgia's investment of public funds in individualized, person-directed support. People with developmental disabilities and their families want good support so they can have what other citizens expect a secure home, friends, places to belong, freedom to make choices, chances to learn, and opportunities to contribute. Continuing Education Credit was available and The University of Georgia Center for Continuing Education approved 1.5 Continuing Education Units (15 Hours) of credit. The program approved for 14 core contact hours for Social Work Continuing Education Credit.

DCA participated in the Georgia's Aging Population Conference "What to Expect and How to Cope". Hundreds of state and local officials attended the three sessions addressing vital issues that Georgia may face with the steadily growing percentage of elderly residents. Information on demographics, income, housing, veterans, Medicaid, Medicare, other health measures and comparative tables of other states were covered.

DCA is continuing their partnership with the Statewide Independent Living Council to present the Zero Step Entry Power Point Presentation to increase builder participation in the Easy Living Home Program, which encourages construction utilizing the concept of visitability for everyone. DCA is also providing technical support to efforts seeking to promote inclusion of visitable features in all new housing construction.

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

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

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

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

DCA participated in mainstream planning efforts throughout the State. DCA has membership on the Mental Health Planning Advisory Council. DCA participated in the meetings of the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), and the Supportive Housing Committee of the Atlanta Regional Commission on Homelessness. DCA staff also participated regularly as a member of the Governor's Council on Developmental Disabilities. DCA continues to participate in two of the Governor's initiatives – the Prisoner Re-Entry Policy Team and the Governor's Mental Health Study Commission.

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

DCA continues to collaborate through its agreement with Tech-Able Inc. to assist individuals with disabilities to secure affordable loans through the Credit-Able Program. Under this Agreement, the Federal funds were permitted to be used for any loan guarantee eligible under the Credit-Able Program. GHFA funds were dedicated specifically to support loan guarantees for allowable accessibility modifications under this program. GHFA funds and interest were used solely for loan guarantees for Georgia residents with disabilities who are within applicable income limits based on the location of the residence and the household size of the consumer. The loans can be applied at owner-occupied residences and/or rental units.

DCA participated in the Steps to Building Financial Literacy and Independence Conference. The Conference was a day conference for providers of services, caretakers, and those with special needs to learn about different programs available as well as possible federal legislative changes.

#### **D. ADDRESSING OBSTACLES TO MEETING THE NEEDS OF THE UNDERSERVED**

##### ***Addressing the Obstacles***

The State has recognized in its Consolidated Plan that many obstacles connected to affordable housing issues relate to public perceptions and market factors. However, the State can take actions to address issues pertinent to its regulatory control. Actions taken by DCA during SFY2008 included:

- Implementing federal fair housing requirements in association with all HUD-funded housing activities.

- Providing housing information to first-time home buyers, including Consumer Education Seminars that promote a basic awareness of the advantages, responsibilities of homeownership, how to maintain good credit and IDA planning.
- Developing and helping to facilitate a training course “Best Housing We Can Have” in joint-partnership with the Georgia Municipal Association through a contractual agreement with Common Focus. The course focused on how communities can respond to their local housing needs and issues and use available housing programs to develop or enhance their housing strategy. The class provided six units of Continuing Education (CE) credit.
- Pursuing federal regulatory changes that will enable the State to more efficiently assist underserved households.
- Examining other State measures that may remove obstacles to the provision of affordable housing opportunities for low and moderate-income Georgians.
- Continuing to require and to monitor the performance of local governments funded through the State’s CDBG program to promote fair housing.
- Using mortgage revenue bonds and the Low Income Housing Tax Credit/Georgia Housing Tax Credit to foster and maintain affordable housing opportunities in Georgia.
- Continuing the Affordable Housing workshops providing an overview of the requirements for entities that plan to submit applications for Federal and State Low Income Housing Tax Credits and Home funds under the Qualified Application Plan.
- Supporting the efforts of service providers through the Housing Trust Fund to assist the homeless.
- Implementing the Continuum of Care plan to meet the housing needs of families that are homeless or at risk of being homeless in rural areas of Georgia.
- Offering homeless application workshops and Continuum of Care planning sessions statewide that provide application information and materials for the Emergency Shelter Grant (ESG), Housing Opportunities for Persons with Aids (HOPWA), Housing Management Information System (HMIS), and Shelter Plus Care (S+C) programs; provide opportunities to comment on housing and associated service needs and describe the statewide S+C initiative.
- Continuing to assist designated HOPWA project sponsors with the expansion or enhancement of their organizational capacity and/or current programs.
- Continuing implementation of a Housing Counseling Program funded through a combination of funds from HUD and the Georgia Housing and Finance Authority that offers pre-purchase and post-purchase counseling services through a partnership with six regional Consumer Credit Counseling Services (CCCS) and thirty nonprofit agencies across Georgia.
- Implementing and administering a new supportive housing program to assist Hurricane Katrina and Rita evacuees in a historic partnership with the United States Federal Emergency Management Agency. DCA administers the DHAP program in additional jurisdictions of other housing agencies, which did not have the resources to meet the new program’s reporting and administrative requirements. DCA facilitated and provided tailored supportive case management services.
- Offering Spanish language brochures and workbooks for DCA’s home buyer programs to enable Georgia’s Hispanic population better access to this assistance.

- Making special efforts to work with rural communities in Georgia to encourage the development of affordable housing for the region's workforce population.
- Continuing to make available the “Everything You Wanted to Know About Recapture Tax But Were Afraid to Ask” pamphlet to alleviate any concerns that potential buyers, builders, lenders and real estate professionals may have regarding recapture tax.
- Providing the DCA’s online system for lenders reserves loans quickly, access and complete forms, check status of their reservations, request training, generate documents and to track and verify their loan status.
- Equipping participating lenders with a seller guide, which is an information book from the origination stage through funding of the Georgia Dream Loan Process. The seller guide is also available through lender online for quick access of policy and procedures. Updates are also incorporated for convenience.
- Providing a call-in brochure line for potential customers to request information, and check the current interest rate. This information line is available 24 hours a day.
- Offering the “Get on the Right Track to Homeownership” booklet that details the benefits to owning a home, provides basic instructions of how to own a home, and is distributed to potential home buyers through participating lenders, credit counselors and home buying fairs.
- Making available a rate sheet that list DCA contact information, current interest rates, lender training, and announcements, which is emailed to over 1,000 realtors, brokers and lenders on a weekly basis.
- Offering the “Home of Your Own” Workbook, this was designed to assist our credit counseling partners with providing budget analysis worksheets and preparing potential customers for the home purchase, and the responsibilities of homeownership.
- Hosting strategy sessions and coordinates housing fairs with City and County Government Officials, Chamber of Commerce staff, and other interested community leaders to help determine the need for affordable housing and the availability of qualified borrowers.
- Providing an internet based training system for the Georgia Dream lenders. The “Go to Meeting” is a web-based training, which affords DCA staff the ability to interact with lenders and to provide training on-line on an at needed basis.
- Distributing Georgia Dream signs to Realtors, lenders and their partners. These signs are placed in front of the loan offices and besides Realtor’s signs on the property for sale.
- Offering recapture tax protection at no cost to the borrowers for first mortgage loans insured through Genworth Financial. Coverage of up to \$6,000 remains in effect for five years as long as Genworth Insurance remains in force.
- Continuing to make available the GeorgiaHousingSearch.org website to provide property managers the ability to market available rental units (including those designed with features to make the units accessible for individuals with disabilities) to prospective tenants across the state of Georgia.
- Supporting the efforts of agencies that offer homebuyer education funding serving African and Arabic immigrants in their own language, Women’s Watch Afrika.

- Offering training to nonprofit developers on how to develop single family housing for homeownership. The training includes an overview of program requirements and the application process for DCA's Georgia Dream Single Family Development Program.
- Continuing to present a Zero Step Entry Power Point Presentation geared toward developers and contractors to dispel myths and misconceptions in developing a cost efficient and aesthetically pleasing no step entry product.
- Continuing to utilize the applicant checklist to simplify the process through the Georgia Dream program. The checklist form is available on the website for both the applicant and/or lender. The Applicant Checklist expedites the processing of the mortgage loan by preparing the first time home buyer applicant with a listing of the necessary documentation for the initial interview with DCA's participating lenders. This checklist describes what documents are required and expedite lender approvals in underwriting.
- Continuing to host public hearings across the state to give concerned citizens a chance to provide comments on proposed changes to the 2008 draft Qualified Allocation Plan (QAP). The QAP sets forth DCA's process for allocating federal and state resources available for the development of affordable rental housing. The Plan also provides procedures for monitoring and notifying the Internal Revenue Service of noncompliance of tax credit program requirements. The draft was made available by accessing DCA's website at [www.dca.state.ga.us](http://www.dca.state.ga.us).
- Continuing to provide local governments with single coordinated applicants and recipients workshops for CHIP and CDBG funds. Nearly 500 persons attended these workshops including USDA Rural Development, Georgia Department of Transportation/State Aid Office, Georgia Environmental Facilities Authority, and Georgia Department of Natural Resources.
- Hosting informational meetings to market the Family Self-Sufficiency Homeownership Voucher Program to enable more recipients to become homeowners. The meetings provided 87 participants with useful program information that should help them move forward in the home buying process. Representatives from Consumer Credit Counseling Services, Re Max and Home State Mortgage joined DCA staff. Five participants earned Program "graduates" status and received certificates.
- Hosting quarterly Georgia Dream Lender Advisory Meetings for the advisory committee. The Meetings are held to discuss lender feedback for best practices discussions providing practical guidance on loan program analysis and evaluation, market changes and policy updates and designed to increase DCA's level of customer service.
- Participating in the "Real Estate from Beginning to End" training. Other attendee of the seminar included attorneys, presidents, vice presidents, owners, lending professionals, project managers, real estate agents and brokers, business owners and managers, zoning board members, contractors, surveyors, architects, engineers, developers, planners, controllers, CFOs and accountants. The seminar provided updated information on all aspects of real estate development, including platting and subdivision, and environmental issues.

- Facilitating affordable housing sessions during the Georgia Planning Association Conferences. State housing programs were presented at both the fall 2007 and spring 2008 conferences where there were 50 attendees.
- Completing the 2008 Unsheltered Homeless Count by carrying out a number of activities in January to assess homelessness, both statewide and locally. These activities included a statewide count of unsheltered homeless individuals, a count of homeless persons incarcerated in local jails and a count of homeless persons in shelters and transitional housing. The objective of the 2008 Unsheltered Homeless Count was to determine the number of homeless families and individuals in Georgia. The data was collected and particularly focused on people's housing status on the night of January 27, 2008. The count is part of DCA's responsibilities for the federal Balance of State Continuum of Care plan, as well as its efforts to create county level homeless information statewide. This count also was designed to assist the State of Georgia to improve planning for homelessness and housing. Approximately 35 counties around the state conducted a count of unsheltered homeless families and individuals, as well as those who are precariously housed. Surveys were administered at locations where homeless persons are likely to seek help and collected for one week. The local counts will then be used in a statistical model developed by Kennesaw State University to predict all other county numbers and a statewide number. This data will prove invaluable for planning at both the state and local level.

### ***Assisting Households with a Disproportionate Housing Need***

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

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

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

A competitive scoring criterion is used by DCA's Office of Affordable Housing when evaluating projects in order to ensure the projects that will best assist some households with a disproportionate housing need will receive program assistance. All senior projects

designated as Elderly must include at least two basic ongoing services. These services must include services designed to meet the physical/social needs of elderly persons in at least two (2) basic of the following categories: recreation/social and overseen by the project manager, semi-monthly classes conducted on site, and adult day care located on site.

DCA's Office of Affordable Housing has expanded its special categories of targeted units to include abused spouses and their children with a disproportionate housing need will receive program assistance.

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

For years, Georgia's rate of prison population growth mirrored that observed at the national level. Prisoners today are typically less prepared for reintegration, less connected to community-based social structures, and more likely to have health or substance abuse problems than in the past. In addition to these personal circumstances, limited availability of housing and social services in a community can affect the returning prisoner's ability to reintegrate. DCA, the Board of Pardons and Paroles, the Department of Corrections and the Criminal Justice Coordinating Council have jointly implemented the "Re-Entry Partnership Housing" (RPH) program. DCA is the lead fiscal agent, and Pardons and Paroles have hired a full-time discharge planner dedicated to the program. The RPH program is designed to assist 'job ready' parolees with housing placement, meals and services in the absence of stable family, friends or resources for housing at the time of parole. This program prevents the inappropriate discharge of parolees that often leads directly to homelessness. The goal of the program is to provide short-term financial assistance to help stabilize an individual's re-entry process. The chart below provides placement and financial assistance data information.

Placement Data: July 1, 2008 – June 30, 2008

Total number of parolees placed: 261

Total number RPH residence plans pending w/o release dates: 12

Total number residence plans submitted in June 2008: 17

Total number of approved RPH providers: 31

Total number of pending housing providers w/ DCA: 3

Out of 261 parolees placed under RPH, 24 parolees are classified as "special needs"; 53 parolees are classified as "mental health" with 31 parolees classified as "mental health taking medications"; and 9 parolees are classified on "electronic monitoring."

- 150 parolees placed in RPH are employed
- 38 parolees placed in RPH have discharged/parole completion
- 14 parolees placed in RPH were revoked
- 15 parolees placed in RPH are classified as absconders

#### Financial Statistical Data

Total cost spent to incarcerate @ \$49.00 per day past TPM to RPH release date: \$4,026,183

Cost avoided calculated from RPH release date to max out date: \$7,894,979

Net Cost Savings: \$7,900,000 - \$4,100,000= \$3,868,796

Total spent for RPH YTD: \$469,800

Cost of Parole Supervision @ \$4.08 per day: \$4,694,717

(TPM: Tentative Parole Month)

#### **E. ELIMINATING BARRIERS TO AFFORDABLE HOUSING**

During SFY2008, DCA continued important program modifications to help eliminate barriers to affordable housing and open the access to decent, safe, sanitary, and affordable housing for Georgia's most under-served households.

DCA's Office of Affordable Housing (OAH) also incorporated incentives in its HOME Rental Housing Loan program to specifically target special need households, including the homeless. Points were awarded based on the percentage of the total units that are held, reserved for occupancy by tenants with special needs and for optional accessibility components. Additionally, applications that agree to accept project-based vouchers received an additional point. As part of its funding round awarded during SFY2008, the DCA awarded extra points in the project scoring process to projects serving elderly households. To receive these points, at least two basic ongoing services to meet the physical and/or social need must be provided. These services must include services designed to meet the physical/social needs of elderly persons in at least two (2) basic of the following categories: recreation/social and overseen by the project manager, semi-monthly classes conducted on site, and adult day care located on site.. An experienced, licensed provider of such services must also provide supportive services at no cost to the tenants applicable to the needs of the designated special need tenants. The OAH required that units set aside for special need persons must be rented to such households and designated units must remain vacant until such time that a household containing a special needs member rents the unit. DCA also awards points to applicants that agree to accept a Housing Choice voucher contract for occupancy of units by tenants with special needs. Applicants can designate up to ten units or five percent (5%) of the total units in a project, whichever is less.

The Office of Homeownership within DCA is continuing to provide a Spanish version of the Housing Counseling Workbook entitled "Su Casa Propia".

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

DCA's HOME CHDO Predevelopment Loan Program offers interest-free loans to qualified nonprofit organizations for the preparation of complete and comprehensive applications for

financing low to moderate-income housing developments using DCA's HOME Rental Housing Loan, Permanent Supportive Housing or Georgia Dream Single Family Development programs.

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

DCA is sponsoring on-going training to nonprofit developers on how to begin developing single family housing for homeownership. The training includes an overview of program requirements and the application process for DCA's Georgia Dream Single Family Development Program. The program, entitled "Opening Doors through Single Family Housing Development," provides information on how to develop and preserve affordable single family housing within local communities. During the last fiscal year, 61 individuals representing housing developers were trained.

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

DCA continues its partnership with the Georgia Municipal Association and the University of Georgia's Housing and Demographics Research Center for the Georgia Initiative for Community Housing to offer communities a three-year program of collaboration and technical assistance. This program offers a series of facilitated retreats allowing communities to fashion solutions to their housing needs, the opportunity to attend related workshops, to receive technical assistance. The program provides an opportunity for the community housing teams to engage in cross-community sharing and collaboration. Fifteen communities participated in SFY2008. Georgia Power Company, AGL Resources Foundation, Wachovia Foundation, and the USDA Rural Development fund GICH. Georgia Electric Membership Corporation is an implementation partner.

DCA continued its Signature Program with nineteen participants consisting of Barnesville; Colquitt/Miller County; City of Covington-Newton County; City of Dublin; City of Flovilla/Butts County; City of Forsyth; City of Holly Springs; City of Rome; City of Snellville; City of St. Mary's; City of Kingsland; Woodbine/Camden County; Tifton/Tift County and Toccoa/Stephens County. Several cities were selected this past fiscal period: City of Calhoun; City of Fayetteville; Wilkinson County/Allentown, Danville, Irwinton, Ivey, Gordon, McIntyre and Toombsboro; City of Jesup/Wayne County and the Cities of Valdosta/ Remerton. The program provides these designated cities and/or counties with the below eleven benefits:

- Two years of customized technical assistance to achieve key initiatives from the local comprehensive plan;
- Access to a Signature Community Program grant of up to \$50,000;
- Assistance in identifying other financial resources for implementing the identified initiatives, statewide recognition as a community committed to improving the lives

and livelihood of its residents through effective development of a comprehensive plan and efficient implementation of plan activities;

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

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

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

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

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

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

- Continuing to serve on the Governor Perdue's Workforce Investment Board's (WIB) Coordinating Council. The Council is comprised of the Governor and chief executives of the lead state agencies in the workforce development system. Georgia's Work Ready initiative is comprised of a skills assessment and certification for job seekers and a job profiling system for businesses. Seventy-three counties have made a commitment to become Certified Work Ready Communities and have three years to reach the goals necessary to earn the designation. To be designated a Certified Work Ready Community, counties must demonstrate a commitment to improving public high school graduation rates, show a specified percentage of graduates are entering the workforce, and drive current workers and the unemployed to obtain a Work Ready Certificate. Two information sessions were hosted to help counties and regions in the state. A web site -- [www.gaworkready.org](http://www.gaworkready.org) is available.
- Collaborating with Branch Banking & Trust (BBT), Community Affordable Housing Equity Corporation and the National Development Council (NDC) to bring NDC's Economic Development Finance Professional Certification Program. The five day four-course program offered comprehensive training designed to expand the knowledge of economic development finance professionals. Topics included business credit and real estate finance analysis, loan packaging, negotiating, problem solving, and deal structuring.
- Collaborating and participating in the 1<sup>st</sup> Annual Professional Development Day with University of Georgia's Fanning Institute, and Georgia Municipal Association. DCA served as a grader, test monitor and facilitator. DCA also assisted in the development of the GDA Professional Development Program. The program structure included three levels of successful downtown management where participants who passed a written exam received certification.
- Launching a new online registration system for local government authorities. The General Assembly passed the Local Government Authorities Registration Act (O.G.G.A. 36-80-16) during the 1995 legislative session. This act requires local government authorities to register annually with DCA beginning January 1, 1996. There are 11 types of authorities that can be created through a general enabling act: Development Authority, Downtown Development Authority, Hospital Authority, Housing Authority, Joint Development Authority, Recreation Authority, Regional Jail Authority, Regional Solid Waste Management Authority, Residential Care Facilities for the Elderly Authority, Resource Recovery Development Authority, and Urban Residential Finance Authority. Over 800 authorities registered.
- Launching "Conserve Georgia" a statewide multi-agency marketing and public education effort aimed at promoting the conservation of energy, land and water; the prevention of litter; and the promotion of recycling. Nine state agencies and divisions form the Conserve Georgia Council and serves as the decision making body: Georgia Environmental Facilities Authority, Department of Natural Resources, Board of

Regents of the University System of Georgia, Georgia Forestry Commission, Georgia Soil and Water Conservation Commission, Department of Education, Department of Transportation and the Department of Agriculture.

