

Athens-Clarke County
Human & Economic Development Department

July 1, 2013-June 30, 2014

**2010-2015
Consolidated
Annual
Performance &
Evaluation
Report**



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Fourth Program Year CAPER

Consolidated Annual Performance and Evaluation Report IV (CAPER)
for July 1, 2013 through June 30, 2014

GENERAL

Executive Summary – July 1, 2013-June 30, 2014

The Athens-Clarke County (ACC) Housing and Community Development Department (HCD) administers Community Development Block Grant (CDBG), HOME Investment Partnership, Supportive Housing, Shelter + Care, from the U. S. Department of Housing and Urban Development (HUD) and local funds. CDBG and HOME funding helps develop viable neighborhoods by supporting the development of decent housing, a suitable living environment, and expanding economic opportunities for low to moderate-income individuals. Ultimately, HCD hopes to reduce the number of families living in poverty and improve the living conditions of all ACC residents. The CAPER documents Athens-Clarke County's Consolidated Plan activities and accomplishments for these programs as outlined in the Fiscal Year 2013 Annual Action Plan for July 1, 2013 – June 30, 2014. CDBG and HOME funded programs are composed of four broad categories: Housing, Economic Development, Public Facilities and Improvements, and Public Services. In each of these categories, Athens-Clarke County and partner agencies, made significant progress towards reaching the goals outlined in Annual Action Plan IV of the Five-year Consolidated Plan.

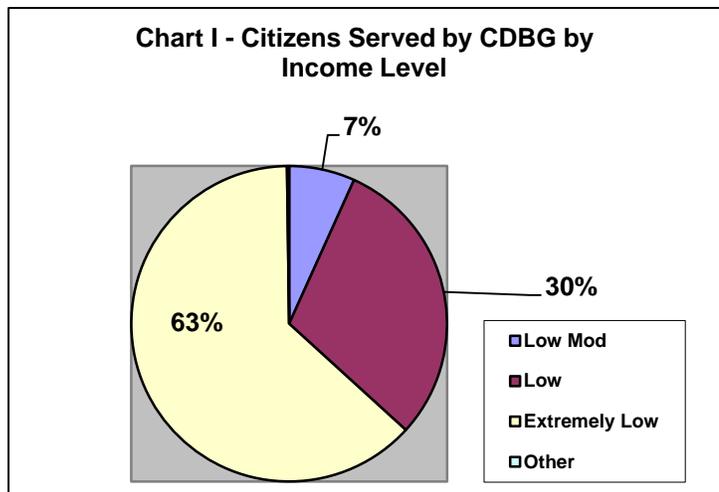
Annual Action Plan IV Financial Information July 1, 2013 – June 30, 2014

\$ 287,540	General Fund Administration & Planning
\$1,312,994	Community Development Block Grant (CDBG)
\$ 426,921	HOME Investment Partnership (HOME)
\$2,027,455	Total General Fund, CDBG, and HOME Funding

The Athens-Clarke County Consolidated Plan and Annual Action Plans establish a framework to stimulate housing construction and job creation through diversifying our local economy over the five-year planning period, July 1, 2010 through June 30, 2015. The housing strategies in the strategic plan include infill development, acquisition, demolition, new construction, historic preservation, housing repairs, and rehabilitation. Athens-Clarke County continues to view homeownership as a primary focus for HOME and CDBG funding and hopes to expand housing choices and increase the availability of safe, decent affordable housing through non-profit corporations and partnerships with private developers and lenders. CDBG, HOME, Supportive Housing and Homeless Assistance Grants are all HUD funded programs that support community development efforts and programs that assist low-to-moderate income residents. These programs are implemented through publicly planned approaches to housing, economic development, public facilities, and public services. This document reports on the accomplishments of many programs,

provided by local organizations. Information regarding program performance and expenditures is for CDBG and HOME funded programs only. The Athens Housing Authority, Athens Area Habitat for Humanity, the Athens Land Trust, acquired properties, and rehabilitated and constructed new homes throughout Athens while paying particular attention to East Athens and the historic Hancock Corridor. HCD continued implementing the court-ordered and voluntary demolition and nuisance abatement programs in partnership with the Athens-Clarke County (ACC) Community Protection Division. The Athens-Clarke Heritage Foundation, ACTION, Inc., and Habitat for Humanity repaired and preserved historic homes and provided emergency repairs to address dangerous or hazardous conditions in homes owned by elderly or disabled residents. Habitat and ACTION, Inc. repaired homes and installed accessibility ramps for low-income elderly home-owners or home-owners with disabilities.

HCD plays a key role as a partner with other Athens-Clarke County Departments to coordinate and support a broader effort. In addition, HCD is proud a partner of businesses, civic groups, neighborhood associations, non-profit organizations, and the faith community to deliver resources and technical assistance to benefit Athens-Clarke County residents. CDBG funding provided services to **1,809** residents during the reporting period as indicated in Chart I. Many of those citizens who received assistance from CDBG funded activities live in the neighborhood revitalization areas.



According to federal regulations, 70% of CDBG funds must benefit residents with low to moderate incomes (less than 80% of the median income for the county). 99% of ACC's CDBG funds directly benefited low to moderate-income residents. The majority of those benefiting from CDBG expenditures had very low incomes.

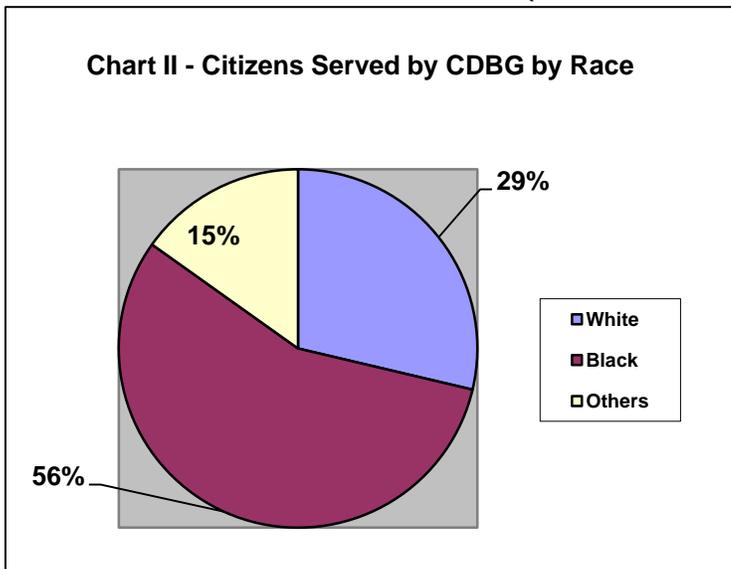
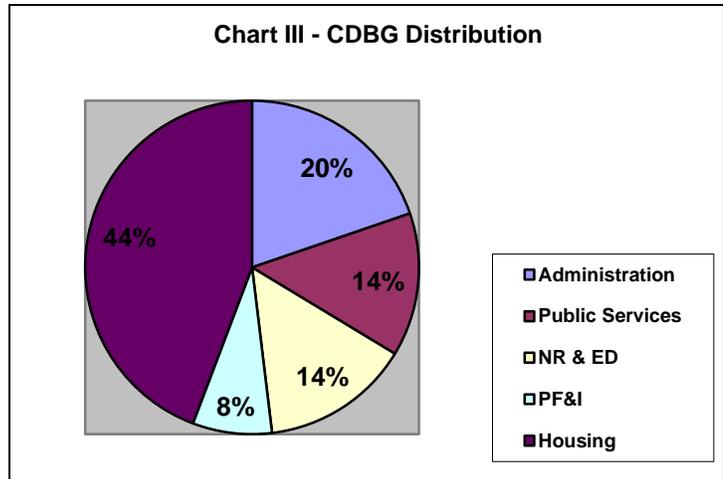


Chart II indicates the percentage of citizens served with CDBG funds by race. The others category includes mixed heritage, Indian Alaskan, Asian, Hawaiian or Other Pacific Islander, Indian Alaskan White, Asian White, Black White, Indian Alaskan Black, and Multiracial Other. Two-hundred and ninety citizens served were of Hispanic or Latino decent.

Four-hundred and thirty-one of those citizens served with CDBG funds were female heads of households and one-hundred and seventeen of those served with CDBG were disabled.

HCD received **\$1,312,994** from the Department of Housing and Urban Development for CDBG activities. HCD had access to \$1,567,540.04 in CDBG during the program year and expended a total of \$1,276,737.77. Chart III indicates the percentage of CDBG funds allocated to specific program areas.

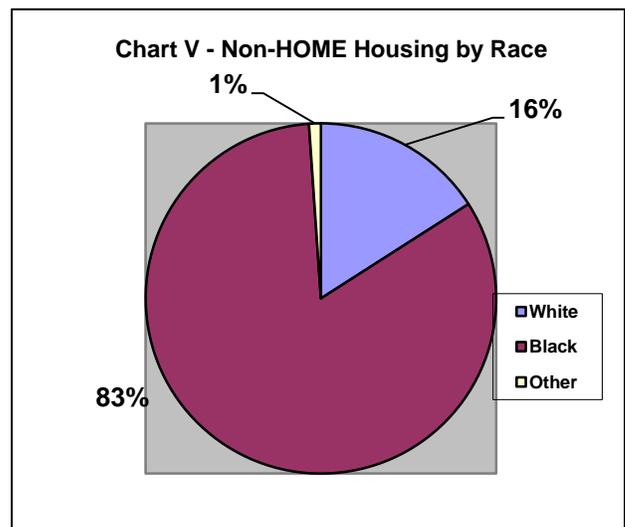
This Action Plan identified funding for seven public service agencies totaling \$185,000, slightly below 15% of the new CDBG allocation. The plan identified \$191,827 in CDBG funding to support economic development and neighborhood revitalization activities and \$102,181 in CDBG funding for public facility improvements. Housing programs received the largest allocation of CDBG funding totaling \$588,214 in CDBG funds for five agencies. Program income, generated through housing and economic development loan repayments, was re-invested to fund new housing activities and new small business loans.



Four-hundred and fifty-seven residents were served by non-HOME housing programs, funded with CDBG as classified by income category:

- Twenty-five residents had low to moderate incomes (51-80% MFI)
- One-hundred and sixty residents had low incomes (31-50% MFI)
- Two-hundred and seventy-two residents had extremely low incomes (0-30% MFI)

ACTION, Inc., the Athens-Clarke Heritage Foundation, the Athens Land Trust, the Athens Housing Authority, and Habitat for and Humanity provided housing related services. Services included accessibility ramp installation, emergency and basic repairs to single-family houses, historic preservation, new home sales and housing counseling, and demolition of single-family houses blighting neighborhoods. Athens Behavioral Health Systems, AIDS Athens, Athens Area Homeless Shelter, and Project Safe provided shelter and counseling.

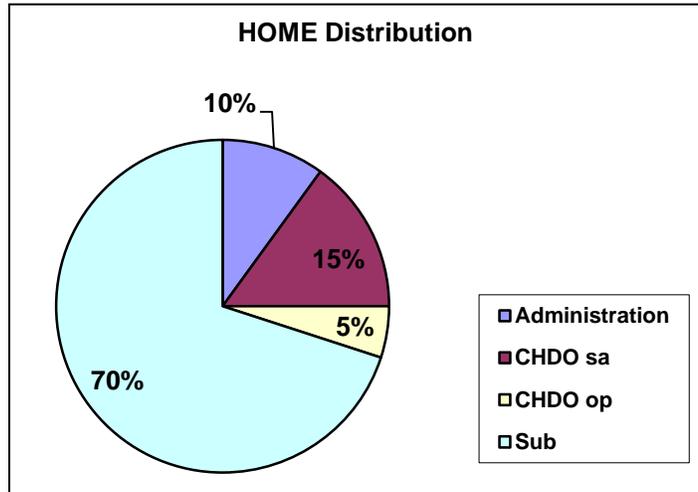


The racial distribution of the 457 citizens who received housing assistance of some sort from CDBG funds. 182 of those assisted were female heads of households and 113 were disabled.

ACC received **\$1,312,994** in new CDBG funds for the period July 1, 2013 – June 30, 2014 and expended a total of **\$1,276,737.77** leaving a CDBG balance of **\$290,802.27** Funds reported in addition to the July 1, 2013 allocation come from prior year CDBG allocations expended along with the new allocation.

HOME Investment Partnership Program

HCD used 10%, or \$42,692, of the HOME allocation for administration of the program. \$64,038 was also set-aside for use by Community Housing Development Organizations (CHDOs). HOME regulations require that at least 15% of HOME funds are reserved for activities by qualified CHDOs. CHDOs can use HOME funds for any eligible HOME activity but only certain activities count toward the 15% minimum set-aside. HCD also allocated 5%, or \$21,346, of the HOME funds for CHDO operating expenses. HOME assistance for operating expenses in each fiscal



year may not exceed \$50,000 or 50% of the CHDO's total annual operating expenses for that year, whichever is greater. The remaining funds, \$341,536 was available to sub-recipients as gap financing for eligible housing activities under this Action Plan.

Applications for HOME funds are accepted where the proposed property site has been identified, total development costs projected (including sales price and/or rental rates), and additional financial resources secured and committed. This enables HCD to determine the actual investment of HOME funds required to make the development financially feasible and provide increased housing opportunities for decent, safe, and affordable housing for low to moderate income households in Athens-Clarke County. A total of \$1,172,858 in HOME funds were expended during the year by the Athens Housing Authority and Athens Land Trust.

This report includes narrative explanations of the physical and financial inventory of CDBG and HOME funding that assisted a variety of non-profit agencies that provided services and programming in the community. It also includes progress in providing affordable housing meeting the Section 215 definition. The report describes the use of CDBG and HOME funds as detailed in the Annual Action Plan for July 1, 2013 - June 30, 2014 and a narrative evaluation of the actual activities undertaken.

Detailed information in tabular form is included in the Integrated Disbursement and Information System (IDIS) reports in the Appendix of this document.

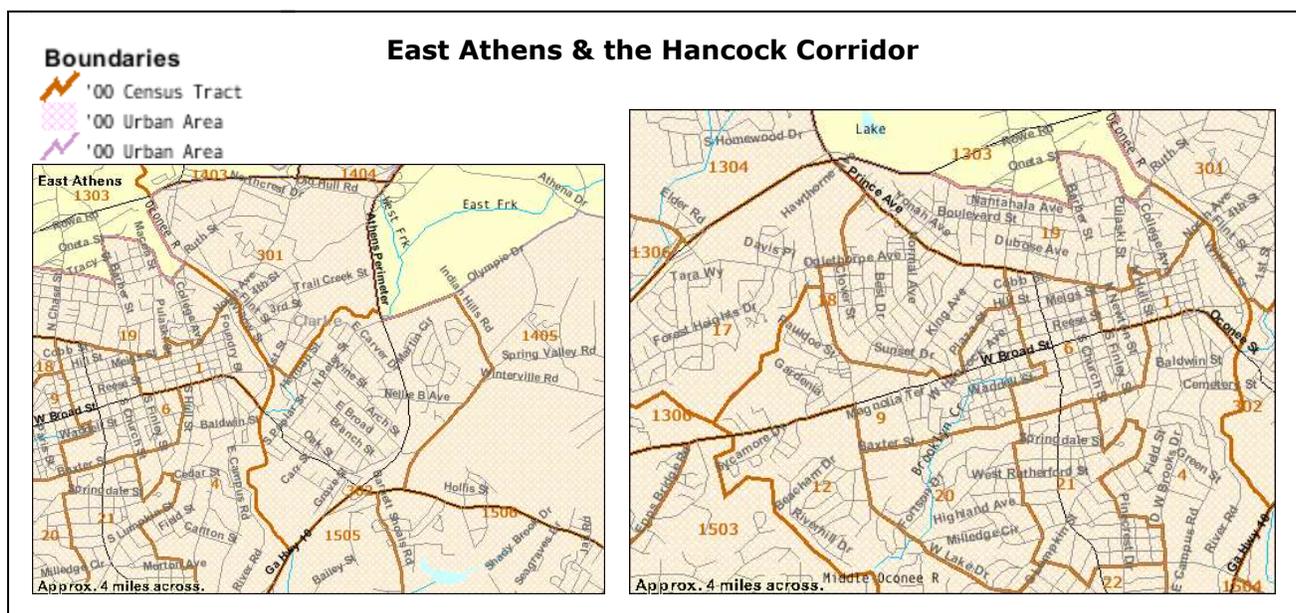
- IDIS - C04PR03: CDBG activity summary
- IDIS - C04PR06: CDBG project summary
- IDIS - C04PR23: CDBG accomplishments summary
- IDIS - C04PR26: CDBG financial summary
- IDIS - C04PR27: HOME grant status
- IDIS - C04PR83: CDBG performance measures
- IDIS - C04PR85: Housing performance report

Demographic Summary

The programs and activities described in this report were provided by various non-profit agencies located throughout Athens-Clarke County. Their services benefit low-income residents of Athens-Clarke County, with priority given to the residents of East Athens (Census Tracts 301 & 302) and the Hancock Corridor (Census Tracts 6 and 9). To meet the primary objective, CDBG regulations require grantees to expend at least 70% of CDBG funds for activities that benefit low to moderate-income people.

- The Census reported 116,714 Athens-Clarke County residents in 2009; a 15% increase in population since 2000.
- Nearly 62% of the residents are Caucasian and 27% are Black. About 10% are of Hispanic or Latino origin.
- The Census reported 42,151 households in Athens-Clarke County and 50,670 housing units with 2.47 persons per household.
- 44.6% of the housing units in ACC are owner-occupied.
- 43.5% of the housing units are in multi-unit structures.
- The median value of owner-occupied housing units from 2005-2009 was \$160,800.
- The Median Household Income in 2009 was \$32,727 and nearly 37% of the residents lived below the poverty level according to 2009 Census data.

ACC has focused on 2 **Neighborhood Revitalization** areas: **East Athens** and the **Hancock Corridor**. East Athens is composed of Census Tracts 301 and 302. Census Tracts 6 and 9 are referred to as the Hancock Corridor.



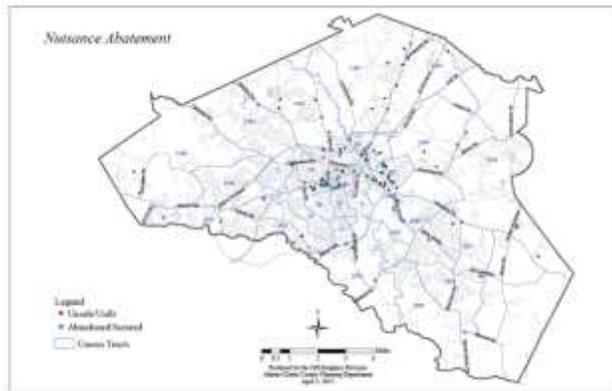
HOUSING

Housing Needs

The primary mission of the Athens-Clarke County Consolidated Plan for Housing is to **create and maintain affordable housing** in the community. The County has pursued several means of achieving this goal. The most important prerequisite is an adequate supply of reasonably priced homes in neighborhood revitalization areas; the Athens Housing Authority, the Athens Land Trust, East Athens Development Corporation, and Habitat for Humanity all work to build new low-cost homes and renovate deteriorated ones. (In order to avoid relocation and displacement issues, sub-recipients only acquire vacant homes for rehabilitation and resale.) **Eliminating barriers to affordable housing** through fair, unbiased access to housing is also a priority, and Athens Land Trust and both HCDC and EADC offer housing counseling services to inform citizens of their right to fair housing and monitor fair housing issues. ACTION, Incorporated also provides housing counseling services and manages the Emergency Repair program that eliminates health and safety hazards in the homes of elderly or disabled homeowners. ACTION and Habitat also build accessibility ramps helping people with mobility impairments remain in their own homes. Finally, existing housing must be free of safety hazards such as lead-based paint, which can have a devastating long-term impact on the community. All sub-recipients involved in housing repair and rehabilitation use lead safe housing practices. EADC and HCDC are a 501 (c) (3) Community Based Development Organizations, established to revitalize East Athens and parts of the Hancock Corridor. The agencies provide housing counseling, job counseling, and other services. Athens Land Trust (ALT) is a 501 (c) (3) Community Housing Development Organization. ALT also provides housing counseling and homebuyer education seminars free of charge, thanks in part to financial assistance from the Georgia Department of Community Affairs and local banks. ACTION Inc. provides regional housing counseling services with direct funding from HUD and local counseling funded through the CDBG program to provide General Housing Counseling, Credit Counseling for Prospective Homeowners, Mortgage Counseling, Homebuyer Delinquency and Predatory Lending Counseling, Foreclosure Prevention Assistance, Reverse Mortgage Counseling, Home Maintenance and Financial Management for New Homeowners, Counseling Individuals and Families that are Homeless or at Risk of Becoming Homeless, Rental Housing Counseling, and Fair Housing Counseling county-wide in a separate Request for Proposal.

HCD conducted an Analysis of Impediments to Fair Housing Choice (AI) for Athens-Clarke County (ACC) in 2011-2012 to affirmatively further fair housing in order to meet federal fair housing regulations. The AI contains strategies to overcome impediments to fair housing choice. The AI presents a demographic profile of ACC, assesses the extent of fair housing issues among specific individual groups, and evaluates a range of available housing choices for ACC residents. The AI further analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing. An AI that identifies local impediments to fair housing choice and recommends action steps that address and/or alleviates those impediments meets the federal mandate to affirmatively further fair housing. Impediments identified within the AI for ACC are based upon an analysis of ACC's zoning codes, fair housing complaints, interviews with nonprofit and for profit housing developers and responses from fair housing surveys completed by ACC housing developers, nonprofit organizations, ACC employees, and private citizens.

There are properties in the community that are vacant and dilapidated and not in compliance with applicable building and property maintenance codes. Other properties are tax-delinquent with no private purchasers at tax foreclosure sales. These properties contribute to the blight and deterioration of the community and constitute an economic burden to our citizens. In response to this problem, ACC established a Land Bank Authority (LBA). The purpose of the LBA is twofold. First, the LBA is to acquire real property, including properties that are tax delinquent; subject of forfeiture proceedings under Georgia law; properties acquired by donation or intergovernmental transfer; properties that do not comply with building and property maintenance codes and are the subject of state or local nuisance abatement proceedings. Secondly, the LBA is to aid in fostering the return of nonrevenue-generating or nontax-producing property to an effective utilization status to provide opportunity for housing, new industry and jobs for the citizens of ACC. Properties officially listed as blighted in the jurisdiction are updated regularly on the Nuisance Abatement Map.



