2020-2024 Consolidated Plan and 2020 Annual Action Plan

DRAFT – March 2020

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FIVE-YEAR CONSOLIDATED PLAN

For Program Years 2020 to 2024

ANNUAL ACTION PLAN

For Program Year 2020

CITY OF ATLANTA, GEORGIA

Department of Grants and Community Development

DRAFT – March 2020

Prepared in collaboration with the City of Atlanta by
Mosaic Community Planning, LLC

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OMB Control No: 2506-0117 (exp. 06/30/2018)

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1. **Introduction**

The city of Atlanta was founded in 1837 at the end of the Western & Atlantic railroad line. The city became the state capital in 1868 and grew to become the leading economic center in the Southeast U.S. Atlanta is 132 square miles and is in parts of Fulton and DeKalb counties. According to the Atlanta Regional Commission (ARC), the population is approximately 486,299 and predicted to increase by about 79,000 people each year. Atlanta has experienced exponential growth at a rate of 15.7% since 2010, we are constantly finding ways to make our community development investments go further.

As we posture for this unprecedented growth, we are reminded from our community to be intentional, flexible, and responsive to the needs of our growing population and to be good stewards of the public's resources and trust. As we continue to make data driven investments with our federal dollars, we realize that these resources alone are not enough to meet the community development needs of our City. There is increased urgency to ensure that we deploy our federal dollars efficiently and effectively. We also have a duty to ensure funds are fully leveraged with non-federal and philanthropic sources to build capacity for the low-moderate income persons throughout the City that we serve.

The city of Atlanta is the recipient of four (4) annual entitlement grants from the U.S. Department of Housing and Urban Development (HUD). These grants are: The Community Development Block Grant (CDBG); Emergency Solutions Grant (ESG) Home Investment Partnership program (HOME); and Housing Opportunities for Persons with AIDS (HOPWA) program.

FY2020 – 2024 Consolidated Plan Priorities

- Affordable Housing Supply and Support
- Safe, Sanitary, and Low-Barrier Housing and Supportive Services for People Living with HIV/AIDS
- Economic Development and Small Business Incentives
- Assistance for currently homeless persons and families
- Public Facilities, Facility Improvements, and Public Infrastructure
- Blight Reduction and Neighborhood Cleanup
- Public Services - job training and employment assistance, youth- and senior-focused activities, health and substance abuse services, etc.
- Fair Housing, Housing Counseling, and Legal Services

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The City of Atlanta's Consolidated Housing and Community Development Plan is a comprehensive tool that prioritizes the City's housing, homeless, public housing, and non-housing community development needs for the 2020-2025 period. This plan contains goals, measurable objectives, and implementation actions for each of the plan's elements. The document includes activities for Plan Year (PY) 2020 (January 1, 2020 thru December 30, 2020) for the City to address its priority needs. The 2020 Action Plan is a continued implementation of the 2020-2024 Consolidated Plan.

The Proposed Action Plan also includes narrative and tables that identify the geographic areas in which it will direct assistance. A description of homeless and other special needs activities, as well as other actions to foster affordable housing, public housing improvements and resident initiatives. The plan also describes the City's goals related to the evaluation and reduction of lead-based hazards, reducing the number of persons living below the poverty line, efforts to enhancing coordination between housing and service agencies, and assistance to public housing. Lastly, the plan articulates how the City's institutional structure is being flexible and responsive to the community development needs of our residents.

While HUD allocations are fundamental to advancing these critical community development efforts, they alone are not adequate to overcome the barriers faced by low-income individuals and families in their pursuit of self-sufficiency. Based on HUD's release of funds notification on the website[1], Atlanta anticipates receiving the following grant amounts in fiscal year 2020. Projections for the entire five-year period follow in parentheses; however, these projected amounts are simply five times this year's allocation, and future amounts are expected to change based on federal allocations made annually.

FY2020 – 2024 Anticipated Funding for City of Atlanta

- CDBG: $7,156,340 (5-yr estimate $35,781,700)
- HOME: $2,113,138 (5-yr estimate $10,565,690)
- HOPWA: $22,795,464 (5-yr estimate $113,977,320)
- ESG: $627,336 (5-yr estimate $3,136,680)

[1] https://www.hud.gov/program_offices/comm_planning/community_planning_and_development_program_formula_allocations_fy_2020

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PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
CDBG Administrator	City of Atlanta	Department of Grants & Community Development
HOPWA Administrator	City of Atlanta	Department of Grants & Community Development
HOME Administrator	City of Atlanta	Department of Grants & Community Development
ESG Administrator	City of Atlanta	Department of Grants & Community Development

Narrative

Historically, the Lead Agency responsible for the preparation of the Consolidated Plan was the City of Atlanta Department of Finance, Office of Grants Management. Beginning with the 2020 program year, the City will centralize its grant management functions under a new department that reports to the Chief Operating Officer. The new Department of Grants and Community Development was formed via City Ordinance to strengthen our delivery of grant programs. This department will be the lead entity in preparing and implementing the City's federal entitlement programs. Through this restructuring, the city will more strategically engage with our CoC provider and other partners to ensure the holistic and comprehensive delivery of our federal funds.

Consolidated Plan Public Contact Information

City of Atlanta Department of Grants and Community Development
P. Nigel Roberts, Commissioner
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Atlanta, GA 30303
Phone: 404-546-1895
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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Atlanta conducted a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and county residents in preparing this plan. The City held a community meeting open to the general public; other meetings with groups of nonprofit service providers; presented information about the planning process at meetings of the Atlanta Planning Advisory Board and others; conducted focus groups with parents, caregivers, and individuals living with intellectual and/or developmental disabilities, Spanish-speakers, Atlanta Housing tenants, senior citizens, and low-income neighborhood residents; and interviewed key stakeholders. Additionally, local residents and other stakeholders completed surveys regarding community development and housing priorities. A total of 122 people attended a meeting, 105 people participated in a focus group, 279 people completed the survey, 15 people completed a detailed HOPWA-specific questionnaire, and 22 stakeholders participated in an interview. A website created for the Consolidated Planning project (www.atlantaconplan.com) was visited by 1,135 unique users. Results of these outreach efforts are summarized in the Community Participation section of this Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Atlanta works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The City has representatives on many non-profit agency boards and/or advisory committees. The City works with various housing, health, mental health, and service agencies to gather data and identify gaps in services.

In developing this Consolidated Plan, the City included input from housing providers and health, mental health, and other service agencies. Stakeholders were invited to participate in an interview, attend a public meeting, and/or take the Housing and Community Needs Survey. These stakeholders included city elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, workforce development organizations, mortgage lenders, and others. The public meetings and focus groups included group discussions of the connections between housing and other community needs. This Consolidated Plan is designed to promote enhanced coordination amongst local housing and service organizations over the next five years.

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

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The City of Atlanta falls within the City of Atlanta Continuum of Care (CoC). Partners for HOME, which was formed to provide more flexibility for layering public and private resources in addressing homelessness, is contracted by the City to manage the CoC. The CoC was formed in 2014 to administer federal grants and lead the City's coordinated strategy on homelessness.

For this Consolidated Plan, the City made a presentation at a CoC board meeting regarding the project and opportunities to participate in the Plan's development. The project team also reached out directly to several organizations that serve residents who are homeless or at-risk residents to better understand the needs of the clients they serve. Representatives from Mosaic Community Planning conducted stakeholder interviews and/or focus groups with representatives from Partners for HOME, the City of Atlanta Department of Housing and Community Development, HOPE Atlanta, Atlanta Legal Aid Society, Positive Impact Health Centers, and AbsoluteCare.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Emergency Solutions Grant Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. To assist in determining how to allocate ESG funds, the City of Atlanta held several meetings with members of the public and with service providers who work with people experiencing homelessness, including a presentation specifically to a meeting of the Atlanta CoC's Board. The City's planning team also interviewed key stakeholders to identify priority needs and barriers related to homelessness and potential strategies to address those needs. A total of 122 people participated in at least one of these community meetings and 22 stakeholders participated in interviews, representing city residents; agencies including emergency, transitional, and supportive housing providers; service providers and community organizations; and local government agencies.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Representative agencies, groups, and organization that participated in the planning process for the City's 2020-2024 Five-Year Consolidated Plan and 2020 Annual Action Plan are shown in the table on the following pages. In addition to the agencies listed, others may have participated in the online survey, which was anonymous.

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	Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1	City of Atlanta	Other government – local Housing	• Market analysis • Housing need assessment • Non-housing community development strategy	• Stakeholder interview
2	Partners for HOME	Nonprofit– Continuum of Care	• Homeless needs • Housing need assessment • Non-housing community development strategy	• Stakeholder interview
3	Atlanta Housing	Other government- public housing authority	• Housing need assessment • Market analysis • Non-housing community development strategy	• Stakeholder interview
4	City of Atlanta Office of Emergency Preparedness	Other government- local	• Non-housing community development strategy • Homeless needs	• Stakeholder interview
5	Mayor's Office of Immigrant Affairs	Other government – local	• Non-housing community development strategy • Housing need assessment	• Stakeholder interview
6	MARTA	Other government – transit	• Non-housing community development strategy • Housing need assessment • Market analysis	• Stakeholder interview
7	Georgia House of Representatives	Other government – state	• Market analysis • Housing need assessment • Non-housing community development strategy	• Stakeholder interview
8	Atlanta Land Trust	Nonprofit	• Housing need assessment • Market analysis • Non-housing community development strategy	• Stakeholder interview
9	Gwinnet, Newton, and Rockdale County Health Departments	Other government – county Services- health	• Non-housing community development strategy	• Stakeholder interview
10	Metro Fair Housing Services	• Services – fair housing Other – legal services	• Housing need assessment • Market analysis • Non-housing community development strategy	• Stakeholder interview

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11	Atlanta Neighborhood Development Partnership	• Housing	• Housing need assessment • Market analysis • Non-housing community development strategy	• Stakeholder interview
Agency/Group/Organization Name		**Type**	**Section of Plan Addressed**	**Consultation Method**
12	Enterprise Community Partners	• Housing • Advocacy	• Housing need assessment • Market analysis	• Stakeholder Interview
13	Atlanta Apartment Association	• Other-real estate	• Housing need assessment • Market analysis	• Stakeholder interview
14	Atlanta REALTORS Association	• Other- real estate	• Housing need assessment • Market Analysis	• Stakeholder interview
15	Metropolitan Atlanta HIV Health Services Planning Council	• Services – health, HIV/AIDS	• Non-homeless special needs • Non-housing community development strategy	• Focus group
16	Positive Impact Health Centers	• Services – health, HIV/AIDS	• Housing need assessment • Homeless needs • Non-homeless special needs • Non-housing community development strategy	• Stakeholder interview
17	AbsoluteCare	• Services – health, HIV/AIDS	• Housing need assessment • Homeless needs • Non-homeless special needs • Non-housing community development strategy	• Stakeholder interview
18	Georgia Equality	• Advocacy	• Non-housing community development strategy • Housing need assessment • Homeless needs	• Focus group
19	Atlanta Bicycle Coalition	• Advocacy	• Non-housing community development strategy	• Stakeholder interview
21	HOPE Atlanta	• Housing • Services – homeless	• Housing need assessment • Homeless needs • Non-housing community development strategy	• Stakeholder interview

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22	Atlanta Legal Aid	• Services – fair housing • Other – legal services	• Housing need assessment • Market analysis • Non-housing community development strategy	• Stakeholder interview

Agency/Group/Organization Name		Type	Section of Plan Addressed	Consultation Method
23	Center for Pan Asian Community Services (CPACS)	• Services – children, elderly, health • Other – services for immigrants and refugees • Other – advocacy organization	• Housing need assessment • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy	• Stakeholder interview
24	Georgia Advocacy Office	• Services – people with disabilities	• Housing need assessment • Non-homeless special needs • Non-housing community development strategy	• Stakeholder interview
25	Latin American Association	• Services – education, employment • Other – services for immigrants • Other – advocacy organization	• Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy	• Stakeholder interview
26	New American Pathways	• Services – children, education, employment • Other – services for immigrants and refugees • Other – advocacy organization	• Housing need assessment • Non-homeless special needs • Non-housing community development strategy • Anti-poverty strategy	• Community meeting

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

Efforts were made to consult as broad a group of community stakeholders as possible. Email notifications and invitations regarding the community meetings and survey were distributed to stakeholders by the City of Atlanta. No agency types were excluded from participation.

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

TABLE 2 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
ONE Atlanta Housing Affordability Action Plan (2018)	City of Atlanta	Overlapping goals include: • Create or preserve 20,000 affordable homes by 2026 and increase overall supply • Invest $1 billion from public, private, and philanthropic sources in the production and preservation of affordable housing • Ensure equitable growth for all Atlantans and minimize displacement • Support innovation and streamline processes

ClearPath: Atlanta's Five-Year Plan to Make Homelessness Rare, Brief, and Non-Recurring (2017)	Partners for HOME	• End Veteran Homelessness by 2017
		  ○ Target HUD VASH and other PSH to chronically homeless Veterans and unsheltered Veterans
		  ○ Enhancement of single coordinated entry system
		• End Chronic Homelessness by 2019
		  ○ Add at least 1000 new units of PSH - 200 new units created each year for five years
		  ○ Prioritize chronically homeless individuals for all (public and private) permanent supportive housing
		  ○ Enhance partnership with AHA to continue innovative uses of housing vouchers
		• End Family Homelessness by 2020
		  ○ Create at least 300 new RRH interventions by 2020, adding 100 new interventions per year
		  ○ Expand access to quality affordable housing
		  ○ Implement Prevention and Diversion tactics to prevent (or stop) families from becoming homeless
		• End Youth Homelessness by 2020
		  ○ Expand PSH units for chronic youth
		  ○ Create youth specific RRH

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		interventions (up to 500 by 2020) ○ Partner with workforce agencies to create youth-specific employment and training programs
City of Atlanta Comprehensive Development Plan (2016)	City of Atlanta	Economic Development • Focus on neighborhood economic development-rehabilitation and investment in neighborhood commercial districts and work to attract grocery stores and basic retail in targeted areas • Through collaboration with the City's educational institutions, provide job readiness skills, skills training and career-based educational services to train and prepare the City's workforce for tomorrow's economy • Create a coordinated approach to reducing income inequality and investing additional resources in small local business owners through existing capital and new loan programs Housing • Promote development of affordable workforce housing, particularly in areas of opportunity • Use public funds to leverage private sector investment in affordable housing • Encourage transit-oriented development (TOD) to encourage mixed-income housing near job centers • Preserve affordable housing units through federal funds provided for the repair and revitalization of multifamily and single-family housing • Promote alternate forms of ownership such as land trusts to provide long-term affordable housing • Provide down-payment assistance and homebuyer counseling to serve individuals below 60% of AMI • Target funds for neighborhood revitalization in areas with concentrated abandoned, and vacant properties • Provide permanent supportive housing and rapid re-housing to homeless individuals and families to transition them to self-sufficiency. • Encourage a range of housing types and promote mid-size development compatible in

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		scale with single-family homes ("the Missing Middle"), including duplexes, triplexes, fourplexes, bungalow courts, townhouses, multiplexes, and live-work developments
Invest Atlanta Workforce Strategy Project (2020)	Invest Atlanta	• AWDA should establish a guiding principle of building the City's talent pipeline in alignment with regional focus industry sectors • AWDA should develop an operational service framework for and strategically engage in the development of career pathways linked to targeted industry sectors • Invest in various Pathway Systems that focus on Economic, Education, Place-Based and People strategies. • Strategic alignment and coordination among City and quasi-governmental entities to deliver consistent results on increasing economic mobility.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As the City of Atlanta implements the 5-Year Consolidated Plan, we will continue to work with other local public and private entities, regional organizations, and the state of Georgia. Several public entities provided input during the development of this Plan, including the City of Atlanta, Atlanta Housing, Partners for HOME, MARTA, the Office of Emergency Preparedness, the Mayor's Office of Immigrant Affairs, LGBTQ Affairs and Advisory Board, and the Fulton County Health Program.