- Participating in the monthly “Compassion in Action” sponsored by the White House Office of Faith-Based and Community Initiatives. Since January 2007, the OFBCI has convened monthly policy roundtables to discuss issues of interest to faith- and community-based organizations and honor the successes of dedicated Americans helping their neighbors in need. The roundtables convene and facilitate discussion between key government and private sector players around targeted issues.
- Launching “Design Camp” a unique workshop experience geared towards those interested in the design of their historic downtown. Participants received a full day of training covering such topics as the evolution of downtown, building styles and materials, urban planning, and proper building maintenance.
- Continuing the Georgia Quality Growth Partnership (GQGP) to facilitate local government implementation of quality growth approaches by: disseminating objective information on the various approaches, developing tools for implementing these approaches, sharing of best practices learned from other places, times, and cultures, and promoting acceptance of quality growth by the general public and community leaders. The GQGP has grown to more than thirty organizations of private and public entities.
- Providing the availability of the Georgia Quality Growth Partnership (GQGP) website for those interested in quality growth, urban and regional planning, environmental protection, land use, and related issues. The site, located at <http://www.dca.state.ga.us/toolkit>, contains two basic elements: the “Quality Growth Toolkit” and “Quality Growth Examples in Georgia.” The site includes examples from Georgia and other states.
- Continuing to provide technical assistance service to various cities and originations on downtown developments and revitalization issues. The Office of Downtown Development handled 1,149 site visits, board retreats and assessments.
- Continuing to collaborate with the U.S. Department of Homeland Security to map Georgia Community Facilities. Since passage of the Georgia Planning Act in 1989, DCA and the State’s Regional Development Centers have compiled and maintained statewide maps and information on over 8,000 Community Facilities. These Community Facility maps include over 30 types, such as courthouses, police, sheriffs, US marshals, and fire stations, as well as jails, state prisons, and federal penitentiaries. These maps also record water/wastewater facilities, landfills, public safety answer points/ E-911 and recycling centers, along with schools, colleges, libraries, and hospitals.
- Providing technical assistance request regarding the Job Tax Credit Program. The Office of Economic Development handled 744 requests.
- Continuing the Opportunity Zone Tax Credit Program that was created by the Georgia legislation. In 2004, Governor Sonny Perdue signed a House Bill 984 and DCA was authorized to work with local governments to designate certain areas as “less developed areas” or “Opportunity Zones.” In these zones, businesses, including retail businesses, would be eligible to use job tax credits of up to \$3,500 per job created against their state income tax liability. Businesses could use the job tax credits for up to ten years, as long as the jobs created are maintained. Tifton was selected this year as the state's third

Opportunity Zone. Other areas designated as Opportunity Zones are Washington, Ocilla and Milledgeville.

- Continuing Codes and Ordinances workshops to facilitate the adoption of better site design development practices for reducing runoff pollutions in cooperation with University of Georgia River Basin Center.
- Continuing the Quality Growth Resource Teams, which are local technical assistance visits. Volunteers from the state university system and public or private sector in the area of design, planning, or development field staff the teams. Team visits spread innovative planning practices and “smart growth” concepts throughout the state. DCA coordinates the team visits, handle logistics and prepares the final report. The Office of Planning and Quality Growth completed 386 site visits and assessments.
- Serving on the Georgia Water Council that provides oversight to the Georgia Department of Natural Resources in the development a Comprehensive State-wide Water Management Planning Act. The Council hosted twelve public hearings across the state to give concerned citizens a chance input on a revised draft Comprehensive Statewide Water Management Plan The draft was made available for public viewing at [www.georgiawatercouncil.org](http://www.georgiawatercouncil.org) (on the Documents and Presentations webpage).
- Participating in the Zoning Administrators Workshop Summer Conference, which was planned to interest any local public officials involved in zoning enforcement. The session addressed key topics identified by the GAZA Board of Directors based on input from participants’ evaluations of major concerns to those involved in the planning process. The Georgia Association of Zoning Administrators and The University of Georgia Carl Vinson Institute of Government sponsored the conference. Zoning administrators, planners, attorneys, city officials, board members and code enforcement officials attended this event.
- Continuing the statewide anti-litter campaign: “Litter. It Costs You,” which provides a three-pronged approach including education, enforcement and eradication along with Georgia Department of Natural Resources and Transportation and other public and private partners. Georgia launched the “Litter. It Costs You.” campaign in August 2006. Pepsi distributors across the state and Wild Adventures Theme Park in Valdosta joined the partnership this past year.
- Launching “Plan for Lunch”, an innovative lunch and learn series designed to engage local governments in discussions about quality growth. Ongoing presentation topics include: (1) What is Quality Growth?; (2) Comprehensive Planning & Quality Growth; (3) Appointed Planning Officials: Roles and How to Make a Difference; (4) Quality Community Objectives; (5) Character Area Identification; (6) Character Area Implementation; (7) OPQG Educational Products; and (8) Why Plan?.
- Serving on the Drought Response Working Group along with staff from Georgia Department of Natural Resources – Environmental Protection Division, Georgia Emergency Management Agency, Georgia Environmental Facilities Authority, Georgia Department of Human Resources – Public Health Division, Georgia Department of Agriculture; Georgia Department of Human Resources; Georgia Department of Public Safety; Georgia Department of Transportation; Georgia Forestry Commission; and the Georgia Public Service Commission. The Working Group will formulate policies based on the DRUC group’s recommendations. Information about the drought is available on a new website: [www.droughtjic.org](http://www.droughtjic.org). This new web site

serves as a gateway to information from the DRUC's Joint Information Center (JIC) regarding drought response and recovery activities, providing real-time information and a comprehensive list of available assistance. The site is divided into six major sections: About Drought Unified Command, Drought News, Drought Links, Drought Frequently Asked Questions, Submit Inquiry and Contact Us. The mission of the Drought JIC is to provide timely, accurate information to the public during the drought.

- Continuing to administer the Communities of Opportunity (Co-Op) Initiative to transform the approach of state service delivery. DCA worked closely with the Governor's Rural Development Council, UGA Fanning Institute and a number of public and private partners to conduct extensive surveys to capture up-to-date comments from citizens and business owners and to solicit their involvement and expertise in eleven counties, including Burke, Glascock, Hancock, Jefferson, Jenkins, Lincoln, McDuffie, Taliaferro, Warren, Washington and Wilkes. The survey data confirmed: (1) a widespread awareness of the communities' limited economic vitality - both short and long term, and (2) the interest and commitment of citizens and business owners to work together to improve the community's quality of life. DCA will continue to work with each community to assist them in developing a Community Improvement Strategy.
- Continuing the work to create a Coastal Comprehensive Master Development Plan (CCMDP). The CCMDP will address the often competing interests of tourism, economic development, environmental management, housing and transportation. The overall objective is to identify a vision for the coastal area that will promote sustainable future development without compromising the region's valuable, but also vulnerable, natural environment. CCPAC members will study tourism, economic development and environmental management, housing and transportation issues affecting Georgia's coastal area as it develops the Plan.
- Collaborating in a statewide effort with Hands On Georgia to undertake in various projects throughout the State of Georgia. The projects varied in each city. The projects included river clean ups, building restorations, wheel chair ramp construction, playground builds and mentoring sessions with children. Hands On Georgia is a statewide network that supports innovative volunteer approaches to meeting Georgia's critical needs through service and civic engagement.
- Continuing to serve on the Governing Board of OneGeorgia Authority along with the Governor, Lieutenant Governor, Office of Planning and Budget, Georgia Department of Economic Development, and Department of Revenue. OneGeorgia Authority assists with a variety of economic development projects to create jobs, stimulate new private investment, support the retention of existing jobs and enhance regional competitiveness through capacity building projects. Utilizing one-third of Georgia's share of the Tobacco Master Settlement Agreement to assist the state's most economically challenged areas, the OneGeorgia Authority anticipates spending \$1.6 billion on investments in Georgia's rural counties over the 25-year term of the settlement and offers the following seven grant or loan programs:
  - 1) E-9-1-1 Fund provides grants to finance activities that will assist applicants in providing enhanced 9-1-1 emergency telephone services on a regional basis in counties that are not currently served by 911.

- 2) Equity Fund, which is a community and economic development tool providing financial assistance authorities in rural counties suffering from high poverty rates including grants and loans that promote the health, welfare, safety and economic security of the citizens of the state through the development and retention of employment opportunities and the enhancement of various infrastructures that accomplish that goal.
- 3) EDGE Fund provides financial assistance to eligible applicants that are being considered as a relocation or expansion site and are competing with another state for location of a project; and, where the EDGE Fund is used when the health, welfare, safety and economic security of the citizens of the state are promoted through the development and/or retention of employment opportunities.
- 4) Strategic Industries Loan Fund provides loan assistance for the purchase of fixed assets to eligible applicants that are being considered as a relocation or expansion site for an emerging or development-stage company in a strategic industry targeted by Georgia.
- 5) AirGeorgia (Airport Initiative in Rural Georgia), officially integrating airport infrastructure improvements into OneGeorgia's overall plan for rural economic development. This new program started in July 2006 and accelerates the number of projects including runway extensions, installation of navigational aids, weather reporting stations and other projects deemed necessary to increase accessibility of Georgia's rural airports and communities.
- 6) Broadband Rural Initiative to Develop Georgia's Economy (BRIDGE) fund provides grants for publicly owned infrastructure based on the number of rural counties receiving new or enhanced high speed broadband services.
- 7) Entrepreneur and Small Business Development Loan Guarantee Program provides accredited Georgia financial institutions with funds to provide entrepreneurs and small business owners with access to loans ranging from \$35,000 up to \$250,000 at competitive interest rates. This unique public-private partnership allows any accredited financial institution in Georgia access to these shared-risk loan funds, provided the ESB-funded project is geographically located in one of Georgia's 112 designated rural counties. There has been one ESB award this fiscal year. OneGeorgia Authority also supports three broad areas of programs.

1. Entrepreneurs

- a. Centers of Innovation is charged with providing the resources and services needed to foster growth in the areas of aerospace, agriculture, life sciences, logistics, manufacturing, energy and information technology; areas of strategic focus. The Innovation Program works directly with existing businesses and entrepreneurs to foster growth within each sector.
- b. Entrepreneur Friendly Initiative provides a community-based program that helps create an entrepreneur environment, building entrepreneur and small business strategy into the community's overall economic development strategies.
- c. e2e Works provides help to start-up companies and small businesses that are either developing technology or applying technology in innovative ways. They offer direct counsel, angel investor

development and access to an incubator network with the technology resources of Georgia Tech and other state partners, to rural Georgia.

## 2. Economic Development

- a. Georgia Academy for Economic Development: This program was designed to enhance understanding of the complexities of economic and community development.
- b. Georgia Rural Development Council: The Georgia Rural Development Council (GRDC) advocates for rural Georgia, champions new development opportunities and partners with public and private initiatives to strengthen rural communities. The GRDC is Governor Perdue's primary advisory board for rural issues. In addition, the GRDC serves as a clearinghouse for policies and initiatives affecting community and economic development in rural Georgia.
- c. The Fanning Institute is a lead partner to the Community Leadership Initiative which provides seed or challenge grants to communities that have never conducted a leadership development program or that do not have a sustained effort in place. This initiative is designed to identify and train leaders and serve as a feeder program to the Georgia Academy's regional leadership program and to other community efforts.
- d. Youth Leadership Initiative along with the Georgia Rural Development Council, the University of Georgia's Cooperative Extension Service 4-H Program for Youth is lead partner in the Youth Leadership Initiative. The Georgia Youth Summit is designed to create an awareness of state and local issues, to enhance youth-adult partnerships on the local level and to equip youth to become active locally in the betterment of the community. Every Georgia county will have full scholarships for four youth and one adult to attend this community leadership event. The conference targets emerging leaders in the 10th and 11th grades to encourage the delegates to return home and act locally to improve their community.

## 3. Agriculture

- a. Georgia Market Maker is an interactive mapping system that locates businesses and markets of agricultural products in Georgia, providing an important link between producers and consumers.
  - b. Georgia Soil and Water Conservation Commission soil and water resource information; education; technical, financial, and planning assistance; and program oversight to locally led soil and water conservation districts, landowners/users, and local, state, and federal governments to maintain, conserve, and wisely use the soil and water resources for all Georgians.
- Participating in the Outdoor Classroom Symposium where 240 educators were able to attend a variety of sessions related to the theme of Tools of the Trade: the Nuts and Bolts of Outdoor Classrooms”

- Continuing to serve on the review committee of the Entrepreneur Friendly program. Review committee participants include the Small Business Development Center, the Small Business Administration and three state agencies, the Department of Labor, Department of Economic Development and the Department of Community Affairs. Governor Perdue created the Entrepreneur Friendly program in 2004 to enable Georgia's communities to strategically develop an environment in which entrepreneurs and small businesses can flourish.
- Continuing their participation in the Appalachian Regional Commission (ARC), a federal-state partnership comprised of 13 states in the Appalachian region of the United States. The goal of the program is to create opportunities for self-sustaining economic development and improved quality of life in the region. The Appalachian Regional Commission (ARC) sponsored the U.S. Department of Energy's Oak Ridge Summer Math/ Science Institute. The students spent two weeks at the Oak Ridge National Laboratory participating in hands-on learning programs that focused on the applications of math, science and technology. Students and teachers worked in teams on special projects, conducted research, and solved problems based on "real world" scenarios.
- Continuing The WaterFirst® Community partnership with local governments, state and federal agencies and other organizations working to improve the management and protection of our shared water resources. The program is the achievement of excellence beyond the current water regulations in seven major categories: watershed assessment, storm water master planning, wastewater treatment and management, water supply planning, water supply protection, water conservation, and water reclamation and reuse. The cities of Griffin and Rome and Tifton/Tift County received designation in the WaterFirst® Community Program in 2007. Previously designated WaterFirst® communities include Braselton, Cobb County/Marietta Water Authority, the Columbus Waterworks/ Columbus Consolidated Government, City of Hartwell, Clayton County/ Clayton County Water Authority, Gwinnett County, City of Tybee Island and the City of Savannah. The WaterFirst partners include Association County Commissioners of Georgia, Columbus State University - Oxbow Meadows Learning Center , Department of Natural Resources, Environmental Protection Agency Region 4, Environmental Protection Division, Georgia Association of Water Professionals, Georgia Conservancy, Georgia Economic Developers Association, Georgia Environmental Facilities Authority, Georgia Farm Bureau, Georgia Forestry Association, Georgia Green Industry Association, Georgia Municipal Association, Georgia Rural Water Association, Georgia Soil & Water Conservation Commission, Georgia Tech, Metropolitan North Georgia Water Planning District, U.S. Department of Agriculture – Forestry, University of Georgia and Upper Chattahoochee Riverkeeper.
- Continuing DCA's partnership with the Georgia Planning Association in the formation of the Community Planners' Institute by hosting six sessions. The two-day sessions were held around the State providing an excellent learning and training opportunity for planning and zoning commissioners, elected and appointed officials, staff, and other interested parties. CPI program topics include: Community Vision and Planning; Getting the Most out of Your Local Plan; The Good, the Bad, and the Legal; Conducting Meetings; and Making Good Decisions. Attendees completing the training program earned twelve hours of education in land use, comprehensive planning and

legal issues and were awarded certified planning documents. Conference locations included Thomasville, Hawkinsville, Albany, Dublin, Helen and Washington.

- Participating in the 7<sup>th</sup> Annual Leadership Day. More than 1,000 leaders from across the state shared best practices, success stories and discussed ways to improve leadership efforts in Georgia. Collaborating partners include UGA's Fanning Institute, Georgia 4-H and the Georgia Academy for Economic Development.
- Continuing the regional recycling collection program under the state's solid waste trust fund. DCA will continue to work with the selected communities to establish and implement recycling programs. The state also continues to focus on the comprehensive and collaborative strategy to develop statewide media campaign, supporting, investing in regional recycling transfer hubs and developing recycling and disposal rate measurement and reporting tools. The strategy has the support of other state partners, including the Georgia Department of Natural Resources – Environmental Protection and Pollution Prevention Assistance Divisions and the Georgia Environmental Facilities Authority.
  1. Bulloch County, Griffin, Savannah and Valdosta-Lowndes County received \$2.2 million in state grants to implement projects to recycle, conserve resources that will serve nearly 24% of the state's population. The Solid Waste Trust Fund was established in 1990 as part of the Georgia Comprehensive Solid Waste Management Act.
  2. Thirteen Georgia communities: Athens-Clarke County, City of Atlanta, Bulloch County, Dalton/Whitfield Solid Waste Authority, Decatur County, City of Douglasville, City of Gainesville, Liberty County, North Georgia Resource Management Authority (Banks, Lumpkin, Town and Union counties), City of Roswell, City of Savannah Sanitation Bureau, City of Tybee Island and City of Valdosta received grants awards under the away from home recycling program. The "Away From Home" Recycling Program was established to help local communities promote recycling at special events like sporting events, concerts and festivals. The grant recipients were not awarded with cash but instead, consisted of actual equipment communities needed to implement special event collection programs. Curbside Value Partnership (CVP) joined the statewide efforts by providing advertising, graphic design and local government recycling promotional material support. The Coca-Cola Company donated \$25,000 towards the purchase of trailers and collection containers.
- Continuing partnership with Curbside Value Partnership for a national case study model. CVP is a nationally recognized organization with a primary focus on increasing participation in residential curbside recycling programs and measuring the growth of these recycling programs as a way to increase the sustainability of local recycling efforts. Late in 2006, CVP approached DCA with an interest in collaborating with the state to launch and test education and marketing programs in the recycling hub communities and to measure the volumes of recyclable materials collected in these communities.
- Participating in the Keep Georgia Beautiful Luncheon to honor efforts to improve Georgia's Environment. Nearly 500 Georgians attended the 29th Annual Keep Georgia Beautiful Awards Luncheon. Since 1978, the Keep Georgia Beautiful Awards Program honors individuals, organizations and businesses whose ongoing efforts prevent litter,