Public Housing Strategy - Athens Housing Authority

The Athens Housing Authority is constantly striving to improve both its routine operations and the living environment of its residents. The Athens Housing Authority administers and maintains 1,255 dwelling units in the community. Currently, there are 1,241 families residing with the Athens Housing Authority. One thousand two hundred fifty eight children who are under 17 years of age reside in public housing. Forty percent of the families residing in Athens Housing Authority neighborhoods derive their income from wages. Another 40 percent of our families derive their income from Social Security benefits. In addition, 8 percent of our families receive Temporary Assistance for Needy Families (TANF). Of our remaining families, 15 percent derive their income from other sources and 3 percent are families in transitional situations. Eighty-nine percent of the residents are African-American, 10% are Caucasian, and 1% are of other ethnicity. There are 662 families on the Athens Housing Authority (AHA) waiting list. Eighty-one percent have extremely low incomes making less than 30% of the Area Median Income (AMI). Fifteen percent of those waiting for affordable housing make less than 50% of the AMI. Fifty-three percent of those waiting are families, 4% are elderly families, and 20% are families with a member with a disability. The majority are African-Americans needing a one or two-bedroom apartment. HUD as a "HIGH PERFORMER" under the Public Housing Assessment System recognizes the Athens Housing Authority. Therefore, no major plans are necessary to improve the management and operation of public housing. The Athens Housing Authority continually refines all areas of its operation to promote the best possible service to its customers. The Authority's reorganization this past year from a centralized operation to an "asset management model" reflects this commitment. Five property managers now oversee the Authority's 11 developments. The Authority utilizes a combination of Capital Fund Program (CFP) and Operating Budget funds to achieve these positive outcomes. AHA submitted details for the CFP to HUD and they are on file at the AHA's Central Office. Jack R.

Wells Homes was scheduled for renovation but AHA officials decided to work with a private company to completely redevelop the 40-acre, 125-unit apartment complex built in 1967. The redevelopment will double the number of affordable units. Redevelopment of the site is underway.

Public Housing Resident Involvement and Initiatives

The Athens Housing Authority remains committed to customer service as demonstrated through a variety of resident involvement activities and initiatives. Athens Housing Authority residents remain actively involved in the management of their housing.

The Inter-Community Council (ICC)

comprised of representatives from all neighborhoods meets the first Monday night of each month to discuss Authority-wide issues. The Executive Director attends these meetings to provide a regular update on

Authority operations and to listen carefully to resident concerns. Since 1991, residents have had representation on the AHA Board of Commissioners—initially through two liaison resident members. In October 1999, immediately following the change in State law, the Board petitioned Local Government to increase the AHA Board membership to include a Resident Commissioner with all rights and privileges of board membership. Since that time, the Board has included a Resident Commissioner appointed by the Mayor. The ICC appoints a Resident Advisory Board each year to assist in the development of the Authority’s Five-year and Annual Agency Plans. This Resident Advisory Board meets with AHA staff consistently during the months from November through February.



Homeownership Initiative

The Athens Housing Authority continues a comprehensive approach to promote affordable homeownership in Athens-Clarke County through various partnerships with Athens-Clarke County government, local lenders, and private organizations. The revitalization of older neighborhoods through new construction is one strategy Athens Housing Authority and Athens-Clarke County utilize to address the need for affordable housing. During the summer of 2000, the Athens Housing Authority initiated a new homeownership program ACT I Homes. Athens-Clarke County granted the Authority funding through the CDBG and HOME programs. With these funds, the AHA began building homes in East Athens and the Hancock Corridor. Since the inception of Act I Homes program AHA has constructed twenty-one homes for first time home-buyers. The Authority continues to acquire infill lots for future ACT I homes construction. In addition, AHA has contracted with a private developer to construct 36 homes in a new subdivision in the East Athens target area. This subdivision includes a mix of ACT I, and market rate homes constructed to Georgia Power Energy Star requirements. The Athens Housing Authority coordinates its efforts with Athens-Clarke County to involve its residents in their infill housing construction program and future homeownership strategies. Athens-Clarke County continues to provide financial resources to the housing authority to help manage and support their homeownership initiative. AHA programming focuses on jobs, economic development, financial management, and homeownership readiness skills to prepare a larger portion of its resident population for participation in these programs. The Athens Housing Authority, through a partnership with Georgia Housing Assistance Program Administrators, performs HUD contract compliance

administration for all of the privately owned Section 8 properties in the community to ensure quality affordable housing in Athens-Clarke County.

Jack R. Wells Redevelopment

The Athens Housing Authority sought local tax money to help redevelop Jack R. Wells Homes, commonly known as Pauldoe, off Hawthorne Avenue which was razed and a mixed-income community built in its place. Federal tax credits will pay for 70% of the \$47 million project. AHA requested approximately \$700,000 in HOME funds to assist the project. The local contribution, which would fund infrastructure like roads and utilities at the site, will help AHA acquire the Federal tax credits by indicating that the project has support from the local government. Rather than renovating the 40-year-old Pauldoe complex, AHA proposed razing it and replacing it with 125 units of public housing, 125 subsidized units for low- and moderate-income residents, and 125 market-rate units. The first phase, scheduled for construction in 2013, will be a 100-unit apartment building for seniors near the front of the property. Later phases will include townhouses and parks. Pauldoe residents and University of Georgia landscape architects drew up plans for the development at a charette last year.

On February 27, 2012, AHA submitted a HOME loan application for \$1.3 million towards Phase I of redeveloping the Jack R. Wells public housing neighborhood. The proposed project will include three phases of mixed income housing. The Estimated Total Project Cost for Phase 1 is \$16.8 million that will include Low Income Housing Tax Credit Net Equity of \$11.6 million, HOME Loan of \$1.3 million, AHA Funds and Special Programs of \$3.9 million. On June 28, 2013, Housing Authority of the City of Athens, Georgia entered into a HOME Investment Loan agreement with the Unified Government of Athens-Clarke County, Georgia. HOME funds will be used for "Phase 1" of the redevelopment project described as "Columbia Brookside Phase I" community AHA will develop a 100-unit senior living, affordable housing rental multi-family complex with related site amenities on an 11.5 acre site located at 300 Hawthorne Avenue, Athens, Georgia 30606. AHA will construct Ten (10) HOME-assisted units that are subject to ongoing compliance requirements for the HOME Program over an Affordability Period of 20 years. The HOME-assisted units will be made available for rental by HOME Program eligible low and moderate income households. Each of the ten HOME-Assisted units will be floating units. These units will consist of Nine (9), one (1) BR/ units; and One (1), two (2) BR/units. Each HOME-assisted unit designated as a floating unit must be comparable in size, features, and number of bedrooms to the originally designated HOME-assisted units. The Project will contain six (6) mobility impaired units and two (2) sensory impaired units. The development draw target dates are estimated to begin October 2013 and end with final draw at Rental Achievement date of October 2015. Residents moved to other housing projects or they were given vouchers for rent on the open market while construction is under way. GA State Department of Community Affairs tax credits funding affordable housing require units be maintained as affordable for at least 30 years. At least the 125 units controlled by AHA will remain below-market in perpetuity. AHA is working with a private developer, Atlanta-based Columbia Residential, on the project because DCA requires that tax credit recipients have experience in mixed-income redevelopments, which AHA does not. Columbia has done dozens of similar projects, including ones in New Orleans, Atlanta, Marietta and Columbus.

I. AFFORDABLE HOUSING

The primary mission of the Athens-Clarke County Consolidated Plan for Housing is to **create and maintain affordable housing** in the community. Athens-Clarke County has pursued several means of achieving this goal. The most important prerequisite is an adequate supply of reasonably priced homes in neighborhood revitalization areas. Sub-recipients only acquire vacant homes for rehabilitation and resale in order to avoid relocation and displacement issues. **Eliminating barriers to affordable housing** through fair, unbiased access to housing is also a priority in the Action Plan.



Existing housing must be free of safety hazards such as lead-based paint, which has a devastating long-term impact on the community. Athens-Clarke County and the various sub-recipient agencies continued to evaluate and abate lead-based paint hazards where necessary.



Each specific objective developed to address a housing need is identified by number and contains proposed and actual accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals Athens-Clarke County hopes to achieve.

Efforts to address worst-case needs for affordable housing

Evidence suggests there has been an accelerated reduction in the number of affordable rental units and the private market is not producing enough affordable rental housing to meet existing demand. Effective government housing policies are thus essential to any further progress in reducing worst case needs. A central component of an effective housing strategy must be the continued expansion in the number of Section 8 vouchers, which are a cost-efficient means of reducing worst case needs. It is also vital to continue and expand policies to promote economic growth, to raise incomes among low-income households, and to produce more affordable rental housing.

To that end, housing activities detailed in Action Plan II addressed the need for Affordable Housing. These activities include affordable housing construction, acquisition, rehabilitation, accessibility improvements, home repairs, in-fill housing, first-time home buying programming, and housing counseling. The “worst-case” housing needs and housing needs for persons with disabilities were addressed with the following programs that meet affordable housing needs.

- The Supportive Housing Program assisted homeless households in moving from emergency shelters to transitional housing. Shelter Plus Care provided permanent housing beds for homeless individuals and families.
- The Housing Rehabilitation Program was used for emergency repairs and for architectural barrier removal needed by persons with disabilities.

Specific Housing Objectives

Affordable Housing Priorities & Agencies Responsible for Addressing Needs

1. **ACTION, Inc.** - Emergency Repair Program
CDBG Allocated: \$90,000
CDBG Expended: \$90,000

Goal: Provide decent, safe, and accessible affordable housing opportunities for low-to-moderate income residents particularly in neighborhood revitalization areas. Strategy: Provide assistance for the restoration, rehabilitation, and accessibility of low-to-moderate income, owner-occupied properties.

CDBG Objective: 570.202 14A
Provide emergency repairs for elderly (65+ years) and disabled homeowners. 17 low-income homeowners will receive emergency assistance grants to eliminate emergency health and safety hazards. Program eligibility is countywide. The scheduled completion date was June 30, 2014.



- **Self-evaluation:** The agency used CDBG funds to repair critical systems in 13 single-family homes owned by an elderly or disabled person through emergency assistance grants of no more than \$5,000 per unit to eliminate emergency health and safety hazards in their homes. Home repair costs average \$4,940 each.

Common projects include repairs to roof systems, HVAC systems, electrical systems, and plumbing. ACTION, Inc. also weatherized 16 of the CDBG assisted units through air sealing, insulation installation, and window and door system repairs to improve energy efficiency. The agency assisted 13 households; all of the households were Black or African American, 9 assisted units had female heads of households. Weatherization services were provided through an additional grant source. There is a significant need for this program as the agency maintains a waiting list for assistance.

The Area Committee To Improve Opportunities Now (ACTION), Inc. is a non-profit, community action agency that was incorporated in 1965 to address the needs of the low-income citizens of Clarke, Greene, Jackson, Madison, and Morgan counties in Northeast Georgia. A Board of Directors whose members represent the public, private, and low-income sectors of each of the ten counties that we serve governs ACTION, Inc. ACTION, Inc. provides services that help reduce the impacts of poverty for thousands of Northeast Georgia Families, ultimately helping families become more self-sufficient. Major activities include adult education, case management, crisis prevention, employment, and nutrition.

2. **Athens-Clarke Heritage Foundation** - Historic Preservation

CDBG Allocated: \$40,425

CDBG Expended: \$35,070

Goal: Provide decent, safe, and accessible affordable housing opportunities for low-to-moderate income residents particularly in neighborhood revitalization areas. Strategy: Provide assistance for the restoration, rehabilitation, and accessibility of low-to-moderate income, owner-occupied properties.

CDBG Objective: 570.202(d) 16A



Provide basic repairs to historic homes owned by low-income residents. Repair 12-15 historic homes in neighborhood revitalization areas. This program focuses on historic homes in East Athens and the Hancock Corridor. The scheduled completion date was June 30, 2014.

- **Self-evaluation: Hands On Athens** The Athens-Clarke Heritage Foundations' "Hands On Athens" (HOA) program provided free maintenance, repairs and landscaping improvements for low-income homeowners in the historic Hancock Corridor, East Athens and Newtown neighborhoods. The program assisted 13 home-owners repair their homes and in the process assisted 26 people. Most had extremely low incomes, all were African American, 11 have a disability, and 10 were female heads of households.

While most of HOA's work is completed by several hundred unskilled and semi-skilled volunteers, HOA also depends on the community spirit of several outstanding contractors, builders and landscape professionals who donate their services and coordinate efforts at the various houses during work weekends. Work to be undertaken this Spring includes porch repair; roof repair and replacement; siding repair; door and window repair and replacement; handicapped ramp repair and installation; exterior painting; and landscaping. Several local sponsors and private donors also give to the project annually. A number of local agencies, businesses and churches provide in-kind support so that we may help our deserving homeowners, many of whom are elderly and/or handicapped. Restoration of neighborhood pride and improved quality of life are the very tangible results. Last October HOA had its first fall work weekend, during which eight volunteers painted an entire house in two days. To qualify for this free work, homes must be owner-occupied, at least 50 years old and located in the Hancock Corridor, East Athens, or New Town neighborhoods. Owners must have low or moderate incomes (80% of median or below) and be elderly or disabled.

3. **Athens Housing Authority** - Acquisition and new construction

CDBG Allocated: \$183,285
CDBG Expended: \$150,467.32
HOME Allocated: \$1,300,000
HOME Expended: \$866,988



Goal: Provide decent, safe, and accessible affordable housing opportunities for low-to-moderate income residents particularly in neighborhood revitalization areas.

CDBG Objective: 570.201 (a) (d) (m)

Acquire 2 properties and demolish 1 dilapidated house for future development of affordable single-family housing. CDBG will fund soft-costs for development, i.e., property acquisition, and pre-development costs, including appraisals, title work, surveys, site planning for subdivisions, and infrastructure improvement. This program focuses on single-family housing construction in neighborhood revitalization areas. The scheduled completion date was June 30, 2014.

- **Self-evaluation:** The Athens Housing Authority primarily uses CDBG to assist their affordable housing development program where the actual development HOME and other sources of funds cover development costs. CDBG funds were primarily used for acquisition, demolition and administrative support for properties held by AHA. AHA acquired 3 vacant lots and one dilapidated single-family house. The lots were cleaned-up, and the vacant structure was demolished. AHA focused their efforts on acquisition of troubled properties in the Brooklyn Neighborhood but was unable to acquiring any of the properties through negotiations with heirs. AHA has 2 vacant units and one house under contract at Savannah Heights. Using CDBG and HOME funds administered by HCD, the Athens Housing Authority has worked to revitalize neighborhoods in Athens resulting in the construction of new homes in established neighborhoods in East Athens and the Hancock Corridor. AHA continued to market both new and renovated homes for sale to first time buyers as they became available.
- Columbia Brookside: The Athens Housing Authority Jack R. Wells Homes, formerly known as Pauldoe, was razed and a mixed-income community is being built in its place. Federal tax credits will pay for 70% of the \$47 million project. ACC HCD awarded \$1.3 million in HOME funds to assist Phase I of the redevelopment project. The project has three phases of mixed income housing. HOME funds assisted Phase 1, a 100-unit senior living, affordable housing multi-family rental complex at 300 Hawthorne Avenue. Ten (10) HOME-assisted units are included in Phase I that are subject to ongoing compliance requirements for the HOME Program over an Affordability Period of 20 years. The HOME-assisted units will be made available for rental by HOME Program eligible low and moderate income households. Each of the ten HOME-Assisted units will be floating units. These units will consist of Nine (9), one (1) BR/ units; and One (1), two (2) BR/units. Each HOME-assisted unit designated as a floating unit must be comparable in size, features, and number of bedrooms to the originally designated HOME-assisted units. The Project will contain six (6) mobility impaired units and two (2) sensory impaired units. Phase I is nearing completion and AHA's Tax Credit application for Phase II was approved on December 20, 2013. Former residents moved to

other housing projects or they were given vouchers for rent on the open market while construction is under way.

4. **Athens Land Trust** - Acquisition, rehabilitation, and new construction

CDBG Allocated: \$145,550

CDBG Expended: \$145,550

HOME Expended: \$305,870

Goal: Expand housing choices, both rental and homeownership, and increase the availability of safe, decent affordable housing for low-to-moderate income residents throughout the community.

Housing Goal - Strategy 2 - Construct in-fill Housing, Construct three new single-family homes (Cottages at Cannontown) for sale to first-time/low to moderate-income homebuyers.

CDBG Objective: 570.201 (a) (d) (m), 570.202 14A and 14G, 570.204

CDBG Objective: 570.201 (a) (d) (m), 570.202 14A and 14G, 570.204

Support the construction of up to 10 single-family homes that are permanently affordable for low-to-moderate income families in the neighborhood revitalization areas. The scheduled completion date was June 30, 2014.

- **Self-evaluation:** Using CDBG and HOME funds administered by ACC HCD, the Athens Land Trust continued to revitalize neighborhoods in Athens resulting in the rehabilitation of older homes and the construction of new homes in ACC. The Athens Housing Authority (AHA) and Athens Land Trust (ALT) continued a partnership focusing on distressed neighborhoods. The agency used CDBG funds to assist the acquisition, construction, and rehabilitation of permanently affordable homes being developed with HOME funds. Athens Land Trust's Affordable Housing Program had a successful year for homeownership, with the construction of two EarthCraft certified homes at 300 and 310 Old Winterville Road with new homeowner while another resident is lease purchasing 310 Old Winterville Road.

ALT was involved in the development of 9 properties for single-family homes with the support of CDBG and HOME funds. ALT also constructed three EarthCraft certified homes in their development known as the Cottages at Cannontown. All three houses were occupied as of the second week of October 2013. Construction began on three new homes in Cottage of Cannontown. New homeowners closed on 868 Waddell Street on October 28th and on 870 Waddell Street on December 2nd. The number of people that we projected to be served by these HOME-funded activities was 10, and ALT actually served 24. There were 16 Black or African American and 8 White, 23 low-income and 1 moderate-income, and 12 female-headed households. During FY 14, seven families (11 individuals) became first-time homebuyers. These families are low-to-moderate income, with incomes less than 80% of AMI.

ALT also used HOME funds for down payment assistance for the purchase of 3 houses on Cannon Drive and one on Old Winterville Road. ALT demolished two burned-out and dilapidated houses on Paris Street. The houses were unsafe and were a source of blight in the neighborhood. ALT will use the land

at a later time for a new single-family home. The agency also purchased 814 Waddell which will be renovated and sold to a low-to-moderate income family. The house has been a rental property and was a source of crime in the neighborhood at times during the past few years. Athens Land Trust manages a portfolio of over 156 affordable single-family and multi-family properties. ALT will maintain the permanent affordability of 96 rental units, and 60 single-family properties, providing safe, decent, affordable housing for more than 300 people.

5. **Habitat for Humanity** – New Construction, BwK & EHARP

CDBG Allocated: \$129,378

CDBG Expended: \$129,378

Goal: Provide decent, safe, and accessible affordable housing opportunities for low-to-moderate income residents particularly in neighborhood revitalization areas. Strategies: Acquire vacant lots and construct new, quality, affordable housing. Acquire and rehabilitate dilapidated properties, returning the units to the housing stock as quality, affordable housing.

CDBG Objective: 570.201 (a) (m), 570.202 14B and 14G



Athens Area Habitat for Humanity, an independent affiliate of Habitat for Humanity International, is an ecumenical, not-for-profit organization dedicated to the elimination of substandard housing in Clarke, Oconee, and Oglethorpe counties in the state of Georgia. Habitat builds houses and sells them to qualifying families at no-profit and no-interest. Thus, Habitat is not a give-away program. Habitat homeowners work side by side with volunteers, cutting the cost of building the house. Homeowners must repay the cost of building their home with no interest charge and 100% of the mortgage payments going towards the funding of future Habitat houses.

Habitat planned to use CDBG to rehabilitate three (3) duplex units on Simmons Street into affordable rental units for low-income families. CDBG was also allocated to Habitat's Emergency Handicap Ramp Program (EHARP) and Brush with Kindness (BWK) programs to assist 30 homeowners utilizing volunteer labor to provide low income homeowners with ramps and small repair home projects. The scheduled completion date was June 30, 2014.



- **Self-evaluation:** CDBG assisted with 2 programs, the Brush with Kindness (BWK) home repair program and the EHARP (Emergency Handicap Ramp Program). BWK is an emergency repair assistance program for homeowners and EHARP constructs accessibility ramps. CDBG assistance is limited to \$5,000 per household. Typical types of assistance include roof, ceiling, and floor repairs. BWK serves those in the community in need of some emergency home repairs and focuses on structural and/or life safety

repairs. EHARP provides handicap access for homeowners in need of assistance. EHARP constructs both handicap ramps and handrails depending on the need. The CDBG contract for 2013 - 2014 allocated a budget to serve 15 persons through each program. BWK served 13 persons, which is 87% of budget based on actual number of persons served. BWK is a program funded by the surplus of the previous year. Habitat did not have a surplus from the previous year resulting in the program cuts.

Athens Area Habitat served 7 persons building 7 handicap ramps, which is 47% of the budget based on actual number of persons served. Habitat assisted 20 people with CDBG funds this year. Seventeen of those assisted had extremely low or low incomes and all were minorities. Fifteen of those people assisted were female heads of households and 16 had a disability.

Habitat assisted 8 families with their affordable 16-unit apartment complex, The Foundation at East Broad, and 4 families at duplexes on Simmons Street. Habitat completed and occupied two more units on Simmons Street and completed 740 Branch Street, a 1 bedroom 1 bath rental house. Habitat built 2 new homes located at 105 Carter Street and 140 Carpenters Circle. Habitat started construction on 3 more houses located at 150, 160, and 170 Carpenters Circle and completed two duplex units on Simmons Street.

7. Human & Economic Development

HOME Investment Partnership (HOME)

\$ 42,692	Administration
\$ 64,038	CHDO set-aside
\$ 21,346	CHDO operating cap
<u>\$ 298,845</u>	HOME sub-recipient funds
\$ 426,921	HOME

Housing Goals A, B, and C

To maximize the impact of the HOME program, and effectively leverage public and private resources, HOME loans are made as gap financing for eligible housing activities under the HOME Investment Partnership Program.

HCD uses ten percent of its annual HOME allocation for program administration. The remaining funds are allocated for HOME eligible activities. A minimum of fifteen percent of the annual allocation is set-aside for Community Housing Development Organizations (CHDO) as required by federal law.

Applications for HOME funds are accepted where the proposed property site has been identified, total development costs projected (including sales price and/or rental rates), and additional financial resources secured and committed. This enables HCD to determine the actual investment of HOME funds required to make the development financially feasible and provide increased housing opportunities for decent, safe, and affordable housing for low to moderate income households in Athens-Clarke County. Applications are accepted by HCD on proposed developments where the site has been identified, a total development budget established, including all sources of funding, and the level of HOME funds needed to make the development feasible. The application consists of a review of the proposed real estate development, including the development timeframe, and the experience of the applicant in carrying out HOME-assisted projects.

CHDO Set-aside

The HOME Program provides funds specifically for use by nonprofit housing developers that qualify as CHDOs. Each HOME PJ must set-aside a minimum of 15 percent of each annual HOME allocation exclusively for housing that is owned, developed and/or sponsored by CHDOs. Up to ten percent of the CHDO set-aside may be used for activities specified under: 92.301, project-specific technical assistance and site control loans, and project specific seed money loans. PJs that reserve more than 15 percent of their HOME allocation for CHDOs may use up to 10 percent of their total CHDO set-aside for such loans. Athens-Clarke County continues to set-aside a minimum of 15 percent of its annual HOME allocation for eligible housing development activities for qualified CHDOs. To be consistent in the process of accessing HOME funds, qualified CHDOs will follow the same HOME application and procedures. As projects are identified, applications will be submitted to HCD, and must include the total development budget, including all sources of funding, and the level of HOME funds needed for gap financing.