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Residents of the City of Atlanta were invited to provide input for this Consolidated Plan by attending a public meeting or taking a community-wide survey. The public meeting was held at Atlanta City Hall on October 9, 2019. A Housing and Community Needs Survey was available to residents via a weblink and in hard copy. Paper copies of the survey were available at the public meetings and focus group, through several local agencies and the City of Atlanta. The survey was available from August 21 to November 15, 2019, and a total of 279 responses were received from City of Atlanta residents.

Advertisement for the public meetings and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Notice was given to residents through advertisements placed in the *Atlanta Journal-Constitution* and *Mundo Hispanico*, and through flyers placed in public places and distributed to the City's network of nonprofit service providers. Flyers were emailed to local housing and service providers and community development practitioners, both as outreach to these stakeholders and for distribution to their clients. A website created for the Consolidated Planning project (www.atlantaconplan.com) logged 1,135 unique users. Language interpretation and translation services were available at all meetings if needed, but no requests for language or other accommodations were received.

In addition to public meetings, focus groups were conducted with a variety of stakeholder groups, including HOPWA stakeholders, seniors, persons with limited English proficiency, persons with intellectual or developmental disabilities and their caregivers, and low-income neighborhood residents. In addition to these focus groups, in-depth individual interviews were conducted with key stakeholders and groups representing a variety of viewpoints relevant to the development of the Consolidated Plan. Invitations were extended to more than 35 representatives, and 22 participated in interviews.

Dates, times, and locations for the meetings and focus groups are shown below:

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General Public Meeting
Wednesday, October 9, 2019
6 PM
Old Council Chambers, City Hall
68 Mitchell Street SW, Atlanta, GA

Continuum of Care Board Meeting
Tuesday, September 10, 2019
10 am
818 Pollard Blvd., Atlanta, GA

HOPWA Advisory Committee
Thursday, September 12, 2019
1 PM
WorkSource Atlanta
818 Pollard Boulevard, Room 240
Atlanta, GA

CDBG, HOME, and ESG Stakeholder Meeting
Wednesday, September 18, 2019
3 PM
WorkSource Atlanta
818 Pollard Boulevard
Atlanta, GA

Atlanta Planning Advisory Board
Saturday, September 21, 2019
10 AM
Atlanta City Hall, Committee Room #1
55 Trinity Avenue SW
Atlanta, GA

La Amistad Focus Group
Thursday, October 24, 2019
10 AM
3434 Roswell Rd. NE, Atlanta, GA

Helene S. Mills Senior Center Focus Group
Friday, October 25, 2019
2 PM
515 John Wesley Dobbs Ave, NE, Atlanta, GA

Better Living Together Focus Group
Saturday, November 2, 2019
2 PM
Decatur Recreation Center
231 Sycamore St., Decatur, GA

Mechanicsville Civic Association Focus Group
Monday, November 4, 2019
6:30 PM
The Dunbar Center
477 Windsor St., Atlanta, GA

Atlanta Housing Authority Resident Focus Group
Wednesday, November 20, 2019
4 PM
Cheshire Bridge Highrise
2170 Cheshire Bridge Road NE
Atlanta, GA 30324

The City of Atlanta will hold a 30-day public comment period to receive comments on the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan in early 2020. During this time, copies of the draft report will be available for public inspection and residents and stakeholders can provide written comments. A public hearing to present key findings and receive comments will also be held.

A summary of community outreach efforts and responses is shown below, with complete survey results and evidence of outreach materials available as an appendix.

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Citizen Participation Outreach

TABLE 3 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
1	**Public Meeting**	• Residents of the City of Atlanta, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents • Housing and service providers • Community development practitioners	10 meeting attendees	**Public Facilities/ Infrastructure** • Streets and sidewalks, ADA improvements are huge needs. Half of the streets in some areas don't have sidewalks. Children are often walking in the street. Shelter at MARTA stops is needed. • The city should do a windshield survey of the most populated communities of people living with HIV to improve sidewalks, accessibility, etc. • Recreation centers are not geared toward seniors. City programs are targeted toward youth, while county programs target seniors. There is a need for facilities for seniors in which they can find out about resources. • Street lighting in low-income communities is a need. Crime tends to be higher, so lighting can help. **Public Services** • 24-hour city dedicated line that touches homelessness, HIV, housing assistance. There should be a 404 number to begin that process. The current system is not working how it's designed to function.	None

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				Housing/ HOPWA • Need for a set aside for people living with HIV in our housing strategy, need to layer in housing for people living with HIV. People living with HIV have a high chance of dying if they're homeless. The city needs to use its funding to address the epidemic through housing. • Rental housing for people under 30% AMI. People in that population have a hard time finding housing that will be affordable to them. People need to be able to access housing in higher opportunity areas. People are being pushed into smaller pockets of affordable areas. Affordable housing should be available in higher-income areas as well. • We need to have a definition of affordability with a time stamp on it. Whatever new homes developed should be affordable for the next 5 decades minimum. Individuals who have lived in West End/ English Avenue for several decades are being displaced. **Homelessness/ HOPWA** • There are a huge number of homeless people around Georgia State and around Trinity. City Hall should have an attitude of openness. The city government should have a presence beyond 9-5 with an interest in serving people left behind, helping homeless in need of shelter. • We need more low-barrier shelter and rapid rehousing. There are lots of shelters, but there are lots of requirements related to those shelters	

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				that make it difficult for people to get into them, including for people with HIV. • It is difficult for people coming from homelessness to get housed in a more permanent setting. Vouchers are difficult to use. People may have criminal records or other issues making it difficult to get housed. It would be easier if the city of Atlanta was developing housing. There is a need to help people get into a more permanent housing situation. • Homeless prevention in a need. There is a need for resources to help make up for income gaps, temporary losses of income. People often get evicted because of these temporary losses of income. • We need additional shelters in key areas of the city. Need for housing for people who are non-gender conforming, gay, or trans identified. It needs to be intentionally included in housing plans. • Code enforcement should be coordinated with homelessness services. People are being displaced. City staff should drive through every area of the city and get an understanding of the need. Planners and code enforcement should coordinate because code enforcement knows about people living in vacant housing. Homeless people are living in empty houses. • The city needs to take action on these issues.	
2	**CDBG, HOME, and ESG Stakeholders Meeting**	• CDBG, HOME, and ESG Stakeholders	37 Meeting attendees	**Top CDBG Funding Needs Discussion Comments:** • Prioritization of support services	None

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				• Childcare at non-traditional work hours • Career development and job training. Minimum wage is so low so they need careers that will allow them to escape the cycle of poverty. • Seniors need structural repair on their homes. This is a safety issue. **Written Comments:** *Infrastructure* • Transportation, pave streets, sidewalks • Street lighting • Streetscapes • Playgrounds in safe, well-lit areas, separated from heavy traffic. There is no equipment for children living in low-income, cramped units with no opportunities to play/be active • Renovate disused commercial areas • Bike paths • Revitalization of slum/blight • Infrastructure improvements for people who use non-car transportation (buses, trains, bikes, walking, etc.) • WFF - type projects in all CDBG target areas *Community Resources* • Childcare centers, evening day care services • Safe and secure early childcare to support child development in the face of the trauma caused by homelessness and to allow women to be able to work • Senior centers and teen centers • Youth mentoring programs • Centers for mental health/well-being • Public safety and code enforcement	

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				Programs • Quality early childhood education • Community clean-up/beautification projects and organizations • Hunger relief (short and long-term solutions) • Support services for the homeless, including childcare, healthcare and re-education • Renovation funds to aide in maintaining affordable housing stock • Senior home repair/structural repairs • Job training and career development to get people out of minimum wage jobs and help them find more stable, higher paying careers to escape poverty • Childcare for non-normal work hours tied to people's work schedules to ensure income (nighttime, weekend), etc. • Repair affordable units • Supportive services to go with the housing • Support systems/case management to help house seniors and shelter • Eliminate blighted homes in the City of Atlanta • Housing counseling/financial capabilities • Neighborhood and resident support *Policy* • Development of income-generating entities to fund reduction of taxes through expansion of homestead exemptions (property taxes) • Tie to ESG and improve housing surrounding gentrified areas and preserve for low and extremely low income • Prioritize support services because limited other funds available • Healthcare expenses	

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				• Additional funding for extenuating circumstances and severely damaged properties • Judicial in rem usage to turn over blighted properties to others that would develop it • Minimum wage – hold our corporate community partners accountable to the community/responsible gentrification • Lower barriers to access funds **Top Homelessness Needs Discussion comments:** • Male teen homelessness • DV victims need more housing options • More emergency shelter beds • Low barrier • Improvement in rental assistance to stay in places that they have • Raise minimum wage • We need a de-concentration of homelessness services in the City of Atlanta. There are other areas that could be funded to provide homes for homelessness. **Written Comments:** *General* • Decrease the difficulty in accessing services • Street outreach to help the homeless understand where their lifelines are *Shelters* • I know we don't want people in shelters but the reality is there aren't enough other beds (or you can't access them quickly) and shelters are a necessary component of our continuum. We need funding for these beds.	

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				• More shelters/beds • Safety and habitation of the shelters • Build more shelters that are not religiously affiliated • Shelter services for families • There has been a decrease in the number of emergency shelter beds (e.g. Jefferson Place, Peachtree Pine). The number of people sleeping on the streets is increasing • Male teen homelessness *Other housing for the homeless* • Rapid re-housing connected to shelters for permanent housing recipients • More transitional housing and permanent supportive housing • More single room occupancy units in the city • Affordable housing • Families with children need shelter, transitioning, permanency *Policy needs* • Make public facilities available such as restrooms and showers • Raise minimum wage • Decriminalization *Access to Services for Homelessness Prevention* • Homelessness prevention, eviction prevention • Eviction relief and emergency funds • Improve safety net programs before people hit homelessness (e.g. childcare subsidy, prevention assistance, healthcare emergency money) • Increase rent assistance programs

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				Access to Services for People who are homeless • Job readiness and training, workforce development • Healthcare • May be helpful to provide transportation to/from Gateway Center for triage • Several neighborhood-based intake/triage centers • Social services • Case management • Mental health (general) • Mental health services primarily for young mothers, families, and veterans • Programs for males and teens *Access to Service after obtaining housing* • Continued follow up for prevention among formerly homeless to ensure housing stability and prevent relapse • Job training	
3	**La Amistad Focus Group**	• People with limited English proficiency	7 focus group attendees	**Housing** • Apartment complexes are owned by a single company and have raised rents a lot • People are given short time periods to move when renovations are done on apartments • People may have to move to areas with lower quality schools in order to afford rent • Families may have to double up to afford housing • There is a need to support people in purchasing homes and finding affordable housing • People purchasing homes with tax ID instead of SSN have to pay higher rates	None

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				• If a person needs a $5000 down payment with a SSN, they may need $10,000 or $15,000 with a tax ID • If someone who looks Hispanic or speaks Spanish asks if housing if available, they are told that there are no vacancies • A lot of families lie about how many people are in the family because they cannot afford anything bigger • People cannot live near where they work because it is expensive. • Transportation is a barrier to housing choices. **Services** • Quality schools and transportation are top priorities • There is a need for more afterschool programs, especially for older children • Because of the president, many families are missing a parent. The government has made it hard for them to apply for Medicaid or they are scared to apply for Medicaid. • The best way to communicate is through the radio, TV, and social media. People also share information through their children's school.	
4	**Helene S. Mills Senior Center Focus Group**	• Seniors	60 attendees	**Physical Improvements** • Sidewalks • Crosswalks • ADA Accessibility • Programming for seniors and youth • Assistance with the high cost of internet service **Housing Needs** • Gentrification leads to displacement • Property tax abatement for seniors to help them remain in their homes	None

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				• Housing for seniors in small-scale (not high-rise) developments; garden homes, cluster homes, etc.	
5	**Better Living Together Focus Group**	• People with intellectual and developmental disabilities and their families and caregivers	18 focus group attendees	**Housing Needs** • Affordable housing in areas accessible to transportation, recreation, and employment • Housing communities make a case management model more feasible. Clustered housing allows for shared facilities and case management • Housing for people with disabilities could be integrated with senior housing to reduce social isolation • Housing that is integrated in the community and not socially isolating • Ability to have tiny homes in backyards for caregivers • People with intellectual and developmental disabilities have needs similar to others living at very low incomes. People are living on $771 for SSI, which is docked if they work. • Addressing social stigma. Neighbors have rallied against group homes. • There are no affordable housing options for people with intellectual and developmental disabilities, especially for people living independently. • Group homes typically aren't located in walkable, urban communities, so they don't provide easy access to resources, services, and social connection • Family homes could be converted into group homes in walkable areas near transportation, employment, resources, and services **Services**	None

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				• Need for transportation so that services can come to people's homes • Communal eating • Service restrictions on where people with disabilities can live if they have waivers. There are restrictions on integrated settings, but it should be based on preference. • Transportation accessible for people with disabilities, which may include companion assistance to walk people into locations they need to get to • There are only four cabs in Atlanta accessible for people with disabilities. People need to schedule two weeks out to get to the grocery store. • Only 10 percent of people with intellectual and developmental disabilities are receiving services • There is a need to create programming with some level of support that is not in violation of direct service requirements, such as case management check-ins, cooking classes	
6	**Mechanicsville Civic Association Focus Group**	• Residents of the Mechanicsville neighborhood	20 focus group attendees	**Physical Improvements** • Crosswalks • Lighting • Grocery stores **Public Services** • Addressing illegal dumping • Expanding existing services, including senior and youth services, gang and gun violence services	None
7	**Public Housing Resident Focus Group**	• Public housing residents	5 attendees	**Community Development Needs** • Sidewalk improvements; poor sidewalks make it difficult for people to walk or use wheelchairs • Safe crossings near doors and crosswalks at public housing communities • MARTA bus shelters	None