- conserve or protect water resources, improve community waste handling practices through recycling and waste minimization or preserve the natural beauty and environment of Georgia. Award categories include litter prevention, beautification/community improvement, waste minimization and environmental improvement. Presented for the first time at this year's luncheon was the Youth Clean Community Challenge Award. This new award category is linked to the state's Litter It Costs You Campaign that was rolled out by Governor Sonny Perdue at a statewide litter summit in August 2006. The award recognized schools and youth groups that accepted a "challenge" unveiled by the Governor to tackle litter prevention through education, eradication and enforcement activities.
- Continuing their 18<sup>th</sup> Annual “BRING ONE FOR THE CHIPPER” recycling program. BRING ONE FOR THE CHIPPER is Georgia's annual Christmas tree recycling program. Each year, Keep Georgia Beautiful works with private sponsors to organize a number of tree recycling events around the state. Trees were chipped into mulch or used for city and county landscaping projects, individual homes and as wildlife habitat. Since its inception in 1991, Keep Georgia Beautiful’s BRING ONE FOR THE CHIPPER program has collected over 5 million trees and provided over 1 million tree seedlings to program participants. More than 242,600 Christmas trees were recycled statewide.
  - Continuing their financial support and partnership to provide Hand on Georgia (HOG) State Challenge Grants. Hands On Georgia (HOGa) is a statewide network that supports innovative volunteer approaches to meeting Georgia’s critical needs through service and civic engagement. The organization’s signature event, Hands On Georgia Week engaged more than 35,000 citizens in 400 service projects in all 159 counties in the state. Sponsors included AGL Resources, Georgia Natural Gas, Georgia's Electric Membership Corporations, InterContinental Hotels, and SunTrust Directed Funds.
  - Collaborating with a number of local Colleges and Utility Companies to sponsor the state’s 5th annual “Winning Water: Children’s Water Festival. Approximately 860 Georgia fourth-grade students participated in the state’s annual festival. The race-car themed, water education festival used a fun, interactive learning environment to teach students about ground water, drinking water, surface water and the hydrologic cycle. Major event sponsors included AmeriCorps, Coastal Rivers Water Planning Policy Center, Environmental Protection Agency- Region IV, Georgia Adopt-A-Stream, Georgia Conservancy, Georgia Forestry Commission, Georgia Department of Natural Resources, Georgia Power, Georgia Project WET (Water Exploration for Teachers), Georgia Southern University, GYSTC, Keep Bulloch Beautiful, Keep Columbia County Beautiful, Keep Effingham Beautiful, Keep Ft. Stewart/ Hunter Army Airfield Beautiful Beautiful, Keep Georgia Beautiful Foundation, Keep Liberty Beautiful, Keep Savannah Beautiful, Keep Screven Beautiful, Ogeechee Technical College, Statesboro Convention & Visitor's Bureau, University of Georgia, U.S. Army Corps of Engineers and the Water Systems Council.
  - Continuing the Great American Cleanup initiative, this was created by DCA’s Keep America Beautiful Office. The Great American Cleanup™ (GAC) is the nation’s largest annual community improvement program. Program sponsors were the American Honda Motor Company, Inc., The Dow Chemical Company, Firestone Complete Auto Caret and Tires lust, GLAD® ForceFlex® Trash Bags, Pepsi-Cola Company, Sam's

CLUB®, The Scotts Miracle-Gro Company, Sprint Foundation, Troy-Bilt® Lawn and Garden Equipment, Waste Management, Inc., Wm. Wrigley Jr. Company, ReCellular, Inc., Rubber Manufacturers Association, Coca-Cola Company, and Georgia Power Foundation.

- Providing assistance and workshops for the newly adopted code requirement. DCA adopted the 2006 International Energy Conservation Code (IECC) with Georgia State Supplements and Amendments as the new Georgia State Minimum Standard Energy Code to replace the 2000 IECC. The new code took effect on January 1, 2008. The Georgia Supplements and Amendments are available on DCA's website. DCA also adopted amendments to four other Georgia State Minimum Standard Codes: (1) 2006 Edition of the International Fuel Gas Code; (2) 2006 Edition of the International Mechanical Code; (3) 2006 Edition of the International Plumbing Code; and (4) 2006 Edition of the International Residential Code. These amendments took effect on January 1, 2008. All new residential and commercial buildings and significant renovations will be required to comply with the new code. The Georgia Environmental Facilities Authority and DCA are sponsoring workshops given by the Southface Energy Institute. Ten workshops were conducted across the state.
- Continuing to utilize an online system for submitting, requesting and tracking reviews of Developments of Regional Impact (DRIs). The intent of the DRI review process is to improve local, regional and state level coordination and cooperation regarding major developments in the state. Several exciting enhancements were demonstrated and explained. Local government officials, Regional Development Center staff and developers attended the session.
- Continuing to recognize excellence for Community Downtown Development programs under The Main Street program. The program uses a comprehensive revitalization process originated by the National Trust for Historic Preservation. DCA gave awards during the annual awards breakfast. The 90 Georgia cities recognized for achieving "National Main Street" accreditation were Acworth, Americus, Athens, Bainbridge, Brunswick, Buchanan, Brunswick, Buchanan, Byron, Calhoun, Carrollton, Cartersville, Cedartown, Cochran, Commerce, Cordele, Covington, Dahlonga, Dalton, Donalsonville, Douglas, Douglasville, Dublin, Duluth, East Point, Eatonton, Elberton, Fayetteville, Forsyth, Fort Valley, Gainesville, Gordon, Gray, Greensboro, Griffin, Hampton, Hapeville, Hartwell, Homerville, LaFayette, LaGrange, Lavonia, Locust Grove, Lyons, Madison, McDonough, Milledgeville, Millen, Monticello, Moultrie, Nashville, Newnan, Oglethorpe, Pelham, Pembroke, Plains, Richland, Rome, Royston, Sandersville, Social Circle, Statesboro, Stone Mountain, Summerville, Suwanee, Sylvania, Thomaston, Thomasville, Tifton, Toccoa, Trenton, Union Point, Valdosta, Vidalia, Vienna, Villa Rica, Warrenton, Waycross, West Point and Winder.
- Managing the Life Sciences Facilities Fund (the "Facilities Fund" or "LSFF") program is a financing gap that is unmet by the private sector and/or to provide an inducement for the expansion of life sciences companies within the State. These funds provide loan assistance for the purchase of fixed assets to assist with the expansion or relocation of emerging or development-stage life-science companies.
- Continuing to provide a statewide database and website of Georgia Historical Markers to support local tourism and educational programs. The DCA web site [www.georgiaplanning.com/hm](http://www.georgiaplanning.com/hm) hosts photos, a searchable database, maps, directions to

each marker and allows the user to cut and paste words or phrases from a marker text to search the New Georgia Encyclopedia for related articles. Searches by Regional Development Center and State Tourism Region are also available.

- Coordinating the State's role with the US Census Bureau for the Local Update of Census Address (LUCA) program. The Local Update of Census Addresses (LUCA) is a U.S. Census Bureau program that allows local governments to help update the address lists and maps that the Census Bureau will use to conduct Census 2010 and other surveys. DCA, working with the US Census Bureau and the states 16 Regional Development Centers, continues to provide technical assistance to local governments across the state. To date, 155 counties and 460 cities have registered for assistance with their LUCA review. Training and direct technical assistance are being offered.
- Presenting a new form-based model code for use in cultural heritage tourism districts in collaboration with the Georgia Department of Economic Development. Training workshops were provided in Dahlonega, Warm Springs, St Marys and Washington. The code includes optional incentives for creative developers who provide extra public amenities or preserve landmark assets. The code can be used to protect unique natural and environmental features that are critical components of a community's tourism asset base.
- Continuing to sponsor and co-host an Economic Development Technical Assistance & Financing Conference along with OneGeorgia Authority that provided an opportunity to discuss best practices and other innovative economic development trends. The conference provided materials with key economic development program information and nearly 20 hours interacting learning with community- and economic-development experts. DCA staff also walked participants through a "mini" credit underwriting session. Conference attendees received credit for CEcD recertification.
- Serving on the McPherson Planning Local Redevelopment Authority (MPLRA) to assist in the economic-impact plans for future re-use of the Fort McPherson property located in Southwest Atlanta. Fort McPherson is being closed under the federal government's Base Realignment and Closure Act (BRAC) of 2005. A proposed plan was comprised calls for rezoning and a partnership with private developers, the state of Georgia and the city of East Point to create 150 acres of green space, with 30 acres set aside for a festival and event grounds. The future site may also feature up to 4,600 homes, four million square feet of office space and 400,000 square feet of retail and commercial space to be developed as an urban mixed-use work/live/learn/play science and research park for interdisciplinary research and technology transfer in partnership with Georgia research institutions and private partners.
- Participating in the Appalachian Regional Commission Energy Conference on a panel discussion that addressed financing a renewable energy business.
- Continuing to provide the Economic Development Finance Packet (EDFP) booklet, this is a partnership between the Georgia Department of Community Affairs (DCA) and the Office of Economic Development (OED). The EDFP is a comprehensive listing of state, federal, local and national programs that are designed to promote economic development and business enhancement in Georgia.

## G. OVERCOMING GAPS IN INSTITUTIONAL STRUCTURE AND ENHANCING COORDINATION

The State also continued to take steps during SFY2008 to meet its priority: *To increase coordination, strengthen linkages and encourage the formation of partnerships between Georgia's private sector housing developers, financial institutions, nonprofit organizations, public sector agencies, foundations, and other providers.* The State's efforts included:

- Continuing to implement the Community HOME Investment Program (CHIP) to provide eligible local governments with access to both HOME and CDBG funds through a single, coordinated application process for the implementation of approved and eligible housing and community development activities within their communities.
- Making special efforts to develop strategies to assist revitalize areas hurt by foreclosures in the Atlanta area by collaborating with the City of Atlanta, Atlanta Development Authority, and other city groups.
- Presenting information on Georgia's Growth Readiness at the Georgia Environmental Conference in collaboration with Georgia Chamber of Commerce. Sessions included emerging State and coastal water planning, regulatory issues, green business practices, and sustainable development.
- Participating in the premier of a new radio show, "Real Estate for Life". The show features the latest information on real estate developments and trends in the metropolitan Atlanta market.
- Hosting a place based training that offered an advance foreclosure practicum and a three day course in loan servicing and collections. Fourteen partner agencies sent staff to participate in the training.
- Working with Atlanta-based Rebuilding Together to assist them in winning an \$80,000 grant to complete a large renovation project. The Change the World -- Start at Home, is a cause marketing campaign sponsored by HGTV, the National Trust for Historic Preservation and the Natural Resources Defense Council that focuses on revitalizing communities across the nation and helping consumers make smart choices for the environment in their homes and daily lives. Through the campaign, cities from all over the nation submitted prospective community revitalization projects. HGTV narrowed the list to 10 projects in 10 different cities. The five cities receiving the most votes will each receive the grant award. If selected the Rebuilding Together's project will focus on rehabilitating the area adjacent to The Ron Clark Academy in southeast Atlanta. Specific plans include renovating a senior citizen's home, building a "learning" greenhouse on the school's property and converting a vacant lot into a community garden. The work group consists of several DCA staff including those from the Quality Growth Team, Office of Special Housing Initiatives and staff from both governments of the City of Atlanta and Fulton County.
- Continuing to serve on the Research, Policy and Information for the Mixed Income Community Initiative (MICI). MICI has grown to nearly 60 organizations. The committee discusses a variety of regional issues including sprawl, transportation, air and water quality and housing.
- Continuing the State's informal efforts to work with other governmental agencies, nonprofit organizations, housing developers, financial institutions, foundations and other providers to create effective solutions to the housing needs of Georgians.

- Continuing the State's participation in various forums and networks from across the state which address affordable housing, homelessness or the housing issues of special needs groups.
- Continuing Georgia Dream first and second mortgage programs through a network of private sector, participating lenders.
- Participating and facilitating home buyer/educational fairs attended by people interested in buying their first home.
- Making available DCA's Internet web site to increase access to information on Georgia's affordable housing and community development needs and to promote the availability of its programs with its current and future partners.
- Continuing implementation of a state-wide Homeless Management Information System, Balance of State Continuum of Care Plan and established network of providers.
- Continuing the State's response to AIDS by collaborating with Ryan White Consortiums, GA Department of Community Health, the City of Atlanta, the City of Augusta and the Statewide HIV Prevention Program on our commitment to providing safe, decent, and affordable housing for our most vulnerable citizens living with HIV/AIDS and their families.
- Marketing a DVD to describe construction techniques to build an aesthetically pleasing, cost efficient no-step entry and working through the Easy Living Home Coalition to disseminate the product to builders.
- Continuing DCA's collaboration to help end chronic homelessness through the work of the Georgia Interagency Homeless Coordination Council, co-chaired by DCA Commissioner Mike Beatty and DHR Commissioner B.J. Walker. Ongoing work is focused on establishing policies that will eliminate discharging clients back into homeless situations; improving state agency coordination; improving access to SSI with a consideration given to presumptive eligibility; evaluating fiscal effectiveness; effective homeless prevention policies; and coordinating strategies that will best achieve the Council's and the Governor's goals for ending chronic homelessness in Georgia by 2012. The Council has now convened a Policy Academy on Families and Children, and will soon convene another Academy on SSI Benefits.
- Continuing to facilitate a proactive dialog about preventing and eliminating homelessness, the Trust Fund regularly convenes meetings of the State Homeless Advisory Council. The council is composed of lead organizations from Continuums of Care, the homeless service provider community, local government, nonprofit organizations, ecumenical community and many others interested in addressing issues of homelessness.
- Continuing DCA's membership in various collaborative efforts. DCA participates in mainstream planning efforts throughout the State. DCA has membership on the Mental Health Planning Advisory Council. DCA participated in the meetings of the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), and the Supportive Housing Committee of the Atlanta Regional Commission on Homelessness. The collaboration between Department of Human Resources and DCA/GHFA utilizing Housing Choice Voucher for non-homeless persons exiting institutions continued. DCA staff also participated regularly as a member of the Governor's Council on Developmental Disabilities. DCA continues to participate in two of the Governor's

initiatives – the Prisoner Re-Entry Policy Team and the Governor’s Mental Health Study Commission.

- Continuing DCA’s collaboration the Homeless Commission. Staffed by the United Way of Metropolitan Atlanta this vision is to address needs in the larger metro region. Twenty-five (25) of the counties in the 28-county Atlanta MSA are within this balance of state CoC plan. The Balance of State CoC counties of Clayton, Douglas, and Rockdale have joined this regional commission. Extending from this effort is the Metro Atlanta United Way’s Supportive Housing Council. This group is specifically working to establish new resources for housing chronic homeless persons in the metro Atlanta area.
- Continuing to participate in local homeless coalition meetings. Examples include the Chatham-Savannah Authority for the Homeless, the South Georgia Homeless Coalition Meeting, and the Macon Coalition to End Homelessness. DCA staff facilitated Continuum of Care planning meetings in multiple regions throughout the State. DCA also participates with entitlement jurisdictions as they do their HUD consolidated planning around “homelessness.”
- Providing pre-purchase and post-purchase Housing Counseling programs through Consumer Credit Counseling agencies across the State of Georgia. Nineteen Housing Counseling Agencies were assisted and \$283,062 was awarded to those agencies. Thirty-seven Agencies provided home buying education enabling 3,550 individuals to complete the course. These agencies were awarded \$59,750.
- Continuing DCA’s partnership with ten local public housing authorities through Georgia HAP Administrators, Inc., a nonprofit that received the contract to provide Section 8 HAP Contract Administration services to HUD in Georgia.
- Continuing to sponsor the 3rd Annual Urban Georgia Network Symposium in partnership with Georgia Department of Economic Development, US Environmental Protection Agency, Southface Energy Institute and the American Institute of Architects. The two-day workshop covered a broad spectrum of sustainable development tools from smart ordinances, codes, green buildings and roofs, to planting landscapes for climate change, developing organic markets and community gardens, and even mass-transit and eco-tourism. The Urban Georgia Network (UGN) was designed to assist larger, urban programs by providing a forum for networking and information sharing on urban issues common to all. The Network encompasses downtown programs, authorities, business improvement districts, community improvement districts, and other organizations that develop and manage the larger, urban downtowns in Georgia.
- Continuing to provide the Georgia Department of Community Affairs’ (DCA) Downtown Development Resource and Program Guide. The guide is a compilation of DCA’s resources and programs that can be utilized in downtown development programs across Georgia.
- Continuing to provide the Shopping for a Mortgage, FHA Improvement Benefit You pamphlet. The pamphlet is joint venture between the National Association of Realtors and Federal Housing Administration U.S. Department of Housing and Urban Development that details FHA mortgage insurance.
- Continuing to facilitate partnerships between state and local resources to help expand homeownership opportunities in Georgia’s largest cities. The Georgia Dream Homeownership Program and seven designated cities of Albany, Augusta, Brunswick,

Columbus, Macon, Savannah and Valdosta created a partnership entitled “DreamCity,” which is an unique, ground breaking collaborative effort designed to increase affordable homeownership in Georgia’s cities. The program combines the resources of the Georgia Dream below market interest rate first mortgage and 0% second mortgage financing with the existing resources of the cities. This partnership makes homeownership opportunities even more affordable for Georgia’s first time home buyers.

- Continuing the Signature Community Program to address local community needs. Several cities and/or communities are selected annually to participate in this initiative, which boosts their citizens’ quality of life and community achievements. These cities and/or communities included: City of Barnesville; City of Colquitt; City of Covington/Newton County; City of Dublin; City of Snellville; City of Forsyth; City of Flovilla/Butts County; City of Holly Springs; City of Rome; City of Toccoa/Stephens County; City of Tifton/Tift County; Cities of St. Mary’s, Kingsland, Woodbine/Camden County; City of Calhoun; City of Fayetteville; Wilkinson County/Cities of Allentown, Danville, Irwinton, Ivey, Gordon, McIntyre, and Toombsboro; City of Jesup/ Wayne County and the Cities of Valdosta/ Remerton.
- Serving on a panel entitled “Keeping Borrowers in Their Homes” which provided a discussion about mortgage loan products and housing counseling.
- Continuing DCA’s Community Housing Initiative to support local officials and leaders achieve their community goals, strengthen downtown revitalization, rejuvenate deteriorating or blighted neighborhoods, and create economic benefits and a stronger tax base using established DCA resources and programs.
- Holding several retreats of the Georgia Initiative for Community Housing (GICH), a joint program of DCA, the Georgia Municipal Association, and the University of Georgia’s Housing and Demographics Research Center to provide an opportunity for development and modification of each teams’ work program. The retreats also provided communities participating in their first year of this unique three-year program with an opportunity to learn how to use code enforcement, the state’s urban redevelopment law, land banks, and other techniques to further their housing goals. Five new communities were selected this year to participate in this initiative: Calhoun, Cordele, Douglas, Griffin, and Toccoa. Communities currently participating in GICH are Camden County, Dalton/Whitfield County, Hall County, Moultrie, Colquitt, Metter, Tifton, Newnan, Milledgeville, and Waynesboro
- Co-sponsoring and participating in the Symposium: Housing Opportunities for all Georgians: A Call to Action Conference with University of Georgia Housing and Demographics Research Center, HDRC Board of Advisors, Georgia Municipal Association, UGA College of Family and Consumer Sciences, UGA Office of Vice President for Public Service and Outreach, Georgia State Trade Association of Non-Profit Developers and the U. S. Department of Housing and Urban Development. The one-day symposium was developed to educate participants that are committed to producing affordable housing for middle-income families such as teachers, firefighters, police officers, nurses, service sector employees, returning veterans, and others, who struggle to find homes and apartments within their budgets.
- Partnering with HUD to present “FHA Improvement Benefit You” materials to the Refugee Housing meeting participants.