If funds remain they will be made available for affordable housing acquisition and construction during the next fiscal year.

Continuation Project

1. People of Hope, Inc.

Land acquisition and development

Prior year CDBG allocation: \$135,000 - Goals 1 & 3

Prior year HOME allocation: \$175,000

Develop a housing cooperative as a non-profit manufactured home park.

- **Self-evaluation:** The agency acquired a parcel on Freeman Drive in March 2004. The A-CC Commission approved the developer's request to allow the mobile home park to be on a force main sewer system until sewer lines are built-out in the northern section of the county. People of Hope, Inc. held a groundbreaking ceremony on May 24, 2007. HOME projects over four years old in which funds have been fully drawn, but are not complete are considered "Final Draw projects." The People of Hope project was classified as a "Final Draw" project by HUD. The Mayor and Commission submitted a Voluntary Grant Reduction request to HUD for the People of Hope project on April 2, 2013. The \$175,000 reduction in HOME funds was anticipated for July 1, 2013 however, it was implemented July 1, 2014.

2. HCD - Demolition of Dilapidated Residential Structures

The multi-year objective is the demolition and clearance of dilapidated structures using CDBG to assist a voluntary demolition program and general funds to assist a court ordered demolition fund.

CDBG Expended: \$24,882
CDBG Balance: \$50,118
General Fund: \$99,377

As of June 2014, ACC demolished over forty dilapidated single-family houses including the units pictured here. The department works closely with other departments and the courts to increase efficiency and remove blighting influences in our neighborhoods. The objective is the demolition and clearance of dilapidated single-family structures, particularly those located in the two HUD approved neighborhood revitalization areas. CDBG and general funds for the slum and blight clearance and demolition program assists neighborhoods most impacted by the recession and by investing in environmental protection that will provide long-term economic benefits.



Several court ordered demolitions were completed during the year. CDBG assists low income owners of dilapidated structures with a voluntary program using CDBG to cover testing and demolitions costs through a conditional deferred payment loan.



Affirmatively Furthering Fair Housing

As a recipient of federal grant funds from the U.S. Department of Housing and Urban Development (HUD), Athens-Clarke County, Georgia has established a commitment to provide equal housing opportunities for existing and future residents. Through the federally funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs, among other state and local programs, Athens-Clarke County works to affirmatively further fair housing, and to ensure their grants will be administered in compliance with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act of 1968. It is HUD's mission to promote non-discrimination and ensure fair and equal housing opportunities for all. In an ongoing effort to provide services and activities on a nondiscriminatory manner and to affirmatively further fair housing, HUD is charged by law to implement and enforce a wide array of civil rights laws, not only for members of the public in search of fair housing, but for HUD funded grant recipients as well. HUD is also charged with ensuring the successful operation of specific enforcement of housing programs. The array of laws, executive orders, regulations, etc. are collectively known as civil rights requirements and called Civil Rights Related Program Requirements.

HCD conducted an Analysis of Impediments to Fair Housing Choice for Athens-Clarke County to affirmatively further fair housing and meet federal fair housing regulations. The AI analyzes and develops strategies to overcome any impediments to fair housing choice. The AI presents a demographic profile of ACC, assesses the extent of fair housing issues among specific individual groups, and evaluates a range of available housing choices for ACC residents. The AI further analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing. An AI that identifies local impediments to fair housing choice and recommends action steps that address &/or alleviate those impediments meet the federal mandate to affirmatively further fair housing. Impediments identified within the AI for ACC are based upon an analysis by WfN of ACC's zoning codes, fair housing complaints, interviews with nonprofit and for profit housing developers and responses from fair housing surveys completed by ACC housing developers, nonprofit organizations, ACC employees, and private citizens.

HCD maintains a link on the Athens-Clarke County web page to HUD's Office of Fair Housing: <http://www.athensclarkecounty.com/FAQ.aspx?QID=541>

Individuals may also contact HUD's Office of Fair Housing and Equal Opportunity or [file a housing discrimination complaint online](#). HUD's online complaint form is linked from HCD's webpage where it is prominently featured. HCD will thoroughly review any allegation to determine if the claims raised are jurisdictional under the Fair Housing Act.

Fair Housing Plan

Impediment #1: Athens has a high percentage of cost-burdened residents and thus, there is an inadequate supply of affordable housing for the population. Previously used buildings have become dilapidated and need serious renovation before they can become residences again and affordable housing may not be in the best locations relative to jobs, schools, and shopping.

Goal #1: HCD envisions the creation of more affordable housing developments using innovative ideas to ensure success and the renovation of dilapidated properties and

neighborhoods to provide the residents of Athens-Clarke County with sufficient housing priced within their household budget.

Objective: Increase the supply of affordable housing in Athens-Clarke County by the continued improvement of existing structures and construction of new residences.

Action #1: HCD distributes CDBG and HOME Investment Partnership funds to non-profit and for profit housing developers and providers through an annual grant process. HCD will continue to utilize its current funding structure using the Vision Committee, the department's citizen advisory committee, to help direct funding decisions specifically to increase the availability and supply of affordable housing. Funding decisions are based upon the prioritization of annual funding needs and goals that emphasize the creation of new affordable housing developments or renovating current residential properties to increase and maintain the local housing stock and to develop mixed-income properties that provide true income affordability for a continuum of potential residents.

Impediment #2: There is a lack of public education and awareness of Fair Housing Rights and Responsibilities. Over 40% of the AI sampled population stated that they are not aware of their Fair Housing rights while very few people reported any claims of discrimination. This may suggest that citizens are not aware of their Fair Housing rights and the law.

Goal #2: HCD provides easy access of affordable housing materials, including information in other languages when requested, to all citizens. Materials are comprehensive yet easy to understand and are provided through multiple outlets. HCD seeks to partner with its current housing providers and engage with for-profit developers to reach and inform as many people as possible about the right to fair housing and how to file a complaint.

Objective: ACC residents will become more knowledgeable of their fair housing rights and the options available to them.

Action #2: HCD is designing a variety of fair housing materials to increase awareness and educate the community regarding fair housing rights and responsibilities. Fair housing materials will be redesigned to have a cohesive and attractive theme. This design will be used on flyers, brochures, the HCD website, print advertisements, and video "infomercials". HCD is developing a new page on the departmental website to provide comprehensive fair housing information. It will include definitions of housing policy, examples of housing discrimination, web-links to related organizations, related housing news, and links to HUD where people can file a housing complaint. In addition, the flyers and brochures will be provided to partner agencies and organizations to educate their clients. Special attention will be paid to those with populations at a higher risk for housing discrimination. HCD will promote upcoming workshops on fair housing choice. These advertisements will be presented in a variety of formats and focus on specific audiences. Fair housing workshops will be held around the community to increase awareness of the various aspects of fair housing choice.

Impediment #3: The Analysis of Impediments to Fair Housing Choice identified three sections of zoning code as potentially problematic. The contributing consultants performing the AI asserted that the zoning code limiting building heights in certain zones may raise the price of units. The definition of "family" required in single-family

zones may prevent residents from living with roommates or utilizing other cost-saving strategies and limit housing options. Restrictions on personal care homes may create higher costs for residents and the special use permit required may prevent people from developing personal care homes.

Goal #3: The ACCUG Planning and Zoning Department and HCD work together to assure the zoning code protects property values and the integrity of neighborhoods while also ensuring opportunities and incentives to build housing that is affordable that meets community needs.

Objective: The zoning code is analyzed to ensure that it does not impede fair and affordable housing development. Any potential issues identified will be presented and vetted by staff and Management.

Action #3: After significant analysis staff determined that while certain individual pieces of the code could be problematic if applicable to all areas in the county or without other regulations; the current state of Athens' zoning code is permissive and encourages the development and maintenance of affordable housing throughout the community. Ten foot extra allowances on height restrictions and maximum allowable heights are only applicable in specific zones. The definition of family is used in very specific areas in ACC and that definition's inclusion in the zoning code has been upheld by the Georgia Supreme Court. There are a wide variety of personal care home options allowed in different zones and the code cited by the analysis has been modified since publication. Thus, the ACC zoning code is not an impediment to fair housing in terms of affordability. The ACC Planning and Zoning Department will provide further explanation concerning specific codes that could be viewed as impediments to fair or affordable housing for staff to discuss and analyze. The goal is to ensure safeguards are built into the current code to protect the availability and promote the increase of affordable housing.

Resources & Constraints

Resources: Actions to reduce these impediments are being undertaken by several ACCUG departments including the Office of the Manager and the Mayor and Commission.

Impediment 1: HCD is addressing the impediment through annual CDBG and HOME funding. HCD staff will continue to work with the Vision Committee and the Mayor and Commission to ensure that CDBG and HOME sub-recipients use HUD funds to rehabilitate and repair housing and to develop additional affordable housing throughout the community.

Impediment 2: HCD is working in partnership with the ACCUG Public Information Office to best utilize CDBG funds to increase awareness and provide additional education on Fair Housing rights and responsibilities. HCD has also identified a variety of print and radio resources available in English, and Spanish that may prove useful in these efforts.

Impediment 3: ACCUG Planning and Zoning Department and HCD have thoroughly addressed this perceived impediment.

Constraints: Each identified group is extremely busy and this effort is complex. A schedule on page 5 of this document details specific steps, deadlines, and responsibilities for the completion of these efforts. The schedule allows for time to

create materials, advertise meetings, and review outputs without compromising core mission activities.

Community awareness of fair housing issues is also a constraint. Finding the most appropriate methods to advertise to the entire community is a challenge that HCD will address by using a multi-faceted marketing campaign. Fair housing affects everyone so the strategies are intentionally designed to reach as much of the community as possible.

The Unified Athens-Clarke County Unified Government (ACCUG) Housing and Community Development Department (HCD) plans to address three potential impediments to fair and affordable housing as identified in a recently completed Analysis of Impediments to Fair Housing Choice.

1. The supply of affordable housing for very low and low to moderate income people will continue to be addressed through CDBG funding and related support that HCD provides to organizations working to increase and maintain the supply of affordable housing.
2. Fair housing rights and responsibilities will be advertised and marketed to community organizations through a comprehensive and informative, community-wide campaign.
3. Elements of the zoning code identified as restrictions preventing the development of affordable housing have been analyzed by HCD and the ACCUG Planning and Zoning Department and determined that the zoning restrictions identified in the Analysis of Impediment to Fair Housing Choice do not constitute true impediments to affordable and fair housing when reviewed in the context of the Athens-Clarke County zoning code safeguard property values and encourage fair housing practices.

HCD is confident that these actions serve to affirmatively further fair housing development and choice in Athens-Clarke County and provide the correct proportions of appropriately-priced housing in a fair market that adequately serves the workforce.

In April 2014 HCD notified the public via radio and print advertisements concerning Fair Housing Month and ACC HCD's Fair Housing Program. The department bought ads on the minority owned WBKZ radio, and on 2 Cox Radio stations using 2 HUD FHEO approved 30-second Public Service Announcements (No Debate and No Pets)



that included details for a Fair Housing work shop. The department also bought print ads in the Athens Banner Herald and posted information on the ACC HCD web page and notified over 100 subscribers to HCD Alerts via the web page. HCD also proudly displays FHEO posters and notifications in its offices.

The Athens-Clarke County Unified Government and Fair Housing partners, Athens Housing Authority, ACTION, Inc., Athens Land Trust, and Georgia Legal Services,

held a Fair Housing Rights and Responsibilities Workshop on April 15, 2014 at 375 Satula Avenue which is accessible to people with disabilities. Some of the Fair Housing panelists and participants are in the picture above.



You + Fair Housing  A Better Community

The solution to housing discrimination starts with you. If you have been trying to buy or rent a house or apartment and you believe your rights have been violated, contact HUD or your local fair housing center. The Fair Housing Act prohibits housing discrimination because of race, color, sex, religion, national origin, familial status or disability.

Fair Housing Is Your Right. Use It.

Learn about your rights
Fair Housing Rights & Responsibilities Workshop
April 15, 2014
5:30 - 6:30 PM
375 Satula Avenue
FREE

Seating is limited so please call (706) 613-3155 to confirm your participation

 **NFHA**
National Fair Housing Alliance

 SCAN HERE FOR MORE INFO



© public service message from the U.S. Department of Housing and Urban Development in partnership with the National Fair Housing Alliance. The National Fair Housing Alliance provides information on race, color, religion, national origin, sex, familial status or disability. For more information, visit www.fairhousing.org

Barriers to Affordable Housing

The ACC Mayor and Commission adopted a new County Comprehensive Plan and Future Land Use Plan in June 1999, and began developing the corresponding ordinances to implement the plan immediately following adoption of the Comprehensive Plan. The resulting new Zoning Code and Development Standards were adopted by the Mayor and Commission in December 2000, and took effect immediately. These new ordinances have streamlined the construction permitting process, thereby reducing regulatory barriers to affordable housing. In addition, the new ordinances encourage in-town development in existing neighborhoods, including those of low-to-moderate incomes. HCD and its sub-recipient agencies and Comprehensive Housing Development Organizations continued to acquire dilapidated residential structures in the Neighborhood Revitalization areas for redevelopment and sale to first time home-buyers. Along with these acquisitions, demolition, and construction activities HCD and its partners provide homebuyer training, direct down payment assistance, and various forms of housing and financial counseling and training. Considerable gains have been made making housing more affordable, but much more needs to be done to provide safe, access to housing, employment, and services that are not dependent upon personally-owned-vehicles. Underlying this

are ACC's zoning and development policies that foster smart growth: promote infill, and discourage sprawl development. The ultimate consequences of these policies are not only affordable access, but reduced emissions from fossil-fuel burning vehicles. In conjunction with this, ACC and the Clarke County School District is pilot testing the use of bio-fuels in their fleet vehicles, which will also reduce emissions.

HOME Match Requirements

The HOME allocation was \$**426,921**. The 12.5% match requirement was fulfilled through donated properties and properties acquired below market value (donation of the difference in values for affordable housing). Sub-recipient agencies fulfilled match requirements through various means such as bond-funded loans to low and moderate-income residents, below market interest rate loans, donated buildings, materials and supplies, and labor.

HOME Match Report and HOME MBE and WBE Reports

See HOME Match Report HUD-40107-A in Appendix.

See Part III of HUD Form 40107 Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs) in Appendix.

HOME fund allocations and awards. HCD met with subrecipients and CHDOs regularly throughout the year to review progress and to update them on the process and the associated documents required to access additional HOME funding.

Assessments

On-site inspections of Rental Units: ACC conducted no On-site Inspections of Rental Units since the compliance period for each unit assisted with HOME funds had ended.

ACC Affirmative Marketing Actions

Athens-Clarke County has had a Minority Business Enterprise & Women Business Enterprise (MBE/WBE) policy in place since 1995. The MBE/WBE program takes positive steps to identify, certify and encourage minority and women business enterprise firms to participate in every aspect of the government's procurement of goods and services. Ultimately, the MBE/WBE program strives to increase minority and women business enterprise participation in and awarding of ACC contracts. As a result of this progressive program, HCD promotes the participation of minority and women owned businesses in all its programs, projects and services, including those funded with HOME funds. HCD also takes additional steps to encourage all general contractors to employ minority and women sub-contractors, as well as hire locally.

Other Initiatives

Other actions taken by ACC to enhance our natural, and built, environment -- and thus our quality of life through clean air, clean water and attractive surroundings -- are the preservation of river and stream corridors, other green spaces, and the expansion of the greenway system. The recently passed tree ordinance seeks to achieve and maintain a tree canopy goal of 40% county-wide, by preserving some trees during development and the planting others -- notably street trees and parking lot trees. The storm water ordinance reduces flood damage and contamination from urban run-off. An amendment to the building code addresses dust control resulting from the demolition of facilities containing asbestos or lead-based paint. ACC has adopted the US Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system for all new county buildings. In addition to the four projects already built (the Dance Center, the two Police Substations, and the Family Protection Center) and two others under construction or design (Fire Station #9 and

the Environmental Services Building), this "green building" policy will also have application to other County projects in an effort to reduce energy consumption, environmental impacts, and operating costs.

The local government established a Land Bank Authority to acquire properties in the community that are vacant and dilapidated and not in compliance with applicable building and property maintenance codes. These properties contribute to the blight and deterioration of the community and constitute an economic burden to our citizens. The purpose of the ACCUG LBA is to acquire real property, including properties that are tax delinquent; subject of forfeiture proceedings under Georgia law; properties acquired by donation or intergovernmental transfer; properties that do not comply with building and property maintenance codes and are the subject of state or local nuisance abatement proceedings. Secondly, the LBA is to aid in fostering the return of nonrevenue-generating or nontax-producing property to an effective utilization status to provide opportunity for housing, new industry and jobs for the citizens of ACC.

The Mayor and Commission, and HCD submitted an application to the Georgia Department of Community Affairs for the creation of Opportunity Zones pursuant to O.C.G.A. 48-7-40.1(c)(4) to assist in the redevelopment of distressed areas. On October 12, 2012 GA DCA notified Mayor Denson of the official designation of Athens-Clarke County's Opportunity Zone (ACC OZ). The ACC OZ is composed of seven areas:

1. Baxter Street
2. Chase-Newton Bridge Road
3. Hawthorne Avenue
4. Lexington Road
5. North Avenue
6. Oak Street
7. West Broad Street

The zones are local redevelopment areas that have been designated as areas needing assistance in redeveloping by the Georgia Department of Community Affairs (DCA). Assistance is in the form of access to Georgia's highest Job Tax Credit (JTC) of \$3,500 per new job created. Any lawful business can access the tax credits. Business must create at least two (2) net new jobs within a tax year and the new jobs must be full-time, permanent jobs of at least 35 hours per week. The average wage of the new jobs created must pay above \$435 per week or \$22,620 per year. New jobs must offer health insurance upon employment; however, the employer does not have to pay for such insurance. Tax credits may be claimed up to five years as long as the jobs are maintained. The claim is against 100% of the business's Georgia Income Tax liability, with excess credit claimed against withholding taxes.

COMMUNITY DEVELOPMENT

II. Public Facilities and Improvement Projects

Public Facility and Improvement goals will improve public infrastructure and provide adequate and safe access to low-moderate income communities, especially in neighborhood revitalization areas. They also increase the residential and commercial desirability of low-moderate income areas by rehabilitating dilapidated commercial buildings and storefronts. The Consolidated Plan will also assist community service organizations in improving their physical structures to ensure they are accessible, safe, and meet the organization's service goals and increase public safety, residential desirability, and quality of life in low-moderate income areas by building or restoring public parks and recreational facilities. Priorities for funding Public Facility and Improvements projects are based on the corresponding priorities in Housing, Economic Development, and Public Services. Athens-Clarke County's priority non-housing community developments eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table for Public Facilities and Improvement projects for Action Plan V included one Public Facilities and Improvement project totaling \$102,181.

1. ACC Leisure Services Department - Energy Conservation Improvements

	Project
CDBG Allocated: \$102,181.00	East Athens Dance Center and Lay Park
\$ 24,125.40	Bishop Park Lights
\$ 58,000.00	East Athens Community Center HVAC
CDBG Expended: \$10,356.03	East Athens Dance Center and Lay Park
\$24,125.40	Bishop Park Lights
\$0.00	East Athens Community Center HVAC

Public Facilities Goal C,
CDBG Matrix Code: 570.201(c)

ACC planned to use CDBG to assist with Energy Conservation Improvements at the Lyndon House, Lay Park, and the East Athens Dance Center. Energy Conservation measures will include conversion to compact fluorescents, blanket insulation around water heaters, modification of controls to stop boiler above 65 degrees, installation of energy-miser on soda machines, conversion of gallery lights to compact fluorescents, revision of control sequence to activate by differential pressure, perform retro commissioning on HVAC systems, convert pneumatic controls to DDC, and add economizer for AHU-1. The scheduled completion date was June 30, 2014.

- **Self-evaluation:** The energy improvements to Lay Park are complete and the Lyndon House improvements are partially complete. The bid documents are underway for the Lyndon House pneumatic controls and the East Athens Dance Center improvements are being re-evaluated.

Continuation project:

Morton Theater Renovations
Public Facilities Goal C, CDBG Matrix Code: 570.201(c)
CDBG Expended: \$28,000

- **Self-evaluation:** The Morton Theater is on the National Register of Historic Places and is owned and operated by the Athens-Clarke County Leisure Services Department. Extensive use of the building had taken its toll and the theatre was in need of critical repairs to the auditorium floor, ceilings, walls, and roof assisted by CDBG. CDBG funds assisted with refurbishing the auditorium seats and upgrading/renovating the small household kitchen into a catering kitchen. This renovation has enhanced has provided new opportunities for the community and enhanced rental income. CDBG funds assisted with the purchase of solar shades for the E.D. Harris Pharmacy to improve energy efficiency and protect the historical memorabilia on display. CDBG also funded a paint analysis to determine the original color scheme of the auditorium, including the ceiling, walls, wainscoting, trim, and railings. The use of those colors, including gold enamel for the railings, brings back the original look and feel of the space. The auditorium Pagoda roofs were rebuilt to replace the deteriorated felt covered cardboard with wood panels using CDBG funds. The Morton auditorium was completely painted, including the ceiling, walls, wainscoting, trim, and railings and the original tin ceiling, which had water and rust damage, was repaired and preserved with protective sealant with the support of CDBG funds. Additional funds were allocated to replace the stage lift to make the stage handicap accessible. The lift is currently being manufactured and will be installed upon arrival.

III. Economic Development and Neighborhood Revitalization Projects

CBDO Activities *Not* subject to the 15% cap in Public Services

Athens-Clarke County's priority non-housing community developments eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table for Economic Development and Neighborhood Revitalization projects includes:

- Small Business Development Center: Business consultation
- East Athens Development Corporation micro-lending program
- East Athens Development Corporation micro-business consultation program



Athens-Clarke County uses CDBG funds to address economic development and neighborhood revitalization goals and partners with local Community Based Development Organizations (CBDO); East Athens Development Corporation (EADC) and the Hancock Community Development Corporation (HCDC). The EADC is the CBDO designated for neighborhood revitalization activities in East Athens. The HCDC is the CBDO designated for neighborhood revitalization activities in the Hancock Corridor. HCDC

funding for neighborhood revitalization is focused on housing counseling activities for this fiscal year.

Neighborhood revitalization projects include activities of sufficient size and scope to have an impact on the decline of a geographic location. Services offered by EADC and HCDC are for the benefit of the residents of Census Tracts 301, 302, 6, and 9. The East Athens Neighborhood Revitalization Strategic Plan and the Hancock Corridor Strategic Plan are available upon request. These agencies recently updated their organizational plans.

Neighborhood Revitalization Strategic Plans were developed through grass-roots efforts, approved by the Mayor and Commission, and authorized by HUD at 24 CFR 570.205. This authorizes EADC and HCDC, as community-based development organizations (CBDO), to deliver public services using CDBG funds which are not subject to the 15% public service cap.

CBDO Activities Not Subject to the 15% cap in Public Services.