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				• Transportation directly to and from a nearby grocery store • Library in the Cheshire Bridge Road area **Housing Needs** • Senior housing; there are long wait lists to get in affordable senior units • Housing for people with disabilities, especially in accessible neighborhoods with transit, shopping, and other resources • Housing for people who are homeless, especially housing more permanent than shelters	
8	**HOPWA Advisory Committee Meeting**	• HOPWA Advisory Committee	21 meeting attendees	**Housing Needs** • Supportive housing, access to case management for substance abuse • Low barrier for people to access • Open to various incomes • Mental health status, treatment or not • Using substances • Eviction history • Treatment history • Criminal history • More options for permanent supportive housing • Affordable housing/affordable rental housing • Housing first • Income-based affordable housing • Rental assistance for market-rate housing • Special needs housing with wrap around services • Housing options for most challenged with health, no income (e.g. PSH) **Service Needs** • Supportive services with people who have high needs/barriers, i.e. mental health, substance abuse • Identifying housing • Emergency housing assistance	None

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				• Employment/job skills **Process** • Extremely fragmented landscape • Clients fall through gaps • Waiting list too long • Lack of understanding of rules and regulations • Delay of reimbursements/ Improve process of reimbursements • Central intake • Housing inventory • Database • No concerns of working as a system for better results • Improve coordination of service delivery • Alignment • Difficult to access assistance for consumers • Too much red tape/long processes to get things done • No community involvement in funding • Lack of guidance from City of Atlanta/return email/phone calls • Ending of emergency transitioning to more permanent housing • More solutions for more intensive cases • Can't prevent disasters • Too high barrier • Poor management by the Atlanta (Director OGM) • Lack of transparency with City of Atlanta	
9	**Housing and Community Needs Survey**	• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents	279 survey respondents	**Public Facilities/ Infrastructure** • Street, road, or sidewalk improvements • Community centers (i.e., youth centers, senior centers, cultural centers) • Health care facilities • ADA accessibility improvements • Public safety offices **Economic/ Community Development**	None

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		• Housing and service providers • Community development practitioners		• Redevelopment or demolition of abandoned properties • Incentives for creating jobs • More code enforcement efforts • Financial assistance for community organizations • Financial assistance to entrepreneurs and small businesses **Public Services** • Drug abuse education/crime prevention • Employment training • Neighborhood cleanups • Medical and dental services • Youth services **Homelessness** • Homelessness prevention • Outreach to homeless persons • Permanent housing • Transitional/ supportive housing programs • Access to homeless shelters **Housing** • Elderly or senior housing • Construction of new affordable rental units • Grants to improve affordable rental housing/ apartments • Housing for people with disabilities • Energy efficiency improvements to housing	
10	**HOPWA Questionnaire**	• Stakeholders involved with the HOPWA program	15 survey respondents	**Housing** • Those living with HIV, when stably housed, are more likely to be able to be adherent to medication regiments, access healthcare services, and stay on top of their overall health needs. By keeping viral loads low/undetectable, the need for treating co-morbid conditions goes	

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				down significantly. By keeping folks stably housed, their likelihood of the virus converting to AIDS disease is significantly reduced, thereby reducing their potential need for more extreme and costly healthcare. • Low barrier subsidy-based housing because for a person living with HIV, housing is healthcare • Secure and safe place to live where they are not stigmatized and are able to take their treatment and medication. • Affordable, safe housing in an area with good schools. • Housing for the severely mentally ill that are HIV Positive • Housing for the transgender population. Dorm, or apartment complexes may be purchased to house this population. • Rent assistance, utility assistance, and rapid placement • Just like all people, there should be a continuum of housing options available to all people to meet their needs (social, psychological and financial). **Priorities for HOPWA Funding** • Permanent supportive housing facilities • Housing vouchers • Short-term rent, mortgage, or utility assistance • Case management	
11	**Public comment period**	• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing	TBD	TBD	TBD

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		residents • Housing and service providers • Community development practitioners			
12	**Public hearing**	• Residents, including minority residents, people with limited English proficiency, people with disabilities, and public/ assisted housing residents • Housing and service providers • Community development practitioners	TBD	TBD	TBD

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NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in the City of Atlanta. This section relies on data from the U.S. Census, the 2011-2015 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homeless and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in the City of Atlanta.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to the 2011-2015 5 Year American Community Survey, Atlanta has a population of 448,900 residents, living in 185,820 households. Atlanta experienced population growth of 6.9% between the 2005-2009 and 2011-2015 5 Year ACS estimates.

The median household income in Atlanta is estimated at $47,527. This figure represents a 5.4% decrease in the median income from the 2005-2009 5 Year ACS estimates, which showed the median income to be $50,243.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 87,890 households in Atlanta have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)). This number constitutes nearly half (47%) of the city's households. Small family households comprise the largest portion (35%) of households with low to moderate incomes followed by households with one resident aged 62-74 (25.5%) and households with one or more children aged 6 or younger (17%). Over two-thirds of households with a resident over 75 have low to moderate incomes. Additionally, 61% of families with young children, 60% of large families and 57% of households with a resident aged 62-74 are low to moderate income. Small families show 41% of their households in poverty.

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For many low- and moderate-income households in Atlanta, finding and maintaining suitable housing at an affordable cost is a challenge. Tables 7 through 11 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. Cost burden: A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.

2. Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.

3. Lack of complete kitchen facilities: A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.

4. Lack of complete plumbing facilities: A household lacks complete plumbing facilities if it lacks one or more of the following: how and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

Table 7 indicates a total of 29,650 Atlanta households, including 19,680 renter households and 6,550 owner households, experience one of the listed housing problems. These households equate to approximately 16% of all households in the city. Data for households experiencing severe housing problems shows that 36,588 households, or nearly 20% of all Atlanta households, experience at least one severe housing problem.

Overall, the most common housing problem in Atlanta is cost burdens, regardless of tenure type. Approximately 25% of all households with incomes under 80% HAMFI (HUD adjusted median family income) in the city experience cost burdens. Another 38% of Atlanta households experience a severe cost burden, including 25,070 renter households and 8,725 owner households. For the lowest income households (those with incomes under 30% HAMFI), severe cost burdens are most common, impacting 17,775 of the 38,995 at that income level; an additional 2,860 very low-income households have a cost burden.

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While the primary housing issue facing low- and moderate-income residents are related to affordability, there are other housing needs in the city. Approximately 2% of all households experience overcrowding (or are doubled up). Another 1.5% of all households reside in substandard housing or lack complete plumbing and kitchen facilities. Finally, 6.4% of all Atlanta households are reported to have zero or negative income. Combined, Atlanta households with these additional housing problems equates to nearly 10% of all low- to moderate-income households in the city.

The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

TABLE 4 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	420,003	448,900	7%
Households	200,302	185,820	-7%
Median Income	$50,243.00	$47,527.00	-5%

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

TABLE 5 - TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	38,995	22,285	26,610	14,360	83,565
Small Family Households	10,270	6,150	7,075	3,630	30,015
Large Family Households	2,465	1,220	1,305	420	2,845
Household contains at least one person 62-74 years of age	7,375	4,925	4,730	2,245	10,435
Household contains at least one-person age 75 or older	3,880	3,260	2,630	1,215	3,665
Households with one or more children 6 years old or younger	6,065	2,770	2,620	844	6,300

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

TABLE 7 – HOUSING PROBLEMS TABLE

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	660	340	125	140	1,265	85	25	65	80	255
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	385	50	175	30	640	0	4	54	0	58
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	750	540	270	80	1,640	50	65	110	65	290
Housing cost burden greater than 50% of income (and none of the above problems)	17,775	5,945	1,350	75	25,145	4,095	2,480	2,150	500	9,225
Housing cost burden greater than 30% of income (and none of the above problems)	2,860	6,435	8,330	2,055	19,680	920	1,440	2,235	1,955	6,550
Zero/negative Income (and none of the above problems)	4,740	0	0	0	4,740	875	0	0	0	875

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Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

TABLE 6 – HOUSING PROBLEMS 2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	19,565	6,870	1,920	325	28,680	4,230	2,570	2,375	645	9,820
Having none of four housing problems	7,855	9,085	15,340	7,735	40,015	1,725	3,755	6,975	5,660	18,115
Household has negative income, but none of the other housing problems	4,740	0	0	0	4,740	875	0	0	0	875

Data Source: 2011-2015 CHAS

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3. Cost Burden > 30%

TABLE 7 – COST BURDEN > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,100	3,670	2,125	12,895	1,115	960	1,075	3,150
Large Related	1,650	660	210	2,520	320	190	110	620
Elderly	4,415	2,780	844	8,039	2,230	1,864	1,639	5,733
Other	8,745	5,960	6,640	21,345	1,420	930	1,620	3,970
Total need by income	21,910	13,070	9,819	44,799	5,085	3,944	4,444	13,473

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

TABLE 8 – COST BURDEN > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,065	1,375	195	7,635	940	580	470	1,990
Large Related	1,460	135	0	1,595	285	75	45	405
Elderly	3,215	1,270	175	4,660	1,615	1,140	674	3,429
Other	8,075	3,440	1,000	12,515	1,320	710	950	2,980
Total need by income	18,815	6,220	1,370	26,405	4,160	2,505	2,139	8,804

Data Source: 2011-2015 CHAS

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5. Crowding (More than one person per room)

TABLE 9 – CROWDING INFORMATION – 1/2

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	845	435	275	70	1,625	20	15	135	50	220
Multiple, unrelated family households	250	105	120	35	510	30	54	29	14	127
Other, non-family households	50	49	69	4	172	0	0	0	0	0
Total need by income	1,145	589	464	109	2,307	50	69	164	64	347

Data Source: 2011-2015 CHAS

TABLE 10 – CROWDING INFORMATION – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Describe the number and type of single person households in need of housing assistance.

Estimates of the number of non-elderly single person households in need of housing assistance are included in the "other, non-family" category of Tables 8 and 9. This category includes multi-person households whose members are unrelated (e.g. roommates, un-married partners, etc.). There are an estimated 25,315 single-person or multi-person unrelated households with low or moderate incomes who spend more than 30% of their income on housing. Single-person or multi-person unrelated households comprise 43% of all households experiencing cost burdens. The majority (77%) are renters and the remaining 23% are owners.

Amongst single- and multi-person renter households, very low-income households are cost burdened at a higher rate than low- or moderate-income households. Specifically, 41% have very low incomes, while

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28% have low incomes and 31% have moderate incomes. Single- and multi-person owner households show higher rates of cost-burden amongst moderate-income families. Forty-one percent of moderate-income single-person owner households are cost burdened, compared to 35% of very low-income households and 23% of low-income households.

Another 44% of low- to moderate-income single-person households are severely cost burdened. Severe cost burdens define those households who spend more than 50% of their monthly income on housing expenses. Severe cost burdens affect low- to moderate-income Atlanta renters three times as often as homeowners of the same income levels. Those renters and owners earning very low incomes (0-30% HAMFI) experience severe cost burdens at a higher rate than low-income or moderate-income households. For renters, 65% of very low-income renters are severely cost burdened, compared to 27% of low-income households and 8% of moderate-income households. Very low-income homeowners represent 44% of the severely cost burdened, compared to 24% of low-income households and 32% of moderate-income households.

Table 10 provides data for single-person, non-family households experiencing overcrowding in Atlanta. Of 2,198 households experiencing overcrowding, 168 households (7.6%) are single-person, non-family households. HUD provides figures on overcrowding in renter households and does not provide homeowner data on overcrowding.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2011-2015 ACS 5-Year Estimates, there are approximately 51,623 individuals with a disability in Atlanta. ACS data shows that an estimated 36% of persons with disabilities lived below 100 percent of the poverty line and another 16% lived between 100 to 149 percent of the poverty line. Given that the federal poverty line in 2015 was $11,770 for a single-person household and $24,250 for a family of four, at least half of all persons with disabilities earned low- to moderate-incomes.

Ambulatory difficulties affect the largest number of persons with disabilities, with 60% (30,744) experiencing this disability type. Housing needs for people with an ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, lower counters, and installation of grab bars, along with access to transit and other community services. Note, also, that some households may have members who experience more than one type of disability.

Current figures for families who are victims of domestic violence, dating violence, sexual assault and stalking may be extrapolated from state-wide data for Georgia. The 2010-2012 National Intimate Partner and Sexual Violence Survey conducted by the CDC provides data on intimate partner violence for all states, including Georgia. According to the report, contact sexual violence, physical violence and/or stalking by an intimate partner will affect approximately 37% of Georgia's female population and 30.4% of Georgia's male population in their lifetimes. Physical violence is the most prominent form of intimate partner violence, with 33.7% of Georgia women and 27.9% of Georgia men experiencing physical violence in their

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lifetimes. Sexual violence is estimated to affect 13.1% of Georgia women and 5.9% of Georgia's men. Another 8.7% of Georgia women are estimated to experience stalking.[2]

What are the most common housing problems?

As Table 7 shows, a total of 48,370 renter households and 16,378 owner households with incomes at or below the median family income experience one or more housing problems. Compared with the total number of households with incomes under 100% HAMFI, 63% have one or more housing needs. Furthermore, at low and moderate incomes, there are 59,768 households with needs representing 68% of total households with income under 80% HAMFI.

CHAS data indicates that the most common housing problems in Atlanta are cost burdens and severe cost burdens. Table 9 shows that 44,799 low- and moderate-income renters spend more than 30% of their income on housing, as do 13,473 low- and moderate-income owner households. These households constitute 93% and 82% of renter and owner households with needs, respectively. Together there are 64,748 households with income under 80% HAMFI, constituting 74% of households in this income band.

Severe cost burdens, as shown in Table 10, impact 35,209 low- and moderate-income households in Atlanta, including 26,405 renter households and 8,804 owner households. Severely cost burdened households constitute 54% of all households with housing needs. These households also make up 40% of all low- and moderate-income households in Atlanta.

Crowding (more than one person per room) affects smaller number of households in Atlanta than cost burdens, as shown in Table 11. CHAS Data identifies 2,198 renter households and 283 owner households with low- to moderate-incomes that experience crowding. Combined, these 2,481 households represent approximately 4% of all households with housing needs, and approximately 3% of all low- to moderate-income households. There are also 610 renter households and 58 owner households that are both low- to moderate-income and severely overcrowded, representing 1% of all households with housing needs.

Substandard housing (lacking complete plumbing or kitchen facilities) also affects low- to moderate-income households. There are 1,125 renter households and 175 owner households experiencing substandard housing – two percent of households with a housing need, and 1.5% of all low- and moderate-income households.

Are any populations/household types more affected than others by these problems?

Overall, renter households experience housing problems in greater numbers than owner households. Table 7 data shows that Atlanta's renters are five times more likely to have substandard housing than owners (1,265 renter households vs 255 owner households). Renter households are three times as likely

[2] National Center for Injury Prevention and Control. "The National Intimate Partner and Sexual Violence Survey."https://www.cdc.gov/violenceprevention/pdf/NISVS-StateReportBook.pdf pp. 142-143, 158-159

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to be cost burdened (19,680 households) than owner households (6,550 households) and nearly three times as likely to be severely cost burdened than owner households (25,145 vs 9,225 households respectively). Finally, renters are at least 5 times as likely to experience overcrowding than homeowners (1,640 households to 290 households) and 11 times more likely to be severely overcrowded than owners (640 renter households to 58 owner households).