- Continuing their participation in the annual Under One Roof Housing Conference. This conference focused on helping Georgians obtain and maintain safe, sanitary and affordable housing; looks at raising the awareness of the states' rural housing needs and working with and providing the state's community and economic development practitioners the tools needed to meet the challenges facing its development. Partners included USDA, Federal Home Loan Bank, HUD, and Fort Valley State College Cooperative Extension Housing Program.

## **H. FOSTERING AND MAINTAINING AFFORDABLE HOUSING**

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

During this past year, DCA was presented with a special Certificate of Appreciation from HUD's Atlanta Office on its use of HUD FHA Insurance Programs in connection with the federal Low Income Housing Tax Credit Program. Leveraging the use of numerous HUD programs and competitively awarding federal and state tax credits, DCA has been able to offer valuable financing tools that support developer efforts to build affordable housing.

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

DCA's Office of Homeownership continues the internet based training system for the Georgia Dream lenders. The "Go to Meeting" is a web-based training, which affords DCA staff the ability to interact with lenders and to provide training on-line.

GeorgiaHousingSearch.org, the online housing listing and locator service, sponsored by DCA and the United Way of Metropolitan Atlanta, continued to expand. To date, GeorgiaHousingSearch.org has registered over 77,588 rental housing units statewide and supports nearly 7,029 daily searches from prospective renters.

DCA's Office of Homeownership and several of its Counseling partners co-hosted several HOPENOW and HUD sponsored consumer events where counselors met with homeowners in danger of foreclosure. The events results in more than 50 default counseling sessions, 800 counseling sessions, 150 workout proposals submitted to lender. Events were held in Albany, Augusta, Brunswick, Gainesville, Macon and Rome. Funds from the National Foreclosure Mitigation Counseling Program provided an \$887,000 grant for these foreclosure technique services. The National Foreclosure Mitigation Counseling Program is being administered through a competitive application process by NeighborWorks® America, within guidelines defined by Congressional legislation.

The Office of Affordable Housing's QAP outlines preferences for allocating funds to affordable housing developers, with rewards for building to ENERGY STAR® standards

and incorporating indoor air quality measures such as proper ventilation. The QAP also requires the use of ENERGY STAR® appliances and the use of paints and finishes with low amounts of Volatile Organic Compounds (VOC's).

## **I. RESULTS OF ON-SITE INSPECTIONS**

### **Affordable Rental Housing Assisted with HOME**

During SFY2008, DCA followed its established HOME Audit Policies and Procedures to monitor developments funded through its HOME Rental Housing Loan, Permanent Supportive Housing and Rural Rental Housing Development Fund programs. Currently, DCA regularly monitors 119 properties and will continue this effort through the expiration of each property's period of affordability. In an effort to ensure that the property owners understand on-going compliance requirements, notification of upcoming training and detailed HOME management packages (including all required Compliance Forms) are given to the participants at the Pre-Construction Conferences. There were also 172 onsite compliance review visits that included but limited to buildings and files inspections.

Individual "hands-on" project-specific training is offered to each staff at each development prior to the start of lease-up. The owner, management company, and on-site manager are encouraged to attend the training. During SFY2008, DCA provided training to 213 staff members of HOME funded developments. DCA also continues to attend industry held training to further enhance DCA's ability to serve the HOME funded rental projects.

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

An Annual Owner Certification of Compliance with HOME rules and regulations is required to be submitted to DCA by all property owners.

This fiscal year, DCA planned a conference of all permanent supportive housing projects to determine unique operating issues, information tracking and a thorough review of support services that enhance the probability of housing stability. After arriving at a consensus on those services needed to maintain housing stability and establishing a data information protocol, DCA will again conduct on-site monitoring of supportive services based on the following process:

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

## **CHIP Compliance Monitoring**

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

1. **Grant Award Review:** An initial site visit review of the grant award includes: review of the general and special conditions of the award; grant adjustment notices; financial management procedures; citizen participation requirements; affirmative marketing requirements; fair housing requirements; environmental review; historic preservation; written agreements; and, location of program records. Technical assistance is provided on any special requirements of the award such as Davis Bacon or Uniform Relocation and Real Properties Acquisition Act.
2. **Program Start-Up Review:** CHIP staff conducts an on-site start-up review to verify that the local government is on target with award timelines and in compliance with program regulations.
3. **Financial Management Review:** When between 40 and 60 percent of program funds have been drawn down, DCA conducts an on-site financial management review including case file reviews, site visits to completed projects, verification of income, verification of property ownership, owner occupancy, property type and value, property standards, loan and grant documentation, construction documentation, environmental screening, reconciliation of CHIP checking account, source documentation for all invoices and other financial management review.
4. **Close-Out Review:** After all project funds have been drawn, DCA conducts an on-site close-out review to monitor program and project records for compliance with HOME regulations including reconciliation of draw down records, final quarterly reporting, outstanding monitoring issues, unused funds return, administrative draws, case file reviews and record retention.
5. **On-going Technical Assistance:** Technical assistance as requested during the program year to local government CHIP recipients and sub-recipient administrators.
6. **Housing Workshops:** The CHIP staff, in conjunction with the small cities CDBG housing staff, conducts periodic housing workshops for both CHIP and CDBG housing recipients.

## **Monitoring of Compliance with CDBG Funding Regulations**

To insure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, DCA conducts frequent on-site monitoring of every grant award. This includes beneficiary documentation, financial records, construction progress and all CDBG Compliance areas. (17 monitoring topics). DCA follows a monitoring strategy that closely reviews government activities and provides extensive technical assistance to prevent compliance problems. Pre-funding site visits were made to each

potential grant recipient. Once grants were awarded, staff conducted an initial “start-up” visit to assess the capacity and needs of each recipient. In addition, all recipients were required to attend a workshop that provided extensive technical assistance and received a guidance manual to utilize for implementing their projects. During SFY2008, 1,409 site visits were made by CDBG Program representatives.

#### **J. EVALUATING AND REDUCING LEAD-BASED PAINT HAZARDS**

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Many residential properties built before 1978 contain lead-based paint. Unfortunately, it is difficult to measure the exact number of housing units with lead-based paint hazards. In 1994, three State agencies came together to develop a coordinated strategy to address Georgia’s lead-based paint hazards. These agencies are (1) the Georgia Department of Human Resources (DHR), Division of Public Health, through implementation of the CDC funded Georgia Childhood Lead Poisoning Prevention Program, (2) the Georgia Department of Natural Resources which is responsible for certification of lead abatement contractors and professionals and implementation of Georgia’s “Lead Poisoning Prevention Act of 1994, as amended,” and (3) the Georgia Department of Community Affairs (DCA) which administers the HUD funded Community Development Block Grant (CDBG) and HOME Investor Partnerships (HOME) and significant programs. These agencies continue to work on activities of the coordinated plan in hopes of eliminating lead poisoning as a public health problem in Georgia. Through this committee, in addition to contacts with other involved state and federal agencies, DCA serves as a point of coordination for the integration of lead hazard reduction into housing policies and programs. The efforts of these agencies continued during the current report period.

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

- Lead contaminated dust.
- Lead contaminated soil.
- Deteriorated lead-based paint, which is chipping or flaking.
- Lead-based paint accessible to children that can be chewed.
- Lead-based paint present in friction surfaces.
- Lead-based paint present in impact surfaces.
- Lead-based paint on any surface disturbed as a result of rehabilitation activity.

## **K. IMPROVING PUBLIC HOUSING AND RESIDENT INITIATIVES**

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

### **Management**

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

### **Troubled Public Housing Authorities**

Local public housing authorities (PHAs) are established through the auspices of local government, subject to state enabling legislation. The HUD Office of Public and Indian Housing (OPIH) uses a scoring system by which it can determine if a housing authority is "troubled". DCA periodically contacts the OPIH Field Office in Atlanta to obtain an updated list of troubled authorities in the state. In the event that an authority whose service

area is not entirely contained within a locality that must prepare a consolidated plan is determined to be troubled, DCA will consult with OPIH on the status of the troubled authority in order to make a determination to offer technical assistance focused on those areas of deficiency contributing to the designation with the intention of assisting in removing the designation. In September 2008, OPIH indicated that there were eleven qualifying PHAs meeting this criterion having a “troubled” status: Homerville, Jonesboro, Ringgold, Byron, Manchester, Cave Springs, Abbeville, West Point, Conyers, Cordele, and Union City. Upon consulting with the OPIH in Atlanta, it was determined that these PHAs were in the process of resolving their deficiencies working directly with OPIH or with HUD’s Recovery Prevention Center (RPC) and that, no State assistance was necessary at this time. DCA will continue to monitor the status of these troubled PHAs and any other qualifying PHA that acquires a “troubled” status in anticipation of offering technical assistance as needed. There are also several PHAs that are not troubled but are still completing a Memorandum of Agreement – Blue Ridge, Thomaston, Lithonia, Fort Valley, and Fairburn.

### **Coordination Efforts with Public Housing Authorities**

The State continued activities to enhance coordination between public and assisted housing providers and private and government health, mental health, services, and fair housing agencies. DCA staff continued its partnership with 10 local public housing authorities (Americus, Athens, Atlanta, Augusta, Brunswick, Columbus, Decatur/DeKalb, Hinesville, Macon, and Marietta) that have teamed with GHFA to create Georgia HAP Administrators (GHA), Inc. to provide Housing Choice Voucher Program Contract Administration services to HUD. Georgia HAP Administrators (GHA), Inc., is a nonprofit organization awarded a contract with HUD to provide the Housing Choice Voucher Program. HAP contract administration services to HUD for project-based Housing Choice Voucher Program assists properties in Georgia. GHA assumed this role on August 1, 2000.

DCA is committed to soliciting landlord participation and reached out to several housing authorities to utilize GeorgiaHousingSearch. Nine Housing Authorities have joined this online listing and locator service for affordable rental housing: Columbus, Fulton, Atlanta, Decatur, DeKalb, Macon, Savannah, Augusta and NW Georgia Coalition.

DCA’s Office of Homeownership facilitates partnerships with several local Housing Authorities: Marietta Housing, Cobb Housing, Atlanta Housing, Jonesboro Housing, Griffin Housing, Fulton County Housing, DeKalb Housing, Gwinnett Housing, Savannah Housing, Macon Housing, and Hawkinsville/Pulaski County to coordinate the use of the Georgia Dream First and Second Mortgage Program and the Housing Choice Voucher Programs. DCA also provided Georgia Dream Homeownership brochures and other informational tools for use in their home buyer education sessions. The “DreamCity” concept in some major Georgia cities has expanded homeownership opportunities.

DCA, through the Signature Community Program, worked with Calhoun Affordable Housing Development and the Calhoun Housing Authority to coordinate planned housing improvements. The City of Calhoun contracted a redevelopment plan that addressed its growth, zoning, infrastructure and housing improvements. The City is planning to build a

large recreation park and sidewalks that connect the West Calhoun community to nearby middle and high schools. Plans are also in place to develop businesses, possibly commercial, for vacant industrial buildings.

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

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

#### **L. ACTIONS TO REDUCE THE NUMBER OF POVERTY LEVEL FAMILIES**

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

DCA continues to administer an anti-poverty program, the Healthy Marriage Initiative, using \$90,000 in federal TANF funds. The purpose of the Healthy Marriage Initiative is to promote marriage as a viable life style option for low and moderate income Georgians through improved perceptions, attitudes and skills for developing a healthy marriage. DCA, through the State Housing Trust for the Homeless, contracted with selected Eligible Entities for the provision of education services to Eligible Beneficiaries who are households with a total household income that is 80% or less of the Area Median Income (AMI) for the county in which the household resides. Households are required to self-certify their qualification as an Eligible Beneficiary. Households receiving such services may reside in any county in the State of Georgia. Eligible Entities provide training using an

approved curriculum and evaluate the change in the perceptions and attitudes towards marriage as a viable lifestyle option and the development of skills of participating households, which may foster a healthy marriage. The curriculum used must cover at least three of five core areas: 1) communication skills, 2) listening skills, 3) money management, 4) conflict management, and 5) family goal setting. In addition, the curriculum must include an evaluation tool to gauge the individual's skills, attitudes, and perceptions within these five core areas. The evaluation tool must be administered at the start of training, at the close of the training curriculum, and six months following the household's completion of the training curriculum. The training provided must be made available at no cost to the participating household.

The Department of Human Resources, the Department of Education and the Department of Children and Youth Services will continue to implement and expand the Georgia Initiative for Families and Children. This innovative program seeks to enhance service delivery and break the "cycle of poverty" by concentrating services for young families and their children. DCA has coordinated several CDBG projects with this initiative and will consider additional funding requests when presented by eligible units of local government

During the FFY2007 CDBG/CHIP funding round, DCA established a special set-aside of CHIP funds to be competitively awarded to eligible local governments with either a DCA-Designated Revitalization Area Strategy or a HUD-Approved Revitalization Area

During SFY2008, CDBG set-aside funds for the Employment Incentive Program resulted in the awarding of grants, which directly produce employment. In addition, the local program income generated by the creation of new jobs should help lift families above the poverty level. DCA's Office of Economic Development, which manages the EIP Program and several other state funded economic development programs, is actively coordinating with the Department of Adult and Technical Education for job training.

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

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

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

The actions identified in Part I and Part II of this performance report indicate the State's commitment to carrying out the activities identified in its Annual Action Plan for FFY2007 Consolidated Funds. DCA has administered all of the consolidated resources that it planned to receive from HUD and moved to implement its housing and community development activities with the goal of meeting the priorities established in the State of Georgia's Consolidated Plan.

During SFY2008, DCA also reviewed the Agency Plans of local public housing authorities for consistency with the State's Consolidated Plan. DCA reviewed 24 plans during the program year.

In addition, the State acted to assist other entities seeking funds for projects that also further these priorities. During SFY2008, the DCA approved Certifications of Consistency with its Consolidated Plan:

- Application to HUD by Action, Inc. to provide housing counseling services in Clarke, Greene, Jackson, Madison, and Morgan Counties.
- Application to HUD by the Georgia Urban County Consortium for renewal of the Georgia Urban County Consortium Agreement for Program Year 2009-11.
- Application to HUD by Cooperative Resource for Initiative on Removal of Regulatory Barriers.
- Application to HUD by Georgia Residential Mortgage for Initiative on Removal of Regulatory Barriers.
- Application to HUD by the Center for Housing Alternatives for the construction of an eight unit independent living faculty.
- Application to HUD by Phase, Inc. to construct a multi-purpose building to offer a youth center, resource lab for homeownership, and economic activities.
- Application to HUD by the City of Albany, Georgia to provide transitional housing in Dougherty County.
- Application to HUD by the Georgia Housing and Finance Authority (Georgia Department of Community Affairs) for Continuum of Care SuperNOFA funds that would provide permanent supportive housing for disabled homeless persons through 2 new and 11 renewal grant applications to (in partnership with 18 various non-profit agencies/Community Service Boards located throughout the State. The 2 new Shelter Plus Care projects would provide 25 units of housing to serve disabled homeless persons (&/or family members) in Baldwin, Bibb, Habersham, Monroe, Stephens, and White counties and the 11 Shelter Plus Care Renewal projects will continue to serve 223 homeless persons disabled by severe mental illness, chronic addictive disease issues, and/or HIV/AIDS (&/or family members) in Baldwin, Berrien, Bibb, Brooks, Bullock, Coffee, Floyd, Hall, Hancock, Henry, Houston, Jasper, Lanier, Laurens, Lowndes, Newton, Putnam, Rockdale, Spalding, Thomas, Tift, Ware, Washington, & Wilkinson if funded.

- Application to HUD by Advantage Behavioral Health to provide transitional housing in Oglethorpe County, Georgia. This project will serve five individuals with severe mental illness with or without chronic addictive disease problems.
- Application to HUD by Travelers Aid for the operation of two programs designed to serve homeless families in Douglas County, Georgia.
- Application to HUD by Loaves and Fishes Ministry for two programs designed to serve homeless adults and families in Bibb County.
- Application to HUD by Impact Group for the operation of three programs designed to serve homeless families in Gwinnett County, Georgia.
- Application to HUD by S.H.A.R.E. House for the Transitional Housing Program in Douglas, Haralson, Paulding and Polk Counties to provide supportive services and transitional housing for 15 women/women and children who are homeless and also victims of domestic violence.
- Application to HUD by City of Hinesville for the Transitional Housing Program in Liberty County.
- Application to HUD by Calvary Refuse for the Supportive Housing Program in Clayton County.
- Application to HUD by the Asian-American Resource Center House for the Transitional Housing Program in Gwinnett County to provide supportive services and transitional housing.
- Application to HUD by the Macon-Bibb County Economic Opportunity Council for the Transitional Housing Program to provide supportive services and transitional housing for the homeless in Bibb County
- Application to HUD by HODAC, Gateway Cottage Residential Program for the supportive services of up to 36 homeless women and their children who are living in a supportive housing for homeless families in the Georgia counties of Houston & Perry.
- Application to HUD by Colquitt County Serenity House for the Transitional Housing Program in Colquitt County to provide supportive services and transitional housing for 27 women/women with children who are homeless and also victims of domestic violence.
- Application to HUD by Georgia Coalition Against Domestic Violence for two programs to provide transitional housing for up to 54 victims of domestic violence in Gwinnett, Habersham, and Jackson Counties.
- Application to HUD by Maranatha Outreach to provide transitional housing and supportive services to up to 8 homeless individuals from the Georgia counties of Baldwin, Hancock, Jasper, Putnam, Washington, and Wilkinson.
- Application to HUD by Lowndes Associated Ministries to People for two programs. One program will provide transitional housing 51 households in Lowndes County, and a supportive service program that will provide services to a wide range of homeless subpopulations through a stand-alone support service center. Services include outreach, case management, health care and housing placement to 152 participants.
- Application to HUD by Goodwill Industries of Middle Georgia (WORKing Solutions Program) for Continuum of Care SuperNOFA funds to provide homeless assistance for individuals in Macon, Georgia.

- Application to HUD by Goodwill Industries of Middle Georgia (WORKing Solutions Program) for Continuum of Care SuperNOFA funds to provide homeless assistance for individuals in Macon County.
- Application to HUD by Goodwill Industries of Middle Georgia (WORKing Solutions Program) for Continuum of Care SuperNOFA funds to provide homeless assistance for up to 80 individuals in Baldwin, Hancock, Houston, Johnson, Laurens, Peach, Putnam, & Wilkinson Counties. Homeless persons served are unemployed at initiation of service and are classified as experiencing “barriers to employment” such as long-term unemployment, chronic poverty, illiteracy, teenage parenthood, a history of institutionalization, school dropout status, homelessness, job dislocation or displacement, disabilities and other situations causing severe barriers to employment.
- Application to HUD by Action Ministries to transitional housing to homeless families. This project can provide housing for 87 persons in Barrow, Bartow, Carroll, Floyd, Gilmer, Habersham, Hall, McDuffie, Newton, Troup, Union, Walton, Whitfield, and Wilkes counties.
- Application to HUD by New Horizons Community Service Board to provide permanent supportive housing in Stewart County, Georgia. This project will serve six individuals with severe mental illness with or without chronic addictive disease problems.
- Application to HUD by Totally Free, Inc to provide housing counseling activities for a twenty county area in Southeast Georgia.
- Application to HUD by Citizens Against Violence for Continuum of Care SuperNOFA funds for the Transitional Housing Program of 16 units total from two combined projects, which leases fifteen apartments as transitional housing and one apartment as an on-site office and client resource center for victims of domestic violence leaving an emergency shelter in Bulloch County. Comprehensive support services include case management, transportation, day care, a children’s after school and summer program, educational and tutorial services, emergency health care, and legal services. These projects will serve 45 individuals with 45 beds.
- Application to HUD by Dalton – Whitfield County Nonprofit Development Corporation for the supportive services of up to 13 homeless women and their children who are living in permanent supportive housing for homeless families in Dalton, Georgia.
- Application to HUD by Ministries United for Service and Training (a/k/a MUST Ministries) for two separate supportive service programs that serve up to 43 homeless individuals and/or women with children who are living in permanent supportive housing for homeless families in Cherokee and Douglas Counties. This project will serve households where an adult member has a severe mental illness with or without chronic addictive disease problems.
- Application to HUD by South Georgia Coalition to End Homelessness for a supportive service program that will serve up to 67 homeless individuals and/or women with children who are living in shelters in Lowndes County and the surrounding area.
- Application to HUD by Rainbow Village to provide transitional housing and supportive services for up to 14 homeless families in Gwinnett County.
- Application to HUD by JC Vision and Do-Right Ministries for the development of a 32 new housing units for low-income elderly in the City of Hinesville, Georgia. All 32

units will be wheelchair visitable and handicap accessible and have supportive services available to the residents.