1. **East Athens Development Corporation (EADC) - Neighborhood Revitalization**
CDBG Allocated: \$75,000
CDBG Expended: \$75,000

Economic Development Goals A, B and C
Neighborhood Revitalization CBDO Activities Not Subject to the 15% cap.
CDBG Matrix Code: Microenterprise Assistance, Small business revolving loan fund, 570.203(b), 570.201(e)

EADC is a Community Based Development Organization (CBDO) whose mission and goal is to train, consult and provide resources to and for residents and businesses for job creation and affordable housing in East Athens census tracts 301 and 302. EADC's neighborhood revitalization project includes two ventures: addressing "slum and blight" (Gospel Pilgrim Cemetery) and assisting existing businesses in job creation/retention and access to capital. EADC planned to use CDBG to assist three separate maintenance service days at the Gospel Pilgrim Cemetery to clear vegetation from established pathways and provide general upkeep to the cemetery. EADC will also use CDBG to assist 38 businesses in East Athens commercial districts by engaging these businesses in growth strategies and improving the overall health of the business by providing technical assistance and access to capital. EADC projected the creation or retention of 25 jobs and 15 Part time jobs for the Gospel Pilgrim Cemetery. The scheduled completion date was June 30, 2014.

- **Self-evaluation:** EADC facilitated community economic development projects and provided micro business consulting to existing businesses and entrepreneurs to create or retain jobs. EADC projected to serve 50 businesses in a target area and create and/or retain 25 jobs for low to moderate income residents. EADC served 77 persons; creating/retaining 33 jobs for low to moderate income residents. EADC offered business training and technical assistance to area businesses/entrepreneurs located in East Athens Census tracts 301 and 302. The services provided include specific advice and resources to address problems such as cash flow, marketing, access to capital, growth and development. Some of the Workshops held by

EADC include Proposal Writing Techniques September 16, 2013, Marketing on a Budget for Small businesses October 14, 2013, Managing a Small business in tough times November 4, 2013 and Understanding the GSA Schedule Completion Process for Small Businesses November 13, 2013. EADC's mission is empower residents and revitalize neighborhoods. EADC's goal is to encourage the growth of existing businesses to create and retain jobs for low to moderate income residents.

EADC also used CDBG funds to assist neighborhood revitalization efforts at Gospel Pilgrim Cemetery. EADC served 26 persons and created 6 individual part time jobs for low to moderate residents. A total of 15 part time work assignments at Gospel Pilgrim Cemetery.

2. **EADC - Career Job Skills Training and Counseling**

CDBG Allocated: \$15,000

CDBG Expended: \$15,000

Economic Development Goal C

Neighborhood Revitalization CBDO Activities Not Subject to the 15% cap.

CDBG Matrix Code: 570.201(e)

EADC planned to use CDBG to assist the Career Readiness and Career Transition group coaching classes for 150 unemployed and underemployed residents to overcome barriers to employment, develop skills for employment success, and identify a career path that corresponds to their individual skills. The classes are limited to a maximum of 12 participants per group. Each group meets three times a month for two months. The program has an established relationship with Georgia Department of Labor, Randstad, BOS Temporary Services and Goodwill of North Georgia in achieving job placement for the programs participants. 40 participants are projected to obtain employment. The project was completed by June 30, 2014.

- **Self-evaluation:** EADC Job Skills Training and Counseling program will assist ACC residents become more work and life ready. This program will encourage and inspire the unemployed and underemployed ACC residents in Census Tracts 301 and 302 to obtain jobs that are in line with their core strengths. EADC provided job coaching and training to program participants enrolled in Career Readiness, Career Transition and Life classes. The training focused on group and individual exercises for the following: Resume Writing, Interview Preparation, Creating business and referral networks, Personal core Values and Skills, and Job search activities and job placement. EADC projected to serve 55 LMI residents and create 15 jobs. EADC actually served 113 residents and created 27 fulltime/part time jobs.

3. **Goodwill of NE GA - BusinessNow/MicroMax Microenterprise**

CDBG Allocated: \$85,000

CDBG Expended: \$85,000

Economic Development Goals A and B

Neighborhood Revitalization CBDO Activities Not Subject to the 15% cap.

CDBG Matrix Code: Microenterprise Assistance

BusinessNow/MicroMax is a micro-enterprise training program that projected

to create 33 new jobs through micro-enterprise businesses. CDBG assisted through the provision of training services to micro-enterprise business owners in Athens-Clarke County designed to assist them to stabilize and expand their business. The integrated curriculum of BusinessNow/MicroMax includes comprehensive one on one business coaching, technical assistance, and business plan development/revision that helps micro-business owners grow and create new jobs. In addition, business owners will receive training in market research and analysis, technology, staffing and financial literacy.

- **Self-evaluation:** GoodBIZ is a micro-enterprise training program that projected to serve 32 individuals and create 27 jobs through micro-enterprise businesses. CDBG assisted through the provision of training services to micro-enterprise business owners in Athens-Clarke County designed to assist them to stabilize and expand their business. The integrated curriculum of GoodBIZ includes comprehensive one on one business coaching, technical assistance, and business plan development/revision that helps micro-business owners grow and create new jobs. In addition, business owners will receive training in market research and analysis, technology, staffing and financial literacy.

Goodwill of North Georgia assisted 40 start-up and existing business owners through GoodBIZ training program held at the Athens Career Center resulting in the creation of 26 jobs. Aspiring entrepreneurs participated in classroom training utilizing two nationally accredited curriculums, **Operation JumpStart and NxLevel**. Existing business owners received one on one coaching services geared to help create/revise their business plans, gain insight into new trends, develop marketing strategies and sound fiscal management techniques in an effort to increase their bottom line. The project was completed by June 30, 2014.

4. Athens Land Trust – Agriculture-Based Micro-Enterprise Development

CDBG Allocated: \$37,500

CDBG Expended: \$7,458.98

Economic Development Goals A

CDBG Matrix Code: 570.201 (o) Microenterprise Assistance

CDBG funds were allocated late in the fiscal year to assist the Athens Land Trust's low-income vendors at the West Broad Farmers Market and the Young Urban Farmer Development program.

ALT planned to provide employment and entrepreneurial opportunities at the West Broad Market Garden in the Hancock Corridor, Business workshops, technical assistance, and coaching for up to 20 low-income vendors at the West Broad Farmers Market, Young Urban Farmer Development entrepreneurship program, and develop additional need based infrastructure such as growing space and community kitchen. ALT planned to use CDBG to assist the Young Urban Farmer Development Program with a dozen students at Classic City High School. The program provides hands-on entrepreneurial and agricultural experience at the West Broad Market Garden. The program uses the curriculum, "Entrepreneurship: Owning Your Future" from the Network for Teaching Entrepreneurship. Other activities include provide employment and entrepreneurial opportunities micro-enterprise assistance to West Broad Market

Garden and at the Williams Farm, direct marketing for low-income vendors at West Broad Farm Market and outreach marketing to community neighborhoods and churches. The project was completed by June 30, 2014.

- **Self-evaluation:** ALT provided vendor development classes and business coaching for vendors at the West Broad Farmers Market. ALT offers an eight-week program "Grow Your Business" for vendors at the West Broad Farmers Market that covers traditional marketing, social media, sales pitches, and other topics. ALT also provided classes, coaching, and experience in entrepreneurship for at-risk youth from Classic City High School (ages 16-24) through the ongoing Young Urban Farmer Development Program at the West Broad Market Garden and Farmers Market. The Young Urban Farmer Development Program curriculum includes instruction on how to write a business plan, develop products, set up a business, advertise, and market products. ALT served a total of 31 persons (17 micro enterprise business owners and 14 youth). ALT projected to serve twenty nine persons (20 low to moderate micro enterprise business owners and 9 at risk youth).

4. **The Athens-Clarke Growth Fund** - Small business revolving loan fund

Economic Development Goals A, B, and C
CDBG Matrix Code: 570.203(b)

The Athens-Clarke Growth Fund (ACGF) assists small businesses with locating or expanding in Athens. Loan funds are available at the prime rate of interest to businesses that commit to creating new jobs for area residents. The ACGF leverages financing from area banks and can fill the gap between opening and expansion costs and the amount of funds committed by a bank and business owner. While credit terms for the ACGF are similar to that of a bank, the ACGF will accept a second position on collateral behind the bank.

- **Self-evaluation:** HCD established the Athens-Clarke Growth Fund (ACGF) to assist small businesses with locating or expanding in Athens. Loan funds are available at or below the prime rate of interest to businesses that commit to creating new jobs for area residents. The ACGF leverages financing from area banks and can fill the gap between opening and expansion costs and the amount of funds committed by a bank and business owner. While credit terms for the ACGF are similar to that of a bank, the ACGF will accept a second position on collateral behind the bank. HCD operates the ACGF. There were no new loans made during the program year. Staff serviced existing loans and established a default recovery policy and procedure resulting in the close-out of one loan by recovering all past due payments and approving two defaulted loan work-out plans.

IV. Public Service Projects Subject to the 15% Cap

The amount of CDBG funds used for public services shall not exceed 15 percent of each grant as defined in 24 CFR 570.201(e)(1).

Athens-Clarke County's Consolidated Plan for Public Services strengthens human resource capacity, expands access to human services, and ensures that services and programs are accessible to everyone.

The County's public services address a broad range of community needs. Fifteen percent of the CDBG allocation for the fiscal year was committed to nine projects that provide a variety of human services to Athens-Clarke County residents.

The largest allocation of public service funding supports housing counseling services that are available to all residents in ACC. Services include General Housing Counseling, Credit Counseling for Prospective Homeowners, Mortgage Counseling, Homebuyer Delinquency and Predatory Lending Counseling, Foreclosure Prevention Assistance, Reverse Mortgage Counseling, Home Maintenance and Financial Management for New Homeowners, Counseling Individuals and Families that are Homeless or at Risk of Becoming Homeless, Rental Housing Counseling, and Fair Housing Counseling.

The majority of the remaining allocations provide direct medical services and job training. One agency provided English as a Second Language (ESL) courses and another provided homeless prevention services.

Public services may be grouped into the following categories:

The amount of CDBG funds used for public services may not exceed 15% of each grant as defined in 24 CFR 570.201(e)(1). Athens-Clarke County's Consolidated Plan for Public Services strives to strengthen human resource capacity, expand access to human services, and ensure that services and programs are accessible to everyone. The County's public services address a broad range of community needs. A total of \$185,000 (14.09% of the new CDBG allocation) in CDBG funds was available to provide a variety of human services to Athens-Clarke County residents.

The largest allocation of public service funding provided counseling services including: General Housing Counseling, Credit Counseling for Prospective Homeowners, Mortgage Counseling, Homebuyer Delinquency and Predatory Lending Counseling, Foreclosure Prevention Assistance, Reverse Mortgage Counseling, Home Maintenance and Financial Management for New Homeowners, Counseling Individuals and Families that are Homeless or at Risk of Becoming Homeless, Rental Housing Counseling, and Fair Housing Counseling. The majority of the remaining allocations provided direct medical services and job training. One agency will provide English as a Second Language (ESL) courses and another will provide homeless prevention services.

Specific Public Service Projects Subject to the 15% Cap

1. **Advantage Behavioral Systems** - Employment Services

CDBG Allocated: \$20,000

CDBG Expended: \$20,000

Public Service Goal: B

CDBG Matrix Code: 570.201 (e) Low Moderate Limited Clientele



Provide funding for a Community Employment Assistance Program to provide job readiness and employment assistance services to clients able to find and maintain employment. The Community Employment Assistance Program provides job

readiness, employment assistance and job placement services in partnership with Vocational Rehabilitation, to homeless and at-risk individuals and families. ABHS planned to provide job readiness and employment assistance to 70 individuals seeking employment. Program eligibility is county-wide.

The project was completed by June 30, 2014.

- **Self Evaluation:** The Community Employment Assistance Program got off to a slow start due to ABHS difficulty in finding a qualified applicant to fill a vacant Community Employment Assistance specialist. Though the agency did not meet planned performance measures CDBG assisted Advantage in serving 24 people; 20 of whom were homeless and 2 were at-risk of homelessness. 12 of the participants were Black and 12 were white. 2 participants are female heads of households. All 24 suffer from severe and persistent mental illness and are considered disabled. 16 of the program participated in the training program for 3 or more months; 9 participants were employed within 3 months. Participants received financial assistance in the payment for photo/State Identification cards and transportation assistance in the form of bus passes during their job search and for a limited time at the beginning of their employment. ABHS will continue to track the program participants to determine long-term outcomes.

2. **AIDS Athens** - Case management

CDBG Allocated: \$20,000

CDBG Expended: \$20,000



Public Service Goal A

CDBG Objective: 570.201 (e) Low Moderate Limited Clientele

Assist AIDS Athens' mentoring, tutoring and conflict resolution training for children of people with HIV/AIDS. The homeless youth outreach coordinator will partner with the Clarke County school district homeless youth liaison. The agency expects the homeless youth outreach coordinator to provide parenting skills training to 40 homeless people, mentor 25 children of parents diagnosed with HIV/AIDS, and tutor 15 children. Program eligibility was county-wide. The project was completed by June 30, 2014.

- **Self Evaluation:** AIDS Athens exceeded their goal of having 70% of enrolled students reduce the number of issues—family, behavioral, health—affecting their performance at school. 75% of their clients have made substantial progress toward reducing the barriers that impede their success in school. The methods used by the AIDS Athens Family Advocacy Program are home visits, services referrals and direct intervention for those children who continue to have problems in school. Parents are also supported and educated on how to help their children succeed in school. Interventions and supports are in place for families to continue in the program. Out of 25 parents identified for the program, 12 completed parenting classes presented by Prevent Child Abuse Athens. Nearly 80% of the services provided by AIDS Athens are directly related to clients who are homeless. Currently, 40 permanent supportive housing units are provided for AIDS Athens clients, serving 83 individuals. 85% of AIDS Athens clients who participate in the Family Advocacy Program, have achieved housing stability through the SHP and HOPWA housing programs. The Family Advocacy Program is an integral part of clients housing stability. One of the biggest successes of the year is the CARE Community Garden at AIDS Athens, established in partnership with the Athens Land Trust, is a favorite support group and activity for many AIDS Athens Clients. Family Advocacy Program clients are also provided with individual counseling; 180 counseling sessions were provided to clients in FY14; 13 patient trainings were provided throughout the year on HIV, medications, coping and life skills. AIDS Athens also strives to meet its commitment to the community through anonymous HIV testing, education, and prevention programs. The public HIV/AIDS Educational Library provides books, magazines and media around living with HIV and HIV prevention. Community presentations, awareness campaigns and informational phone lines are provided throughout the year. In FY14, AIDS Athens has tested 1024 individuals either in house or at community events which is a 56% increase over FY13.

3. **Athens Nurses Clinic - Health Services Navigator**

CDBG Allocated: \$20,000

CDBG Expended: \$20,000

Public Service Goal B



CDBG Objective: 570.201 (e) Low Moderate Limited Clientele

CDBG will assist a "Health Services Navigator" to help patients access free medication from the Patient Assistance Program (PAP), which is sponsored by pharmaceutical companies. The Health Services Navigator also provides educational sessions and written material for patients and community members about the new

healthcare law. ANC planned to assist 120 current patients and 120 new patients access free prescriptions, and provide educational sessions about Medicaid and the new healthcare exchanges and one-on-one education sessions for 123 patients and quarterly group workshops for 100 staff at agencies. Program eligibility was county-wide. The project was completed by June 30, 2014.

- **Self Evaluation:** ANC's Patient Navigation component reviewed financial records for 1,000 patients to determine financial eligibility for Affordable Care Act (ACA) health care vs free clinic care. The agency coordinated 24 orientation meetings with the Athens Health Navigator, and assisted 46 patients in obtaining insurance. ANC provided a local site for the Navigator to meet with members of the neighborhood and downtown businesses to discuss ACA options and set up information booths at 24 health-screening events and provided ACA information to 1,000 individuals attending the events. The ANC program coordinator spoke quarterly at community events including the Athens Area Council on Poverty and Homelessness, the Athens Health Network, the Georgia Charitable Care Network and various churches regarding the state of the ACA in Athens.

The ANC Pharmaceutical Patient Assistance Coordinator assisted patients in obtaining prescription medications too expensive for the Clinic or the patient to afford. Many of the medications are expensive (such as Advair, used for chronic respiratory disease, costing \$383 monthly). The Health Services Navigator researches prescriptions, patient information, and changes in availability within pharmaceutical houses for patients with literacy issues, limited computer skills or access and limited phone minutes. The ability to provide assistance to obtain these very necessary medications is critical for low income patients.

4. **Athens Area Homeless Shelter - Financial Literacy Training**

CDBG Allocated: \$20,000

CDBG Expended: \$20,000

Public Service Goal B

CDBG Objective: 570.201 (e) Low Moderate Limited Clientele

Assist Athens Area Homeless Shelter's financial literacy program. Topics include budgeting, borrowing, and banking. Housing oriented case management is also provided. Classes are open to individuals from the shelter, The Ark, and Action Ministries. The agency planned to assist 85 homeless and/or impoverished

individuals and families by helping 90% of participants increase their overall financial literacy and help 30% of participants open a checking and/or savings bank account. Thirty percent (30%) of participants will create a viable budget to sustain their living costs and 25% will enter into permanent housing while enrolled in the program. The in-kind support via the collaborating agencies [Athens Area Homeless Shelter (AAHS), The Ark United Ministry Outreach Center (Ark) and Action Ministries (AM)] includes case management and related services. Program eligibility was county-wide. The project was completed by June 30, 2014.

- **Self Evaluation:** The "All My Money" Financial Literacy Program assisted 275 people; 200 participated in over a dozen financial literacy classes and 46 families received one-on-one financial counseling and budgeting instruction. 85% of the program participants created viable family budgets, 80% opened bank accounts, and 90% of the homeless clients secured stable housing while enrolled in the financial literacy-training program.

4. **Athens Latino Center for Education & Services (ALCES) - Literacy Training**

CDBG Allocated: \$20,000

CDBG Expended: \$20,000

Public Service Goal A

CDBG Objective: 570.201 (e) Low Moderate Limited Clientele

Assist ALCES meet the demand for GED classes and general literacy training.

Courses include English as a Second Language also known as English for Speakers of Other Languages (350 students in 2012), GED (1000 students total from the surrounding area with 250 students from Athens in 2012), and Computer Literacy (150 students in 2012), Spanish literacy (225 students in 2012), and CRCT preparation (25 students in 2012). Staff provides information and referrals to students for health care, employment, housing, and legal services, as well as direct support such as distributing meals to 1000 families per year. GED: ALCES plans to increase the number of students in GED preparation from 250 to 350 students with 50% expected to earn their GEDs. ALCES planned to increase the number of families served by their licensed counselors from 50 to 100 families. Program eligibility was county-wide. The project was completed by June 30, 2014.

- **Self Evaluation:** The agency assisted 240 students in General Education Diploma (GED) classes and 66 in English as a Second Language classes. Of the 240 students who enrolled in GED classes, most reported having low or extremely low incomes. Most participants are Hispanic or of Latino heritage and are participating in GED preparation classes seeking Deferred Action for Childhood Arrivals. This is a Presidential Executive Order that allows youth brought into the U.S. illegally before the age of 16 a means of deferring deportation action for two years, along with a chance at a work permit, a Social Security number, and a driver's license if the person is pursuing a diploma or its equivalent when they apply for Deferred Action. 60 students participated in ESOL classes. Class sizes are small, which provides students close attention from the teachers. 47 of the 65 ESOL students finished the program or were promoted to the next level. That is a 72% success rate - just under the stated goal of 80%. Only one of the 160 GED students passed the math portion of the test. This is due to a number of factors: the GED test has changed, the Spanish books did not arrive until May, and students,

while they may advance through the course work, may not take the test during the program year.

5. **Boys and Girls Club of Athens** – Job Ready Program

CDBG Allocated: \$15,000,
CDBG Expended: \$15,000

Public Service Goal A

CDBG Objective: 570.201 (e) Low Moderate Limited Clientele



The Boys and Girls Club Job Ready Program is a job search and career development program for teens and young adults. Young adults were to be recruited from Rocksprings, Broad Acres, Jack R Wells, Clarke Central, and Classic City Performance Learning Center. The program combines a thorough computer course with visits to businesses to network with potential employers including Old Navy, Kroger, Walmart, Lowes and other businesses that regularly hire club members. The computer course teaches participants job searching skills and helps them determine their career goals. Program eligibility was county-wide. The scheduled completion date was June 30, 2014.

- **Self Evaluation:** CDBG assisted the Boys and Girls Club’s Job Ready Program train young adults in how to prepare for the workforce and facilitate networking opportunities with potential employers. The program trained 34 young adults who met with 10 employers resulting in 27 jobs for program participants.

6. **Project Safe, Inc.** - Homeless Prevention Rental Assistance

CDBG Allocated: \$15,000
CDBG Expended: \$15,000

Public Service Goal A

CDBG Objective: 570.201 (e) Low Moderate Limited Clientele



Project Safe planned to use CDBG to augment its case management, counseling, support group and typical financial assistance with 3 months of additional financial assistance for rent (\$300 initial payment, \$200 in month 2 and \$100 in month 3) for clients in emergency shelter or working with our outreach office. Volunteers provide budgeting assistance prior to staff approving any housing payments, and continue to meet with clients at least twice a month while they are receiving the housing payments. Staff and volunteers will offer follow up support and continued case management for at least 3 months after the last housing payment. CDBG was planned to assist 100

homeless individuals and help 50 people find employment within 2 months and facilitate 25 people’s move into housing within 6 months and to also assist 22 victims and survivors of domestic violence find safe housing, and 16 will remain in stable housing for six months after financial assistance. Program eligibility was county-wide. The project was completed by June 30, 2014.

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- **Self Evaluation:** Project Safe used CDBG funds to provided rental assistance to 22 families and provide services for 332 Project Safe shelter and outreach clients of which, 120 accomplished safe housing goals, 63 achieved their means of support goal, and 186 clients achieved various personal and employment goals.

7. **Housing Counseling** - ACTION, Inc.

CDBG Allocated: \$50,000

CDBG Expended: \$50,000

Public Service Goal B

CDBG Objective: 570.201 (e) Low Moderate Limited Clientele

Provide General Housing Counseling, Credit Counseling for Prospective Homeowners, Mortgage Counseling, Homebuyer Delinquency and Predatory Lending Counseling, Foreclosure Prevention Assistance, Reverse Mortgage Counseling, Home Maintenance and Financial Management for New Homeowners, Counseling Individuals and Families that are Homeless or at Risk of Becoming Homeless, Rental Housing Counseling for 100 clients. Program eligibility is county-wide. The project was completed by June 30, 2014.

- **Self Evaluation:** CDBG supported housing counseling services for 209 clients during the year; 132 clients participated in housing counseling programs and 25 clients participated in financial management and budgeting educational programs. Five people participated in the homebuyer training program; one bought a home and two continued longer-term counseling and training. Eight people are continuing in long-term credit counseling. Twenty-eight people completed home maintenance workshops. Twenty-five clients participated in foreclosure prevention counseling; ten brought their mortgages current and eleven people remain in the program. One-hundred and fourteen people received rental counseling or education, twenty resolved issues in the rentals or brought their utilities current, eleven continue to receive counseling. Four people received homeless counseling and assistance and four found permanent housing.