Cost burdens and severe cost burdens occur most often among very low-income households, as shown in Tables 9 and 10. "Other" households, including single person households and multi-person, non-related households experience the greatest number of cost burdens among all renter households, totaling 48% of all cost burdened renters. Elderly households have the greatest number of cost burdens among homeowners, making up 42% of all cost burdened low- to moderate-income homeowners. These trends continue with severe cost burdens, where other, non-family households make up 47% of all severely cost burdened low- to moderate-income renters and elderly households make up 39% of severely cost burdened low- to moderate-income homeowners.

One additional housing problem, overcrowding, occurs most often among single family households as shown in Table 11. There are 1,555 single family renter households that are overcrowded, representing 71% of all overcrowded low- to moderate-income renter households. Single family homeowners also experience overcrowding at higher rates. There are 170 low- to moderate-income single-family homeowners that are overcrowded, representing 60% of all overcrowded low- to moderate-income homeowners.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Housing stabilization is the primary need for at-risk individuals and families in Atlanta. The City's 2018 Annual Action Plan identifies several needs for this group, including financial assistance and supportive services to help families remain housed.[3] For those families who are currently homeless, the 2019 Point in Time Count noted that 153 of the 154 homeless families were in either emergency shelter or transitional housing.[4] Over the past 5 years of the count, the family homelessness trends have shown that most homeless families identified in the Point in Time Count have been sheltered instead of unsheltered.[5] Since

[3] City of Atlanta. "2018 Annual Action Plan," p.34
[4] Partners for Home. "Point-in-Time Count 2019." https://partnersforhome.org/wp-content/uploads/2019/07/PIT_report-2019_final.pdf. p. 8
[5] Partners for Home. "CoC Updates 2019 Point in Time." https://partnersforhome.org/wp-content/uploads/2019/10/2019PIT_presentationwextrainfo.pdf. p. 17

many of these families are housed, the ClearPath plan identified two needs for this group: the expansion of rapid rehousing and the creation of affordable housing. The 2018 Annual Action Plan also identified "aftercare and supportive services, including short- to medium-term rental assistance" as a need.[6] The study also addresses concerns regarding the racial composition of homeless families, noting that more than 90% of Atlanta's homeless population is African American. The study identifies a need for "anti-racist intervention strategies" to address the disproportionate number of Black homeless individuals and families.[7]

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

According to the Georgia Department of Community Affairs' 2017 Report on Homelessness, all of Georgia's Continuum of Care used the following definition for "imminently homeless":

- Imminently homeless: Facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.[8]

According to its 2018 Annual Action Plan, 729 individuals who were "at imminent risk of homelessness" received homeless prevention services from the non-profit organization Nicholas House in 2017. Another 147 individuals received homeless prevention services through ESG funds in that year.[9] According to Emergency Solutions Grant (ESG) standards, households eligible for homelessness prevention assistance include (1) under 30% of area median income, (2) lack of sufficient resources and support networks to retain housing without assistance, and (3) participation in initial consultation to determine eligibility and assess needs.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work

[6] City of Atlanta. "2018 Annual Action Plan," p.34
[7] http://www.gatewayctr.org/wp-content/uploads/2017/10/20170607Partners-for-HOME-Strategic-Plan-Brochure_FINAL.pdf
[8] Georgia Department of Community Affairs. "Georgia's 10,000 – 2017 Report on Homelessness." https://www.dca.ga.gov/sites/default/files/2017_statewide_report_on_homelessness.pdf. p. 3
[9] City of Atlanta. "2018 Annual Action Plan," p.3

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hours, or medical emergency/condition. Such factors may also put low-income homeowners at risk of foreclosure and subsequent homelessness.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses any disproportionately greater housing needs experienced by racial and ethnic groups at various income levels and compares these needs across income levels in Atlanta as a whole. According to HUD, a disproportionately greater need exists when member of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 12 through 15 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI) or $14,258 or less for a family of four;
- Low income – 30 to 50% AMI or $14,259 to $23,764 for a family of four;
- Moderate income – 50 to 80% AMI or $23,765 to $38,022 for a family of four; and
- Middle income – 80 to 100% AMI or $38,023 to $47,527 for a family of four.

0%-30% of Area Median Income

Of the 38,995 very low-income households in Atlanta, earning $14,258 or less annually, 27,575 of them (71%) have at least one housing problem. There are 21,025 Black or African American very low-income households with one or more housing problem, representing 76% of all households with a housing problem at this income level. White households represent 16% (4,395 households) with one or more housing problem. Hispanic, Asian and American Indian households are also represented, but in smaller numbers: Hispanic households make up 4% of households with one or more housing problem, Asian households make up 1.8% and American Indian households make up 0.5%.

Within racial and ethnic groups, Hispanic households have a disproportionately greater need, with 87% of Hispanic households having at least one housing problem at very low-income levels.

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TABLE 11 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,575	5,810	5,615
White	4,395	574	1,599
Black / African American	21,025	5,055	3,315
Asian	519	0	460
American Indian, Alaska Native	139	10	35
Pacific Islander	0	0	25
Hispanic	1,130	104	64

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Among low-income households in Atlanta, 78% of all households have at least one housing problem. Black or African American households represent 68% of all households with a housing problem (11,835 total). White households represent 23% of low-income households with a housing problem, followed by Hispanic households (5%), Asian households (2.2%) and American Indian households (0.2%). At low incomes, Asian households are shown to have a disproportionately greater need than other racial and ethnic groups, with 91% of Asian households experiencing a housing problem at this income level compared to 78% across all racial and ethnic groups.

TABLE 13 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,320	4,970	0
White	3,935	750	0
Black / African American	11,835	3,935	0
Asian	380	35	0

American Indian, Alaska Native	30	65	0
Pacific Islander	0	0	0
Hispanic	855	155	0

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Households earning moderate incomes are less likely than those with low- and very-low incomes to have at least one housing problem. Fifty-six percent of all households at this income level have a housing problem. Black households make up 55% of all households with a housing problem at moderate incomes. Additionally, white households compose 35%, Hispanic households compose 4.4%, Asian households compose 2.3%, and Pacific Islander households compose 0.1% of all households with a housing problem at this income level. White households at this income exhibit a disproportionately greater need than other racial and ethnic groups, with 69% of white households at this income level having at least one housing problem, compared to 56% of all households.

TABLE 14 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,860	11,745	0
White	5,240	2,405	0
Black / African American	8,235	8,395	0
Asian	354	294	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	15	0
Hispanic	655	440	0

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

At middle incomes, only 35% of Atlanta households have one or more housing problem. White households represent 51% of all Atlanta households with housing problems. Comparatively, Black households are 37%, Hispanic households are 6.5%, and Asian households are 3.2% of all households with housing problems. White households have a disproportionately greater need than other racial and ethic groups at this income level, with 46% of white households having a housing problem compared to 35% of all middle-income households.

TABLE 15 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,975	9,385	0
White	2,575	2,975	0
Black / African American	1,860	5,475	0
Asian	160	225	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	325	485	0

Data Source: 2011-2015 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

For those households living on very low incomes, 71% have at least one housing problem. Asian and white households experience the lowest occurrence of housing problems; 53% of Asian households and 67% of white households have at least one housing problem. Approximately 72% of Black households and 76% of American Indian households also have a housing problem. Hispanic households are the only group with a disproportionately higher need, with 87% of Hispanic households having at least one housing problem at this income level.

Seventy-eight percent (78%) of low-income households also experience at least one housing problem. Asian households at this income level experience a disproportionately higher need, with 91% of Asian

households have a housing problem. Comparatively, 85% of Hispanic households, 84% of white households, 75% of Black households and 32% of American Indian households at this income level have a housing problem.

At moderate- and middle-incomes, white households display disproportionately greater need with 69% of moderate-income households and 46% of middle-income households having a housing problem, compared to 56% and 35% respectively at these income levels. Hispanic households at these income levels tend to have above average rates of housing problems (60% and 40% respectively) compared to the income group as a whole. Conversely, Black households in these income groups tend to have lower rates (50% and 25% respectively) of housing problems than the group average. Fifty percent of moderate-income Pacific Islander households had a housing problem, compared to 56% for the income group. Middle-income Asian households also tend to have a higher percentage of housing problems than average (42% compared to 35% at group level).

Overall, housing problems are most common in households in the very low- and moderate-income levels. Black households tend to have significantly greater numbers of households with a housing problem. However, Asian, Hispanic and white households are most likely to experience disproportionately greater need at very low-, low- and moderate-incomes.

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NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level to identify any disproportionately greater needs. Like the preceding analysis, this section uses HUD's definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than across the income level as a whole.

Tables 16 through 19 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI) or $14,258 or less for a family of four;
- Low income – 30 to 50% AMI or $14,259 to $23,764 for a family of four;
- Moderate income – 50 to 80% AMI or $23,765 to $38,022 for a family of four; and
- Middle income – 80 to 100% AMI or $38,023 to $47,527 for a family of four.

0%-30% of Area Median Income

Of 38,990 very low-income households in Atlanta, 61% have at least one severe housing problem. Black and African American households represent 75% of all very low-income households with a severe housing problem. White households represent 17% of this group, while Hispanic, Asian and American Indian households represent 4%, 2% and 0.5% respectively of very low-income households with a severe housing problem. Hispanic households at this income level experience disproportionately greater need, with 78% of Hispanic households experiencing a severe housing problem, compared to 61% across all households at this income level.

TABLE 12 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,795	9,580	5,615
White	4,055	909	1,599

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Black / African American	17,775	8,300	3,315
Asian	499	20	460
American Indian, Alaska Native	114	35	35
Pacific Islander	0	0	25
Hispanic	1,010	224	64

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

There are 9,440 low-income households in Atlanta with at least one severe housing problem. Of these households, 61% are Black, 30% are white, 5% are Hispanic, 2.6% are Asian and 0.1% are American Indian. As a whole, 42% of low-income households in Atlanta have a severe housing problem. White and Asian households at this income level experience a disproportionately greater need, with 60% of each group experiencing at least one severe housing problem.

TABLE 13 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,440	12,840	0
White	2,820	1,860	0
Black / African American	5,745	10,020	0
Asian	245	165	0
American Indian, Alaska Native	10	85	0
Pacific Islander	0	0	0
Hispanic	460	540	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Of the 26,610 moderate-income households in Atlanta, 16% have at least one severe housing problem. White households constitute the largest percentage (47%) of moderate-income households with a severe

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housing problem. Black households at this income level represent 39% of those with a housing problem, while Hispanic households represent 6.4%, Asian households represent 4.2% and Pacific Islander households represent 0.3%. Several racial and ethnic groups experience disproportionately greater need at this income level. Of the 30 Pacific Islander households noted in this income group, 15 households (50%) have a severe housing problem. White and Asian households also have disproportionately greater need, with 26% and 28% of their respective households experiencing a severe housing problem, compared to 16% across the income group as a whole.

TABLE 14 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,295	22,315	0
White	2,005	5,645	0
Black / African American	1,680	14,950	0
Asian	179	469	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	15	0
Hispanic	274	820	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

At middle-incomes, there are 970 households in Atlanta with at least one severe housing problem. White households experience the greater rate of severe housing problems at this income level, representing 57% of all middle-income Atlanta households with at least one severe housing problem. Black households represent another 25%, followed by Hispanic households at 14% and Asian households at 3%. Hispanic households are the only group which experiences disproportionately greater need at this income level. Seventeen percent (17%) of Hispanic middle-income households have at least one severe housing

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problem, compared to 6.8% across the income level as a whole.

TABLE 15 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	970	13,395	0
White	555	4,990	0
Black / African American	240	7,095	0
Asian	25	365	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	140	670	0

Data Source: 2011-2015 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Severe housing problems in Atlanta disproportionately affect persons of all backgrounds. Despite large numbers of households with severe housing problems at the very low incomes, the rate of occurrence in Black households trended the same as the average across the income level. At low, moderate, and middle-incomes, Black households tended to decrease not only in the number of severe housing problems, but also their rate of occurrence. At these income levels, Black households experienced severe housing problems at a rate 3 to 6 percentage points lower than the average across the income level.

White households tend to experience disproportionately greater need at low- and moderate-income levels. To be specific, at low-incomes white households experienced a severe housing problem at a rate 18 percentage points above average for the income group. At moderate incomes, the rate was ten percentage points above average. White households tend to have rates of severe housing problems similar to the income group average for both very low-income white households and middle-income households.

Asian households also experience disproportionately greater need at low- and moderate-income levels. While 42% of all low-income households experienced a severe housing problem, 60% of Asian households experienced a severe housing problem at this income level. Similarly, 16% of all moderate-income

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households had a severe housing problem compared to 28% for Asian households at that income level, a twelve-percentage point increase.

In an opposing trend from white and Asian households, Hispanic households experienced severe housing problems at a disproportionate rate at very low incomes and at middle incomes. At very low incomes, 78% of Hispanic households had a severe housing problem, a 17-percentage point increase over the income level average at 61% Again at middle income levels, 17% of Hispanic households had a severe housing problem, compared to 6.8% for the income level average.

American Indian and Pacific Islander households were represented in small numbers. At very low incomes, 62% of American Indian households had a severe housing problem, which was close to the average across the income level (61%). At very low incomes, none of the 25 Pacific Islander households had a severe housing problem. Only at moderate incomes do Pacific Islander households exhibit disproportionately greater need than the income group as a whole. Fifty percent (50%) of the 30 moderate-income Pacific Islander households had a severe housing problem, compared to 16% across the income level. However, trends within these two groups most often showed that no households were counted or that no households had a severe housing problem.

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NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole. While the preceding sections assessed all housing and severe housing problems, focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e. with a severe cost burden). The final column, "no/negative income," identifies households without an income for whom housing as a share of income was not calculated.

Housing Cost Burden

TABLE 16 – GREATER NEED: HOUSING COST BURDENS AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	108,290	34,285	37,420	5,815
White	56,285	11,840	10,465	1,599
Black / African American	42,550	19,605	23,800	3,510
Asian	3,955	775	889	460
American Indian, Alaska Native	185	45	125	35
Pacific Islander	65	0	4	25
Hispanic	3,720	1,535	1,410	69

Data Source: 2011-2015 CHAS

Discussion

Table 20 shows that approximately 39% of all Atlanta households are considered cost burdened or severely cost burdened. Black households make up the largest number of cost burdened and severely cost burdened households (43,405 households), making up approximately 62% of the city's 70,493 cost burdened households.

White and Asian households are the least likely to be cost burdened or severely cost burdened. Twenty-eight percent (28%) of both white and Asian households experience cost burdens and severe cost burdens. Of Asian households, 13% are cost burdened and 15% are severely cost burdened; of white households, 15% are cost burdened and 13% are severely cost burdened.