- Application to HUD by Douglas County CoC Coalition to provide transitional housing and supportive services for up to 24 chronically homeless individuals in Douglas County.
- Application to HUD by VOA Southeast, Inc for the development of a 16-unit apartment complex for the elderly in Quitman County.

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

#### **N. CITIZEN PARTICIPATION**

A comprehensive effort was undertaken to disseminate draft versions of this Consolidated Plan Annual Performance Evaluation Report in conformance with the State's Citizen Participation Plan. DCA placed advertisements on September 9, 2008 to notify the public of the document's availability in the following thirteen newspapers: Albany Herald, Athens Banner-Herald, Atlanta Journal-Constitution, Augusta Chronicle, Columbus Ledger, Dalton Daily Citizen, Macon Telegraph, Rome News-Tribune, Savannah Morning News, Statesboro Herald, Valdosta Daily Times, Waycross Journal-Herald and the Chattanooga Times. The document was also made available to the public on DCA's web site. At the close of the 15-day comment period, comments received will be reviewed and summarized in the final CAPER before submittal to HUD.

Written comments were due by 5:00 PM on Tuesday, September 23, 2008 in compliance with the required fifteen-day review period. The State of Georgia received one written comment. A response by the State was provided. The response is in the parentheses and in small type immediately following each respective comment. These comments and the response are located in Appendix III of this document.

### ***III. ASSESSMENT OF ANNUAL PERFORMANCE***

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

The State continues to make significant progress in or towards meeting its housing priorities established in its five-year strategy with the Consolidated Plan. The State assisted 52,195 households with housing and shelter assistance funded through HOME, ADDI, CDBG, ESG or HOPWA during SFY2008.

To meet its rental housing priority, the State projected it would rehabilitate and/or construct affordable, rental housing units for 192 extremely low, 155 low and 73 moderate-income households. During SFY2008, the State actually assisted in the rehabilitation and/or construction of rental housing for 233 extremely low, 326 low and 52 moderate-income households using HOME funds.

To meet its rental housing priority, the State also projected it would provide 11,928 extremely low, 3,546 low and 645 moderate-income households with rental assistance. During SFY2008, the State estimates that it assisted 11,892 extremely low, 3,536 low, and 643 moderate-income households with rental assistance through the Housing choice Voucher program. Overall production was higher than projected.

To meet its homeownership priority, the State projected it would assist 364 extremely low, 480 low and 442 moderate-income households and 6,500 with home buyer education to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions. During SFY2008 the State actually assisted 188 extremely low, 412 low and 580 moderate-income households and 7,554 individuals with home buyer assistance, which is higher than what was projected.

To meet its priority regarding homelessness, the State projected it would make funding awards to organizations to provide an average 13,000 persons daily with housing and supportive services which address the housing, economic, health and social needs of the homeless. One of the State's goals is to provide a range of services and activities that have a measurable, major impact on conditions of poverty in the community. The Continuum of Care network has allowed DCA to increase the capacity level of organizations providing services. During SFY2008, the ESG program distributed 202 funding awards which 49,524 persons received housing assistance and 67,472 persons received supportive services. On average, each day 4,183 individuals were provided shelter or transitional housing and 2,462 persons received supportive services. During the operating year, agencies throughout the state reported providing homeless prevention assistance to 22,256 eligible persons (9,614 individual and family households)

To meet its priority regarding special need households, the State anticipated making funding awards to provide housing and supportive services necessary to assist 723 special need households to achieve decent, safe and sanitary living conditions. DCA assisted 5,761 households and/or individuals through the HOME, ESG, HOPWA, Housing Choice and CDBG programs during SFY2008.

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

The primary long-term objective of the State of Georgia's CDBG Program, as stated in the FFY2007 Consolidated Plan, is *to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for low income and moderate-income persons.*

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

During the program year covered by this report, 106 awards to local units of government were made with CDBG funds. Table 10: Analysis of CDBG Awards & Accomplishments for Program Year 2007 (7/1/07 – 6/30/08) presents the number of persons benefiting from

these CDBG funds, currently and previously awarded. Included are all CDBG funding categories, including the Annual Competition, Redevelopment Fund, Immediate Threat and danger Program, and Employment Incentive program. More than 90% of the persons benefiting are low and moderate-income persons.

One major challenge in meeting the objective is the reduction in the amount of CDBG funds available to the State through Congressional appropriations. At the national level, the appropriations have declined every year since 2003. Since 2003, Georgia's share of these funds has declined from \$48,000,000 to approximately \$40,000,000. The steady increase in construction costs, especially since the Katrina disaster, has adversely influenced the effective "buying power" of the funds available.

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

### **C. CHANGES TO PROGRAM OBJECTIVES**

The State does not propose any changes to its program objectives as a result of this evaluation of its progress in meeting its Consolidated Plan goals. The State will continue to regularly refine and expand the availability of funding opportunities to best meet the needs of Georgia. Any changes will be reflected in the State's Annual Action Plan for FFY2007 Consolidated Funds or, if needed, through an amendment submitted to HUD.

### **D. ASSESSMENT OF EFFORTS IN RELATION TO THE CONSOLIDATED PLAN**

SFY2008 was a significant year in the implementation of affordable housing and community development programs to benefit Georgia's low and moderate-income households. The Georgia Department of Community Affairs serves as the lead agency in the evaluation and the implementation of HUD's five consolidated formula programs - CDBG, HOME, ESG, ADDI and HOPWA. The objectives and the investment of resources are established in both the Strategic/Action Plans for the State. DCA has continued to evaluate/refine its efforts in respect to program implementation. Internally, work groups have been established within DCA to address issues that may influence capacity and service delivery. The State continued to implement a variety of programs to foster homeownership and rental housing opportunities using HOME, ESG, HOPWA and CDBG funds.

The number of loans made through the Georgia Dream Second Mortgage program including all of the financial options totaled 740, accounting for \$5,550,000 in assistance. Approximately 80% of these loans were in MSAs, while 20% were located in non-MSA or rural counties. During SFY2008, DCA continued its efforts to expand the availability of these programs by targeting and making outreach to special need/rural populations.

DCA has also afforded increased opportunities for the sharing of experiences and expertise regarding affordable housing issues. The Continuum of Care Plan maximizes the broad

spectrum of services available to special needs populations, especially the homeless. Proposed actions have included technical assistance to local governments in the adoption of ordinances and the continued support of the Community Planning Institute. In terms of production improvements, the State has sought to increase the capacity and responsiveness of housing assistance providers, including local nonprofit organizations.

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

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

Thus, the State's efforts in SFY2008 continued to address its priorities and objectives related to affordable housing and community development issues and the administration of related HUD-funded programs. As a result, the State of Georgia concludes that significant progress has been made to address the priorities and objectives outlined in its Consolidated Plan document.

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

# APPENDIX I

## LOCATION OF INVESTMENTS

This section provides information on the investment of consolidated formula funds within each county during SFY2008. Please note that ESG, HOPWA, and CDBG investment figures are equal to the amount of funds awarded within each county. HOME investment amounts are equal to the total of funds used in all projects funded through the CHIP, HOME Rental Housing Loan, Permanent Supportive Housing Loan, Georgia Dream Single Family Development, and various Georgia Dream Second Mortgage programs in which a project completion report was filed during SFY2008. Investments are also provided for the CHDO Predevelopment Loan and CHDO Operating Assistance programs if a loan was closed or grant awarded during SFY2008.

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

No investment of funds from any of the consolidated formula programs occurred in SFY2008 in the following counties: Baker, Banks, Berrien, Brooks, Burke, Butts, Charlton, Chattahoochee, Clinch, Dade, Elbert, Emanuel, Evans, Franklin, Glascock, Greene, Hancock, Haralson, Jackson, Jefferson, Jenkins, Jones, Long, Madison, Morgan, Murray, Oconee, Oglethorpe, Pulaski, Quitman, Rabun, Schley, Seminole, Stewart, Talbot, Taliaferro, Telfair, Terrell, Toombs, Towns, Treutlen, Webster, Wheeler, White, Wilcox, and Wilkinson.

<b><u>Appling</u></b>		<b><u>Bartow</u></b>	
HOME	\$15,000	CDBG	\$150,000
		ESG	\$20,000
		HOME	\$415,000
<b><u>Atkinson</u></b>		<b><u>Ben Hill</u></b>	
CDBG	\$500,000	HOME	\$456,374
HOME	\$109,799		
<b><u>Bacon</u></b>		<b><u>Bibb</u></b>	
HOME	\$36,664	ESG	\$181,500
		HOME	\$2,215,000
<b><u>Baldwin</u></b>		HOPWA	\$383,300
ESG	\$15,900		
HOME	\$430,716	<b><u>Bleckley</u></b>	
		HOME	\$10,000
<b><u>Barrow</u></b>		<b><u>Brantley</u></b>	
CDBG	\$500,000	HOME	\$15,000
ESG	\$30,000		
HOME	\$67,500		

**Bryan**  
HOME \$10,000

**Bulloch**  
ESG \$31,000  
HOME \$57,500  
HOPWA \$100,000

**Calhoun**  
HOME \$167,042

**Camden**  
CDBG \$500,000  
ESG \$6,000  
HOME \$7,500

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

**Carroll**  
ESG \$86,000  
HOME \$45,000

**Catoosa**  
CDBG \$500,000  
HOME \$15,000

**Chatham**  
ESG \$444,600  
HOME \$427,500  
HOPWA \$365,000

**Chattooga**  
HOME \$37,500

**Cherokee**  
HOME \$60,000

**Clarke**  
ESG \$184,300  
HOME \$62,500  
HOPWA \$30,000

**Clay**  
CDBG \$493,144

**Clayton**  
ESG \$92,500  
HOME \$257,500

**Cobb**  
ESG \$312,400  
HOME \$330,000

**Coffee**  
CDBG \$499,775  
HOME \$116,868

**Colquitt**  
CDBG \$15,984  
ESG \$40,000  
HOME \$2,737,000

**Columbia**  
CDBG \$500,000  
HOME \$32,500

**Cook**  
HOME \$5,000

**Coweta**  
HOME \$175,000

**Crawford**  
HOME \$40,000

**Crisp**  
CDBG \$918,393  
HOME \$12,500

**Dawson**  
CDBG \$500,000  
HOME \$12,500

**Decatur**  
CDBG \$500,000  
HOME \$60,000

**DeKalb**  
ESG \$252,900  
HOME \$345,000

**Dodge**  
CDBG \$500,000

**Dooly**  
CDBG \$988,102  
HOME \$174,821

**Dougherty**  
ESG \$94,800  
HOME \$157,500

**Douglas**  
ESG \$87,700  
HOME \$127,500

**Early**  
CDBG \$3,369

**Echols**  
CDBG \$493,419

**Effingham**  
HOME \$47,500

**Fannin**  
ESG \$26,400

**Fayette**  
HOME \$5,000

**Floyd**  
ESG \$16,400  
HOME \$323,474

**Forsyth**  
HOME \$7,500

**Fulton**  
ESG \$1,931,400  
HOME \$3,377,734  
HOPWA \$25,000

**Gilmer**  
HOME \$10,000

**Glynn**  
ESG \$6,000  
HOME \$15,000  
HOPWA \$175,000

**Gordon**  
ESG \$13,300  
HOME \$35,000

**Grady**  
HOME \$2,038,000

**Gwinnett**  
ESG \$100,000  
HOME \$102,500

**Habersham**  
ESG \$24,000

**Hall**  
ESG \$42,000  
HOME \$547,465

**Harris**  
ESG \$10,000

**Hart**  
ESG \$6,000

**Heard**  
CDBG \$25,000

**Henry**  
ESG \$10,000  
HOME \$122,500

**Houston**  
ESG \$35,500  
HOME \$202,500

**Irwin**  
HOME \$252,225

**Jasper**  
CDBG \$500,000  
HOME \$12,500

**Jeff Davis**  
CDBG \$477,000  
HOME \$143,758

**Johnson**  
HOME \$5,000

**Lamar**  
HOME \$20,000

**Lanier**  
CDBG \$482,336

**Laurens**  
ESG \$9,000

**Lee**  
HOME \$7,500

**Liberty**  
ESG \$16,000  
HOME \$107,543

**Lincoln**  
HOME \$10,000

**Lowndes**  
CDBG \$500,000  
ESG \$136,400  
HOME \$3,152,853  
HOPWA \$225,000

**Lumpkin**  
ESG \$6,000  
HOME \$5,000

**Macon**  
CDBG \$500,000  
HOME \$5,000

**Marion**  
CDBG \$529,589

**McDuffie**  
CDBG \$343,864  
HOME \$130,000

**McIntosh**  
HOME \$10,000

**Meriwether**  
CDBG \$500,000  
HOME \$7,500

**Miller**  
HOME \$10,000

**Mitchell**  
ESG \$11,180  
HOME \$25,000

**Monroe**  
HOME \$40,000

**Montgomery**  
CDBG \$500,000

**Muscogee**  
ESG \$169,500  
HOME \$447,423  
HOPWA \$114,000

**Newton**  
HOME \$100,000

**Paulding**  
ESG \$8,000  
HOME \$25,000

**Peach**  
HOME \$157,677

**Pickens**  
CDBG \$500,000  
ESG \$10,000  
HOME \$10,000

**Pierce**  
CDBG \$409,264  
HOME \$17,819

**Pike**  
HOME \$17,500

**Polk**  
HOME \$30,000

**Putnam**  
HOME \$126,118

**Randolph**  
HOME \$179,581

**Richmond**  
ESG \$341,300  
HOME \$129,881

**Rockdale**  
ESG \$21,800  
HOME \$50,000

**Screven**  
HOME \$7,500

**Spalding**  
ESG \$10,000  
HOME \$65,000

**Stephens**  
CDBG \$350,000  
HOME \$12,500

**Sumter**  
ESG \$7,000  
HOME \$142,857

**Tattnell**  
HOME \$7,500

**Taylor**  
CDBG \$500,000  
ESG \$30,000

**Thomas**  
CDBG \$290,547  
ESG \$21,700  
HOME \$138,181

**Tift**  
CDBG \$386,536  
ESG \$40,500  
HOME \$298,000

**Troup**  
CDBG \$500,000  
ESG \$32,000  
HOME \$110,500

**Turner**  
HOME \$12,100

**Twiggs**  
CDBG \$1,000,000  
HOME \$5,000

**Union**  
ESG \$6,000

**Upson**  
CDBG \$418,525  
HOME \$15,000

**Walker**  
ESG \$10,000  
HOME \$22,500

**Walton**  
HOME \$20,000

**Ware**  
ESG \$21,000  
HOME \$762,283

**Warren**  
HOME \$15,000

**Washington**  
HOME \$5,000

**Wayne**

ESG \$10,000  
HOPWA \$107,000

**Whitfield**

ESG \$91,900  
HOME \$25,000

**Wilkes**

HOME \$35,000

**Worth**

HOME \$27,500

## APPENDIX II

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

This section provides information on the number of households (w/ one or more persons with HIV/AIDS) received housing and/or supportive services assistance using HOPWA funds during SFY2008 and a comparison to Planned Actions, as approved in the Action Plan/ Consolidated Plan for this operating year.

<b>Housing Opportunities for Persons with AIDS (HOPWA) Consolidated Annual Performance and Evaluation Report - Measuring Performance Outcomes</b>
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OMB Number 2506-0133 (Expiration Date: 12/31/2010)

#### Part 1: Grantee Executive Summary

As applicable, complete the charts below followed by the submission of a written narrative to questions A through C, and the completion of Chart D. Chart 1 requests general grantee information and Chart 2 is to be completed for each organization selected or designated as a project sponsor, as defined by CFR 574.3. In Chart 3, indicate each subrecipient organization with a contract/agreement of \$25,000 or greater that assists grantees or project sponsors carrying out their activities. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

#### 1. Grantee Information

HUD Grant Number  GAH05F999 (Interim Report), GAH06F999 (Interim Report), and GAH05F999 (Initial Report)	Operating Year for this report From (mm/dd/yy) 7/1/2007      To (mm/dd/yy) 6/30/2008
Grantee Name  Georgia Housing and Finance Authority (State of Georgia)	
Business Address	60 Executive Park South, NE
City, County, State, Zip	Atlanta      DeKalb      GA      30329
Employer Identification Number (EIN) or Tax Identification Number (TIN)	58-1222605      DUN & Bradstreet Number (DUNS) <i>if applicable</i> N/A
Congressional District of Business Address	5
*Congressional District(s) of Primary Service Area(s)	
*Zip Code(s) of Primary Service Area(s)	
*City(ies) and County(ies) of Primary Service Area(s)	
Organization's Website Address  www.dca.state.ga.us	Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, explain in the narrative section how this list is administered.

Have you prepared any evaluation reports? <i>If so, please indicate the location on an Internet site (url) or attach copy.</i> No	
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\* Service delivery area information only needed for program activities being directly carried out by the grantee

## 2. Project Sponsor Information

In Chart 2, provide the following information for each organization designated or selected to serve as a project sponsor, as defined by CFR 574.3.

Project Sponsor Agency Name Action Ministries (Central Office)		Parent Company Name, <i>if applicable</i> N/A		
Name and Title of Contact at Project Sponsor Agency	Mr. Steve Napier, Director of Operations			
Email Address	snapier@actionministries.net			
Business Address	P.O. Box 54613			
City, County, State, Zip,	Atlanta	Fulton (admin office)	GA	30308
Phone Number ( <i>with area codes</i> )	404.881.1991 x172		Fax Number ( <i>with area code</i> ) 404.881.1902	
Employer Identification Number (EIN) or Tax Identification Number (TIN)	58-2070427		DUN & Bradstreet Number (DUNs) <i>if applicable</i> N/A	
Congressional District of Business Location of Sponsor	5			
Congressional District(s) of Primary Service Area(s)	5			
Zip Code(s) of Primary Service Area(s)	30308			
City(ies) and County(ies) of Primary Service Area(s)	Atlanta		Fulton	
Total HOPWA contract amount for this Organization	\$50,000			
Organization's Website Address www.actionministries.org	Does your organization maintain a waiting list? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is the sponsor a nonprofit organization? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <i>Please check if yes and a faith-based organization.</i> <input checked="" type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>	If yes, explain in the narrative section how this list is administered.			