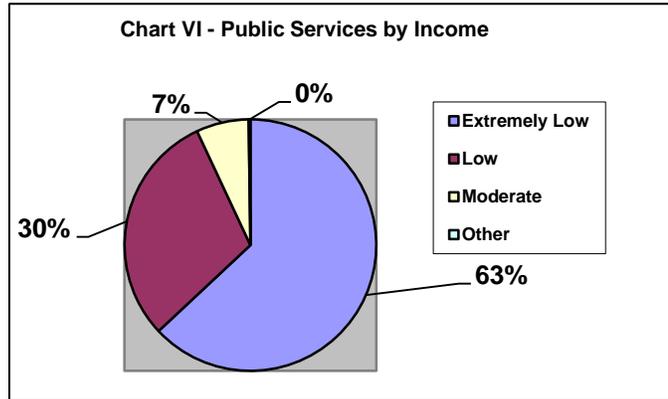
Public Service Cap and Obligations

Grant Amount: \$1,312,994

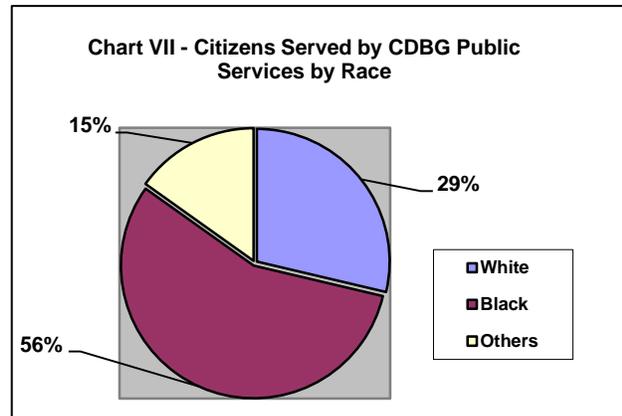
Percentage: 15%

Regulatory Cap: \$196,949

Seven agencies received CDBG Public Service funds during the July 1, 2013-June 30, 2014 program year. 1,809 residents received CDBG assisted public services. 63% of those served had extremely low incomes and 56% of those served were of African-American heritage. 431 of those receiving public services were female heads of households; 117 reported having a disability; and 448 were of Hispanic heritage.



ACC allocated \$185,000 for public service activities and expended \$185,000 and over 99% of those citizens served with CDBG public service funds had incomes considered as low to moderate through extremely low.



Public Service Obligations

Obligations	Unliquidated Obligations	Expenditures
\$185,000	\$0	\$185,000

Unliquidated Obligations: \$0

Total Public Service Expenditures: \$185,000 (14.09%)

Unspent CDBG Public Service funds are available for reprogramming to new activities based on the citizen participation plan. These figures do not include eligible public service funding associated with program income. See IDIS PR26 for details.

HOMELESS

Annual Point in Time Count: The annual homeless count is required to receive government funding for homeless programs. It helps us to determine how many people are homeless, what kind of people are homeless (single people, families with children, etc.), whether we have enough beds for each type of homeless person, and what to request from the government to assist us in helping people move into stable housing. This year, the homeless count was conducted on January 30, 2014. 268 homeless individuals were counted.

- Unsheltered: 85 (32%)
- Sheltered: 183 (68%)
- Chronically Homeless: 67 (25%)
- Adults (≥ 18): 238
- Female: 111 (47%)
- Male: 127 (53%)
- Children (< 18): 30 (12% of 268)
- Mentally Ill: 119 (44%)
- Substance Abuse: 80 (30%)
- Veterans: 15 (6%)
- Survivor of Domestic Violence: 73 (27%)
- Physical Disabilities: 111 (41%)
- Homeless persons with children: 15 (8%)

How does this year's count compare with last year's count?

Total number of people	Unsheltered people
2013: 214	2013: 95
2014: 268	2014: 85
25% more	11% less

In addition to Community Development Block Grant (CDBG) and HOME funding, HUD offers opportunities for communities to compete nationally for Homeless Assistance Grant Program funding which is intended to alleviate homelessness. The Homeless Assistance Grant funds the development of supportive services and housing that helps homeless people transition from homelessness to independent living, permanent supportive housing, and services for disabled homeless persons. The Homeless Assistance Grant also provides funding for rental assistance which gives applicants flexibility in obtaining appropriate housing. As part of the Homeless Assistance Grant Application, HUD requires communities to develop or update a Continuum of Care Plan which outlines the activities and services a community offers to assist homeless individuals in transitioning from homelessness to self-reliance. The ACCUG's Continuum of Care Plan is updated annually through a public process coordinated by the Homeless and Poverty Coalition and HCD.

The Homeless Services Program initiatives funded during the program year include:

- Advantage Behavioral Health Systems Homeless Day Service Center,
- Advantage Behavioral Health Systems Shelter Plus Care Program,
- Advantage Behavioral Health Systems Supportive Housing Leasing Programs,
- AIDS Athens Supportive Housing Leasing Program, and the
- Athens Area Homeless Shelter's Job TREC Program

1. Use of Funds

Funds for homeless needs/prevent homelessness:

\$108,010	Athens Area Homeless Shelter JobTREC
\$14,852	AIDS Athens Permanent Housing
\$57,928	ABHS Homeless Day Service Center
\$63,259	Advantage Behavioral Health System Shelter Plus Care
<u>\$187,691</u>	ABHS Permanent Housing Leasing
\$431,740	

2. Homelessness:

The Athens-Clarke County 2010-2014 Consolidated Plan includes goals to prevent homelessness by expanding housing choices, increasing the availability of safe, decent, affordable housing, and preserving the existing stock of affordable housing by ensuring that it is properly maintained. The Consolidated Plan also includes goals to help homeless individuals move into stable housing by providing employment, relocation services, and financial assistance. In addition, the Consolidated Plan allows CDBG funds to be used to develop shelter space for families and individuals.

3. Chronic homelessness

The Athens-Clarke County Housing and Community Development Department (HCD) has incorporated the Federal Strategic Plan goals from the 2010 "Opening Doors" Plan into the local Ten Year Plan to End Homelessness. The federal goals include: aim to end chronic homelessness in five years, prevent and end homelessness among veterans in five years, prevent and end homelessness for families, youth, and children in ten years, and set a path to ending all types of homelessness. HCD has established funding priorities for ESG, CDBG, and SHP funding so that these goals can be met. HCD also works with HUD funded sub-recipients and other homeless service agencies to establish performance targets for appropriate homeless subpopulations, to monitor performance, evaluate outcomes on a semiannual basis, and to find solutions for poor performing programs.

Athens agencies identify and engage unsheltered homeless living on the streets or other places not meant for human habitation. The Advantage Behavioral Health Systems (ABHS) Homeless Day Service Center (HDSC) provides outreach services and is the key entry point for all unsheltered homeless persons into the social services network. ABHS received a street outreach grant from the Georgia Department of Community Affairs that provides funding for one street outreach worker who provides outreach and engagement services to members of the unsheltered population where they live. The sole purpose of this program is to engage members of our homeless community who have previously been unresponsive to services. HDSC offers access to showers, laundry services, phone, and a mailing address for unsheltered individuals and families. HDSC also serves as the point of entry into ABHS mental health care, substance abuse treatment, and the Shelter Plus Care Permanent Supportive Housing (PSH) program for chronically homeless individuals with mental illness.

Every year during the point in time count, HDSC provides outreach to unsheltered homeless individuals in order to get an accurate and comprehensive count as well as to inform them about the available services for which they may be eligible. The number of chronically homeless individuals counted during the annual point-in-time count has decreased in recent years. This is partly the

result of the community's ability to increase number of PSH beds available for chronically homeless individuals. The number of chronically homeless people counted has decreased from 121 in 2010 to 71 in 2012 while the number of PSH beds has increased from 60 in 2010 to 73 in 2012.

The community's 10 year plan to address chronic homelessness is to add three new PSH beds each year. ABHS and AIDS Athens provide PSH programs for chronically homeless households with mental illnesses and HIV/AIDS diagnoses respectively. Over the years, ABHS and AIDS Athens have demonstrated the experience and capacity to successfully operate PSH programs. New PSH beds will be funded through HUD SHP and Shelter Plus Care funds and/or Georgia Department of Community Affairs Housing Trust Funds. The community will continue to increase the number of PSH beds for chronically homeless in an effort to meet the national goal of ending chronic homelessness by the year 2015.

In addition, due to the closing of a Navy Supply Corps School in Athens, a coalition of homeless service providers have received \$7.8 million from the University of Georgia to build a one stop center to co-locate multiple services. The facility will include temporary apartments for homeless families, a youth group home, a child care center, a medical clinic, and a day center.

4. Homelessness Prevention:

Prevention of homelessness is a key element of the Athens community's 10 Year Plan to End Homelessness, the Consolidated Plan, and the Analysis of Impediments to Fair Housing. In the last three years, the county has allocated \$150,000 in CDBG funds for housing counseling to agencies that have assisted hundreds with foreclosure prevention, budgeting, rental counseling and housing referrals. CDBG funds are also provided to Athens nonprofits for homeless prevention. Project Safe, the Athens Area Homeless Shelter, AIDS Athens, and the Athens Nurses Clinic use CDBG funding to support case management, financial literacy counseling, rental assistance, health care, and child care. The Analysis of Impediments includes a plan to prevent homelessness by increasing the supply of affordable rental housing and transitional housing and increasing housing counseling services over the next five years.

HPRP stimulus funds were also provided to four nonprofit agencies in 2009 to assist people with rent, utilities, and rental deposits. Now that the HPRP program has ended, HCD is working with former HPRP service providers to provide prevention and rapid-rehousing services and funds. Community Connection continues to provide prevention assistance by referring households to local charities that provide financial assistance to families facing eviction. Several agencies including the Homeless Day Service Center, Athens Area Homeless Shelter, and Project Safe are continuing the rapid-rehousing component of HPRP by using ESG and CDBG funds to provide financial assistance and follow-up case management to homeless individuals and families moving into apartments.

5. Discharge Coordination Policy:

Foster Care: In order to prevent older children exiting the foster care system from becoming homeless young adults, Athens agencies assist the Georgia Department of Family and Children Services to encourage children in foster care to sign a Consent to Remain in Foster Care Contract to stay in the system until they can live independently or until they are twenty-one years old. If they are in college, they can receive assistance through the Independent Living Program

which provides a room and board stipend until they are twenty-six years old. They are also referred to employment and training programs ensure that they can be successful on their own.

Health Care: Athens' two hospitals Athens Regional Medical Center (ARMC) and St. Mary's Health System have developed policies to refer homeless patients to shelters when discharged from care. At ARMC, social workers meet homeless emergency room patients before they are discharged, to place them into housing and give them a resource card with phone numbers for social services. For patients who are admitted to the hospital, social workers meet with them throughout their treatment to find housing placement after they are discharged. At St. Mary's Health System, social workers assist with housing placements as well. Unwed homeless women who give birth at the hospital are referred to the Athens Pregnancy Center home for new mothers and referred to other services.

Mental Health: Georgia state mental health hospitals implement the Continuity of Care Transition Planning statewide discharge policy. The hospitals are asked to develop a transition plan for all individuals being discharged which addresses the following areas: housing, residential support, outpatient treatment, case management services, access to prescribed medications, socialization and recreation, family support and education, rehabilitation and transitional employment, follow-up medical care, and transportation. In addition, the hospitals provide Case Expeditors who work with consumers who have support needs that warrant additional resources. Hospital staff also conduct assessments with consumers in order to identify those individuals that are at risk of readmission, including whether or not they have been or will be homeless. For those being discharged from state operated psychiatric hospitals, there is a state funded rental assistance program that covers the costs of rent and utilities for persons covered in the US Dept. of Justice Settlement Agreement.

Corrections: To be paroled in the State of Georgia, parolees must have an approved and verified residence plan that is considered stable and suitable. A homeless shelter is not considered to be a valid residence; therefore, no individual is released on parole without a place to live. The Reentry Partnership Housing Program, a collaborative effort between the state Board of Pardons and Parole, the Department of Corrections, and the Department of Community Affairs, provides funds to agencies to provide three months of room and board for parolees in Athens. When inmates have a known upcoming release date, staff are required to have a release planning meeting with them to determine suitable living arrangements.

Homeless Inventory (91.210 (c))

Fundamental Components in CoC System -- Service Activity Chart

Component: Prevention

Services in place:

Preventing homelessness is one of many goals in a community-wide effort to combat poverty in Athens-Clarke County from many fronts.

Housing

ACTION, Inc, the AIDS Coalition, the ARK, Athens Banner Herald, Beechhaven Baptist Church, Christ Life Ministries, Department of Family and Children Services, Ebenezer Baptist Church, Jackson EMC, Project Safe, Saint Joseph's Charities, Salvation Army, and United Way work together in a network of financial assistance providers who assist families and individuals facing eviction or utility disconnection.

Weatherization and emergency repair: ACTION, Inc. provides funds and works with homeowners to insulate their homes to reduce energy costs. In addition they receive local CDBG funds to provide repairs up to \$5,000 to keep low-income elderly and disabled homeowners in their homes.

Emergency aid to fire and natural disaster victims: Athens Red Cross assists individuals and families in returning to safe, stable housing after these crises. Housing counseling (including mortgage default assistance, credit counseling, homebuyer education, predatory lending prevention, and eviction intervention): HCD, the Hancock Community Development Corporation (HCDC), and the East Athens Development Corporation (EADC) counsel families and individuals in maintaining housing.

Affordable housing development: The Athens Housing Authority, Athens Land Trust, EADC, and Habitat for Humanity develop single family homes throughout Athens to provide affordable housing options for low-income families and help stabilize neighborhoods. In addition, The Athens Housing Authority provides more than 1,200 units of family housing and over 500 Section 8 vouchers to Athens-Clarke County residents.

Economic and educational opportunities

Drop-out prevention: Athens Tutorial Program, Boys and Girls Club, and several mentoring programs provide incentives to keep kids in school and try to decrease the staggering high school drop-out rate.

Employment assistance: Northeast Georgia Regional Development Center (Workforce Investment Act agency), Athens Technical College, Department of Labor Career Center, and Goodwill of Athens provide job training, vocational rehabilitation, and employment-related financial assistance (i.e. work clothes, tools, child care vouchers, financial aid, bus passes, etc.)

Economic development: Athens Clarke County Government and the Chamber of Commerce are actively recruiting large employers to locate in Athens to provide quality wages. EADC and the University of Georgia Small Business Association provide business development workshops, and HCD and EADC provide small business loans to keep profits in low-income communities and create jobs.

Transportation: the Athens Community Council on Aging, JobTREC, AIDS Athens, Project Safe, the Salvation Army, the Northeast Georgia Homeless Coalition, the Public Health Department, and the Clarke County School District Homeless Education Program provide transportation assistance to help people get to work and social service agencies.

Food distribution: Athens Community Council on Aging, the Emergency Food Bank, the Food Bank of Northeast Georgia, Our Daily Bread, Redeemer Presbyterian Church, and various church food pantries provide hot meals, packaged meals, and groceries at over fifteen locations to hundreds each day.

Public Health

Substance abuse intervention: the Community Service Board, Advantage Behavioral Health System, provides emergency 24-hour care, detoxification, and residential and outpatient rehabilitation. Many shelters provide residential rehabilitation and support groups for homeless in recovery.

Preventive and subsidized primary health care: the Athens-Clarke County Health Department, Athens Neighborhood Health Center, Athens Regional Hospital, Mercy Health Center, Nurses Clinic, and Saint Mary's Hospital provide free health screenings, life skills classes, pre- and post-natal services, sliding scale and free primary health care, dental care, and discounted prescriptions.

Teen pregnancy prevention: the Public Health Department operates Teen Matters, a 'healthy life choices' program, that provides outreach and education in schools, Boys and Girls Clubs, and public housing facilities.

How persons access/receive assistance:

The network of social service providers in Athens is comprehensively interconnected. Many agencies in Athens operate programs in partnership with one another and share resources and client referrals. Several collaborative boards serve as resource and referral networks including Community Connection, Family Connection, and Northeast Georgia Homeless Coalition. In addition, many organizations serve as intake and referral points to many other agencies for people at risk for homelessness including ACTION, Inc.; Saint Joseph's Charities; Catholic Social Services, which serves the county's growing Hispanic population; East Athens Development Corporation, which works specifically with a large low-income geographic area within the county; Clarke County School Guidance Counseling Offices which employs a homeless children's social worker; Athens Clarke County Police Department which operates community outreach programs in high crime neighborhoods.

Community Connection is the information and referral agency in Athens, operating the 211 resource and referral service. 211 operators assess callers' situations and provide information about the local resources most relevant to the client's needs.

While these organizations refer clients to services, the resources available to assist people are scarce and may not prevent homelessness. When a person becomes homeless in Athens and enters the network of shelters and service providers, they are entered into the county HMIS system through local participating HMIS users and receive referrals to appropriate agencies. Case managers routinely contact service providers on their client's behalf. A referral or voucher is sent to the provider who initially assesses the client's needs and provides assistance based on the intake and

assessment. Once a homeless person is able to find housing, many homeless service providers operate follow-up programs through which they maintain contact with their formerly homeless clients to help ensure that they maintain housing stability and prevent future episodes of homelessness.

Component: Outreach

Outreach in place:

(1) Outreach to persons living on the street

Over the past several years, several new outreach activities have been added to the continuum. First, the Homeless Coalition began to invite mainstream resource providers to soup kitchens and shelters to enroll clients into their programs. The Department of Family and Children Services (DFCS) is currently negotiating a program to assign staff to the weekly homeless caseworkers joint staff meeting to educate caseworkers on enrolling clients in DFCS mainstream resources programs including TANF, Food Stamps, Medicaid, Medicare, and Peach Care (Georgia's State Children's Health Insurance Program). In addition, DFCS caseworkers have been assigned to enroll homeless clients in mainstream resource programs at shelters and soup kitchens. The Homeless Coalition will work with the Social Security Administration and Veteran's Affairs to initiate similar partnerships.

The second new initiative involved the downtown police officers and business owners in reaching out to unsheltered homeless. Downtown police officers and business owners were given business-card size listings of homeless service providers' contact information to distribute. A map of homeless service provider locations was developed and placed in downtown locations. These initiatives provide outreach information to the homeless and inform business owners and police officers about homeless services.

In addition to these initiatives, members of the faith-based community continue to provide most of the outreach services targeted toward members of our unsheltered population. Athens Urban Ministries, St. James Methodist Church, Walk on Water Ministries, The Sparrow's Nest, Overcomers Ministries, and Fountain of Life Ministries provide a variety of services ranging from food and clothing distribution, phone and restroom access, to life skills counseling and training.

Other critical entry points for services include Advantage Behavioral Health Systems Homeless Day Services Center and the Job TREC program provide a variety of services such as transportation vouchers, housing resettlement assistance, case management, counseling, and referral to other services within the continuum. An important systematic outreach activity occurs during the annual point-in-time count in January when caseworkers and local volunteers survey elusive groups of unsheltered homeless and offer to assist them. The Clarke County School District Homeless Education Program employs a caseworker that directly works with homeless children in the school system and provides counseling and life skills training to homeless and at-risk families. Advantage Behavioral Health System operates an outreach counseling and case management program known as the Assertive Community Treatment (ACT) team. The ACT team performs outreach services in the community that provide intensive counseling to adults with severe and persistent mental illness and co-occurring substance abuse problems that seriously impair their functioning in community living.

(2) Outreach to other homeless:

In addition to the services listed above, most sheltered homeless receive services at both of Athens' SHP funded supportive service providers. At JobTREC and the Homeless Day Service Center, clients are entered into the HMIS system and referred to service throughout the community. Follow-up case management tracks client progress through the continuum. The Homeless Coalition monthly meetings educate caseworkers about services available to their clients.

Component: Supportive Services

Services in place: Case management services are provided by several homeless service providers including the Athens Area Homeless Shelter, the Homeless Day Services Center, the Nancy Travis House, the Homeless Education Program, the Salvation Army, Project Safe Battered Women's Shelter, and Advantage Behavioral Health Systems. Case managers from these agencies meet weekly during Joint Staff Planning meetings to discuss comprehensive case planning for their clients.

Life Skills: The Homeless Day Services Center provide case management and counseling services to prepare the homeless for employment including life-skills counseling. Advantage Behavioral Health Systems employs Assertive Community Treatment, Community Service Treatment and Individual Service Treatment teams who routinely provide life skills training and counseling to eligible clients.

Alcohol and Drug Abuse Treatment: The regional mental health and substance abuse treatment provider, Advantage Behavioral Health Systems, provides emergency 24 care, detoxification, and residential and outpatient rehabilitation. Many shelters provide residential rehabilitation and support groups for homeless in recovery.

Mental Health Treatment: The lead agency responsible for providing this service in Athens-Clarke County is Advantage Behavioral Health Systems (ABHS). Services include counseling and life skills training for single women with children, counseling and life skills training for single men, vocational rehabilitation programs for people with developmental disabilities, intensive treatment programs for single men and women, and transitional shelters for people recovering from substance abuse.

AIDS-related treatment: AIDS Athens is the lead agency providing supportive and housing services to people suffering from HIV/AIDS. AIDS Athens receives referrals from variety of sources including the health department, local hospitals, community service providers, and hotline referrals. They have developed an ongoing relationship with the University of Georgia, which allows them to hold information sessions with students on coping with HIV/AIDS as well as create awareness of the problems associated with this illness. AIDS Athens employs three case managers who provide counseling and referrals to mainstream resources such as the Social Security Administration, Medical Care, Vocational Rehabilitation, Food Stamps, Medicaid, Medicare, and mental health services. They also run a Shelter Plus Care housing voucher program which provides 10 units of permanent supportive housing throughout the Athens area.

Education: Regional Development Administration (the Workforce Investment Act agency) supply funds for transcripts and books to assist people in attending Athens Technical College. Athens Technical College offers career and financial aid counseling to students. The Clarke County School District Homeless Education Program employs a caseworker who directly works with homeless children in the school system and provides counseling and life skills training to homeless families.

Employment Assistance: Goodwill of Athens and Job TREC provide the majority of educational and employment services for the homeless and near homeless population in Athens-Clarke County. The Athens Career center provides vocational rehabilitation and employment primarily for people with physical and developmental disabilities. Substance abuse treatment programs also refer clients to these organizations to work and learn job skills. Job TREC works exclusively with the homeless and provides case management, job leads, transportation and child care vouchers, work clothes and tools, and work documents such as social security cards, drivers licenses, and criminal background checks.

Childcare: Nancy Travis House, the Clarke County School District Homeless Education Program, and the Department of Family and Children Services provide childcare vouchers. Eligible participants receive vouchers to local childcare providers who in turn bill the agency for the childcare provided.

Transportation: Many agencies provide transportation assistance for the homeless population through the provision of bus and taxi vouchers for work and education-related activities. Other agencies responsible for providing vouchers include Project Safe and the Department of Family and Children Services. The Healing Place and The AIDS Athens provide transportation for their clientele.

Other: Rent Assistance: for eligible working homeless clients, the Homeless Day Service Center will pay the first month's rent to assist clients in moving into permanent housing. Clients also receive follow-up case management for up to six months after they move into their new home.

Services for unsheltered homeless: the Homeless Day Service Center provides case management and mail and phone messaging for unsheltered homeless.