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Black, Hispanic and American Indian households have a higher occurrence of housing cost burdens. Cumulatively, 49% of Black households are cost burdened or severely cost burdened, followed by Hispanic and American Indian households, of which 44% of each group experiences cost burden or severe cost burden. Among Hispanic households, 23% are cost burdened while 22% of Black households are cost burdened. Severe cost burdens affect 21% of Hispanic households and 27% of Black households. American Indian households have a comparatively low percentage of cost burdens (12%), however, 32% of American Indian households are severely cost burdened.

While data on Pacific Islander households shows that none of the 94 households are cost burdened and only 4% are severely cost burdened, a significant portion of incomes for this group were not counted (27%). However, CHAS data notes that 69% do not experience any housing cost burden.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Tables 12 through 20 identified several instances of disproportionately greater need, which are summarized below:

- Hispanic households experience a disproportionately greater need in both housing problems and severe housing problems at very low incomes. Housing problems affect 87% of very low-income Hispanic households compared to 71% citywide. Similarly, severe housing problems affect 78% of very low-income Hispanic households compared to 61% citywide. At middle incomes, Hispanic households also experience severe housing problems at disproportionate rates (17% versus 7% citywide). Cost burdens also disproportionately affect Hispanic households, with 23% experiencing cost burdens and 21% experiencing severe cost burdens.

- Asian households experience a disproportionately higher percentage of housing problems at low- and moderate incomes. Ninety-one percent of low-income Asian households have at least one housing problem, compared to 78% of low-income households city-wide. Low income and moderate-income Asian households also experience a disproportionately higher percentage of severe housing problems. Sixty percent of low-income Asian households have a severe housing problem, compared to 42% citywide; 28% of moderate-income Asian households have a severe housing problem versus 16% citywide.

- White households experience disproportionate rates of housing problems at moderate- and middle-income levels. At moderate income levels, 69% of white households have a housing problem versus 56% city-wide; furthermore 46% of middle-income white households have a housing problem versus 35% city-wide. White households also experience disproportionate rates of severe housing problems at the moderate-income level (25% versus 16% citywide).

- Of 30 Pacific Islander households living at moderate income levels, 50% have a severe housing problem. Severe housing problems occur at a disproportionate rate, since the city-wide rate at moderate income levels is 16%.

- American Indian households experience a disproportionately rate of severe cost burden. While 20% of households city-wide have a severe cost burden, 32% of American Indian households experience a severe cost burden.

If they have needs not identified above, what are those needs?

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Input collected during the community engagement process identified housing affordability for low- and moderate-income households as the greatest housing need in Atlanta. When discussing rental housing, community members noted that there was not enough affordable rental housing for seniors, persons with HIV, or persons with disabilities. There was also a lack of affordable rental housing for larger families, which forced these families to leave the city. Stakeholders noted that due to Atlanta's growing population and high housing demand, landlords no longer found housing vouchers attractive ways to make money as they had during recession years, which put a strain on the housing stock served by Atlanta Housing. At the same time, community members expressed concern that luxury apartment builders were not being held to a standard that required them to create affordable units. Community members stated that rapidly rising taxes were forcing longtime residents out of the city. Without programs to assist homeowners, including rehab/repair programs and emergency assistance, these trends would continue. Stakeholders also noted a need for affordable starter homes to make it easier for low- or moderate-income households to buy homes in the city.

In addition to assisting people who are currently housed, community members noted the need to assist homeless individuals. Community members expressed a need for more transitional housing and permanent supportive housing to address homelessness.

Lastly, community members discussed the high need for better transit and non-motorized transportation infrastructure. For low-income households without a car, transit access may impact one's ability to obtain and keep employment and access necessities such as grocery and drug stores, etc.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

As of the 2010 Census, 54% of householders in Atlanta were African American. White households made up 38%, Hispanic households, 5%, Asian households, 3%, and American Indian households, 0.2%. Atlanta's Black population largely lives south of Ponce de Leon Avenue on the east side of the city, and Marietta Street and Perry Blvd on the west side of the city. White households largely live north of Marietta Street and Perry Blvd on the west side of the city, and from the Grant Park area northward on the east side of the city.

A cluster of Asian households exist between Northside Drive and I-75/I-85 near the Georgia Institute of Technology, although Asian households are also spread out north of the I-75/I-85 split. Hispanic households are also spread out across the north and east sides of the city, with small clusters between Marietta Blvd and Defoors Ferry Road NW, and south of Sidney Marcus Blvd from Piedmont Road to the Dekalb County line. The maps that follow show Atlanta's African American, white, Hispanic and Asian populations as of 2010.

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FIGURE 1 – POPULATION BY BLOCK GROUP FOR BLACK, NON-HISPANIC RESIDENTS IN ATLANTA, 2010

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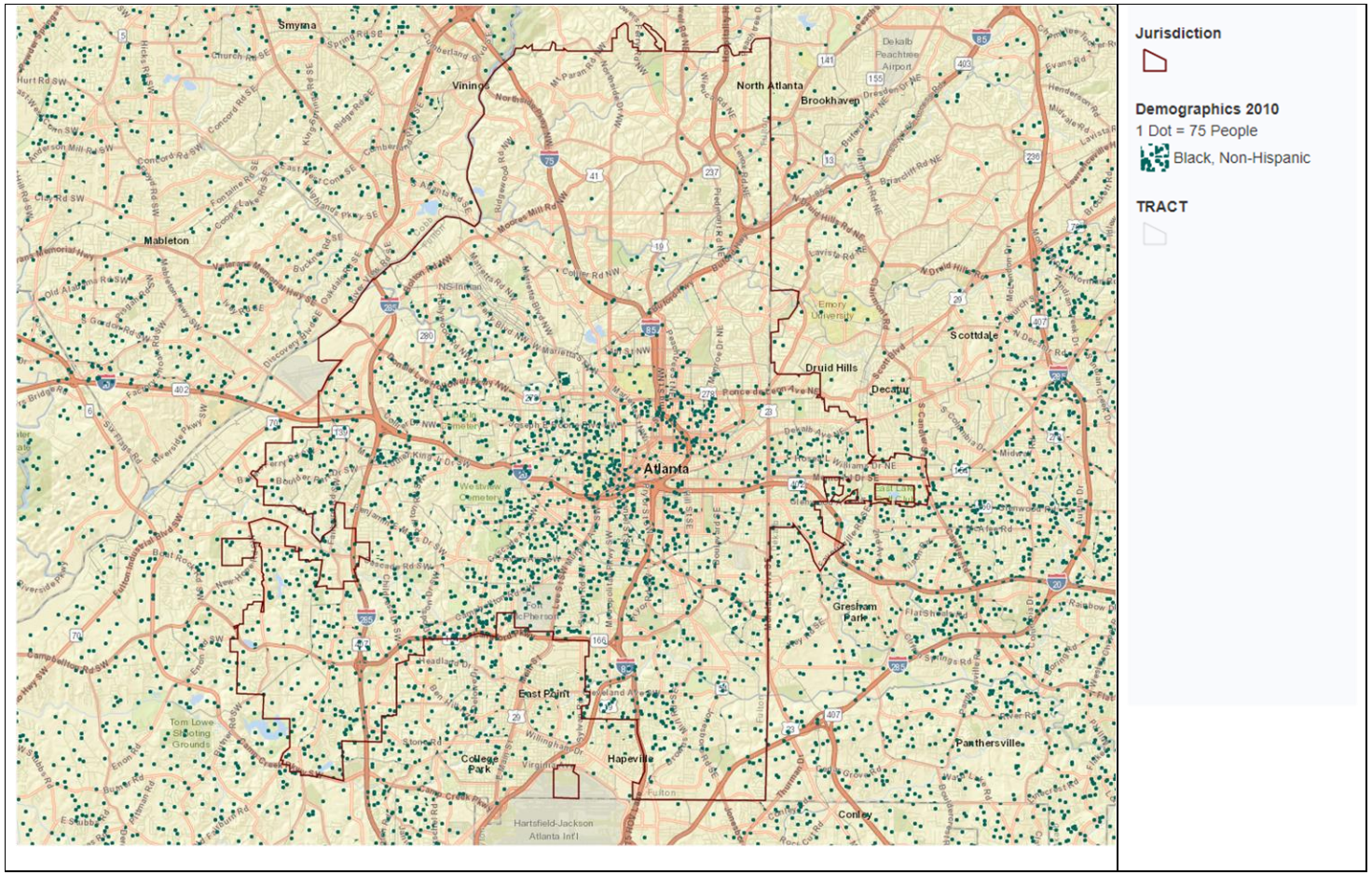

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Data Source: HUD AFFH Data and Mapping Tool, https://egis.hud.gov/affht/

FIGURE 2 – POPULATION BY BLOCK GROUP FOR WHITE, NON-HISPANIC RESIDENTS IN ATLANTA, 2010

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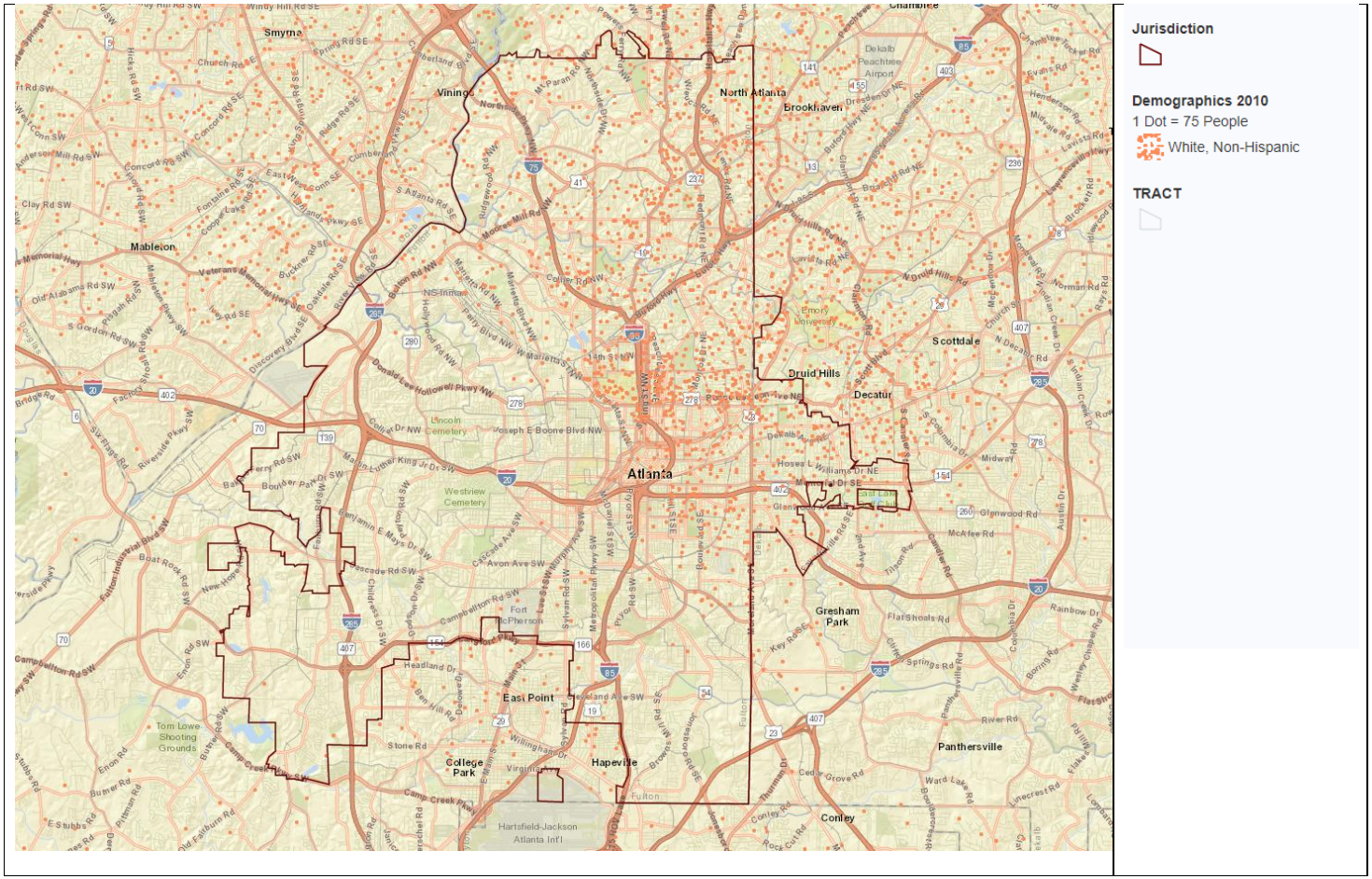

OMB Control No: 2506-0117 (exp. 06/30/2018)

Data Source: HUD AFFH Data and Mapping Tool, https://egis.hud.gov/affht/

FIGURE 3 – POPULATION BY BLOCK GROUP FOR HISPANIC RESIDENTS IN ATLANTA, 2010

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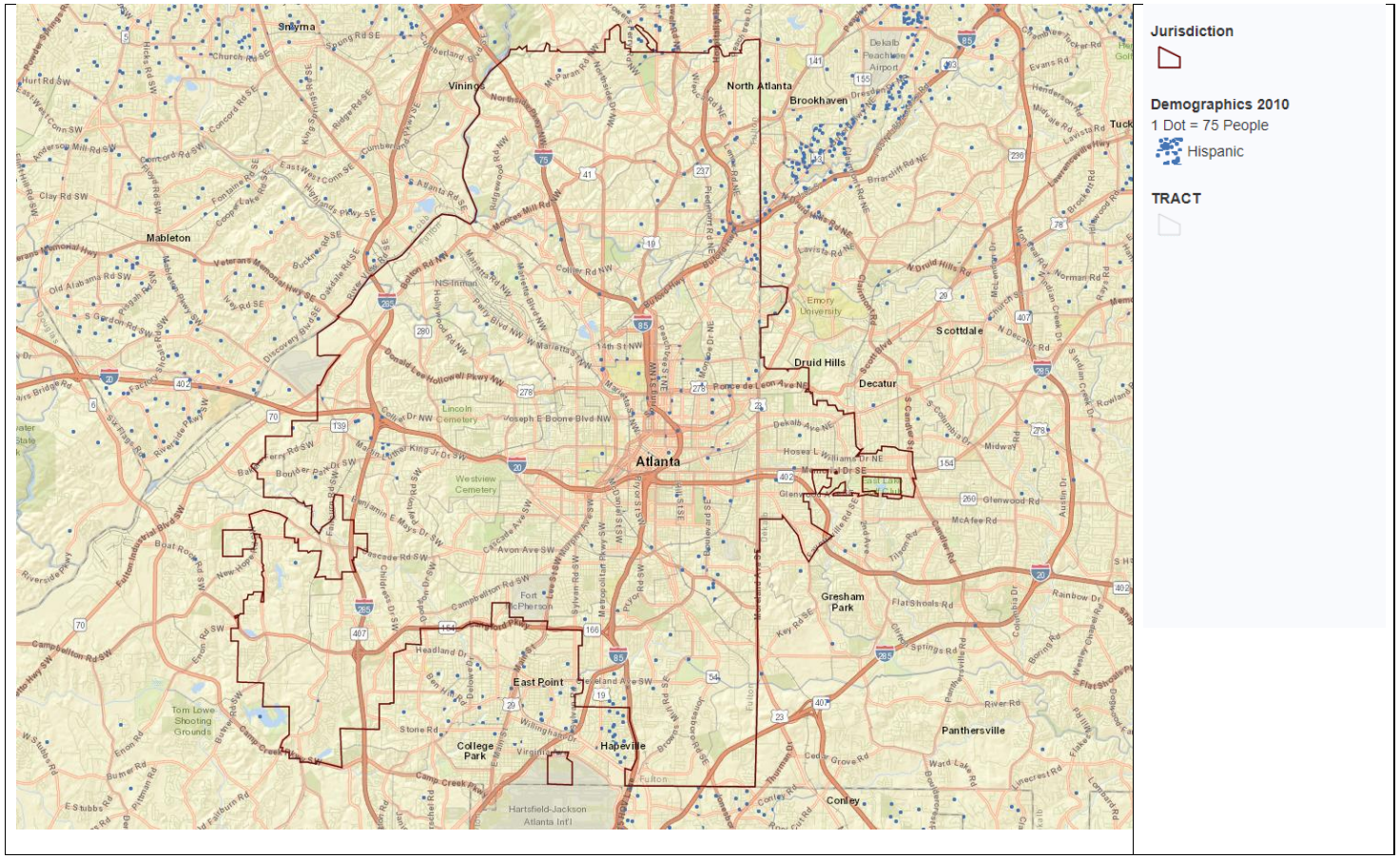
OMB Control No: 2506-0117 (exp. 06/30/2018)