<b>Project Sponsor Agency Name</b> AIDS Athens, Inc.	<b>Parent Company Name, if applicable</b> N/A
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<b>Name and Title of Contact at Project Sponsor Agency</b>	Ms. Olivia C. Long, Executive Director			
<b>Email Address</b>	olivia@aidsthens.org			
<b>Business Address</b>	112 Park Avenue			
<b>City, County, State, Zip,</b>	Athens	Clarke	GA	30601
<b>Phone Number (with area codes)</b>	706.542.2437		<b>Fax Number (with area code)</b> 706.549.2730	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58-1761043		<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> N/A	
<b>Congressional District of Business Location of Sponsor</b>	10			
<b>Congressional District(s) of Primary Service Area(s)</b>	10			
<b>Zip Code(s) of Primary Service Area(s)</b>	30601, 30602, 30603, 30604, 30605, 30606, 30607, 30608, 30622, 30549, 30635			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Athens, Bogart, Jefferson, Elberton		Clarke, Jackson, Madison, Elbert	
<b>Total HOPWA contract amount for this Organization</b>	325,000			
<b>Organization's Website Address</b> www.AIDSathens.org	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>If yes, explain in the narrative section how this list is administered.</b>	
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
<i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>				

<b>Project Sponsor Agency Name</b> Amethyst Project, Inc.	<b>Parent Company Name, if applicable</b> N/A			
<b>Name and Title of Contact at Project Sponsor Agency</b>	Dr. Ahmed Adu-Oppong, Executive Director			
<b>Email Address</b>	aaduoppong@georgiasouthern.edu			
<b>Business Address</b>	1 Lee Hill Drive, Suite 500			
<b>City, County, State, Zip,</b>	Statesboro	Bulloch	GA	30458
<b>Phone Number (with area codes)</b>	912.764.6923		<b>Fax Number (with area code)</b> 912.489.8375	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58-1981650		<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> N/A	
<b>Congressional District of Business Location of Sponsor</b>	12			
<b>Congressional District(s) of Primary Service Area(s)</b>	12			
<b>Zip Code(s) of Primary Service Area(s)</b>	30458			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Statesboro		Bulloch	
<b>Total HOPWA contract amount for this Organization</b>	\$100,000			
<b>Organization's Website Address</b> none	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>If yes, explain in the narrative section how this list is administered.</b>	

<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>	Agency is now out of business.
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<b>Project Sponsor Agency Name</b> Central City AIDS Network, Inc.		<b>Parent Company Name, if applicable</b> N/A	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Mr. Johnny Fambro, Executive Director		
<b>Email Address</b>	rainbow@mindspring.com		
<b>Business Address</b>	2020 Ingleside Avenue		
<b>City, County, State, Zip,</b>	Macon	Bibb	GA 31204-2028
<b>Phone Number (with area codes)</b>	478.750.8080	<b>Fax Number (with area code)</b> 478.750.1032	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58-1897271	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> N/A	
<b>Congressional District of Business Location of Sponsor</b>	8		
<b>Congressional District(s) of Primary Service Area(s)</b>	8		
<b>Zip Code(s) of Primary Service Area(s)</b>	31204, 31021		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Macon, Dublin	Bibb, Laurens	
<b>Total HOPWA contract amount for this Organization</b>	\$383,300		
<b>Organization's Website Address</b> www.rainbowcenter.us	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If yes, explain in the narrative section how this list is administered.</b>		
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>			

<b>Project Sponsor Agency Name</b> Coastal Area Support Team, Inc.		<b>Parent Company Name, if applicable</b> N/A	
<b>Name and Title of Contact at Project Sponsor Agency</b>	Ms. Joyce Jackson, Board Member		
<b>Email Address</b>	jhath@aol.com		
<b>Business Address</b>	3395-C Cypress Mill Rd.		
<b>City, County, State, Zip,</b>	Brunswick	Glynn	GA 31521-0647
<b>Phone Number (with area codes)</b>	612.399.3310	<b>Fax Number (with area code)</b> N/A	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58-1804730	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b> N/A	
<b>Congressional District of Business Location of Sponsor</b>	1		
<b>Congressional District(s) of Primary Service Area(s)</b>	1		
<b>Zip Code(s) of Primary Service Area(s)</b>	31520		

<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Brunswick	Glynn
<b>Total HOPWA contract amount for this Organization</b>	\$175,000	
<b>Organization's Website Address</b> N/A	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If yes, explain in the narrative section how this list is administered.</b>	
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>	Agency is now out of business.	

<b>Project Sponsor Agency Name</b> Comprehensive AIDS Resource Encounter, Inc. (CARE)		<b>Parent Company Name, if applicable</b> N/A		
<b>Name and Title of Contact at Project Sponsor Agency</b>	Ms. Arlene Mutchler, Executive Director			
<b>Email Address</b>	arlene@jesupcare.com			
<b>Business Address</b>	164 Memorial Drive			
<b>City, County, State, Zip,</b>	Jesup	Wayne	GA	31545
<b>Phone Number (with area codes)</b>	912.530.8078		<b>Fax Number (with area code)</b> 912.530.9188	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58.2203609		<b>DUN &amp; Bradstreet Number (DUNS) if applicable</b> N/A	
<b>Congressional District of Business Location of Sponsor</b>	1			
<b>Congressional District(s) of Primary Service Area(s)</b>	1			
<b>Zip Code(s) of Primary Service Area(s)</b>	31545, 30458			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Jesup, Statesboro		Wayne, Bulloch	
<b>Total HOPWA contract amount for this Organization</b>	\$107,000			
<b>Organization's Website Address</b> www.jesupcare.com	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If yes, explain in the narrative section how this list is administered.</b>			
<b>Is the sponsor a nonprofit organization?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please check if yes and a faith-based organization.</i> <input type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>				

<b>Project Sponsor Agency Name</b> Homeless Resource Network, Inc.		<b>Parent Company Name, if applicable</b> N/A		
<b>Name and Title of Contact at Project Sponsor Agency</b>	Ms. Elizabeth Dillard-Alcantara, Executive Director			
<b>Email Address</b>	liz@homelessresourcenetwork.org			
<b>Business Address</b>	P.O. Box 811 / 2221 Second Avenue			
<b>City, County, State, Zip,</b>	Columbus	Muscogee	GA	31902
<b>Phone Number (with area codes)</b>	706.571.3399		<b>Fax Number (with area code)</b> 706.571.0707	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58-2147861		<b>DUN &amp; Bradstreet Number (DUNS) if applicable</b> N/A	

<b>Congressional District of Business Location of Sponsor</b>	2		
<b>Congressional District(s) of Primary Service Area(s)</b>	2, 3		
<b>Zip Code(s) of Primary Service Area(s)</b>	31901		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Columbus	Muscogee	
<b>Total HOPWA contract amount for this Organization</b>	\$114,000		
<b>Organization's Website Address</b> www.HomelessResourceNetwork.org	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If yes, explain in the narrative section how this list is administered.</b>		
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>			

<b>Project Sponsor Agency Name</b> Lowndes County Board of Health (a/k/a South Health District 8-1)		<b>Parent Company Name, if applicable</b> N/A		
<b>Name and Title of Contact at Project Sponsor Agency</b>	Ms. Terri Ball, Housing Coordinator			
<b>Email Address</b>	teball@dhe.state.ga.us			
<b>Business Address</b>	P.O. Box 5147			
<b>City, County, State, Zip,</b>	Valdosta	Lowndes	GA	31603
<b>Phone Number (with area codes)</b>	229.245.8711 x207		<b>Fax Number (with area code)</b> 229.245.8432	
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58-1111978		<b>DUN &amp; Bradstreet Number (DUNS) if applicable</b> N/A	
<b>Congressional District of Business Location of Sponsor</b>	1			
<b>Congressional District(s) of Primary Service Area(s)</b>	1, 2			
<b>Zip Code(s) of Primary Service Area(s)</b>	30602			
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Valdosta	Lowndes		
<b>Total HOPWA contract amount for this Organization</b>	\$225,000			
<b>Organization's Website Address</b> www.southhealthdistrict.com	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>If yes, explain in the narrative section how this list is administered.</b>			
<b>Is the sponsor a nonprofit organization?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Please check if yes and a faith-based organization. <input type="checkbox"/> Please check if yes and a grassroots organization. <input type="checkbox"/>				

<b>Project Sponsor Agency Name</b> Union Mission, Inc.		<b>Parent Company Name, if applicable</b> N/A		
<b>Name and Title of Contact at Project Sponsor Agency</b>	Rev. Michael Elliott, President			
<b>Email Address</b>	melliott@unionmission.org			
<b>Business Address</b>	120 Fahm Street			
<b>City, County, State, Zip,</b>	Savannah	Chatham	GA	31401

<b>Phone Number</b> <i>(with area codes)</i>	912.236.7423	<b>Fax Number</b> <i>(with area code)</i>	912.236.3907
<b>Employer Identification Number (EIN) or Tax Identification Number (TIN)</b>	58-0827524	<b>DUN &amp; Bradstreet Number (DUNs) if applicable</b>	N/A
<b>Congressional District of Business Location of Sponsor</b>	12		
<b>Congressional District(s) of Primary Service Area(s)</b>	12, 1		
<b>Zip Code(s) of Primary Service Area(s)</b>	31401, 31404, 31405, 31406, 31408, 31419, 31402		
<b>City(ies) and County(ies) of Primary Service Area(s)</b>	Savannah, Brunswick, Hinesville	Chatham, Glynn, Liberty	
<b>Total HOPWA contract amount for this Organization</b>	\$365,000		
<b>Organization's Website Address</b> www.unionmission.org	<b>Does your organization maintain a waiting list?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<b>If yes, explain in the narrative section how this list is administered.</b>
<b>Is the sponsor a nonprofit organization?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<i>Please check if yes and a faith-based organization.</i> <input checked="" type="checkbox"/> <i>Please check if yes and a grassroots organization.</i> <input type="checkbox"/>			

### 3. Subrecipient Information

In Chart 3, provide the following information for each subrecipient with a contract/agreement of \$25,000 or greater that assist the grantee or project sponsors to carry out their administrative or service delivery functions. Agreements include: grants, subgrants, loans, awards, cooperative agreements, and other forms of financial assistance; and contracts, subcontracts, purchase orders, task orders, and delivery orders. (Organizations listed may have contracts with project sponsors or other organizations beside the grantee.) These elements address requirements in the Federal Funding and Accountability and Transparency Act of 2006 (Public Law 109-282).

Subrecipient Name		Parent Company (if applicable)	
N/A		N/A	
Name and Title of Contact at Subrecipient	N/A		
Email Address			
Business Address			
City, State, Zip, County			
Phone Number (with area code)		Fax Number (with area code)	
Employer Identification Number (EIN) or Tax Identification Number (TIN)		DUN & Bradstreet Number (DUNS) if applicable	
North American Industry Classification System (NAICS) Code			
Congressional District of Location			
Congressional District of Primary Service Area			
Zip Code of Primary Service Area(s)			
City(ies) and County(ies) of Primary Service Area(s)			
Total HOPWA Contract Amount			

## **A. Grantee and Community Overview**

Provide a one to three page narrative summarizing major achievements and highlights that were proposed and completed during the program year. Include a brief description of the grant organization, area of service, the name(s) of the program contact(s), and an overview of the range/type of housing activities provided. This overview may be used for public information, including posting on HUD's website. Note: Text fields are expandable.

### **Overview**

In FY2007-08, the State of Georgia's Georgia Housing and Finance Authority (GHFA) received \$1,621,000 in formula Housing Opportunities for Persons With AIDS (HOPWA) funds from the U.S. Department of Housing and Urban Development (HUD). The Georgia Department of Community Affairs (DCA) administered these funds on behalf of GHFA. HOPWA Program funds administered by the State to assist nine (9) Project Sponsors to serve persons affected by HIV/AIDS totaled \$1,523,861. The State did not draw down any funds for administration through the HOPWA Program, so the total amount of HOPWA funds expended during FFY2007 was \$1,523,861. HOPWA program funds are available to qualified local governments and nonprofit organizations operating and developing housing in the State of Georgia for persons impacted by HIV/AIDS. With little exception, DCA uses Georgia's allocation of formula HOPWA funds to serve counties outside of areas that HUD has designated to receive their own formula HOPWA program funds. Beginning in FFY2004, the Augusta-Richmond MSA (including Richmond, Burke, McDuffie, and Columbia Counties) became a HUD designated HOPWA formula grantee and the Atlanta MSA was increased by 8 counties. DCA will primarily use Georgia's allocation of formula HOPWA funds to serve the remaining 127 counties located outside of the Atlanta MSA and the Augusta-Richmond MSA.

During this reporting period, DCA's HOPWA programs provided some benefit within a majority of the 127 counties designated for service through the Georgia HOPWA entitlement grant. Community networks continue to be strongly encouraged in order to adequately address the needs of each community.

The State of Georgia funds sponsors with HOPWA-developed facility-based housing in the larger communities of Macon and Savannah through Central City AIDS Network Inc. (Macon) and Union Mission, Inc. (Savannah). In addition to community housing and services programs, these project sponsors offer rental and short-term housing assistance programs.

Also during this contract year AIDS Athens, Inc., Amethyst Project, Inc., Coastal Area Support Team, Inc., Homeless Action Resource Network, Inc., and Lowndes County Board of Health (a/k/a South Health District 8-1) offered service and scattered site programs located in the smaller communities of Athens, Statesboro, Brunswick, Columbus, and Valdosta with their programs being available to eligible persons in the surrounding counties. During FFY2007, the State administered HOPWA funds to Comprehensive AIDS Resource Encounter, Inc. in Jesup and the surrounding four counties. Action Ministries, Inc. also administered rental and emergency housing assistance programs in Chatsworth, Dalton, Ellijay, Gainesville, and Toccoa, and they provided services and short-term rent, mortgage and utility assistance.

Please note that as of the end of SFY2008, the State no longer contracts with Action Ministries, Inc., Amethyst Project, Inc., or Coastal Area Support Team, Inc. to provide HOPWA funded housing or services. Action Ministries, Inc. decided to stop utilizing the HOPWA program last year (they still provide transitional housing and services through the ESG Program) and received final reimbursement for HOPWA housing/services this year. Capacity issues within the other two project sponsor agencies (Amethyst Project and Coastal Area Support Team) became insurmountable, and these agencies closed. Agencies in nearby regions in South Georgia have expanded their service area to fill the gap for those two agencies where possible.

During FY2007-08, eligible applicants were qualified organizations whose missions include the provision of housing and supportive services to persons with AIDS or related diseases. Only regional programs were funded, and only one organization per region was funded. To be considered “qualified,” an applicant must demonstrate the capability and capacity to provide the level of support services required by this population. The applicant must also receive written approval and support of the local government where the assisted housing is or services will be located. Recipients must also have operated their programs in full compliance with the HUD regulations published at 24 CFR Part 574. Any housing assisted under this program is required to be restricted to occupancy by eligible persons with HIV/AIDS. Once HOPWA funds have been awarded to a Project Sponsor, the State provides grant management oversight, which includes technical assistance and training as well as monitoring of each HOPWA funded agency. The State maintains requirement and guidance information in an on-line format and during FFY2007 conducted monitoring visits for the HOPWA Program to one of the nine Project Sponsors.

To the extent that persons with HIV/AIDS are classified as “homeless” by HUD’s definition, housing and services are also available to persons with HIV/AIDS under the ESG and Continuum of Care Programs. According to the State’s ESG grantees, a total of 1,301 persons receiving emergency or transitional housing through the ESG Program were reported to have HIV/AIDS while another 1,932 persons reporting to have HIV/AIDS received supportive services.

#### **HOPWA Sponsors and Area of Coverage**

<b><u>Sponsor Name</u></b>	<b><u>Regional Location</u></b>	<b><u>Contact Name</u></b>	<b><u>Phone</u></b>
Action Ministries, Inc.	North GA	Ceased operating a HOPWA Program in June 2008.	(404) 881-1991
AIDS Athens, Inc.	Athens	Ms. Olivia Long olivia@AIDSathens.org	(706) 542-2437
Amethyst Project, Inc.	Statesboro	Agency went out of business in 2008.	(912) 764-6923
Central City AIDS Network, Inc.	Macon	Mr. Johnny Fambro rainbow@mindspring.com	(478) 750-8080
Coastal Area Support Team, Inc. (CAST) *	Brunswick	Agency went out of business in 2008.	(912) 264-2111
Comprehensive AIDS Resource Encounter, Inc. (CARE)	Jesup	Ms. Arlene Mutchler arlene@jesupcare.com	(912) 530-8078
Homeless Resource Network, Inc.	Columbus	Ms. Althea Martin Althea@homelessresourcenetwork.org	(706) 571-3399
Lowndes Co. Board of Health (a/k/a South Health District)	Valdosta (South GA)	Ms. Terri Ball teball@dhr.state.ga.us	(229) 245-8711 x207
Union Mission, Inc. (Savannah)	Savannah	Ms. Aretha Jones ajones@unionmission.org	(912) 495.8887

For more information on the programs named above (types of programs, eligibility, etc.), please call the program contact listed. For general information, you may call Phillis Thomas of DCA at (404) 679-4940.

### **B. Annual Performance under the Action Plan**

Provide a narrative addressing each of the following four items:

**1. Outputs Reported.** Describe significant accomplishments or challenges in achieving the number of housing units supported and the number households assisted with HOPWA funds during this operating year compared to plans for this assistance, as approved in the Consolidated Plan/Action Plan. Describe how HOPWA funds were distributed during your program year among different categories of housing and geographic areas to address needs throughout the grant service area, consistent with approved plans.

Of the \$1,523,861 HOPWA funds administered, \$586,269 was spent in the following housing assistance categories. Under the Emergency or Short-term Rent, Mortgage or Utility payments (STRMU) to prevent homelessness category, \$164,851 provided housing to 209 households consisting of one or more persons with HIV/AIDS, and under the TBRA category, \$238,662 provided housing to 122 households consisting of one or more persons with HIV/AIDS. The Facility Based Housing including leasing and operating costs, for facilities and community residences as well as transitional/short-term facilities provided housing to 137 households consisting of one or more persons with HIV/AIDS with \$182,756. In total, 468 households (468 persons w/ HIV/AIDS and 390 other family members) received housing assistance through the State's HOPWA Program. (Eight households were removed for reasons of duplication.)