How homeless persons access/receive assistance: Case workers from JobTREC, the Homeless Day Service Center (HDSC), Clarke County School District, the Salvation Army, and Project Safe meet weekly to discuss mutual clients. Referrals are made during these meetings and through telephone conversation or personal accompaniment with the client to the intended service provider. HMIS referrals are made through the system to participating homeless service providers who effectively streamline service delivery. HDSC and JobTREC are the typical points of entry to access services for the homeless. Most unsheltered homeless access service through the HDSC due to HDSC's close proximity to the largest soup kitchen in Athens.

Homeless Strategic Plan (91.215 (c))

1. Homelessness

The development of the Athens-Clarke County CoC process has increased in scope and knowledge so that participants have been able to develop a system that allows for effective collaborative efforts to facilitate the development of programs targeting both our chronic and general homeless population. With this in mind, the lead entity that generates this collaboration and homeless service provider planning process is the Northeast Georgia Homeless Coalition (NEGAHC) in close collaboration with Athens-Clarke County Housing and Community Development Department.

The Northeast Georgia Homeless Coalition, an umbrella organization which has

continuously expanded its participants to 60 community organizations and individuals, holds bi-monthly meetings for its members to share information about services, resources, and community needs. These meetings include speakers who are given the opportunity to address relevant issues affecting the local homeless population. The monthly meetings allow the coalition to provide an important forum for Athens-Clarke County Continuum of Care agencies and regional partners participating in the Georgia Continuum of Care.

The Athens-Clarke County Housing and Community Development Department (HCD), the administrative entity for the Continuum of Care, works hand in hand with the Coalition to support the continuum by providing technical assistance, grant writing, and by acting as a liaison to the local government and elected officials. NEGAHC and HCD have worked expansively within the community to develop collaborative relationships among local homeless service agencies, mainstream organizations, local housing providers, and community and neighborhood groups.

This cohesive relationship allows these two entities to draw from consolidated plan activities and coalition resources to empower them with the necessary structure and legitimacy to successfully implement the continuum planning process.

Our planning body continues to develop and modify the Continuum of Care to provide support towards self-sufficiency for the homeless. The NEGAHC with assistance from HCD has continued to recruit active community members and organizations into the CoC planning process. Our collaborative planning body has evolved into one comprised of service providers, homeless and formerly homeless persons, the faith-based community, individual advocates and the public and private sector. Members of this collaborative planning body attend monthly meetings and participate in the CoC planning sessions and other public meetings, including those sponsored by the Georgia Department of Community Affairs.

The NEGAHC Executive Committee meets monthly to handle the organizational aspects of the Coalition and is responsible for overseeing the development of new initiatives targeting our homeless population. The Executive Committee includes representatives from the following organizations: Athens Urban Ministries, SOAR outreach initiative, Georgia Legal Services, Georgia Task Force for the Homeless, and the Athens-Clarke County Dept. of Humand and Economic Development. This committee serves as the core-planning group for the development of housing and services targeting our homeless population. One of the most significant contributions of this committee was the creation of three distinct subcommittees whose responsibilities are to facilitate the development of new initiatives targeting three specific areas: Base realignment and closure, Access to mainstream services, and Data Collection on the local homeless population.

Homeless Assessment Committee: Members include representatives from the Athens Area Homeless Shelter, Homeless Day Services Center, Salvation Army, ACC Police Department, St. Mary's Medical Center, AIDS Athens, CASA, NEGA Homeless Coalition, and HCD. This group is charged with forming strategies for understanding the current extent of chronic homelessness in Athens-Clarke County and determining the services utilized, services needed, and the impact of the chronic homeless community on our local hospitals and prison system through a cost-benefit analysis.

Mainstream Services Access Committee: Members include representatives from the Department of Family and Children Services (DFCS), Social Security Administration, Office of Disability Adjudication Services, Job TREC program, community advocates, and HCD. This group is charged with finding ways to improve access to mainstream service agencies for our homeless population, specifically targeting DFCS, Social Security Administration, Department of Labor, Workforce Investment Board, and Veterans Services through increased training and collaborative efforts.

Base Realignment and Closure Committee: Membership includes representatives from Advantage Behavioral Health Systems (ABHS), Athens Area Homeless Shelter, Children First, Inc., AIDS Athens, Housing and Community Development Department, Athens Nurses Clinic, and Northeast Georgia Homeless Coalition. This group will pursue the development of a proposal for homeless services to be implemented upon the closure of the local Navy Supply School.

These subcommittees are the foundation of our efforts to develop a comprehensive 10-year plan to end chronic homelessness. As a result of the development of these new subcommittees the CoC has begun to concentrate on developing and implementing permanent supportive housing programs for chronically homeless persons and increasing access to mainstream services (i.e. TANF, Food Stamps, SSI). Throughout the 2005-2006 calendar years, members of the NEGAHC partnered with these subcommittees and began developing strategies for the accomplishment of these objectives.

2. Chronic Homelessness

Since 2003, the Athens-Clarke County Continuum of Care (CoC) has advanced from simply identifying the chronically homeless population (the 2003 application goals) to confronting the challenge to end chronic homelessness by developing strategies and strategic partnerships.

The January 2010 point-in-time count was the most comprehensive effort to date, focusing on chronically homeless and unsheltered homeless persons. The results of the 2010 survey indicate that 496 homeless individuals including an estimated 119 chronically homeless individuals reside in Athens-Clarke County. This represents a 30% decrease in chronic homeless persons since we first began to identify this population in 2003. Athens-Clarke County is determined to reduce the number of chronically homeless by 50% by creating permanent supportive housing options.

Beginning in 2003, SHP funded agencies were required to report monthly on the number of chronically homeless served and the services provided. As a result, agencies are reporting that they have begun to respond to the unique challenges of the persistently homeless and distinguish them from their clients experiencing episodic homelessness through tracking methods and case management follow-up.

In 2003, the CoC and the Northeast Georgia Homeless Coalition met with the Athens Downtown Development Authority to address a growing demand by local businesses to ban loitering and panhandling downtown. As a result, downtown business owners, police officers, and homeless service providers joined together to assist rather than incriminate the homeless through the following initiatives:

the entry of the downtown parking deck displays a large map containing the locations of homeless service providers; a downtown print shop produced a "helpful handout" business card size cards with phone numbers and addresses of soup kitchens, shelters and other services to be distributed and displayed at downtown businesses; and parking meters were installed in the downtown plaza in which people could place donations. A total of \$6,178.84 has been raised from the meters since their installation to provide transportation vouchers for members of the chronically homeless population. As a result of these efforts, police officers and business owners can now contact CoC agencies to connect homeless individuals with needed services.

In January 2005, the Homeless Day Service Center moved to a new location enabling the program to expand its services to the chronic homeless population. They are now able to offer shower and laundry facilities as well as case management, life skills training, and housing resettlement assistance. In addition, they have mental health intake workers from our local mental health agency perform intake and assessments on site. They are also planning to have intake workers from the local Department of Family and Children Services (DFCS) spend time on site performing intake and enrollment into appropriate programs offered by DFCS. Currently over 70 percent of their client caseload consists of persons who are chronically homeless.

In keeping with HUD's goal to increase permanent supportive housing, the CoC requested Advantage Behavioral Health System (ABHS) submit an application in the 2004 Super NOFA for additional permanent supportive housing units. The application was approved for 8 additional permanent supportive housing units for chronically homeless persons with a disability. The CoC intends to continue expanding this program by requesting additional supportive housing units in each subsequent Notice of Funding Availability. Each year we have continued to expand the number of available permanent supportive housing units. Through close collaboration with the Georgia Department of Community Affairs we have been able to expand our capacity from zero units prior to 2004 to 64 permanent supportive housing units in 2010.

ABHS is the regional mental health care provider, and is a recipient of Shelter Plus Care funds within the Balance of State CoC. In addition to providing supportive services for the homeless involved in the permanent supportive housing program, ABHS intends to post clinicians at shelters and soup kitchens to enroll the homeless in mental health care, substance abuse, and developmental disability services. To date, ABHS and the CoC have collaborated on several grant proposals and intend to continue to secure funds to increase our ability to serve the chronically homeless population.

All of these initiatives have been pursued with the expressed purpose of targeting members of the chronic homeless population with the intent of increasing the accessibility of our local social services. By increasing the effectiveness of appropriate services and filling in the gaps in services within our Continuum of Care we hope to end chronic homelessness within 10 years.

3. Homelessness Prevention

Preventing homelessness is one of many goals in a community-wide effort to combat poverty in Athens-Clarke County from many fronts.

Housing

ACTION, Inc, the AIDS Coalition, the ARK, Athens Banner Herald, Beechhaven Baptist Church, Christ Life Ministries, Department of Family and Children Services, Ebenezer Baptist Church, Jackson EMC, Project Safe, Saint Joseph's Charities, Salvation Army, and United Way work together in a network of financial assistance providers who assist families and individuals facing eviction or utility disconnection.

Weatherization and emergency repair: ACTION, Inc. provides funds and works with homeowners to insulate their homes to reduce energy costs. In addition they receive local CDBG funds to provide repairs up to \$5,000 to keep low-income elderly and disabled homeowners in their homes.

Emergency aid to fire and natural disaster victims: Athens Red Cross assists individuals and families in returning to safe, stable housing after these crises.

Housing counseling (including mortgage default assistance, credit counseling, homebuyer education, predatory lending prevention, and eviction intervention): HCD, ACTION, Inc., Athens Land Trust, the Hancock Community Development Corporation (HCDC), and the East Athens Development Corporation (EADC) counsel families and individuals in maintaining housing.

Affordable housing development: The Athens Housing Authority, Athens Land Trust, EADC, and Habitat for Humanity develop single family homes throughout Athens to provide affordable housing options for low-income families and help stabilize neighborhoods. In addition, the Athens Housing Authority provides more than 1,200 units of family housing and over 500 Section 8 vouchers to Athens-Clarke County residents.

Economic and educational opportunities - Drop-out prevention: Boys and Girls Club, and several mentoring programs provide incentives to keep kids in school and try to decrease the staggering high school drop-out rate.

Employment assistance: Northeast Georgia Regional Development Center (Workforce Investment Act agency), Athens Technical College, Department of Labor Career Center, JobTREC, provide job training, vocational rehabilitation, and employment-related financial assistance (i.e. work clothes, tools, child care vouchers, financial aid, bus passes, etc.)

Economic development: Athens Clarke County Government and the Chamber of Commerce are actively recruiting large employers to locate in Athens to provide quality wages. EADC and the University of Georgia Small Business development Center provide business development workshops, and HCD and EADC provide small business loans to keep profits in low-income communities and create jobs.

Transportation: the Athens Community Council on Aging, JobTREC, AIDS Athens, Project Safe, the Public Health Department, and the Clarke County School District Homeless Education Program provide transportation assistance to help people get to work and social service agencies.

Food distribution: Athens Community Council on Aging, the Emergency Food Bank, the Food Bank of Northeast Georgia, Our Daily Bread, Redeemer Presbyterian

Church, and various church food pantries provide hot meals, packaged meals, and groceries at over fifteen locations to hundreds each day.

Public Health

Substance abuse intervention - the Community Service Board, Advantage Behavioral Health System, provides emergency 24-hour care, detoxification, and residential and outpatient rehabilitation. Many shelters provide residential rehabilitation and support groups for homeless in recovery.

Preventive and subsidized primary health care: the Athens-Clarke County Health Department, Athens Neighborhood Health Center, Athens Regional Hospital, Mercy Health Center, Nurses Clinic, and Saint Mary's Hospital provide free health screenings, life skills classes, pre- and post-natal services, sliding scale and free primary health care, dental care, and discounted prescriptions.

Teen pregnancy prevention: the Public Health Department operates Teen Matters, a 'healthy life choices' program, that provides outreach and education in schools, Boys and Girls Clubs, and public housing facilities.

How persons access/receive assistance: The network of social service providers in Athens is comprehensively interconnected. Many agencies in Athens operate programs in partnership with one another and share resources and client referrals. Several collaborative boards serve as resource and referral networks including Community Connection, Family Connection, and the Homeless Coalition. In addition, many organizations serve as intake and referral points to many other agencies for people at risk for homelessness including ACTION, Inc.; Saint Joseph's Charities; Catholic Social Services, which serves the county's growing Hispanic population; East Athens Development Corporation, which works specifically with a large low-income geographic area within the county; Clarke County School Guidance Counseling Offices which employs a homeless children's social worker; and the Athens Clarke County Police Department which operates community outreach programs in high crime neighborhoods.

Community Connection is the information and referral agency in Athens, operating the 211 resource and referral service. 211 operators assess callers' situations and provide information about the local resources most relevant to the client's needs.

While these organizations refer clients to services, the resources available to assist people are scarce and may not prevent homelessness. When a person becomes homeless in Athens and enters the network of shelters and service providers, they are entered into the county HMIS system through local participating HMIS users and receive referrals to appropriate agencies. Case managers routinely contact service providers on their client's behalf. A referral or voucher is sent to the provider who initially assesses the client's needs and provides assistance based on the intake and assessment. Once a homeless person is able to find housing, many homeless service providers operate follow-up programs through which they maintain contact with their formerly homeless clients to help ensure that they maintain housing stability and prevent future episodes of homelessness.

Discharge Coordination Policy: On February 11, 2004, Governor Sonny Perdue formed the Georgia Interagency Homeless Coordination Council to take the next steps toward reducing the number of chronic homeless throughout this state, with the eventual goal of ending this crisis. He commissioned the Council to continue the work started by the Georgia Homeless Policy Academy by reviewing the state outline and presenting additional information and ideas. Representatives from the Athens-Clarke County Continuum of Care (CoC) met with this Council and expressed the need for assistance at the state level to formulate policies, which require comprehensive discharge planning for all state agencies. The need for this intervention is clear since adequate planning for the release of individuals from most publicly-funded systems of care is inadequate.

The Georgia Homeless Policy Academy outlined several action steps in their document when addressing the issue of discharge planning. They designated the Office of Planning and Budgeting to develop guidelines on discharge planning to present to the appropriate state agencies. They referred to the Olmstead decision of the US Supreme Court to ensure that institutionalized residents are not kept out of community settings because of a lack of funding. The Olmstead decision clearly stated that homeless shelters are considered institutions and, therefore, are not considered an appropriate community placement. The state document also addresses the issue of patients being released from hospitals into homelessness by suggesting that recuperative centers be developed to receive the homeless with immediate health care needs. They have requested that a cost analysis be undertaken to determine the extent of the expense and the potential savings should such a program be established. They suggested that indigent care funds be utilized for this purpose and that the state work to model this proposal after the J.C. Lewis Homeless Health Care Project of Savannah.

Georgia has started the process of leading the charge for appropriate discharge planning to prevent homelessness. Still much needs to be done and the CoC will follow their plans as they become established. Under the direction of state agency mandates, workers within those agencies at the local level will work more diligently toward anticipating the discharge needs of their clients and effectively pursue appropriate placement.

The greatest area of need for discharge planning remains the homeless who are being released from hospitals. Most hospitals are publicly funded and therefore fall under this requirement but do not have a mandate that they release homeless persons into appropriate housing – not back into a shelter.

Locally, the Northeast Georgia Homeless Coalition has initiated the discussion regarding the need for comprehensive discharge planning and this theme will continue to be presented throughout the year at the regular monthly meetings. So far, one meeting has focused on this issue and more are planned. The Coalition has also contacted all the relevant agencies, on an individual basis, to explain the rationale behind this initiative. In the meantime, homeless service agencies will continue to work with individuals in institutions to ensure that discharges are not finalized without adequate housing being located. Taking this approach will clearly decrease the number of homeless individuals in Athens-Clarke County.

Prevention

CBDO Activities *Not* subject to the 15% cap in Public Services

CDBG funding for JobTREC was suspended, however, the program is continuing with other funds. Athens Area Homeless Shelter's JOB TREC program funds were reprogrammed for FY13 use.

The specific planned action steps aimed at eliminating chronic homelessness are based on the Athens-Clarke County Continuum of Care (CoC) which has advanced from identifying the chronically homeless population to confronting the challenge to end chronic homelessness by developing strategies and strategic partnerships.

Local Redevelopment Authority (LRA) and Base Realignment and Closure (BRAC)

HCD will continue to work with the LRA committees to develop recommendations that will assist local homeless service providers in securing resources associated with the closing of the Navy Supply Corps School. The Local Redevelopment Authority has reached an agreement with the University of Georgia (UGA) regarding a collaboration between UGA and the Medical College of Georgia to become the end user of the property and develop a medical sciences campus. The University began development in August 2011. As a result of this agreement a locally formed collaboration of non-profit organizations will receive \$7.9 million from UGA to develop homeless assistance facilities off-site in an as yet determined location. Below is a brief history of the process. The site had been used as a school since the 1860s, first for the University of Georgia's University High School, then as a Confederate military school, and at the end of the Civil War, a Federal garrison. In 1866 the site housed a school for disabled young Confederate veterans, which existed with state support for two years. BRAC 2005, enacted on November 9, 2005, decided to close the base and relocate the Navy Supply Corps School and the Center for Service Support to Naval Station Newport, RI. In July 2009 the ACC Continuum of Care planning committee received HUD's official determination that the BRAC application for the Navy Supply Corps School Athens meets the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, as amended. As the University of Georgia converts the Navy Supply Corps School into a medical campus, a campus of a different sort will be springing up on North Avenue. As part of the deal to turn the former military base over to UGA, the university is paying a coalition of nonprofits \$7.9 million to build approximately 20 housing units for homeless families with children, develop a child-care facility for homeless and low income children, construct a facility that will house homeless youth exiting the foster care system, and develop a one-stop centralized day center that will provide services for the homeless including medical and dental care, mental health and substance abuse counseling, job training, employment assistance, case management, client advocacy, and shower and laundry services. Agencies will partner up to make this one-stop shop an efficient resource. Advantage Behavioral Health Systems, which currently operates the Homeless Day Service Center, is one of five nonprofits participating in a partnership that will build and operate the one-stop shop for homeless services. The others include AIDS Athens, the Athens Area Homeless Shelter, the Athens Nurses Clinic, and Children First, formerly Athens-Oconee Court-Appointed Special Advocates. The Navy School Local Redevelopment Authority (LRA), a board appointed by former Mayor Heidi Davison developed the concept and is responsible for figuring out how the homeless will benefit. Local nonprofits formed a collaborative non-profit known as ARCH and submitted proposals for clinics, shelter beds, apartments, daycare, and other facilities at the Navy School. The LRA approved the submitted proposals and formed the Athens Homeless Property

Corporation (AHPC) which will act as the fiscal agent for the \$7.9 million awarded by the LRA for the development of the programs mentioned above. These programs will be administered by the non-profit collaborative known as ARCH. The housing and daycare plans are to be fulfilled in a very convenient manner. AHPC signed a deal with the Clarke County School District in 2009 to pay \$475,000 for six acres near Stroud Elementary School on Fourth Street, a convenient location because it's on a bus line and near the school, the labor department, DFACS and a Boys & Girls' Club. Approximately twenty townhouses that will serve as transitional homes for homeless families while they get back on their feet will be built on that land. So will a daycare that will serve both homeless children and paying clients and a home for young adults who were in foster care but have aged out of the system. AHPC will also lease an acre on North Avenue owned by Athens-Clarke County for \$1 per year, where the 13,000 square-foot one-stop centralized day center will be located. At that building, social workers will provide health care, counseling, job training and other services.

The Athens Homeless Property Corporation is seeking a utility contract between AHPC and the Unified Government--Public Utilities regarding the Athens Resource Center project. A subdivision plat has been submitted to ACC Planning and zoning for approval for the project. Since the project will be located on property currently owned by the Unified Government, applications for building permits, utility services, zoning, storm-water, etc. cannot be approved until the Mayor and Commission have approved a conveyance or lease of this property. The subdivision plat is being "held" and not recorded, pending Mayor and Commission approval.

Antipoverty Strategy

Efforts will be made to reduce the number of families living in poverty in Athens-Clarke County. Project areas are predominantly low-income census tracts (which also have high minority concentrations) with special priority given to Census Tracts 301 and 302, 6 and 9. Education is the key to reducing poverty. Various educational and job training programs currently operate in Athens-Clarke County including:

1. Georgia's Welfare-to-Work (WtW) Program which focuses on five strategies:
 - a. Integration of the WtW grant and principles into the State's workforce development efforts;
 - b. Broadened responsibilities for Workforce Investment Boards as governing boards, giving them oversight for the WtW grant;
 - c. Use of a comprehensive assessment process to determine the needs of the Temporary Assistance for Needy Families (TANF) customers served with WtW grant funds;
 - d. Provision of a full continuum of services to meet the customers' needs as they move to self-sufficiency; and
 - e. Full utilization of existing resources.
2. The Workforce Investment Act (WIA) was implemented as the Job Training Partnership Act (JTPA) was phased out on July 1, 2000. WIA combines several funding streams and proposes a new, more collaborative vision of workforce development in the state and in the nation. Mandated partners include DFCS, DRS, the Tech schools, JTPA, and DOL. The state Department of Labor is the designated state lead agency for implementation.

The Board is generally charged with assisting in developing a 5-Year state plan, advising the Governor and designating service delivery areas (known as

Workforce Investment Areas), and monitoring the performance of the statewide system.

The Local Workforce Investment Board (LWIB) has been appointed and contains at least 51% private sector representation as well as that of community-based organizations, schools, and social service agencies. This year, the LWIB will oversee the application process of local workforce training organizations to be certified on the statewide vendor list. By this method, customers may go wherever they determine their training needs will be best satisfied, either within or without the Workforce Investment Area. The LWIB will also be responsible for overseeing the development of a one stop employment and training system, with the first physical site being the Georgia Department of Labor's Athens Career Center.

The Youth Council, a subcommittee of the Workforce Investment Board, has been appointed and is overseeing the transition of former JTPA summer youth internship programs to year-round youth training programs.

3. Family Self-sufficiency Program - works with recipients of Section 8 rental housing vouchers and certificates to establish goals for reaching independence, including education and job training. Increased marketing of these programs through public education will be encouraged.
4. The community has come together through Partners For A Prosperous Athens (PPA) to develop comprehensive strategies to address poverty in ACC. Ten initiatives were identified that will have a long-term, high impact on reducing poverty. A successor organization called OneAthens was incorporated to align the strategic planning processes of the co-conveners so that funding can address the most important community needs. Actions are proposed that challenge our community to end the status quo and think in new ways to create a future without persistent poverty. The initiatives represent an opportunity to break the cycle of poverty.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

Although the non-homeless special needs population is difficult to enumerate, it is estimated that 11,170 Athens-Clarke County residents are in need of some form of supportive housing. One of the outcomes of the Continuum of Care is to establish supportive housing for all sub-populations of the homeless community as a high priority need and important resource within this community. This includes the elderly, frail elderly, persons with mental and physical disabilities, persons with drug or alcohol addictions, persons with HIV/AIDS and persons living in public housing.

Supportive Housing and Services for the Elderly & Frail Elderly

Private-sector corporations have built a number of assisted living establishments to serve the nearly 10% of the population that is over 55 in the area. Currently, a majority of the assisted living establishments take private pay clients only and have spaces available. Homes, typically nursing homes, that serve the oldest and more debilitated elderly, however, are commonly filled to capacity. In addition to private residential developments, the Athens Housing Authority designated Denny Tower and

Vine Circle for the exclusive use of the elderly. Currently, over 35% of the AHA units are occupied by elderly or near elderly residents.