OMB Control No: 2506-0117 (exp. 06/30/2018)

Data Source: HUD AFFH Data and Mapping Tool, https://egis.hud.gov/affht/

FIGURE 4 – POPULATION BY BLOCK GROUP FOR ASIAN / PACIFIC ISLANDER RESIDENTS IN ATLANTA, 2010

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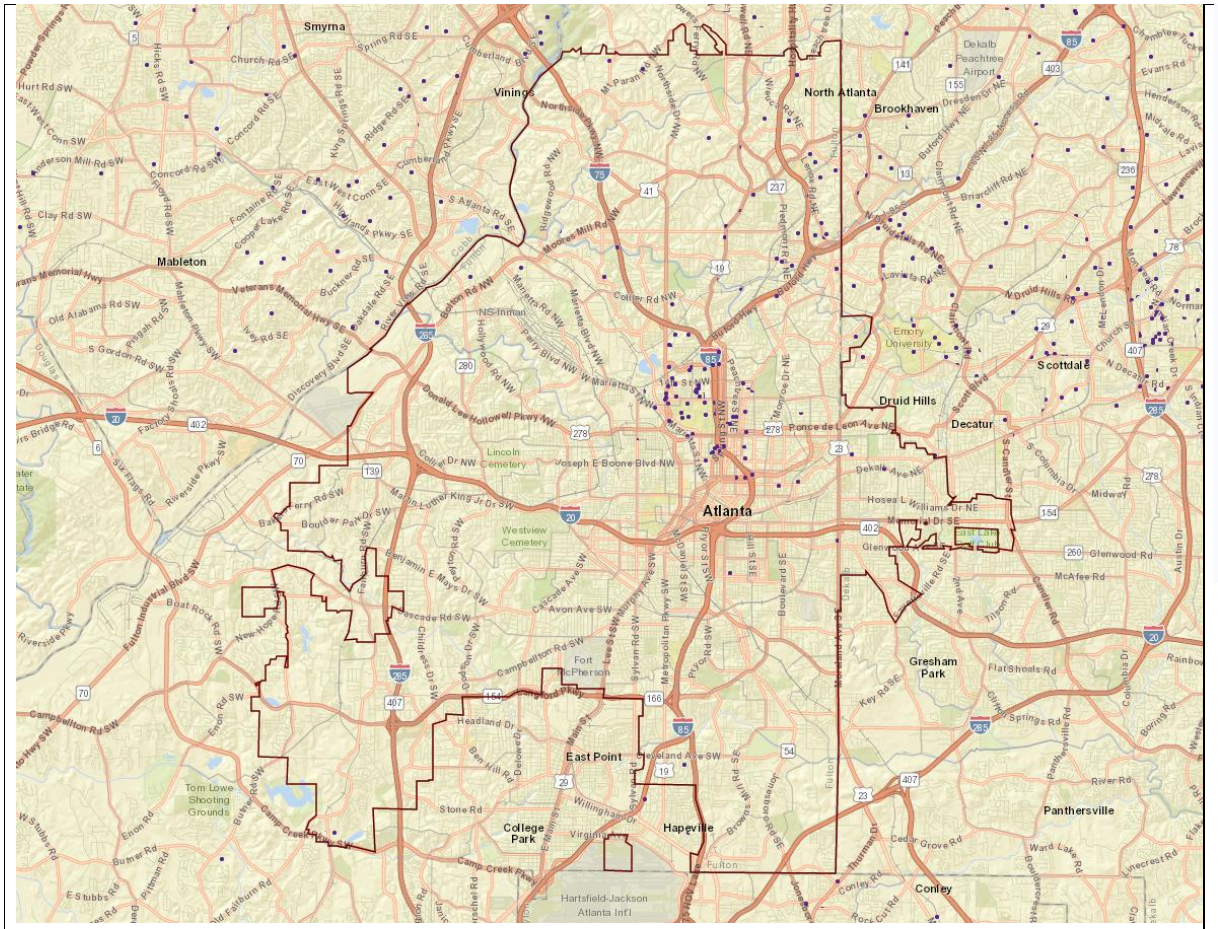
OMB Control No: 2506-0117 (exp. 06/30/2018)



Jurisdiction

Demographics 2010

1 Dot = 75 People

Asian/Pacific Islander, Non-Hispanic

TRACT

OMB Control No: 2506-0117 (exp. 06/30/2018)

Data Source: HUD AFFH Data and Mapping Tool, https://egis.hud.gov/affht/

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OMB Control No: 2506-0117 (exp. 06/30/2018)

NA-35 Public Housing – 91.205(b)

Introduction

The Atlanta Housing Authority (AH) provides publicly assisted housing in the City of Atlanta. According to the Atlanta Housing Authority's 2019 Moving to Work Annual Report, 24,922 households were served with publicly assisted housing in 2019. The number of households served represents an increase from 2017, in which 23,093 households were served.

The Atlanta Housing Authority utilizes several types of assistance, including public housing, RAD project-based vouchers (PBVs), housing choice vouchers, low-income housing tax credits, Home-Flex, down payment assistance and supportive housing through Moving to Work. Of these programs, the AH reported that 3,741 households lived in public housing, 423 households were served through RAD PBVs, 5,739 participated in HomeFlex, 2,673 lived in LIHTC units, 993 received down payment assistance, 380 received supportive housing, and 10,973 received various housing choice vouchers, including tenant-based vouchers, ports, and homeownership.

Tables 18 through 21 display HUD data that reviews the demographic characteristics of publicly supported housing in Atlanta. HUD data reiterates that the largest AH program type in use by the Atlanta Housing Authority is the voucher program, noting that there are 10,970 total vouchers in use. The average income of families living in publicly assisted housing does not exceed $13,500 annually.

The City of Atlanta also serves as a Public Housing Authority through the City's Section 8 Moderate rehab program. Through this program the City serves 190 formerly homeless families and individuals by providing direct subsidy for housing and utilities. The clients for the program are required to conduct annual recertifications and yearly HQS inspections. The City supports four (4) scattered site complexes with this program. The housing typologies include Single Room Occupancy Units (SRO's) and apartment's for families. The City has maintained this designation for over twenty (20) years. The data for these clients was added to the table below.

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Totals in Use

TABLE 17 - PUBLIC HOUSING BY PROGRAM TYPE

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	190	3,990	10,970	3,720	7,167	0	0	0

Commented [CC1]: Added Data to reflect the City's program

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

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Characteristics of Residents

TABLE 18 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	8342	12,166	12,971	11,881	13,365	0	0
Average length of stay	0	0	5	5	1	6	0	0
Average Household size	0	0	1	2	1	2	0	0
# Homeless at admission	0	190	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	1,507	2,997	2,076	915	0	0
# of Disabled Families	0	0	1,020	2,242	530	1,707	0	0
# of Families requesting accessibility features	0	0	3,990	10,970	3,720	7,167	0	0
# of HIV/AIDS program participants	0	46	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

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Race of Residents

TABLE 19 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	5	383	250	214	36	0	0	0
Black/African American	0	185	3,437	10,594	3,390	7,121	0	0	0
Asian	0	0	107	14	13	1	0	0	0
American Indian/Alaska Native	0	0	5	5	0	5	0	0	0
Pacific Islander	0	0	6	1	1	0	0	0	0
Other	0	0	52	106	102	4	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

TABLE 20 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
							Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	71	60	31	29	0	0	0
Not Hispanic	0	0	3,867	10,804	3,587	7,134	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

Data from the HUD PIH Information Center shows that the City of Atlanta has 23,771 public housing authority units. Of these households, 23% have at least one person in the household with a disability. Nearly half of all AH households with a head, spouse or co-head aged 62 and over have a disability. Thirty-four percent of households have a head-of-household, spouse, or co-head aged 61 and under with a disability. Therefore, persons with disabilities make up a significant percentage of AH residents.

Stakeholders note that there is a large need for accessibility among housing choice voucher holders. Families with disabled members of the household seek out single-family homes, but these homes are often not designed for accessibility. Stakeholders report that inaccessible features of many single-family homes include stoves that are too high for wheelchair users, door frames that are not wide enough for wheelchairs, and bathrooms that have not been modified to improve mobility. These accessibility needs require that landlords of single-family units must retrofit the unit to provide accommodations prior to housing a disabled resident.

Describe the most immediate needs of residents of Public Housing and Housing Choice voucher holders.

Stakeholders acknowledge that AH residents have an immediate need for affordable childcare, especially those families with multiple children. Stakeholders also acknowledge a growing need for services addressing trauma and other behavioral health or mental health needs.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population, primarily since AH residents live in stable, decent and affordable housing. With this need met, residents are able to work on other personal, familial, health, educational or professional needs that families typically face in addition to housing insecurity.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section provides an assessment of the City of Atlanta's homeless population and its needs. The City of Atlanta conducts an annual homeless "Point-in-time Count" during the last ten days of January. The 2019 point-in-time count for the City of Atlanta was held on the night of January 22, 2019 and into the morning of January 23, 2019. It counted 3,217 homeless persons in total, including chronically homeless (376 persons, or 12%), unaccompanied and parenting youth households (189 persons, or 6%), persons in families with children (499, or 16%), and veterans (349, or 11%).

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Of the 3,217 homeless persons counted in the point-in-time count, 376 people were counted as chronically homeless (12%). Of the 376 chronically homeless persons, 183 were sheltered in emergency shelter (49%), and 193 were unsheltered (51%).

In addition to chronically homeless households, the 2019 point-in-time count counted 499 homeless persons in families with children (16% of total homeless population), 349 veterans (11% of total homeless population), and 189 persons in unaccompanied and parenting youth households (6% of total homeless population). The 499 persons in families with children included 154 households with 318 children under the age of 18. 497 of the 499 persons in these households were sheltered, with 405 persons (81 percent) in emergency shelters and 92 (18 percent) in transitional housing. Two persons in families with children were unsheltered. Of homeless veterans, 42 percent were in emergency shelters, 36 percent were in transitional housing, and 22 percent were unsheltered. Unaccompanied youth households included 8 parenting youth and 11 children in parenting youth households. All unaccompanied youth were between the ages of 18 and 24. Of unaccompanied youth, 59 percent were in emergency shelters, 29 percent were in transitional housing, and 11 percent were unsheltered.

Note that these figures do not represent the entire homeless population in the county, but rather the number of homeless that were sheltered and unsheltered during a point-in-time count. As the inventory of homeless facilities in the area shows, a considerably higher number of homeless persons are assisted within the City of Atlanta than the point-in-time count of chronically homeless reflects.

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Nature and Extent of Homelessness: (Optional)

Nature and Extent of Homelessness		
Race	**Sheltered**	**Unsheltered**
White	240	71
African American	2,172	592
Asian	7	1
American Indian/ Alaskan Native	20	17
Native Hawaiian/ Pacific Islander	2	2
Multiple Races	57	36
Ethnicity	**Sheltered**	**Unsheltered**
Non-Hispanic/ Non-Latino	2,388	684
Hispanic/ Latino	110	35

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2019 point-in-time count identified 154 households with at least one adult and one child, which included a total of 499 people, 318 of which were under the age of 18 (64 percent). Of the 499 persons in households with at least one adult and one child, 497 (99.6%) were sheltered in emergency or transitional housing. 349 veterans were counted during the point-in-time count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The point-in-time count categorized the number of sheltered and unsheltered homeless individuals in the City of Atlanta by race and ethnicity. The count found that 86% of all sheltered and unsheltered individuals were Black, 10% were white, and 4% were other or multiple races. Asian, American Indian/ Alaska Native, and Native Hawaiian/ Pacific Islander homeless individuals each comprised 1.2 percent or less of sheltered and unsheltered individuals. Regarding ethnicity, the count found that 5 percent of the total sheltered and unsheltered homeless population in the City of Atlanta were Hispanic/ Latino, and 95 percent were non-Hispanic/ Latino.

The proportions of sheltered individuals were similar across race and ethnicity, with slight variations among populations. Of the total Black population experiencing homelessness, 2,172 were sheltered (79%), and 592 were unsheltered (21%). Of the total white population experiencing homelessness, 240 were sheltered (77%), and 71 were unsheltered (23%). Of the total Hispanic/ Latino population experiencing homelessness, 110 were sheltered (76%), and 35 were unsheltered (24%).

While all racial and ethnic groups were more likely to be sheltered in emergency shelters than transitional housing, the proportion of population utilizing these facilities varied by ethnicity. Sixty-six percent of both the sheltered Black and white populations were in an emergency shelter, while 34 percent was in transitional housing. Hispanic populations were less likely to be in transitional housing relative to the Black

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and white populations: 77 percent of the sheltered Hispanic/ Latino population was in an emergency shelter, and 23 percent was in transitional housing.