The HOPWA APR table 'Part 2: Overview of Grant Activities – Summary of All Projects / C. Performance and Expenditure Information', shows data on the number of households (consisting of one or more persons with HIV/AIDS) that received housing and/or services using HOPWA funds during SFY2007 and a comparison to planned actions, as approved in the Consolidated Plan Annual Action Plan for this operating year. In the Annual Action Plan for this reporting period, the State proposed that the following number of households consisting of one or more persons with HIV/AIDS would receive HOPWA-funded housing assistance: 100 households through TBRA; 200 households through Facility-based Housing; and 300 households through STRMU. In total the State projected that 600 households would be provided housing assistance by the nine (9) Project Sponsors. There was a variation of +22, -63, and -91 (total of -132) in the specific types of housing. Last year the State's prediction came within 10 households of the total number (-10) and was based on three reporting periods of HOPWA data. With this being the first reporting period the State was able to use annual data from the new data sets to make projections, the variation between the types of housing assistance and the overall variation is somewhat of a surprise, however part of the reason is most likely a result of the limited capacity for three project sponsors who won't be providing housing or services under HOPWA after this reporting period. One project sponsor reported that the numbers their agency submitted on clients served may have been understated due to data entry problems within their agency. On an important note, as mentioned below in the Coordination section with regards to leveraged resources, six HOPWA Sponsors &/or other nonprofit agencies maintained 116 units of Rental Assistance through the S+C Program for homeless persons with both a disability and HIV/AIDS in addition to the HOPWA sponsored units reported.

In addition to housing, some of the services provided by HOPWA Program funds were case management/client, advocacy/access to benefits and services, outreach, health/medical/intensive care services, alcohol and drug abuse services, employment assistance, education, meals/nutritional services, permanent housing placement, life management skills, legal services, mental health services, and transportation. One of the project sponsors reported that they were able to provide testing to 5,000 individuals through a mobile outreach unit.

And lastly, of the total HOPWA funds expended by the sponsors, \$819,208 provided Supportive Services to a total of 5,986 households consisting of one or more persons with HIV/AIDS (the 468 households who also received HOPWA-funded housing assistance along with an additional 5,518 households who received “Supportive Services Only”). Project Sponsors expended a total of \$17,508 to provide Permanent Housing Placement to 31 households and 232 households received housing information outside of any provided within case management itself. Project Sponsors received \$100,876 in HOPWA administration funds. In all, a total of 5,986 households with one or more persons with HIV/AIDS received HOPWA-funded assistance through housing and/or service programs.

**2. Outcomes Assessed.** Assess program goals against actual client outcomes for achieving housing stability, reducing risks of homelessness, and improving access to care. If current year results are lower than the national program targets (80 percent of HOPWA clients maintain housing stability, avoid homelessness and access care), please describe the steps being taken to achieve the national outcome goal in next operating year.

Using the new data sets on housing stability, Project Sponsors were able to report the percentage of clients in stable housing at the end of the operating year by type of housing assistance. Of the clients served with TBRA, 96% were determined to be stable at the end of the year, 79% stability was reached in Facility-based housing, and 75% stability in STRMU. The State’s efforts at retention are often hampered by the fact that sponsors in Savannah and Macon continue to operate Facility-based housing models that serve the most difficult populations and contain strong harm reduction components – especially the program in Macon. Populations utilizing these facilities are often not service or rehab-ready, and thus, once immediate needs are met for food, clothing, shelter and medical services, these populations tend to return to streets and to behaviors that are difficult to address with housing. Please be assured, however, that these populations are also continuously contacted through outreach programs, and many State HOPWA sponsors utilize S+C for HOPWA-eligible clients who are also homeless (from streets or from shelter).

While the overall average of housing stability outcomes appear to meet HUD’s threshold for acceptability, DCA will seek HUD technical assistance to identify implementations with strong outcomes. We will study those best practices in an effort to continuously improve our efforts and to improve the housing stability outcomes in permanent Facility-based housing and STRMU.

The State is continuing to implement holistic housing policy that is more particularly described in HUD’s STRMU notice.

**3. Coordination.** Report on program coordination with other mainstream housing and supportive services resources, including the use of committed leveraging from other public and private sources that helped to address needs for eligible persons identified in the Consolidated Plan/Strategic Plan.

Each year the State works to develop new Sponsor-Based Shelter Plus Care units/programs as permanent housing options for disabled persons with HIV/AIDS. During this operating period, six HOPWA Sponsors &/or other nonprofit agencies received \$802,862 in Shelter Plus Care (S+C) funds for the rental assistance of homeless persons with both a disability and HIV/AIDS, and they maintained 116 units of Rental Assistance through the S+C Program. Eligible participants whose housing was provided through the S+C Program also receive Supportive Services provided through the HOPWA Program. Project Sponsors were also able to leverage another \$147,255 for housing costs and \$553,276 for supportive services costs from federal, state, and local government programs as well as foundations and private funding sources.

The State continually works to assist designated sponsors with the enhancement of their organizational capacity and/or current programs. This year the State conducted a three-day statewide HOPWA/Shelter Plus Care conference. During this conference, organizations with a HOPWA program assessed their programs, discussed new information about HIV/AIDS, and developed annual HOPWA goals. The State continues to work with designated sponsors to implement the new performance measures. The State also attended a HUD training in Columbia, SC on the new performance measures and the most recently updated HOPWA APR. This is the first year with data using the newer data sets. The Department of Community Affairs continues to collaborate with Ryan White Consortiums, Georgia Department of Community Health, the City of Atlanta, Augusta-Richmond, and the Statewide HIV Prevention Program in our commitment to providing safe, decent, and affordable housing for our most vulnerable citizens living with HIV/AIDS and their families.

The State collaborates through the work of the Georgia Interagency Homeless Coordination Council on establishing policies that will eliminate discharging clients back into homeless situations; improving state agency coordination; improving access to SSI with a consideration given to presumptive eligibility; evaluating fiscal effectiveness; effective homeless prevention policies; and coordinating strategies that will best achieve the Council's and the Governor's goals for ending chronic homelessness in Georgia by 2012. The Council has now convened a Policy Academy on Families and Children, and will soon convene another Academy on SSI Benefits. The State also participates in mainstream planning efforts throughout the State through membership on the Mental Health Planning Advisory Council, the Georgia State Trade Association of Not-For-Profit Developers (GSTAND), the Supportive Housing Committee of the Atlanta Regional Commission on Homelessness, the Governor's Council on Developmental Disabilities, the Prisoner Re-Entry Policy Team, and the Governor's Mental Health Study Commission.

**4. Technical Assistance.** Describe any program technical assistance needs and how they would benefit program beneficiaries.

HUD-provided HOPWA Technical Assistance Provider Collaborative Solutions, Inc. (of Birmingham, AL) has been immensely helpful in assisting the State as well as the State's Project Sponsors with implementation of the new performance measures. We would like to retain the assistance of Collaborative Solutions, Inc. to assist in the training of the newest HOPWA APR as well as to identify implementations with strong outcomes in an effort to continuously improve our efforts.

**C. Barriers and Trends Overview**

Provide a narrative addressing items 1 through 3. Explain how barriers and trends affected your program's ability to achieve the objectives and outcomes discussed in the previous section.

1. Describe any barriers (including regulatory and non-regulatory) encountered, actions taken in response to barriers, and recommendations for program improvement. Provide an explanation for each barrier selected.

<input checked="" type="checkbox"/> HOPWA/HUD Regulations	<input type="checkbox"/> Planning	<input type="checkbox"/> Housing Availability	<input checked="" type="checkbox"/> Rent Determination and Fair Market Rents
<input type="checkbox"/> Discrimination/Confidentiality	<input checked="" type="checkbox"/> Multiple Diagnoses	<input type="checkbox"/> Eligibility	<input checked="" type="checkbox"/> Technical Assistance or Training
<input checked="" type="checkbox"/> Supportive Services	<input checked="" type="checkbox"/> Credit History	<input checked="" type="checkbox"/> Rental History	<input checked="" type="checkbox"/> Criminal Justice History
<input checked="" type="checkbox"/> Housing Affordability	<input type="checkbox"/> Other, please explain further		

2. Describe any trends in the community that may affect the way in which the needs of persons living with HIV/AIDS are being addressed, and provide any other information important to the future provision of services to this population.
3. Identify any evaluations, studies, or other assessments of the HOPWA program that are available to the public.

One key design element to the State's program is tracking the incidence of HIV/AIDS within all communities of Georgia in order to develop appropriate responses to the needs of each community. In addition to the barriers selected in the table, Project Sponsors throughout the State discussed the following barriers to operating the HOPWA Program this year. The State's Project Sponsors continue to report that a lack of safe, affordable housing continues to be a problem when trying to find housing for participants who are becoming more independent. In some areas, finding affordable housing that meets the Fair Market Rent (FMR) standards in units suitable to pass Housing Quality Standards (HQS) remains a challenge for some of the Project Sponsors. Project Sponsors reported that the FMR combined with the maximum subsidy allowed, a shortage of necessary sized housing units, and the inclusion of utilities in the FMR sometimes prevents them from finding housing for a consumer, which often led to the consumer moving to another area away from the support services they were receiving. Credit histories, criminal backgrounds or history of substance abuse can interfere with obtaining housing from Public Housing Authorities and landlords. Health issues contribute to clients maintaining affordable housing as well. Oftentimes the client's health situation has created a decrease in income and/or an increase in expenses which in turn lead to the point of eviction or utility disconnection even when utilizing subsidized housing. Another barrier reported is the time (up to three years) it can take for disabled HOPWA participants to be awarded SSI/SSDI benefits. Many clients are unable to pay the high utility costs during months of extreme seasonal weather, which can result in needing assistance for brief periods even though they are usually able to be self-sufficient. Sponsors report that it continues to be difficult to find transportation options in rural areas, which in turn is a barrier for many consumers in finding and maintaining employment as well as in receiving health care. One Project Sponsor reports of the challenge faced by participants in the type of employment available to them. Many jobs are inconsistent in hours and scheduling, making it difficult to obtain a second or third job. Many clients do not have sick leave available to them, and if they miss their scheduled shift(s) due to illness, it is difficult to obtain additional hours. Finally, Project Sponsors report that a lack of technological resources presented a challenge in capturing data on participants.

In response to some of the barriers, case managers often provide transportation to clients for primary health care appointments, out of town medical/hospital appointments, support groups, dentists, pharmacy, housing assistance, and other needed services. Case managers can sometimes meet clients in the county where their community Health Department or Health District Wellness Clinic is located. Through strong collaborations with the State's regional Health Districts, Health Departments, traditional service providers, utility companies, and landlords, agencies have been able to assist some consumers in maintaining long-term housing goals as well as coordinate mainstream services throughout the State. In response to the barrier of a lack of local mental health physicians in rural areas, one Sponsor who works with consumers who are unable to take time off work to travel to other counties for services was able to collaborate with the local mental health provider to provide services to clients in the counties where they live. In response to the time it can take participants with disabilities to obtain SSI/SSDI, sponsors report that they try to utilize food pantry, donations, local food banks, churches, and concerted services for food, hygiene items, toilet paper, etc. for clients without income in the interim. In some cases, sponsors have been able to get a few presumptive determinations for participants and they got SSDI in 6 weeks (instead of cases that can take up to three years if appealed). Sponsors continue to work with local realtors to assist with housing placement to address the difficulties that some consumers have due to poor credit history and criminal background checks. To address a lack of affordable safe housing in their area, one

Project Sponsor continues to partner with a local agency to address these concerns. To address long term housing solutions for participants, one Sponsor partners with agencies that operate supportive housing programs, housing authorities, and agencies who have private subsidized housing. Agencies report community education efforts in the area of prevention, and some agencies are able to collaborate with or use already established community prevention programs. The creation of a support group for substance abusers has helped one of the sponsors to address the lack of support groups in their area. In regards to raising housing stability scores, one Project Sponsor reported that it would be helpful if they could report on the stability of consumers who receive HOPWA supportive services only to stabilize their housing and health even if they are receiving housing through Section 8, the local housing authority, or Shelter Plus Care.

There are no additional actions proposed by the State in response to the barriers listed, and the State has no recommendations at this time.

Outside of this report and HUD’s web site, the Department of Community Affairs is not aware of any evaluations, studies, or other assessments of the HOPWA Program in Georgia. Based upon the most current published statistics compiled by the Georgia Department of Human Resources (DHR), there were 31,557 documented AIDS cases in the State of Georgia as of December 31, 2006. In 2006, Georgia had the seventh highest number of cumulative AIDS cases in the United States and the sixth highest rate of AIDS cases per 100,000 population. In a 2008 report, DHR reports, “28% of the men who had been diagnosed with AIDS, 42% of the women and 46% of the children with AIDS were living outside the 28-county metropolitan Atlanta area at the time of diagnosis. In rural areas, resources are scarce. People are more dispersed and therefore harder to reach with treatment and prevention efforts.” Of note, statistics show that African Americans are disproportionately affected by AIDS; while African Americans make up only 30% of Georgia’s population, in 2006, 75% of new AIDS cases were African Americans in Georgia. Nationally, the Centers for Disease Control and Prevention (CDC) 2005 statistics show that African Americans, who make up approximately 13% of the United States population, accounted for almost half of the estimated 37,331 new HIV/AIDS cases diagnosed (2000 Census) in the United States. For more information on HIV/AIDS in Georgia, please visit DHR’s web site located at the following address: <http://health.state.ga.us/epi/hivaids>.

**Charts**

**D. Unmet Housing Needs: An Assessment of Unmet Housing Needs**

In Chart 1, provide an assessment of the number of HOPWA-eligible households that require housing assistance but are not currently served by HOPWA in this service area.

In Line 1, report the total unmet need of the geographical service area, as reported in Unmet Needs for Persons with HIV/AIDS, Table 1B of the Consolidated or Annual Plan(s), or as reported under HOPWA worksheet in the Needs Workbook of the Consolidated Planning Management Process (CPMP) tool. Note: Report most current data available, through Consolidated or Annual Plan(s), and account for local housing issues, or changes in HIV/AIDS cases, by using combination of one or more of the sources in Chart 2.

In Rows a through c, enter the number of HOPWA-eligible households by type of housing assistance whose housing needs are not met. For an approximate breakdown of overall unmet need by type of housing assistance, refer to the Consolidated or Annual Plan (s), CPMP tool or local distribution of funds.

**1. Assessment of Unmet Need for HOPWA-eligible Households**

1. Total number of households that have unmet housing needs	= 102
From Item 1, identify the number of households with unmet housing needs by type of housing assistance	
a. Tenant-Based Rental Assistance (TBRA)	= 42

b. Short-Term Rent, Mortgage and Utility payments (STRMU)	= 20
c. Housing Facilities, such as community residences, SRO dwellings, other housing facilities	= 40

2. Recommended Data Sources for Assessing Unmet Need (check all sources used)

= Data as reported in the area Consolidated Plan, e.g. Table 1B, CPMP charts, and related narratives
= Data established by area HIV/AIDS housing planning and coordination efforts, e.g. Continuum of Care
= Data from client information provided in Homeless Management Information Systems (HMIS)
XX = Data from project sponsors or housing providers, including waiting lists for assistance or other assessments on need
= Data from prisons or jails on persons being discharged with HIV/AIDS, if mandatory testing is conducted
= Data from local Ryan White Planning Councils or reported in CARE Act Data Reports, e.g. number of clients with permanent housing
= Data collected for HIV/AIDS surveillance reporting or other health assessments, e.g. local health department or CDC surveillance data

**End of PART 1**

**PART 2: Sources of Leveraging**

Report the source(s) of cash or in-kind leveraged federal, state, local or private resources identified in the Consolidated or Annual Plan and used in the delivery of the HOPWA program and the amount of leveraged dollars.

[1] Sources of Leveraging		Total Amount of Leveraged Dollars (for this operating year)	
		[2] Housing Assistance	[3] Supportive Services and other non-direct housing costs
1.	Program Income	=	=
2.	Federal government (please specify):	=	=
	Shelter + Care	= 802,862	=
	ESG	=	= 27,409
	Ryan White	= 48,500	= 151,000
	HOPWA competitive grant (#GA-H070010)	= 55,120	= 151,668
	HOPWA competitive grant (#GA-H070009)	= 40,799	= 42,089
3.	State government (please specify)	=	=
	DHR	=	= 225,000
	Athens-Clarke County (CDBG)	=	= 17,000
		=	=
4.	Local government (please specify)	=	=
	Ware County Board of Health	= 15,000	= 2,500
		=	=
5.	Foundations and other private cash resources (please specify)	=	=
	United Way	= 1,000	=
	Broadway Cares	=	= 2,000
	Healthcare Georgia Foundation	=	= 4,000
	Small & Large Grants	=	= 12,500
	Boybutante AIDS Foundation	=	= 36,455
	Employee Giving (GS, ACC, & CFC)	=	= 8,678
	Fundraising &/or Donations	= 5,000	= 42,242
	CAEAR Foundation	=	= 10,000
	Corporate	=	= 18,992
	ECF and other faith-based	= 11,000	= 1,500
	GEICO Insurance	= 5,000	=
	Macy's, Belk's, and other businesses	= 4,000	=
6.	In-kind Resources	= 28,000	= 102,500
7.	Resident rent payments in Rental, Facilities, and Leased Units	= 55,755	= 33,000
8.	Grantee/project sponsor (Agency) cash	= 64,000	=
9.	TOTAL (Sum of 1-7)	=1,136,036	= 888,533

**End of PART 2**

**PART 3: Accomplishment Data - Planned Goal and Actual Outputs**

In Chart 1, enter performance information (goals and actual outputs) for all activities undertaken during the operating year supported with HOPWA funds. Performance is measured by the number of households and units of housing that were supported with HOPWA or other federal, state, local, or private funds for the purposes of providing housing assistance and support to persons living with HIV/AIDS and their families. Note: The total households assisted with HOPWA funds and reported in PART 3 of the CAPER should be the same as reported in the annual year-end IDIS data, and goals reported should be consistent with the Annual Plan information. Any discrepancies or deviations should be explained in the narrative section of PART 1.

**1. HOPWA Performance Planned Goal and Actual Outputs**

	<b>HOPWA Performance Planned Goal and Actual</b>	<b>Output Households</b>				<b>Funding</b>	
		<b>HOPWA Assistance</b>		<b>Non-HOPWA</b>		<b>e.</b>	<b>f.</b>
		<b>a.</b>	<b>b.</b>	<b>c.</b>	<b>d.</b>		
		<b>Goal</b>	<b>Actual</b>	<b>Goal</b>	<b>Actual</b>	<b>HOPWA Budget</b>	<b>HOPWA Actual</b>
	<b>Housing Subsidy Assistance</b>	<b>Output Households</b>					
1.	Tenant-Based Rental Assistance	100	122	0	12	330,954	238,662
2a.	Households in permanent housing facilities that receive operating subsidies/leased units	200	112	0	116	157,234	182,756
2b.	Households in transitional/short-term housing facilities that receive operating subsidies/leased units	combined w/ above	27	0	58	40,700	Combined w/ above
3a.	Households in permanent housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0	0
3b.	Households in transitional/short-term housing facilities developed with capital funds and placed in service during the program year	0	0	0	0	0	0
4.	Short-Term Rent, Mortgage and Utility Assistance	300	215	0	34	188,737	164,851
5.	Adjustments for duplication (subtract)		8	0			
6.	<b>Total Housing Subsidy Assistance</b>	<b>600</b>	<b>468</b>	<b>0</b>	<b>220</b>	<b>717,625</b>	<b>586,269</b>
	<b>Housing Development (Construction and Stewardship of facility based housing)</b>	<b>Output Units</b>					
7.	Facility-based units being developed with capital funding but not opened (show units of housing planned)	0	0	0	0	0	0
8.	Stewardship Units subject to 3 or 10 year use agreements	0	0	0	0		
9.	<b>Total Housing Developed</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Supportive Services</b>	<b>Output Households</b>					
10 a.	Supportive Services provided by project sponsors also delivering HOPWA housing assistance	1,043	5,986			788,672	816,322
10 b.	Supportive Services provided by project sponsors serving households who have other housing arrangements	0	0			N/A	N/A
11.	Adjustment for duplication (subtract)	0	0				
12.	<b>Total Supportive Services</b>	<b>1,043</b>	<b>5,986</b>			<b>788,672</b>	<b>816,322</b>
	<b>Housing Placement Assistance Activities</b>						
13.	Housing Information Services	14	232			0	2,886

14.	Permanent Housing Placement Services	26	31			26,426	17,508
15.	Adjustment for duplication	0	17			0	0
16.	Total Housing Placement Assistance	40	246			26,426	20,394
<b>Grant Administration and Other Activities</b>							
17.	Resource Identification to establish, coordinate and					0	0
18.	Technical Assistance (if approved in grant agreement)					0	0
19.	Grantee Administration (maximum 3% of total HOPWA grant)					48,630	0
20.	Project Sponsor Administration (maximum 7% of portion of HOPWA grant awarded)					111,577	100,876
	<b>Total Expenditures for program year (Sum of rows 6, 9, 12, 16, and 20)</b>					<b>1,692,930</b>	<b>1,523,861</b>

\*Data from one of the project sponsors has not been submitted yet, so the amount of supportive services reported in the HOPWA housing & non-HOPWA housing categories is an estimate based on the data submitted from the other project sponsors.