Additional programs and strategies addressing the needs of the county's elderly and frail elderly population are centered in the Athens Community Council on Aging, which provides services including; outreach and counseling, Home Health Aides, Home Delivered Meals, Transportation, a Senior Center, a Retired Senior Volunteer Program, Senior Companions, Adult Day Care, Long Term Care Counseling, Senior Community Service Employment Program, and Community Education.

Supportive Housing for People with Drug & Alcohol Addictions

Advantage Behavioral Health Center currently operates several facilities throughout the Athens-Clarke County area which cater to men, women, and women with children suffering from drug and alcohol addictions. In addition, there exist several transitional facilities specifically for single men such as The Hope House, The Unity House, The Freedom House, The Jubilee House, and Strong Day Recovery Center. The Shepherd House currently provides housing and services for single women suffering from chemical dependency. Overcomers Ministries Inc. currently runs a transitional program called the Harvest House, which primarily targets single women who have recently been de-institutionalized and are ready to make the transition back into society.

Supportive Housing for People with Mental Disabilities, Mental Retardation, and Severe Emotional Disabilities

Mental Health Residential Services of Northeast Georgia (Northeast Georgia Center) provides various levels of support and assistance in locating, obtaining, and maintaining housing to people 18 years of age and older who have been diagnosed with a persistent and chronic mental illness. Referrals and placements in personal care homes are also available for those who cannot safely live independently or who require assistance with personal care. Other residential options are: transitional living for those who are moving from an institutional/hospital setting back into the community; long-term care for persons who choose to live independently but have an ongoing need for staff assistance; group living for individuals who require on-site support staff and who benefit from the social interaction of a roommate or peer; crisis stabilization/limited stay, limited to those who would otherwise be admitted to a psychiatric hospital; and partial hospitalization, which is an intensive day treatment program and focuses on symptom management as well as the enhancement of living skills.

According to the Residential Services Coordinator, approximately 170 individuals from Clarke County are receiving residential assistance from their organization. They have seen a steady growth in the number of people who need service. The greatest area of need with respect to housing their clients is the availability of affordable rental properties. To obtain services from the Northeast Georgia Center, individuals must be able and willing to pay for the cost of the housing and room and board (or reimburse the program if funds are available on their behalf). The average client of the Center pays for housing with a fixed-income social security check, which is on average about \$500 a month. Finding housing even at 50 percent (\$250) of their monthly income is difficult in Athens where there is a large supply of high-end rental properties targeting the University student population and the median rent is \$389. Housing that is available in the price range that many of their clients can afford is often in unsafe, dilapidated areas. One way that the Center is working with this situation is housing individuals together in a roommate-type situation where

possible. Another problem faced by the population is that individuals who have been convicted of crimes are prohibited from living in public housing, which might otherwise be a clean, safe, and ideal option for Northeast Georgia Center clients. Many individuals with mental illnesses do have criminal records, often for crimes such as vagrancy or breaking into an abandoned home for shelter. There is an apparent need for the community to increase the stock of affordable rental housing for persons with mental illnesses and disabilities.

Consumer Directed Community Support

Georgia Options is a agency founded in 1991 that supports people with disabilities to live in their homes and have typical life experiences. The organization grew from a group of people with disabilities, families, and advocates who were concerned about the living options available to people with developmental disabilities in Georgia. Counties served include Clarke, Oconee, Walton, Elbert, Greene, Madison, Oglethorpe, Jackson, Morgan, and Barrow. Georgia Options supports those who choose to live in their own apartments, condominiums, or houses. Georgia Options funding comes from Medicaid waivers, state funding, and private contributions.

Multiple Choices is a private, not-for-profit, 501(c)(3) corporation. Since the people who best understand life with a disability are those who live the experience each day, the majority of the Board of Directors are people with disabilities. Multiple Choices is dedicated to empowering people of all ages and with all types of disabilities to select living arrangements and the supports needed in communities of their choice. Centers provide services that help people develop their individualized plan towards full involvement based on their unique goals, strengths, needs and interests. Multiple Choices offers Peer Support and Mentoring, Information and Referral, IL Skills Training, Individual and System Advocacy, Equipment Loans, Assistive Technology, and Home Modifications.

Specific HOPWA Objectives

ACC receives no HOPWA funds.

No one really knows how many people in Athens are living with HIV, the virus that causes AIDS, because until recently Georgia didn't count cases. AIDS Athens provides short-term emergency assistance for people with AIDS and their families. Examples of the types of support they provide are emergency rent, utilities, and money for paying relocation expenses when individuals are threatened with homelessness. In order to qualify for the funds, individuals must have a regular mechanism to pay for their necessities and the period of need must be temporary. The coalition serves the 10-county region - Barrow, Clarke, Elbert, Greene, Jackson, Madison, Morgan, Oconee, Oglethorpe and Walton - and the 676 people in the region that the Northeast Health District reported are infected with the disease. Fewer than half the center's clients are Athens-Clarke residents; the next-largest group is from Barrow County, where 11 percent of the clients live. Half are African American; 62 percent are men. The coalition's office employs four people and a host of volunteers who support people with HIV and AIDS and their families.

Curbing the spread of HIV may be especially important in Athens, since research shows cases are on the rise in young people. People younger than 25, make up one-third of the U.S. population but account for about 50 percent of all new HIV infections in this country, according to the U.S. Centers for Disease Control and Prevention. The median age when an HIV patient is first diagnosed with the disease has fallen steadily - from 35 in 1978 to 25 in 1990, according to a study in the New

England Journal of Medicine. AIDS Athens has launched new programs to complement existing ones, all centered on the word "life."

AIDS Athens provides permanent supportive housing for people with HIV/AIDS through a Shelter plus Care program which allows them to provide subsidized rental assistance to eligible participants in scattered rental sites throughout Athens-Clarke County.

OTHER NARRATIVE

Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs vary depending on the program, however, there are some commonalities jurisdiction-wide:

Lack of funding - Between increased construction/rehabilitation costs, decreased housing affordability, consistent population growth, and persistent poverty, there simply is not enough money to meet the varied needs of Athens' lowest income residents.

Leveraging Resources

The process for obtaining "other" public and private resources to address needs identified in the Annual Action Plan involved a variety of partners in community development. The partners include non-profit corporations, local government departments, and state and federal government agencies. HUD funding is the nucleus of publicly funded housing and community development activities in Athens-Clarke County. The Action Plan identified over eight million dollars in direct HUD funding and program income for Athens-Clarke County agencies.

HCD received the following in new HUD Community Planning and Development (CPD) funding and program income:

- \$ 1,312,994CDBG
 - \$ 426,921.....HOME
 - \$ 287,540Local Funds
- \$2,027,455Total**

There was also approximately **\$7,000,000** in funds derived from the State of Georgia, local funds, and private fund-raising efforts in the community that addressed goals in the Action Plan.

For every HUD Community Planning & Development dollar available, community partners generated three dollars and 45 cents in non-federal dollars to address goals in the Action Plan. (**\$7,000,000** divided by **\$2,027,455**).

Managing the Process

The Athens-Clarke County Department of Human & Economic Development (HCD) is responsible for administering the Housing & Urban Development funded Community Development Block Grant and HOME programs. HCD is the lead agency responsible for planning and implementing the Consolidated Plan. Major public and private agencies responsible for administering the consolidated plan include the Athens Housing Authority, East Athens Development Corporation, Hancock Community Development Corporation, Athens-Clarke Heritage Foundation, Athens Land Trust, Athens Area Habitat for Humanity, ACTION, Inc., and goodwill Industries.

Significant Aspects of the Planning Process

The strategic planning process was based on the primary objective of Title I of the Housing and Community Development Act of 1974.

HCD developed a Community Stress Survey to prioritize community needs and with assistance from the Vision Committee, identified the greatest to least stressors within the community. In July 2011, HCD Department staff met with the Vision Committee to review and discuss those areas of funding need that are identified as follows:

- Affordable Housing Needs - Repair and Rehabilitation of Owner-occupied Houses
- Public Service Needs - Homeless Prevention Services
- Economic Development Need - Job Creation
- Public Facilities & Improvements Need - Homeless Shelter Construction
- Staff Identified Needs - HCD Revolving Loan Fund; Fair Housing Advocacy; and Leisure Services Public Facility & Improvement projects.

The Vision Committee's Community Stress Survey results identify stressors that in turn suggest areas of funding need that can be addressed with CDBG funding. Those needs identified by the Vision Committee through the Community Stress Survey were associated with one of the 12 goals in the strategic plan. There are

- 3 Affordable Housing Goals
- 3 Public Service Goals
- 3 Economic Development & Neighborhood Revitalization Goals; and
- 3 Public Facility Improvement Goals

The repair and rehabilitation of owner-occupied houses was associated with the preservation of the existing stock of affordable housing by ensuring proper maintenance. The need for homeless prevention services was associated with the goal to move homeless and those at risk of becoming homeless into stable housing. The need for job creation was associated with the Economic Development goal of encouraging the growth of existing businesses; and the need for Homeless Shelter Construction was associated with Public Facility Improvement goal to develop shelter space for families and individuals and alternatives for those who are unable to access traditional shelters.

During an August 9, 2011 Work Session with the Mayor and Commission, staff reviewed the annual process for identifying priority needs and goals, presented recommended Action Plan priority needs and goals, reviewed the proposed schedule of activities for the CDBG application and funding process, and presented July 1, 2010-June 30, 2011 agency progress reports. The Mayor and Commission approved the Action Plan priority goals on October 4, 2011. Priority Goals for this Action Plan are:

- Affordable Housing - Preserve the existing stock of affordable housing in Athens-Clarke County by ensuring that it is properly maintained.
- Public Services - Move homeless and those at risk of becoming homeless into stable housing.
- Economic Development - Encourage the growth of existing businesses to create jobs for low to moderate income residents.
- Public Facilities and Improvements - Develop additional shelter space for families and individuals and alternatives for those who are unable to access traditional shelters.

CDBG applications were available on October 11, 2011 and were due on December 9, 2011. CDBG applications that addressed the prioritized goals and included a multi-year

funding plan received additional points in the review process and a higher rating than those applications that address lesser priority goals within the Consolidated Plan.

HCD staff provided technical assistance to potential applicants from October 11, 2011 through December 9, 2011. The department received 27 CDBG applications requesting a total of \$1,639,162 in CDBG funding.

HCD staff met with the Mayor and Commission at the March 13, 2012 Work Session to present staff CDBG funding recommendations. The planning process identified and prioritized community resources, community needs, and gaps in services. Once needs, gaps, and resources were analyzed and prioritized, staff developed specific goal statements and strategies to address the gaps and needs, solicited proposals, analyzed each application for funding, and recommended funding strategies to the Mayor and Commission.

Actions to Enhance Coordination

CDBG & HOME funded Homebuyer Programs in Athens-Clarke County are administered by the East Athens Development Corporation (EADC).

EADC is the primary provider of homebuyer programs in Athens-Clarke County. At the urging of HCD, EADC has developed partnerships for program components with other housing service providers in the community documented through official memoranda of agreements. Program partners include the Athens Housing Authority, the Athens Land Trust, and Athens Area Habitat for Humanity.

HCD has also created the Athens-Clarke County Affordable Housing Roundtable. The Athens-Clarke County Affordable Housing Roundtable is composed of the previously mentioned affordable housing providers, representatives from the mortgage and banking industry, and academics from the University of Georgia. The purpose of the Athens-Clarke County Affordable Housing Roundtable is to improve inter-agency collaboration and planning for the development of affordable housing.

HCD will also continue to provide financial and administrative support in the efforts of the Northeast Georgia Homeless Coalition. The coalition, a non-profit organization that coordinates agencies targeting the homeless population, conducts the annual count to help area shelters and soup kitchens determine the needs of the homeless population in Athens.

Citizen Participation Process Summary Annual Action Plan IV

July 20, 2012	Survey Vision Committee on Community Stressors
September 11, 2012	Mayor and Commission Work Session on Action Plan IV Priorities
September 20, 2012	Mayor and Commission Agenda Setting for Action Plan IV Priorities
October 2, 2012	Mayor and Commission Voting Meeting on Action Plan IV Priorities
October 7, 2012	Publish Notice for CDBG Public hearing & application release
October 11, 2012	CDBG Release of Application meeting At HCD Office
December 7, 2012	CDBG Applications due at HCD
January 22, 2013	Vision Committee meeting to review CDBG applications
February 12, 2013	Mayor and Commission Work Session on funding recommendations
March 21, 2013	Mayor and Commission Agenda Setting on funding recommendations

April 2, 2013 Mayor and Commission approve July 1, 2013-June 2014 Action Plan IV
April 12, 2013 Action Plan 30 day public review

Summary to Broaden Public Participation

HCD uses a variety of methods to involve citizens in the decision-making process for the Consolidated Plan. The purpose is to encourage citizen participation, with particular emphasis on participation by persons of low and moderate income and residents of slum and blighted areas and areas in which community development funds are proposed to be used. All aspects of citizen participation are conducted in an open manner and every reasonable effort is made to include low and moderate income persons, minorities, the elderly, handicapped, project area residents, and civic groups. Citizens are provided with timely and adequate information, as well as technical assistance and are encouraged to express their views and submit proposals eligible for community development funds. Notice of all public hearings are published as a retail ad in the nonlegal section of the newspaper of general circulation (in this case, the Athens Banner-Herald) approximately 10 days prior to the time of any public hearing and includes time, date, location, amount of funding, and the topics to be discussed at the public hearings. Special effort is made to include participation by minority groups including African-Americans and those of Hispanic origin. The proposed Consolidated Plan and Annual Action Plans are posted on the ACC website in advance of all meetings associated with CDBG and HOME funding. Announcements are also made on ACCTV, the government cable channel. The department also uses radio advertising, direct out reach, and other techniques for special events and programs.

HCD is seeks citizen comments at public meetings and hearings regarding all aspects of the development of this Consolidated Plan. Comments received during the 14 day review period for the CAPER will be included in the final report to HUD and the community.

Geographic Areas Summary

The Unified Government of Athens-Clarke County is a consolidated form of government and is the only governing body within the jurisdiction. Athens-Clarke County, comprised of 125 square miles, is the smallest in land area of Georgia's 159 counties. It was the twenty-fifth county created in the state and is located approximately 65 miles NE of Atlanta, Georgia. According to the 2000 Census, Clarke County was the fourteenth most populous county in the state with 101,489 residents. (In 1990, the census reported 87,594 people.) The Athens-Clarke County Planning Department estimates the 2005 population at 108,222.

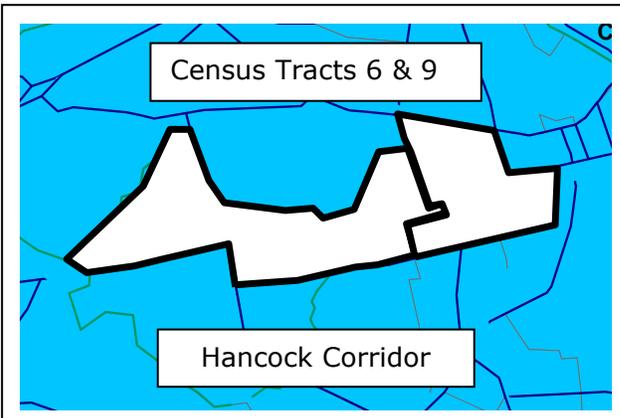
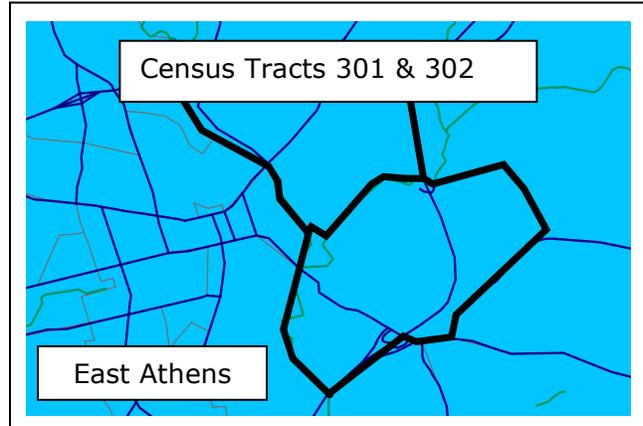
U.S. Census Quick Facts for Clarke County, GA

	ACC	Georgia
Population, 2010	116,714	9,687,653
Population, percent change, 2000 to 2010	15.0%	18.3%
White persons, percent, 2010	61.9%	59.7%
Black persons, percent, 2010	26.6%	30.5%
Persons of Hispanic or Latino origin, percent, 2010	10.4%	8.8%
White persons not Hispanic, persons, 2010	57.1%	55.9%
High school graduates, % of persons age 25+, 2005-2009	84.6%	82.9%
Bachelor's degree, % of persons age 25+, 2005-2009	41.2%	27.1%
Veterans, 2005-2009	5,603	717,855

Housing units, 2009	50,670	4,063,548
Homeownership rate, 2005-2009	44.6%	67.5%
Households, 2005-2009	42,151	3,417,298
Persons per household, 2005-2009	2.47	2.70
Median household income, 2009	\$32,727	\$47,469
Persons below poverty level, percent, 2009	36.3%	16.6%

Neighborhood Revitalization Areas

The achievement of HCD’s mission requires a focus on socially and economically distressed areas for revitalization. Revitalization involves a comprehensive effort of services and investment in specific neighborhoods in order to improve the social and economic conditions and ultimately re-create a viable community. ACC has focused on 2 areas for revitalization: East Athens and the Hancock Corridor. East Athens is identified as Census Tracts 301 and 302. Census Tracts 301 and 302 have 7,795 residents. 78% of the residents were



considered to be of low or moderate incomes and over 78% are reported as minorities. Census Tracts 6 and 9, the Hancock Corridor, have 5,695 residents and approximately 60% are reported as minority. When the percentage is averaged between the two census tracts over 86% of the residents of Census Tracts 6 and 9 have low to moderate incomes.

and the MFI for Census Tract 9 at \$13,708, or approximately 33% of the MFI for Athens-Clarke County. Of the 1,148 housing units in Census Tract 6, over 85% are renter occupied. There are 1,561 housing units in Census Tract 9 of which 79% are renter occupied.

The 2000 Census reports the MFI in Census Tract 6 at \$21,731, 52% of the MFI for Athens-Clarke County,

These Census Tracts have large public housing complexes and significant concentrations of low income residents. Many of the homes are older and a large percentage of the residents are renters. Each Census Tract is considered to be low or moderate income since 70% or more of its residents earn low to moderate incomes. It is for these reasons that Census Tracts 301, 302, 6, and 9 have been designated as focus areas for CDBG and HOME investments.

Along with the establishment of neighborhood revitalization areas, HCD has worked to create non-profit community-based development organizations such as the East Athens Development Corporation (EADC) where institutional gaps existed. Athens-Clarke County is also working with the Hancock Community Development Corporation to increase their capacity to deliver programs and manage projects as a

community-based development organization. The Athens Housing Authority and the Athens Land Trust are also developing new owner-occupied housing opportunities focusing on these neighborhood revitalization areas. These approaches, along with the goals identified in the Strategic Plan, are designed to reduce the number of families living in poverty and increase homeownership in Athens-Clarke County.

In general, the lowest income households are found in and around the central business district in the four census tracts that have been the foci of Athens-Clarke County's CDBG and HOME housing and community development activities.

CDBG and HOME funds will be used to deliver housing and community development services on a county-wide basis with priority given for projects located in neighborhood revitalization areas.

Basis for Allocating Investments

According to federal regulations, 70% of CDBG funds must benefit residents with low to moderate incomes (less than 80% of the median income for the county). Historically, nearly 100% of ACC's CDBG & HOME funds directly benefit low to moderate income residents.

Institutional Structure

The institutional structure, including private industry, nonprofit organizations, and public institutions, through which the jurisdiction carries out its housing and community development plan, including an assessment of the strengths and gaps in that delivery system follow.

Human and Community Development Department

The Athens-Clarke County Housing and Community Development Department (HCD) is responsible for identifying problems and needs that exist in the community and for identifying and securing resources needed to effectively address these problems and needs. The department encourages efforts to enable, empower, and involve the disadvantaged; address the causes of crime; work to enhance the quality of life of all citizens; and to help ensure that the unified government will be responsive to the needs of all citizens. HCD consists of a director and ten staff members that support the mission to provide affordable housing, economic opportunities, and a suitable living environment. HCD contracts with various non-profit and faith-based organizations to carry out their mission. HCD also contracts with private businesses for the development and creation of jobs and for housing construction, rehabilitation, and repairs. Contracts for the delivery of housing and community development services are performance based and adhere to HUD regulatory guidelines. Partner agencies within the institutional structure include:

East Athens Development Corp. (EADC), Inc.

EADC is a 501 (c) (3) Community Based Development Organization, established in 1993 to revitalize East Athens. EADC provides community based micro-enterprise training and support, and job development and affordable housing services. EADC is a HUD Certified Housing Counseling Agency and a Community Housing Development Organization (CHDO). Housing programs include: Home Buyers Club, housing counseling, housing rehabilitation, owner occupied rehab, down payment assistance, ADA accessibility, and new construction.

Hancock Community Development Corporation (HCDC)

HCDC is a 501 (c) (3) Community Based Development Organization, established in 1999 to revitalize parts of the Hancock Corridor. HCDC provides affordable housing services and is seeking HUD Certified Housing Counseling Agency status.

Athens Housing Authority

The Athens Housing Authority (AHA) provides secure, affordable, quality housing, and resources which encourage and sustain independence for wage earners, the elderly, and their families. The Athens Housing Authority manages and administers 1,255 units of public housing in the community. In addition, AHA is involved in a number of local affordable housing initiatives. Their experience in housing finance and construction enhances and augments housing options for all residents of Athens.

ACTION, Inc.

ACTION offers emergency repair for elderly or disabled home owners, heating assistance, weatherization, and the Full Plate food program. Unfortunately the agency no longer operates the Head Start program due to fiscal and organizational problems.

Athens-Clarke Heritage Foundation

The Athens-Clarke Heritage Foundation seeks to preserve the architectural, historical and cultural heritage of the community through workshops, lectures, exhibits and tours. The Heritage Foundation also manages the annual Hands on Athens event.

Athens Land Trust

Athens Land Trust (ALT) is a private, non-profit 501(c)(3) corporation established in 1994 with the dual goals of land preservation and affordable, energy efficient housing. ALT is a recognized CHDO operating in Athens-Clarke County. Their CHDO activities include acquisition and rehabilitation of single-family housing.

AIDS Athens

AIDS Athens is a non-profit organization that helps meet the needs of those infected with HIV/AIDS. Clients are provided with rental assistance, and other supportive services such as mental health, rehabilitation, education, and vocational rehabilitation.