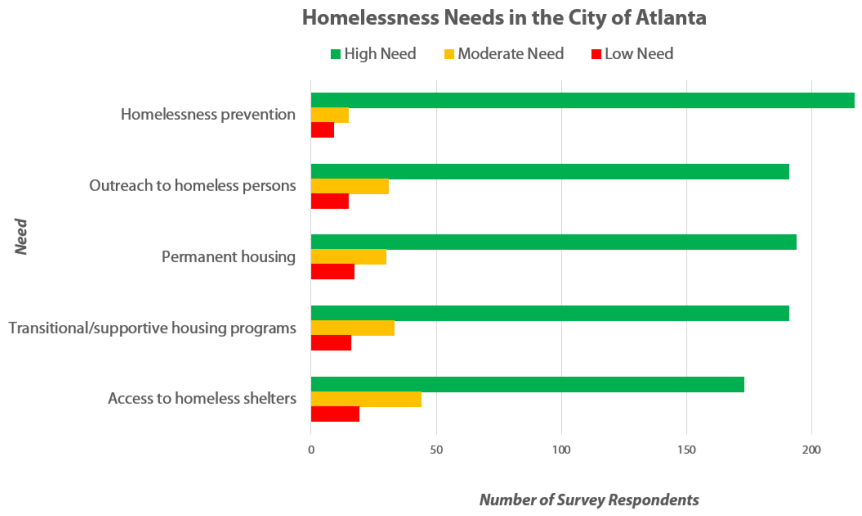
Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2019 point-in-time count counted a total of 3,217 homeless persons, including 2,498 sheltered (78%) and 719 sheltered persons (22%). Of the 2,498 sheltered individuals, 1,656 (66%) were in emergency shelters, and 842 (34%) were in transitional housing.

Discussion:

Data from both the point-in-time count and stakeholder input indicate a high level of need for homelessness services in the City of Atlanta. Survey respondents also rated all homeless services at high levels of need. In particular, 90 percent of survey respondents rated homeless prevention as a high need, and 81 percent rated outreach to homeless persons and permanent housing as high needs. Transitional/ supportive housing programs were rated as a high need by 80 percent of survey respondents, and access to homeless shelters was rated as a high need by 74 percent of respondents (see Figure 5). Stakeholders interviewed as part of this planning process described a high level of need for permanent housing, the use of a Housing First model, access to assistance for undocumented persons, and the development of partnerships with the business community as important in addressing homelessness in the city.

FIGURE 5: HOMELESSNESS NEEDS



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NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses the characteristics and needs of persons in various subpopulations of the City of Atlanta who are not necessarily homeless but may require supportive services, including persons with HIV/AIDS, the elderly, persons with disabilities (mental, physical, or developmental), persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.**HOPWA**

TABLE 21 – HOPWA DATA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	35,022
Area incidence of AIDS	16,356
Rate per 100,000 population	282.2
Number of new cases prior year (3 years of data)	698
Rate per 100,000 population (3 years of data)	11.9
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	37,155
Area Prevalence (PLWH per 100,000 population)	857
Number of new HIV cases reported last year	1,597

Data Source: CDC HIV Surveillance Report, 2017 (Current HOPWA formula use), and Emory AIDSVu, 2017 (Current HIV surveillance data)

HIV Housing Need (HOPWA Grantees Only)

TABLE 22 – HIV HOUSING NEED

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	77
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

According to the 2013-2017 ACS 5-year estimates, 11.3% of the City of Atlanta's population is elderly, aged 65 and over. 4.5% percent of the population is considered frail elderly, aged 75 and over. Slightly more than one third (34.4%) of elderly individuals aged 65 and over in the city have a disability.

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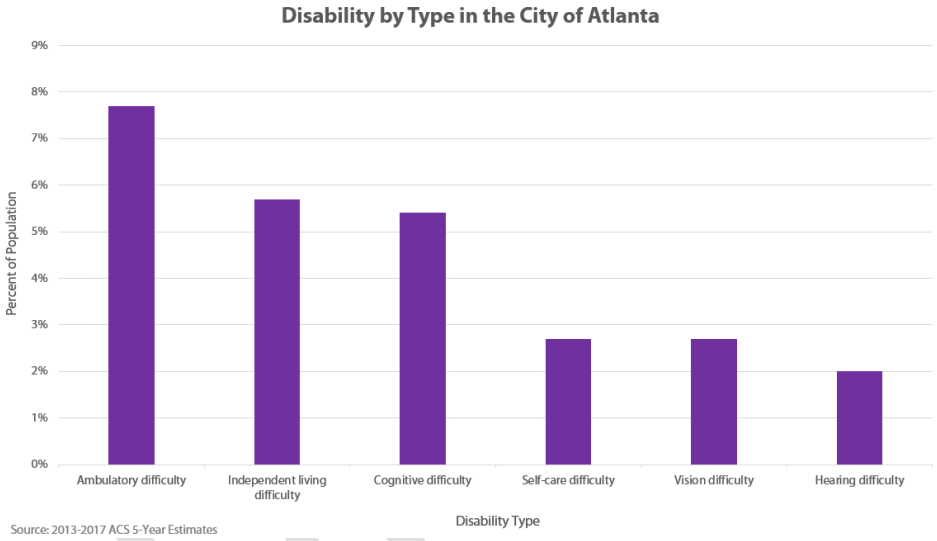
Persons with Disabilities

Within the city, 12.1% of all residents have one or more disabilities, including:

- Hearing difficulty – 2.0%
- Vision difficulty – 2.7%
- Cognitive difficulty – 5.4%
- Ambulatory difficulty – 7.7%
- Self-care difficulty- 2.7%
- Independent living difficulty – 5.7%



Persons with HIV/AIDS and their families

As of 2016, there were approximately 37,155 persons living with HIV/AIDS in the Atlanta-Sandy Springs-Roswell MSA region.[10] Rates of HIV/AIDS vary by location in the region, reaching as high as 3,000 to 7,000 cases per 100,000 population in many zip codes within the City of Atlanta, while rates in zip codes further out from the city tend to be much lower. The overall rate in the Atlanta-Sandy Springs-Roswell MSA is 857 people living with HIV per 100,000 population (37,155 people living with HIV of 4,333,441 total

[10] AIDSVu, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University (CFAR)

population). 80.4% of people living with HIV in the region are male, and 19.6% are female. Most people living with HIV in the region are Black (70.4%), while smaller proportions are white (18.2%) and Hispanic or Latinx (6.8%).[11]

Immigrants and Refugees

An estimated 32,026 residents of the City of Atlanta are foreign-born, according to American Community Survey 5-Year Estimates for 2013-2017. Of these residents, an estimated 9,750 (30%) began residing in the United States in 2010 or later. Of the foreign-born population, approximately 38% are naturalized citizens, and 62 percent are not citizens.[12] Of the foreign-born population who entered the United States in 2010 or later, an estimated 57% were born in Asia, 18% were born in Latin America, and 16% were born in Europe.

Persons with Alcohol or Drug Addiction

The region that includes the City of Atlanta and its surrounding counties (Fulton, DeKalb, Clayton, Gwinnett, Newton, and Rockdale) has an estimated 5.2% rate of alcohol use disorder in the past year by individuals aged 12 and older, according to 2014-2016 data from the US Substance Abuse & Mental Health Data Archive (SAMHDA). Cocaine use in the region was estimated at 2.7% of the population, and heroin use was estimated at 0.11%.[13] There were an estimated 472 drug overdose deaths in Fulton County from 2015 to 2017, a rate of 15 persons per 100,000 population, and 231 in DeKalb County, a rate of 10 persons per 100,000 population.[14]

Victims of Domestic Violence

The Centers for Disease Control estimates that 37.4 percent of women and 30.4 percent of men in Georgia have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes.[15] This equates to an estimated 88,710 women and 69,324 men living in the City of Atlanta, based on the county's 2017 total population of 465,230.[16] An estimated 45.5 percent of women and 49.9 percent of men in Georgia have experienced any psychological aggression by an intimate partner,[17] which equates to an estimated 107,922 women and 113,790 men living in the City of Atlanta.

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[11] AIDSVu, Emory University's Rollins School of Public Health in partnership with Gilead Sciences, Inc. and the Center for AIDS Research at Emory University (CFAR)
[12] 2013-2017 American Community Survey Estimates for Selected Characteristics of the Foreign-Born Population by Period of Entry into the United States, Table S0502
[13] Substance Abuse & Mental Health Data Archive. "Interactive National Survey on Drug Use and Health Substate Estimates." https://pdas.samhsa.gov/saes/substate
[14] County Health Rankings & Roadmaps. "Drug Overdose Deaths." https://www.countyhealthrankings.org/app/georgia/2019/measure/factors/138/data?sort=sc-0
[15] The National Intimate Partner and Sexual Violence Survey (NISVS) | 2010-2012 State Report. https://www.cdc.gov/violenceprevention/pdf/NISVS-StateReportBook.pdf
[16] 2013-2017 American Community Survey 5-Year Estimates for Total Population in the City of Atlanta, Table DP05
[17] The National Intimate Partner and Sexual Violence Survey (NISVS) | 2010-2012 State Report. https://www.cdc.gov/violenceprevention/pdf/NISVS-StateReportBook.pdf

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Re-entry Populations

In the state of Georgia, an estimated 404,000 residents are on probation, and 21,000 are on parole.[18] While local data regarding the population under criminal supervision is not readily available, the large numbers of state residents under criminal justice supervision indicates a continuing need to address the housing and supportive service needs of this population in the City of Atlanta.

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and reentry populations) were determined by input from both service providers and the public through the Housing and Community Needs Survey, the HOPWA Questionnaire, public meetings, focus groups, and stakeholder interviews.

Housing that is Affordable, Accessible, Safe, and Low-Barrier

For all vulnerable populations, the high cost of housing is an issue. A high percentage of residents within these population subgroups live at or below the federal poverty level. Low incomes force many people with special needs to live in congregate care, have roommates or live with family. HUD's fair market rent documentation for FY 2020 estimates fair market rent for a two-bedroom unit in Atlanta-Sandy Springs-Roswell metro zip codes as ranging from $730 to $1,750 per month.[19] Zip codes specific to the City of Atlanta fall within the upper end of this range, from $970 to $1,750 per month. Almost all zip codes have fair market rents above $1,000 for a 2-bedroom unit, and most fall in the range of $1,100 to $1,500 for a two-bedroom unit. High housing costs make it difficult for vulnerable populations, who are often living on very low incomes, to afford housing.

Because of the high cost of housing, there is a need to increase the availability of affordable housing for vulnerable populations. This could include options such as smaller housing units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability.

For the elderly and frail elderly, people with disabilities, and others that may not have access to vehicles, there is a need for housing that is accessible to transportation, recreation, and employment. Group homes and other housing options for people with disabilities are often located outside of urban communities and provide low levels of access to transit and walkability. These groups need housing options that are integrated into the community and reduce social isolation.

Persons living with HIV/AIDS need low-barrier housing free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. Stakeholders working with persons living with HIV/AIDS and/or the HOPWA program emphasized that a 'housing first' model, in which permanent

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[18] Prison Policy Initiative. (n.d.) Georgia Profile. https://www.prisonpolicy.org/profiles/GA.html
[19] HUD User. "Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area Small Area FY 2020 Fair Market Rents." https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020summary.odn

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housing is provided without other barriers, is needed. Similar to other vulnerable populations, persons living with HIV/AIDS need housing that provides easy access to health services, resources, and employment.

Of stakeholders who completed the HOPWA Questionnaire,

- Eighty percent rated permanent supportive housing facilities as a high priority, a higher percentage than any other need included in the survey;
- Seventy three percent rated housing vouchers as a high priority;
- Sixty seven percent rated short-term rent, mortgage and utility assistance as a high priority.

Housing may be inaccessible to vulnerable populations for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other vulnerable populations are often discriminated against in housing application processes.

Housing that is safe and clean is another need for vulnerable population groups. Units that are not clean or have other unhealthy conditions can worsen health issues for groups that are already vulnerable, such as persons living with HIV/AIDS.

Transportation

Access to transportation is an important concern for vulnerable population groups. Persons with disabilities and others without access to vehicles need housing in close proximity to transportation services in order to access employment, health services, and recreation opportunities. If transit is not within walking distance, vulnerable populations need accessible, reliable transportation services to provide access to everyday needs. Specifically, persons with intellectual or developmental disabilities may need companion assistance in transportation services in order to reach their destinations. Persons with HIV/AIDS need housing nearby transportation services in order to access health services and other resources. Accessible, reliable transportation also makes it easier for service providers to reach people for in-home services.

Specialized Housing and Supportive Services

Specialized housing is often needed to target needs of specific vulnerable populations. For example, people with intellectual or developmental disabilities and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services. Specifically, people with intellectual or developmental disabilities often need programming such as case management or life skills programming that does not violate direct service requirements. Clustered housing communities can facilitate the provision of these needed services by, for example, allowing case managers to easily provide services with multiple families in close proximity. Residents who participated in this planning process noted a need for clustered housing for people with intellectual and developmental disabilities in which needed services and community spaces can easily be shared. They further emphasized the potential to integrate housing for people with disabilities with senior housing to facilitate service provision and reduce social isolation. Persons living with HIV/AIDS may also need case management

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services, although stakeholders interviewed as part of this planning process emphasized that supportive services should not be required for people living with HIV/AIDS to access housing.

Workforce Development and Employment Services

Workforce development and employment services are another need for vulnerable populations. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others. These services should be accessible through housing and schools as well as have a strong connection to the Department of Family and Children Services.

Physical and Mental Health and Treatment Services

Access to healthcare is a need for vulnerable populations. Stakeholders and focus group participants noted a need for the City to work closely with providers of mental health services and to fund government agencies providing access to physical and mental health services. Stakeholders also emphasized a need for a wider range of drug and alcohol outpatient services.

Education/Combating Perceptions

Combatting stigmas is an important concern for many vulnerable populations. In particular, for adults with criminal histories and people living with HIV/AIDS, it may be especially difficult to find adequate housing. Several stakeholders noted that landlords often perceive persons with criminal histories or people living with HIV/AIDS as high-risk applicants. Because of this, stakeholders noted that others get priority over these groups in accessing housing. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, and many people become homeless for this reason.

Outreach

Outreach to vulnerable populations to ensure they are aware of available services is another need. This includes development of relationships and trust so that people feel comfortable seeking out needed services. There is also a need to provide clarity in marketing and in public buildings about what services are available.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Atlanta-Sandy-Springs-Roswell region ranks fourth among Metropolitan Statistical Areas (MSAs) in the rate of diagnoses of HIV infection, as of 2016.[20] The Centers for Disease Control reports that in 2016, the Atlanta-Sandy Springs-Roswell region had 1,523 new HIV diagnoses,[21] a rate of new diagnoses of 32

[20] CDC. "Diagnoses of HIV Infection among Adults and Adolescents in Metropolitan Statistical Areas – United States and Puerto Rico, 2016." https://www.cdc.gov/hiv/pdf/library/reports/surveillance/cdc-hiv-surveillance-supplemental-report-vol-23-2.pdf
[21] Ibid.

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per 100,000 population. Of these new diagnoses, 1,262 were adult and adolescent men and 261 were adult and adolescent women. By the end of 2015, there were a total of 31,163 persons living with a positive HIV diagnosis in the region, or 666.5 cases per 100,000 population. Of the total persons living with HIV in the region, 24,558 are adult and adolescent men and 6,605 are adult and adolescent women. The CDC reports that 1,115 of the 1,262 newly-diagnosed men contracted HIV from male-to-male sexual contact. 241 of the 261 newly-diagnosed women contracted HIV from heterosexual contact.