## 2. Listing of Supportive Services

Report on the use of HOPWA funds for all supportive services. In Rows 1 through 16, provide the (unduplicated) total of all households and expenditures for each type of supportive service for all project sponsors.

Supportive Services		Number of Households Receiving HOPWA Assistance*	Amount of HOPWA Funds Expended**
1.	Adult day care and personal assistance		
2.	Alcohol and drug abuse services	90	20,795
3.	Case management/client advocacy/ access to benefits & services	998	621,933
4.	Child care and other child services		
5.	Education		
6.	Employment assistance and training		
7.	Health/medical/intensive care services, if approved Note: Client records must conform with 24 CFR §574.310	153	55,691
8.	Legal services	78	26,991
9.	Life skills management (outside of case management)	0	
10.	Meals/nutritional services	215	36,088
11.	Mental health services	158	8,521
12.	Outreach	5,016 (5,000 RV/Testing)	6,038
13.	Transportation	199	40,265
14.	Other Activity (if approved in grant agreement). Specify:		
15.	Adjustment for Duplication (subtract)	921	
16.	TOTAL Households receiving Supportive Services (unduplicated)	5,986	816,322

\*No demographic data for outreach (5,000 RV/Testing).

End of PART 3

## Part 4: Summary of Performance Outcomes

HOPWA Long-term Performance Objective: Eighty percent of HOPWA clients will maintain housing stability, avoid homelessness, and access care each year through 2011.

Section 1. Housing Stability: Assessment of Client Outcomes on Maintaining Housing Stability (Permanent Housing and Related Facilities)

In Column 1, report the total number of eligible households that received HOPWA housing assistance, by type. In Column 2, enter the number of households continuing to access each type of housing assistance, the following year. In Column 3, report the housing status of all households that exited the program. Columns 2 (Number of Households Continuing) and 3 (Exited Households) summed will equal the total households reported in Column 1. Note: Refer to the housing stability codes that appear in Part 5: Worksheet - Determining Housing Stability Outcomes.

[A] Permanent Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Assessment: Number of Households Continuing with this Housing (per plan or expectation for next year)		[3] Assessment: Number of Exited Households and Housing Status	
Tenant-Based Rental Assistance	= 122	= 86		1 Emergency Shelter/Streets	=
				2 Temporary Housing	=
				3 Private Housing	= 23
				4 Other HOPWA	=
				5 Other Subsidy	= 8
				6 Institution	=
				7 Jail/Prison	= 1
				8 Disconnected/Unknown	= 3
				9 Death	= 1
Permanent Supportive Housing Facilities/Units	= 112	= 43		1 Emergency Shelter/Streets	= 5
				2 Temporary Housing	= 2
				3 Private Housing	= 21
				4 Other HOPWA	= 3*
				5 Other Subsidy	= 12
				6 Institution	= 4
				7 Jail/Prison	= 15
				8 Disconnected/Unknown	= 3
				9 Death	= 4
[B] Transitional Housing Assistance	[1] Total Number of Households Receiving Housing Assistance	[2] Of the Total Number of Households Receiving Housing Assistance this Operating Year		[3] Assessment: Number of Exited Households and Housing Status	
Transitional/Short-Term Supportive		Total number of households that will continue in residences:	= 13	1 Emergency Shelter/Streets	=
				2 Temporary Housing	=
				3 Private Housing	= 13
				4 Other HOPWA	=

Facilities/Units	= 27	Total number of households whose tenure exceeded 24 months:	= 4	5 Other Subsidy	=
				6 Institution	=
				7 Jail/Prison	= 1
				8 Disconnected/unknown	=
				9 Death	=

**Section 2. Prevention of Homelessness: Assessment of Client Outcomes on Reduced Risks of Homelessness**

(Short-Term Housing Assistance)

Report the total number of households that received STRMU assistance in Column 1. In Column 2, identify the result of the housing assessment made at time of assistance, or updated in the operating year. (Column 3 provides a description of housing outcomes; therefore, data is not required.) In Row 1a, enter the total number of households served in the prior operating year that received STRMU assistance this year. In Row 1b, enter the total number of households that received STRMU Assistance in the 2 prior operating years that received STRMU assistance this year. Note: The sum of Column 2 should equal the number of households reported in Column 1.

Assessment of Households receiving STRMU Assistance

[1] STRMU Housing Assistance	[2] Assessment of Housing Status		[3] HOPWA Client Outcomes
= 215	Maintain Private Housing without subsidy (e.g. Assistance provided/completed and client is stable, not likely to seek additional support)	= 105	Stable/Permanent Housing (PH)
	Other Private Housing without subsidy	= 29	
	Other HOPWA support (PH)	= 7**	
	Other housing subsidy (PH)	= 20	
	Institution (e.g. residential and long-term care)	=	
	Likely to maintain current housing arrangements, with additional STRMU assistance	= 33	Temporarily Stable, with Reduced Risk of Homelessness
	Transitional Facilities/Short-term (e.g. temporary or transitional arrangement)	= 5	
	Temporary/non-permanent Housing arrangement (e.g. gave up lease, and moved in with family or friends but expects to live there less than 90 days)	=	
	Emergency Shelter/street	=	Unstable Arrangements
	Jail/Prison	= 8	
Disconnected	= 1		
Death	= 7	Life Event	
1a. Total number of households that received STRMU assistance in the prior operating year, that also received STRMU assistance in the current operating year.			= 57
1b. Total number of those households that received STRMU assistance in the two (2 years ago) prior operating years, that also received STRMU assistance in the current operating year.			= 36

\* Clients exiting to “Other HOPWA” under Perm Facility-based (3 total) - 2 from CCAN went to another type of housing w/in program (duplication) & 1 from Union Mission went to program under another Grantee (okay, not a duplication)

\*\* Clients exiting to “Other HOPWA” under STRMU (7 total) - 6 from AIDS Athens went to another type of housing w/in program (duplication) & 1 from AIDS Athens went to program under another Grantee (okay, not a duplication)

Total duplications in “Other HOPWA” = 8

### Section 3. HOPWA Outcomes on Access to Care and Support

#### 1A. Status of Households Accessing Care and Support by Project Sponsors delivering HOPWA Housing Assistance/Housing Placement/Case Management

Use Table 1 A for project sponsors that provide HOPWA housing assistance/housing placement with or without case management services. In Table 1A, identify the number of client households receiving any type of HOPWA housing assistance that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 1C and 1D.

Categories of Services Accessed	Households Receiving Housing Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	461	Support for Stable Housing
2. Has contact with case manager/benefits counselor consistent with the schedule specified in client's individual service plan.	463	Access to Support
3. Had contact with a primary health care provider consistent with the schedule specified in client's individual service plan,	461	Access to Health Care
4. Has accessed and can maintain medical insurance/assistance.	447	Access to Health Care
5. Successfully accessed or maintained qualification for sources of income.	383	Sources of Income

#### 1B. Number of Households Obtaining Employment

In Table 1B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	67	Sources of Income

Chart 1C: Sources of income include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>• Earned Income</li> <li>• Unemployment Insurance</li> <li>• Supplemental Security Income (SSI)</li> <li>• Social Security Disability Income (SSDI)</li> <li>• Veteran's Disability Payment</li> <li>• General Assistance, or use local program name</li> <li>• Temporary Assistance for Needy Families (TANF) income, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran's Pension</li> <li>• Pension from Former Job</li> <li>• Child Support</li> <li>• Alimony or Other Spousal Support</li> <li>• Retirement Income from Social Security</li> <li>• Private Disability Insurance</li> <li>• Worker's Compensation</li> </ul>
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Chart 1D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)

<ul style="list-style-type: none"> <li>• MEDICAID Health Insurance Program, or local program name</li> <li>• Veterans Affairs Medical Services</li> <li>• State Children's Health Insurance Program (SCHIP), or local program name</li> </ul>	<ul style="list-style-type: none"> <li>• MEDICARE Health Insurance Program, or local program name</li> <li>• AIDS Drug Assistance Program (ADAP)</li> <li>• Ryan White-funded Medical or Dental Assistance</li> </ul>
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**2A. Status of Households Accessing Care and Support through HOPWA-funded Services** receiving Housing Assistance from Other Sources

In Table 2A, identify the number of client households served by project sponsors receiving HOPWA-funded housing placement or case management services who have other and housing arrangements that demonstrated improved access or maintained connections to care and support within the program year by: having a housing plan; having contact with a case manager/benefits counselor; visiting a primary health care provider; accessing medical insurance/assistance; and accessing or qualifying for income benefits. Note: For information on types and sources of income and medical insurance/assistance, refer to Charts 2C and 2D.

Categories of Services Accessed	Households Receiving HOPWA Assistance within the Operating Year	Outcome Indicator
1. Has a housing plan for maintaining or establishing stable on-going housing.	0	Support for Stable Housing
2. Successfully accessed or maintained qualification for sources of income.	0	Sources of Income
3. Had contact with a primary health care provider consistent with the schedule specified in clients individual service plan.	0	Access to Health Care
4. Has accessed and can maintain medical insurance/assistance.	0	Access to Health Care
5. Has contact with case manager, benefits counselor, or housing counselor consistent with the schedule specified in client’s individual service plan.	0	Access to Support

**2B. Number of Households Obtaining Employment**

In Table 2B, identify the number of recipient households that include persons who obtained an income-producing job during the operating year that resulted from HOPWA funded: job training, employment assistance, education or related case management/counseling services. Note: This includes jobs created by this project sponsor or obtained outside this agency.

Categories of Services Accessed	Number of Households that Obtained Employment	Outcome Indicator
Total number of households that obtained an income-producing job	0	Sources of Income

**Chart 2C: Sources of income include, but are not limited to the following (Reference only)**

<ul style="list-style-type: none"> <li>• Earned Income</li> <li>• Unemployment Insurance</li> <li>• Supplemental Security Income (SSI)</li> <li>• Social Security Disability Income (SSDI)</li> <li>• Veteran’s Disability Payment</li> <li>• General Assistance, or use local program name</li> <li>• Temporary Assistance for Needy Families (TANF) income, or use local program name</li> </ul>	<ul style="list-style-type: none"> <li>• Veteran’s Pension</li> <li>• Pension from Former Job</li> <li>• Child Support</li> <li>• Alimony or Other Spousal Support</li> <li>• Retirement Income from Social Security</li> <li>• Private Disability Insurance</li> <li>• Worker’s Compensation</li> </ul>
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**Chart 2D: Sources of medical insurance and assistance include, but are not limited to the following (Reference only)**

<ul style="list-style-type: none"> <li>• MEDICAID Health Insurance Program, or local program name</li> <li>• Veterans Affairs Medical Services</li> <li>• State Children’s Health Insurance Program (SCHIP), or local program name</li> </ul>	<ul style="list-style-type: none"> <li>• MEDICARE Health Insurance Program, or local program name</li> <li>• AIDS Drug Assistance Program (ADAP)</li> <li>• Ryan White-funded Medical or Dental Assistance</li> </ul>
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**End of PART 4**

**PART 5: Worksheet - Determining Housing Stability Outcomes**

**1. This chart is designed to assess program results based on the information reported in Part 4.**

<b>Permanent Housing Assistance</b>	<b>Stable Housing (# of households remaining in program plus 3+4+5+6=#)</b>	<b>Temporary Housing (2)</b>	<b>Unstable Arrangements (1+7+8=#)</b>	<b>Life Event (9)</b>
Tenant-Based Rental Assistance (TBRA)	117	0	4	1
Permanent Facility-based Housing Assistance/Units	83	2	23	4
Transitional/Short-Term Facility-based Housing Assistance/Units	26	0	1	0
Total Permanent HOPWA Housing Assistance	226	2	28	5
<b>Reduced Risk of Homelessness: Short-Term Assistance</b>	<b>Stable/Permanent Housing</b>	<b>Temporarily Stable, with Reduced Risk of Homelessness</b>	<b>Unstable Arrangements</b>	<b>Life Events</b>
Short-Term Rent, Mortgage, and Utility Assistance (STRMU)	161	38	9	7
Total HOPWA Housing Assistance	387	40	37	12

**Background on HOPWA Housing Stability Codes**

**Stable Permanent Housing/Ongoing Participation**

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

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

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

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

**Temporary Housing**

2 = Temporary housing - moved in with family/friends or other short-term arrangement, such as Ryan White subsidy, transitional housing for homeless, or temporary placement in institution (e.g., hospital, psychiatric hospital or other psychiatric facility, substance abuse treatment facility or detox center).

**Unstable Arrangements**

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

7 = Jail /prison.

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

**Life Event**

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

**Tenant-based Rental Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as reported under: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item: 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Permanent Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) remain in the housing and (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Transitional/Short-Term Facility-Based Housing Assistance:** Stable Housing is the sum of the number of households that (i) continue in the residences (ii) those that left the assistance as shown as items: 3, 4, 5, and 6. Other Temporary Housing is the number of households that accessed assistance, and left their current housing for a non-permanent housing arrangement, as reported under item 2. Unstable Situations is the sum of numbers reported under items: 1, 7, and 8.

**Tenure Assessment.** A baseline of households in transitional/short-term facilities for assessment purposes, indicate the number of households whose tenure exceeded 24 months.

**STRMU Assistance:** Stable Housing is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period and there is reasonable expectation that additional support is not needed in order to maintain permanent housing living situation (as this is a time-limited form of housing support) as reported under housing status: Maintain Private Housing with subsidy; Other Private with Subsidy; Other HOPWA support; Other Housing Subsidy; and Institution. Temporarily Stable, with Reduced Risk of Homelessness is the sum of the number of households that accessed assistance for some portion of the permitted 21-week period or left their current housing arrangement for a transitional facility or other temporary/non-permanent housing arrangement and there is reasonable expectation additional support will be needed to maintain housing arrangements in the next year, as reported under housing status: Likely to maintain current housing arrangements, with additional STRMU assistance; Transitional Facilities/Short-term; and Temporary/Non-Permanent Housing arrangements. Unstable Situation is the sum of number of households reported under housing status: Emergency Shelter; Jail/Prison; and Disconnected.

**End of PART 5**

**PART 6: Certification of Continued Usage for HOPWA Facility-Based Stewardship Units (ONLY)**

Grantees that use HOPWA funding for new construction, acquisition, or substantial rehabilitation are required to operate their facilities for HOPWA eligible individuals for at least ten years. If non-substantial rehabilitation funds were used, they are required to operate for at least three years. Stewardship begins once the facility is put into operation. This Annual Certification of Continued HOPWA Project Operations is to be used in place of other sections of the APR, in the case that no additional HOPWA funds were expended in this operating year at this facility that had been acquired, rehabilitated or constructed and developed in part with HOPWA funds.

**1. General information**

HUD Grant Number(s)  N/A – Part 1a and 1b was completed in Part 5C for Central City AIDS Network, Inc. and Union Mission (Savannah), Inc. within the HOPWA Annual Progress Report (APR). In the next operating period, when the State only completes the CAPER, the State will revert to these forms for the 2 sponsors.	Operating Year for this report From (mm/dd/yy) To (mm/dd/yy) <input type="checkbox"/> Final Yr  <input type="checkbox"/> Yr 1; <input type="checkbox"/> Yr 2; <input type="checkbox"/> Yr 3; <input type="checkbox"/> Yr 4; <input type="checkbox"/> Yr 5; <input type="checkbox"/> Yr 6;  <input type="checkbox"/> Yr 7; <input type="checkbox"/> Yr 8; <input type="checkbox"/> Yr 9; <input type="checkbox"/> Yr 10;
Grantee Name	Date Facility Began Operations (mm/dd/yy)

**2. Number of Units and Leveraging**

Housing Assistance	Number of Units Receiving Housing Assistance with HOPWA funds	Amount of Leveraging from Other Sources Used during the Operating Year
Stewardship units (developed with HOPWA funds but no current operations or other HOPWA costs) subject to 3 or 10 year use periods		

**3. Details of Project Site**

Name of HOPWA-funded project site	
Project Zip Code(s) and Congressional District(s)	
Is the address of the project site confidential?	<input type="checkbox"/> Yes, protect information; do not list. <input type="checkbox"/> Not confidential; information can be made available to the public.
If the site address is not confidential, please provide the contact name, phone, email, and physical address, if different from business address.	

I certify that the facility that received assistance for acquisition, rehabilitation, or new construction from the Housing Opportunities for Persons with AIDS Program has operated as a facility to assist HOPWA-eligible persons from the date shown above. I also certify that the grant is still serving the planned number of HOPWA-eligible households at this facility through leveraged resources and all other requirements of the grant agreement are being satisfied.

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Name & Title of Authorized Official Signature & Date (mm/dd/yy)

Name & Title of Contact at Grantee Agency Contact Phone (with area code)  
 (person who can answer questions about the report and program)

**End of PART 6**

### ***APPENDIX III***

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

A comprehensive effort was undertaken to disseminate draft versions of this Consolidated Plan Annual Performance Evaluation Report in conformance with the State's Citizen Participation Plan. DCA placed several advertisements on September 9, 2008 to notify the public of the document's availability in thirteen newspapers around the State and organizations in various DCA mailing lists were notified of its availability. The document was also made available to the public on DCA's web site. Written comments were due by 5:00 PM on Tuesday, September 23, 2008 in compliance with the required fifteen-day review period. The State of Georgia received one written comment. A response by the State was provided. The response is in the parentheses and in small type immediately following each respective comment.

COMMENT #1

Tracy Gray Interim Executive Director  
Housing Initiative of North Fulton HomeStretch  
89 Grove Way Roswell, GA 30075

With this plan, I think the solvability expectation in the case of helping the homeless achieve self-sufficiency is high. I also like this plan because it shows that we are implementing revenue initiatives to significantly improve the programs financial condition.

RESPONSE:

Thank you for your comments on the draft Consolidated Plan Annual Performance Report FFY2007/SFY2008, your input is important for us to ensure that the goals and objectives in the Consolidated Plan reflect the needs and wants of the organizations, communities and individuals to which we can offer assistance.