Athens Area Homeless Shelter

The focus of the Athens Area Homeless Shelter (AAHS) is to provide a transitional facility for homeless women and their children. The program which goes by the name "Almost Home" furnishes long term residential support to women and children who are open to the life changes necessary for healthy self sufficiency. "Almost Home" represents a holistic approach to addressing the disaster and quagmire of homelessness and hopelessness in people's lives. "Almost Home" offers shelter, food, childcare, counseling, training, transportation, and resettlement help. The AAHS also administers the Job TREC program and the Nancy Travis House programs. The Job TREC program offers job readiness, case management, and follow up services to hundreds of people locally. The Nancy Travis House program provides a voucher-based child care service for homeless parents.

Athens Neighborhood Health Center

Athens Neighborhood Health Center offers outpatient health care services to anyone, regardless of ability to pay, and provides primary health care for children, adults and

the elderly, including family planning, diabetes treatment, and some laboratory services.

Athens Nurses Clinic

Athens Nurses' Clinic provides free health care services to homeless and low income individuals and families in need of assistance. They offer free blood pressure checks and blood sugar monitoring, STD and HIV testing and dental services for homeless clients.

Athens-Oconee CASA

CASA (Court Appointed Special Advocates) provides trained volunteer advocates for abused and neglected children who protect the best interests of the child in seeking the most appropriate, safe, stable, and permanent placement for the child.

Advantage Homeless Day Service Center

The Homeless Day Service Center, operated by Advantage Behavioral Health Services, offers intensive case management services and housing resettlement assistance to homeless people in Athens-Clarke County. The center is located in an accessible location on Peter Street where clients can also receive mail and use the telephone and have access to showers and laundry appliances.

Georgia Options

Georgia Options supports people with disabilities to live in their homes and have typical life experiences. Georgia Options funding comes from Medicaid waivers, state funding, and private contributions.

Interfaith Hospitality Network

Interfaith Hospitality Network serves homeless families by mobilizing religious communities to provide shelter and meals, by working with families to overcome barriers to self-sufficiency, and by raising awareness of social justice issues.

Project Safe

Project Safe is a local, non-profit organization that provides a safe Shelter, a 24-hour Hotline, Referrals and Support Groups for women, and their children, who are victims of domestic violence.

Other citizen-based groups

There are other citizen-based groups in addition to CDBG and HOME funded agencies that contribute to improved quality of life in ACC *and* a better environment for business expansion and more jobs. These include the Athens Grow Green Coalition, the Upper Oconee Watershed Network, BikeAthens (which provides free bikes, training and riding gear to folks without transportation), the Oconee River Land Trust, the Oconee Rivers Greenway Commission, the Sandy Creek Nature Center, Inc., CleanAirAthens, the Northeast Georgia Children's Environmental Health Coalition, the ACC Community Tree Council, and others. Some of these are advocacy groups that have a direct or indirect influence on public policy and the regulation of private industry. Their impact on the standard of living in Athens-Clarke County should not be underestimated.

Strengths and Gaps in the Service Delivery System

State agencies, the local government, nonprofit organizations, businesses, financial institutions, and other organizations help carry out numerous housing and community development policies and programs in Athens-Clarke County (ACC).

Athens-Clarke County faces the kinds of poverty issues common to many metropolitan communities. Even when the University's student population is taken into consideration, symptoms common to persistent poverty are stark. For example, Athens has one of the highest poverty rates in the state; it is a "housing stress" community; both its high school drop-out rate and the rate of teen pregnancy are problematic; and it ranks near the bottom on several key indicators of community wellbeing including child and elder poverty.

The Mayor of the Unified Government of Athens-Clarke, the President of the Athens Area Chamber of Commerce, the Clarke County Superintendent of Education, the Director of the Family Connection Partnership, and the Director of Community Relations for the University of Georgia established a cross-cultural, grass roots committee of over 300 citizens that is supporting and developing a plan for continuous improvement, clear and honest communication, and collaborative partnering between all community interests and institutions. Superior Court Judge Steve Jones served as the chair of the steering committee. The work of the initiative is being conducted by a steering committee jointly appointed by six conveners. The Steering Committee is worked with citizens of the community to identify the most pressing problems and challenges to develop collaborative strategies for addressing them. This Steering Committee is called "Partners for a Prosperous Athens," and utilizes the expertise of a Community Resource Team made up of interested community service organizations. The University of Georgia's Fanning Institute provided facilitation and staff support.

Strengths

In reference to the strengths and gaps in the service delivery system, one of the greatest strength is the experience of the staff of the Human & Economic Development Department and that of the major partners who administer the Consolidated Plan programs.

The community's capacity to build more affordable housing units has increased significantly over the last few years. The Athens Housing Authority, Athens Area Habitat for Humanity, and the Athens Land Trust have competent and responsible staffs to carry out the necessary details of the affordable housing programs. In addition, the Athens Housing Authority can issue tax-exempt housing revenue bonds. Their ability to finance tax exempt revenue bonds has aided the development of other affordable housing in the community.

ACTION, Inc. has improved their capacity to repair more homes through the emergency repair program for elderly or disabled homeowners and the Athens-Clarke Heritage Foundation is serving more families through the historic preservation program "Hands on Athens".

The Clarke County School District Early Head Start and Head Start program now provides early educational and developmentally appropriate activities for children in Athens-Clarke County. The Office of Early Learning works closely with Little Ones Academy to provide high quality center-based early learning and care to Early Head Start and Head Start children, and provides child development instruction to families in a home-based environment. Early Head Start and Head Start staff members receive special training in the area of child development, early childhood education, health, nutrition, and program evaluation. Family Engagement Specialists are also available to support families and link them with community resources.

Other institutional strengths include the ability to layer different sources of subsidy to maximize eligible activities associated with the construction of affordable housing such as was accomplished with the construction of Fourth Street Village. The combination of local resources, and federal and state funds, or the layering of HOME dollars and Low Income Housing Tax Credits, are examples of this strength.

Gaps

The largest gap thus far has been the lack of flexible financial resources to carry out each program to address the levels of need in various community development programming in Athens-Clarke County. According to Doug Bachtel, UGA professor of housing and consumer economics and a demographics expert, vital statistics information shows that from 1994 to 2003, 42.5 percent of births in Athens-Clarke County were to unwed mothers. Closer inspection reveals 23.8 percent of all births to white women, and a staggering 75.4 percent of births to minority women, were to unwed mothers. This translates to low levels of educational attainment, high dropout rates, poor educational outcomes (SAT scores), low income, high unemployment rates, intergenerational poverty, and poor health which form the core of the housing and community development needs in Athens-Clarke County.

The southeastern United States has traditionally had high rates of counties in poverty. In fall 2001 the University of Georgia secured federal funds to study the need and potential support for a federal commission in areas of the historic cotton-growing region of the Southeast. A study was commissioned and a region of persistent poverty in 242 counties has been identified in Alabama, Florida, Georgia, Mississippi, North Carolina, South Carolina, and Virginia. Athens-Clarke County is one of those counties that has exhibited persistent poverty rates higher than the national average over the course of thirty years.

Along with the other 241 counties, Athens-Clarke County has a lower output of goods and services, is more dependent on low wage manufacturing, and our citizens are more dependent on government and dividends for household income and their household income is lower than counties not considered a part of this region of persistent poverty.

So for these reasons, even though there is a strong continuum of housing and community development services available through several mature non-profit organizations and faith-based groups, Athens-Clarke County has gaps in service delivery due to the scale of need by our lowest income residents.

The community has come together through Partners For A Prosperous Athens (PPA) to develop comprehensive strategies to address poverty in ACC. Ten initiatives were identified that will have a long-term, high impact on reducing poverty.

A successor organization called OneAthens was incorporated to align the strategic planning processes of the co-conveners so that funding can address the most important community needs.

Actions are proposed that challenge our community to end the status quo and think in new ways to create a future without persistent poverty. The initiatives represent an opportunity to break the cycle of poverty. The initiatives to fill local gaps include:

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- The formation of a regional economic development organization to proactively market the region to prospects interested in bringing new industry to the region and to encourage the retention and expansion of existing businesses
 - Provide every child ages 0-5 years with access to a quality school-readiness program
 - Create new public education models that reflect extensive community involvement, shared governance, and new partnerships to meet the diverse needs of our children and communities
 - Create a state-of-the-art career training center, for youth and adults
 - Provide a single place where families can access education, healthcare, social services, and job training resources
 - Increase coverage and accessibility of public transportation in Athens and the surrounding region.
 - Develop a comprehensive housing strategy to address the housing needs of the entire Athens community.
 - Create a health foundation to support comprehensive delivery of primary and specialty health services for those living in poverty and near poverty.
 - Reduce the teen pregnancy rate by providing comprehensive teen pregnancy prevention programs at schools, in places of worship, and in neighborhoods.

Strengths and Gaps in the Delivery System for Public Housing

The number of available public housing units in Athens-Clarke County as of 2006 was 1,242. This public housing stock is comprised of 89 efficiency apartments, 339 one-bedroom units, 349 two-bedroom units, 293 three-bedroom units, 136 four-bedroom units, 31 five-bedroom units, and 5 six-bedroom units.

In April 2003 the Athens Housing Authority sold 28 units of Parkview Extension to the University of Georgia. The Athens Housing Authority will be utilizing its net proceeds from the sale of these units to further the cause of affordable housing in Athens by constructing or acquiring affordable housing units. These units shall be constructed for extremely low income, very low-income, low-income, and /or moderate-income people in Athens. If possible, the AHA (either by themselves or in conjunction with private and/or non-profit partners) will leverage this funding to create the maximum number of units possible – perhaps into the hundreds of new affordable housing units.

In January 2003, the Authority's new Central Office located at 300 South Rocksprings Street was completed. This move has enabled the Authority to enhance its operations by housing all of its departments under one roof for the first time in many years. In addition, it allowed the AHA to return four dwelling units previously utilized for office space to the rent rolls for occupancy by limited income families. Finally, the Athens Housing Authority is the first public housing authority in the nation to successfully secure a private mortgage to pay for the construction of this new facility. The mortgage provides the AHA the ability to return Capital Fund Program monies, initially utilized for the construction, back into the Authority's housing modernization program keeping apartment renovation schedules on target.

The Authority submitted a disposition application to HUD to donate four dwelling units, and associated property, in the Nellie B Apartments (the East Athens Neighborhood Revitalization area) to the Athens-Clarke County Unified Government for the East Athens Police Substation Project. The substation is manned twenty-four hours per day with a total staff of thirty officers. This collaboration benefits ACC by

allowing much shorter response times in this part of the community. The Authority benefits by having a constant police presence in the Nellie B community.

In addition, recognizing the unique lifestyle needs of both the elderly and disabled, the AHA was approved by HUD to designate 115 units comprising the entire Denney Tower high-rise and 25 units of Jack R. Wells known as Vine Circle for the elderly only. Within the same application, the AHA also requested the designation of 30 units located in various neighborhoods for the disabled.

Utilizing its power to issue tax-exempt bonds, the Athens Housing Authority is partnering with owners of private sector, subsidized housing to improve their housing stock and stabilize neighborhoods. Currently the AHA is engaged in the issuance of two additional tax-exempt bond programs, which should come to fruition in the next year. These would finance the construction of two new Low Income Housing Tax Credit properties. Athens Housing Authority tax-exempt housing revenue bonds has aided the development of other affordable housing in the community including the renovation of the historic Georgian Hotel in downtown Athens; the renovation of Bethel Church Homes, a significant downtown apartment complex; the development of Oak Hill, an apartment complex designed for working families; and, the development of four residence halls, dining hall, and parking deck at the University of Georgia.

The Athens Housing Authority announced plans to redevelop Pauldoe in 2013. AHA is working with Columbia Residential, a private developer, and demolished the complex's 120 units with plans to replace them with a \$40 million to \$50 million, 300- to 375-unit upscale development where public housing tenants — often the poorest of the poor — will mingle with working- and middle-class residents.

Organizational relationship between ACC and the Athens Housing Authority:

The Athens Housing Authority (AHA) has a six-member board. The Athens-Clarke County Mayor appoints AHA Board members. Five of the Commissioners serve five-year, rotating terms. The Resident Commissioner is appointed annually.

Program Monitoring

All Athens-Clarke County sub-recipient agencies are monitored annually to provide technical assistance and ensure compliance with CDBG and HOME regulations. Agencies are also provided with on-going technical assistance as well as opportunities to attend work-shops regarding issues such as procurement and contracting.

Each CDBG and HOME funded agency is provided technical assistance throughout the year and each project is monitored for compliance documentation at least once during the program year. In addition, sub-recipient agencies are required to submit monthly progress reports to help HCD identify programs or projects that may need adjustments or changes during the program year. Outputs and outcomes are tracked and budgets are monitored to aid in overall program analysis. HCD staff, along with CDBG and HOME funded agencies, work to ensure that the programs identified in the Action Plan are successfully implemented in a timely manner.

CHDO Monitoring Procedure

All Community Housing Development Organizations (CHDO) are monitored on an annual basis by HCD to ensure that the organization has the legal status and organizational structure to maintain CHDO status. Included in this monitoring will be

an evaluation of the CHDO's performance including, but not limited to, completion of funded projects, staffing levels, financial resources, board composition, record-keeping and compliance.

Lead-based Paint

During the last program year, Athens-Clarke County coordinated efforts for lead paint identification and abatement with other local agencies including the Athens Housing Authority, Athens Land Trust, and EADC, Inc. The primary focus of the housing activity in Athens-Clarke County is in the Neighborhood Revitalization Area Census Tracts 6, 9, 301 and 302. According to HCD policy and procedure, all existing properties to be rehabilitated under HCD programs and built prior to 1978, a survey of Lead-based Paint must be included in the environmental study. The investigation must be completed according to EPA and HUD guidelines on properties that fall under the requirements of these agencies. If such materials exist on the properties the Qualified Environmental Professional must include recommendations for the management or abatement of these materials according to all EPA and HUD guidelines.

The Emergency Repair Program operated by Action, Inc. utilizes the criteria for exemption under Subpart B, 35.1115(a)(9), Emergency Repair, in that all the repairs to qualified owner occupied units are restricted to only those hazards that pose "an imminent danger to human life, health or safety or to protect the property from further structural damage". All recipients of assistance are low income and over 62 years of age. In addition, all repairs are limited to less than \$5,000, which is below the minimum threshold for LBP interim controls.

All repairs presume the existence of lead based paint, implement safe work practices, and require a clearance examination of the worksite in accordance with 35.1340 unless said rehabilitation did not disturb a painted surface. No units are repaired under these exemptions where a child under the age of 6 years is expected to reside in the dwelling. Other units that were repaired were exempt under the provisions of Subpart B §35.115(a)(8) Non-Disturbance of a Painted Surface.

Of the 42,126 housing units in the County, nearly 11% were built prior to 1980 that means these units carry a risk of lead hazard. Prior to initiating housing activities involving CDBG and HOME funds, an assessment of the home is done to determine the presence and/or level of lead-based and work write-ups prepared to reflect this assessment. Housing providers such as Athens Housing Authority, East Athens Development Corporation, Athens Land Trust, and ACTION incorporate Interim Controls and Safe Work Practices are followed on each project in order to reduce human exposure to lead-based paint hazards.

Staff reviewed 62 housing units during the program year under guidance from the National Environmental Policy Act and the Lead-Safe Housing Rule and 70% of those units were built before 1968.

Summary of Assisted Housing

There are seven assisted housing developments in Athens-Clarke County identified in the following table.

Property Name	Address	Rent Range	Bedrooms	Units
Athens Gardens Apartments	135 Coleridge Court	\$450-\$610	64 -2 bedrooms 12 - 3 bedrooms	100
Booker	147 Booker Street	\$450-\$610	1 - 2 bedrooms 1 - 3 bedrooms	100
Clarke Gardens Apartments	110 Carriage Court	\$450-\$610	56 -2 bedrooms 20 - 3 bedrooms	100
Dogwood Park	198 Old Hull Rd.	\$155-\$525	68 -2 bedrooms 52 - 3 bedrooms	127
Knollwood Manor Apartments	205 Old Hull RD	\$503-\$553	32 -2 bedrooms 32 - 3 bedrooms	64
Oak Hill Apartments	105 Oak Hill Dr.	\$499-\$574	22 -2 bedrooms	23
Fourth Street Village	690 Fourth Street	\$237-\$780	20 - 1 bedrooms 70 - 2 bedrooms 30 - 3 bedrooms	120

ACC has approximately 7,600 households with 3 or more persons. This translates to 29,257 renters or 56% of the total rental population that requires a unit with 3 or more bedrooms. The average poverty rate in ACC is 28% that translates to 2,128 households in ACC that may need rental assistance. There are over 1,200 units owned by the Athens Housing Authority. There are 360 2 and 3-bedroom units identified as assisted in the table above. This leaves a gap of 568 units to be covered by the Georgia Department of Community Affairs provision of rental subsidies to over 600 ACC residents through the Section 8 program. In addition ACC is assisting with HOME funds in the construction of the Fourth Street Village development that will be a 120-unit mixed-income, multi-family community consisting of one, two and three bedroom units. The development will target families with incomes between 30% Area Median Income (AMI) to 60% AMI. Market Rate units will also be available. Rents will range from \$205/month (30% AMI – 1 bedroom) to \$805/month (Market Rate – 1 bedroom).

ACC Median Family Income (MFI) is about 15% lower than the State of Georgia. ACC Fair Market Rent on average is about 22% lower than the State rents. When compared to other Georgia cities, the Fair Market Rent in Athens is less than that in Macon and more than in Albany and Savannah. Income and wage requirements to afford an apartment or home mortgage is about 20% less on average in ACC when compared to the State of Georgia. An affordable 2-bedroom unit at Fair Market Rents in ACC requires an annual income of \$21,760.00 with an equivalent hourly wage of \$10.46 at 40 hours per week. Fair Market Rent for a 2-bedroom unit is \$544, for 3-bedroom unit it is \$743, and for a 4-bedroom unit it is \$895. Based upon Census 2000 Economic data about 19% of ACC families earning \$50,000.00 to \$74,999.00 earn at least the 2002 median area income for ACC. Approximately 5,787 or 29% of

ACC families fall below the income threshold to own or rent beyond a 2 bedroom home. Without these developments there would be a much smaller range of housing opportunities for lower-income households in Athens-Clarke County. These units are either newly constructed or have recently been renovated and there are no plans to close or discontinue service to families.

Certifications of Consistency

The department approved certifications of consistency with the Consolidated Plan for the Athens Area Homeless Shelter, Salvation Army, Interfaith Hospitality Network, Casa de Amistad, AIDS Athens, Project Homeless Connect, and Athens Housing Authority's Consolidated Plan.

Consolidated Plan Annual Action Plan and CAPER Citizen Comments

Citizen Participation Process Summary Annual Action Plan IV

July 20, 2012	Survey Vision Committee on Community Stressors
September 11, 2012	Mayor and Commission Work Session on Action Plan IV Priorities
September 20, 2012	Mayor and Commission Agenda Setting for Action Plan IV Priorities
October 2, 2012	Mayor and Commission Voting Meeting on Action Plan IV Priorities
October 7, 2012	Publish Notice for CDBG Public hearing & application release
October 11, 2012	CDBG Release of Application meeting At HCD Office
December 7, 2012	CDBG Applications due at HCD
January 22, 2013	Vision Committee meeting to review CDBG applications
February 12, 2013	Mayor and Commission Work Session on funding recommendations
March 21, 2013	Mayor and Commission Agenda Setting on funding recommendations
April 2, 2013	Mayor and Commission approve July 1, 2013-June 2014 Action Plan IV
April 12, 2013	Action Plan 30 day public review

HCD surveyed the Vision Committee to establish Action Priorities for the year in July 2012. Those priorities were approved by the Mayor and Commission by vote on October 2, 2012. HCD hosted a CDBG application workshop for the July 1, 2013-June 30, 2014 Annual Action Plan on October 11, 2012 where non-profit agencies, faith-based organizations, and business representatives were in attendance to learn how they may access these federal funds for the provision of housing and economic development activities to benefit low to moderate income people in Athens. At the workshop HCD staff provided technical assistance to local applicants in planning projects and proposals that were due on December 7, 2012. The department received dozens of proposals requesting over \$2,000,000 in CDBG funding. The proposed Consolidated Plan and Annual Action Plan was made available for review and consultation at several locations in Athens-Clarke County and for neighboring jurisdictions at the NE GA Regional Development Center.

HCD staff reviewed, rated, and ranked each application. Those rankings were presented to the Vision Committee for their input and advice on January 12 2013. On February 12, 2013 staff presented CDBG funding recommendations to the Mayor and Commission at the Manager's work session.

Action Plan Public Review Period and Public Hearing

An advertisement notifying the public of the Public Review Period and Public Hearing was published in the Athens Banner Herald on March 24, 2013. All proposed CDBG and HOME funded projects were identified in the advertisement. The final Public hearing was held at the regularly scheduled Commission meeting on April 2, 2013 where the A-CC Mayor and Commission formally approved the CDBG and HOME Action Plan for July 1, 2012 – June 30, 2013. The July 1, 2012 – June 30, 2013 Action Plan was available for public review and comment on April 12, 2013 at the following locations:

A-CC Housing and Community Development Department
A-CC Mayor's Office and Manager's Office
A-CC Regional Library
Athens Housing Authority
Northeast Georgia Regional Development Center (RDC)
East Athens Development Corporation
Hancock Community Development Corporation

During the review periods, HCD accepted written comments via mail, fax, letter, or phone. The Proposed Consolidated Plan (Annual Action Plan) was also available on disk for citizens to check out and review; and free copies of the proposed plan were available upon request.

The department received no comments.

Substantial Amendment

HCD notified the public regarding a Substantial Amendment to the Annual Plan on Sunday, December 29, 2013 stating that the Athens-Clarke County Unified Government planned to reprogram \$210,000 in prior year Community Development Block Grant funds and amend the FY14 (July 1, 2013-June 30, 2014) Annual Action Plan. The amendment included \$135,000 for the Athens-Clarke County Leisure Services Department for energy conservation improvements at Bishop Park, the East Athens Community Center, and to replace the ADA lift elevator to access the theater stage at the Morton Theatre. The amendment also included \$37,500 for the Athens Land Trust to acquire 3 lots for the development of affordable single-family housing for sale to first time homebuyers. The amendment also included \$37,500 for the Athens Land Trust's micro-enterprise assistance program for agricultural-based business development workshops and coaching.

The department received no comments.

Consolidated Annual Performance and Evaluation Report

HCD also notified the public that this document, the Consolidated Annual Performance and Evaluation Report (CAPER), was available for public review in an advertisement stating the CAPER provides information on how the Unified Government of Athens-Clarke County used Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) entitlement funds received for fiscal year July 1, 2012 – June 30, 2013. The ad, which ran on Sunday, September 7, 2014, explained that the CAPER contains a concise description of the activities for which CDBG and HOME funds were budgeted and expended during the fiscal year; that the beneficiaries of the activities, as well as, information on the funded agencies' accomplishments, are included in the CAPER. The ad also noted that each location is accessible to people with disabilities.

The ad stated that the CAPER for Athens-Clarke County would be available for public review at a variety of locations from September 12 through September 25, 2014 and that HCD accepts written public comments until 5:00 pm, September 25, 2014. HCD accepts written comments during the review periods at HCD via mail, fax, letter, or phone. The CAPER was also available in digital format and free copies of all HUD related reports are available upon request. Copies of all related citizen participation announcements are in the Appendix of this document.

Citizen Comment

The department received _____ comments during the review period.