Men aged 25-34 had the highest number of new cases (506), followed by teens and young men aged 13-24 (344 cases). Although younger men tended to be diagnosed more frequently, more than half of adult men living with the disease are over age 45 (12,551), and about one in five are aged 55 and over (5,027). New diagnoses for women occurred across all age groups, with 44 women aged 55+, 60 women aged 45-54, 46 women aged 35-44, 76 women aged 25-34 and 35 aged 13-24 diagnosed with HIV in 2016. Similar to men living with HIV, more than half of women living with HIV are over 45 (56%), and almost one fourth (24%) are aged 55 and over.

Stark differences exist with regard to race and ethnicity diagnosis and prevalence of HIV in the region. By race and ethnicity, the largest number and highest rate of new diagnoses occurred amongst Black adult and adolescent males. In 2017, there were 939 new diagnoses for Black males, 214 for White males, 116 for Hispanic/ Latino males, 19 for Asian males and 2 for American Indian/Alaskan native males (see Figure 2). Black males also experienced the highest rate of infection at 127.7 cases per 100,000 persons, compared to 18.4 for white males and 48.8 for Hispanic males (see Figure 3). There were 16,561 Black male adults or adolescents living with the disease in 2017, the highest number of any population group in the region (see Figure 4).

Among all women with new diagnoses of HIV, most are Black women, with 232 of the 296 new cases among women in 2016 (see Figure 2). Black women also experienced the highest rate of new diagnoses among all women at 25.9 per 100,000 compared to 7.7 for Hispanic women and 3.2 for White women (see Figure 3). Black women had the highest numbers for women living with HIV in the region, making up 5,329 of the 6,642 women in the region living with HIV in 2017 (see Figure 4).

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Figure 2: New HIV Diagnoses, 2017

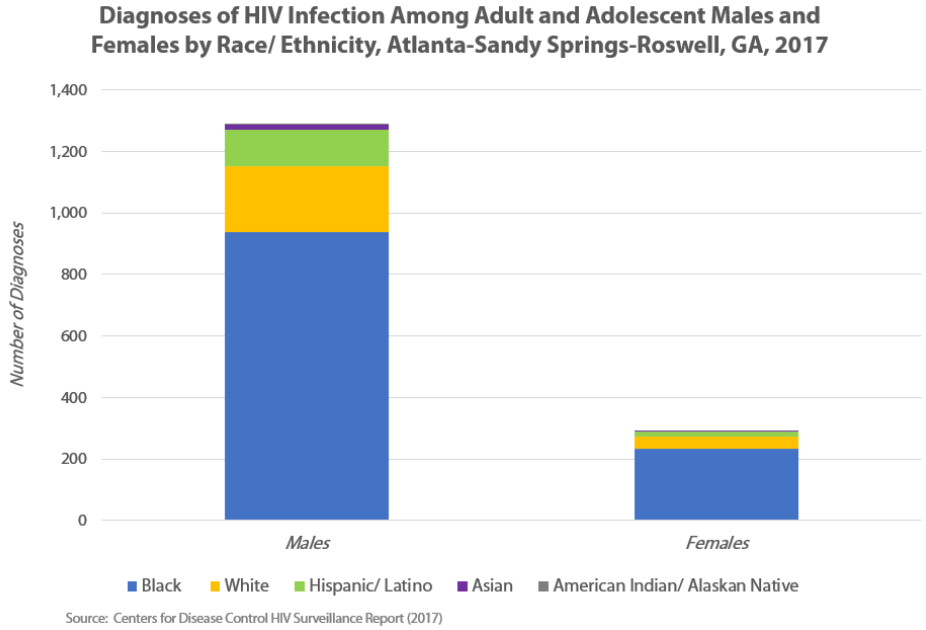

Figure 3: HIV Diagnosis Rates, 2017

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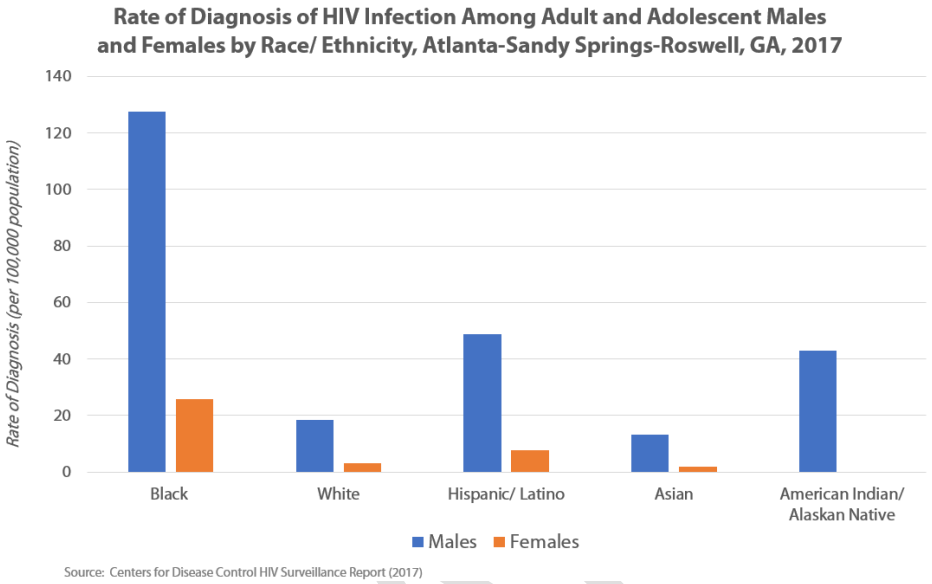
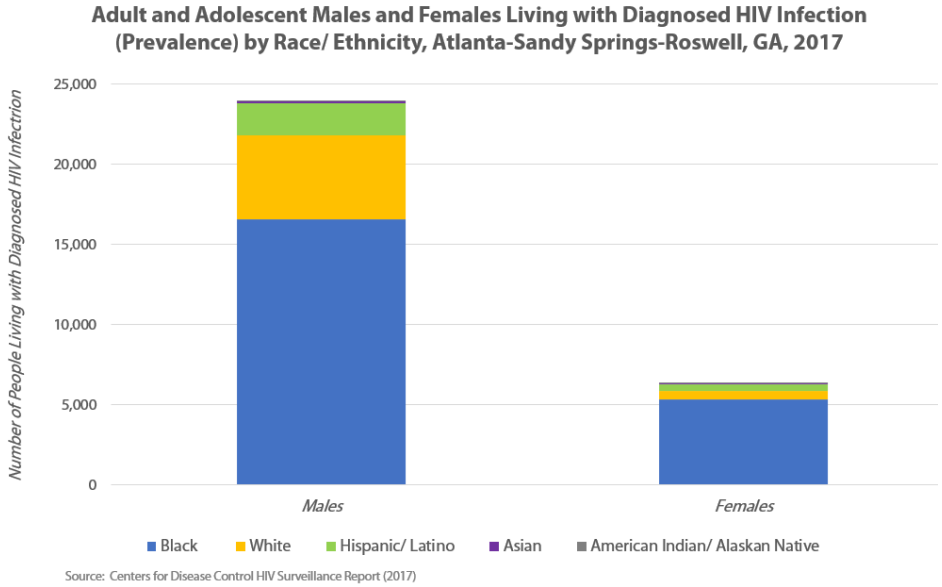


Figure 4: HIV Prevalence, 2017



In response to the high rates of HIV/AIDS in Atlanta, Mayor Keisha Lance-Bottoms has announced a focus on HIV/AIDS and appointed Dr. Angelica Geter Fugerson as the City's first Chief Health Officer, a role that will involve building coalitions to reduce new HIV transmissions.[22] The goal of ending the HIV epidemic in the City of Atlanta requires active engagement, partnerships, collaboration, and innovation. The City of Atlanta is focused on the development of social and structural initiatives that increase accessibility and acceptability of HIV prevention and care services, to decrease HIV transmission rates and retain clients in care. These initiatives include:

- Restructuring the management of the HOPWA program.[23]
- Working with local health departments and community-based organizations to scale up HIV and STD testing to achieve greater HIV status awareness, particularly among residents with the highest burden of HIV. This goal is being achieved through local testing events and community forums.
- Identifying community partners to establish and/or enhance same-day Pre-Exposure Prophylaxis (PrEP) initiation in local clinics. Same-day PrEP initiation is used to make PrEP more readily accessible to individuals at higher risk of acquiring HIV, improve likelihood of follow-up clinical visits for patients, and remove social barriers to care. This biomedical innovation is an effective prevention method for persons who are HIV-negative and at high risk for HIV. The pill, when taken daily, can drastically reduce their risk of becoming infected with HIV; the risk for HIV by sex is reduced by more than 90% and the risk for HIV by injection drug use is reduced by more than 70%.
- Partnering with a local health department to implement direct patient care, PrEP education and training for providers, and sexual health communication training for providers. The goal for this partnership is to improve uptake of federal HIV prevention and screening recommendations, increase PrEP prescriptions in vulnerable populations, increase HIV testing and screening and reduce HIV transmission rates.

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[22] Miller, P. (2019, July 26). Mayor appoints Atlanta's first-ever chief health officer. *Atlanta Journal-Constitution*. Retrieved from https://www.ajc.com/news/local/mayor-appoints-atlanta-first-ever-chief-health-officer/qKcyWMZrmHLOZOcWeGLkPM/

[23] Mayor's Office of Communications. (2019). *Mayor Keisha Lance Bottoms announces plan to restructure federal grants management to be centralized under one office*. Retrieved from https://www.atlantaga.gov/Home/Components/News/News/13094/672

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Buildings and infrastructure open to the general public, whether owned by the government or by nonprofits, may be considered public facilities under the CDBG program. Survey respondents living in the City of Atlanta ranked public facility needs in the community as follows, with one as the highest priority:

1. Community centers (i.e., senior centers, youth centers, cultural centers)
2. Health care facilities
3. Public safety offices (fire, police, emergency management)
4. Community parks, gyms, and recreational fields
5. Childcare centers

In particular, community centers were ranked as a high need by 49% of survey respondents and as a moderate need by 39% of respondents. Health care facilities were ranked as a high need by 47% of respondents and as a moderate need by 38% of respondents.

In addition to the needs ranked in the survey, participants noted a need for public transportation facilities, emergency shelters and transitional housing for homeless persons, and facilities focused on providing services for victims of domestic violence.

Public facility goals identified in the City of Atlanta Comprehensive Development Plan (2016) and the City of Atlanta Capital Improvements Program (2016-2020) include repair and replacement of public safety offices, improvements to neighborhood facilities, development of a homeless service center, improvements to existing parks and recreation facilities, and expansion of parks and greenspace networks.

How were these needs determined?

The public facility needs listed above were generated based on community input including responses to a Housing and Community Needs Survey completed by 279 City of Atlanta residents and other stakeholders. Needs were also determined based on a review of previous local and regional plans, including the City of Atlanta Comprehensive Development Plan (2016) and the City of Atlanta Capital Improvements Program (2016-2020).

Describe the jurisdiction's need for Public Improvements:

The number one public improvement need identified in the Housing and Community Needs Survey is street, road, or sidewalk improvements, which was identified as a high need by 88% of survey takers. Survey respondents also prioritized ADA accessibility improvements, with 45% of respondents identifying them as a high need for the city. Walking and biking trails were also ranked as a high need by 45% of survey respondents.

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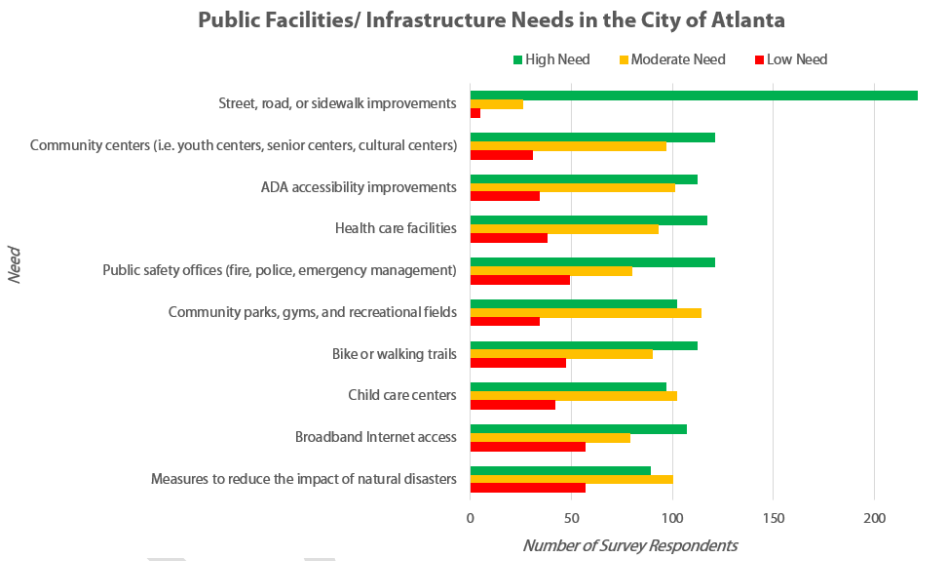
Survey participants also noted a need for analysis of bike and pedestrian safety, development of bike and pedestrian infrastructure, prioritization of non-car modes of transportation, improved connectivity of streets and sidewalks with MARTA stations, vehicle speed reduction measures, stormwater management features to reduce neighborhood flooding, and internet access.

Public improvement needs identified in the City of Atlanta Comprehensive Development Plan (2016) and the City of Atlanta Capital Improvements Program (2016-2020) include ADA accessibility improvements to existing facilities, streetscape improvements, and expansion of greenspace networks, including biking and walking trails.

Figure 8 shows the public facility and infrastructure needs as ranked by survey respondents in the city:

FIGURE 8: PUBLIC FACILITY AND INFRASTRUCTURE NEEDS



How were these needs determined?

The public improvement needs listed above were generated based on community input including responses to a Housing and Community Needs Survey completed by 279 City of Atlanta residents and other stakeholders, and a review of the City of Atlanta Comprehensive Development Plan (2016), the City of Atlanta Capital Improvements Program (2016-2020), and other local plans.

Describe the jurisdiction's need for Public Services:

Public services, such as case management, childcare, transportation assistance, job training, and programming for youth and senior centers, are important of the City's community development strategy.

Needs identified by respondents to the Housing and Community Needs Survey were ranked as follows, with one as the highest priority:

1. Drug abuse education/ crime prevention
2. Employment training
3. Neighborhood cleanups
4. Housing counseling
5. Medical and dental services
6. Youth services
7. Senior services
8. Transportation assistance
9. Domestic abuse services
10. Job search assistance
11. Child abuse prevention
12. Childcare
13. Food banks/ community meals
14. Legal services

In particular, drug abuse education and crime prevention were noted as high needs by 74% of survey respondents and as moderate needs by 23% of respondents. Employment training was noted as a high need by 66% of survey respondents and as a moderate need by 27% of respondents. 63% of respondents ranked neighborhood cleanups as a high need, and 30% ranked them as a moderate need.

Survey participants and stakeholders also noted a need for additional services, including services, including assistance for persons experiencing homelessness, youth employment programs, educational programs for youth, and nutrition education.

Figure 9 shows the public service needs as ranked by survey respondents in the city:

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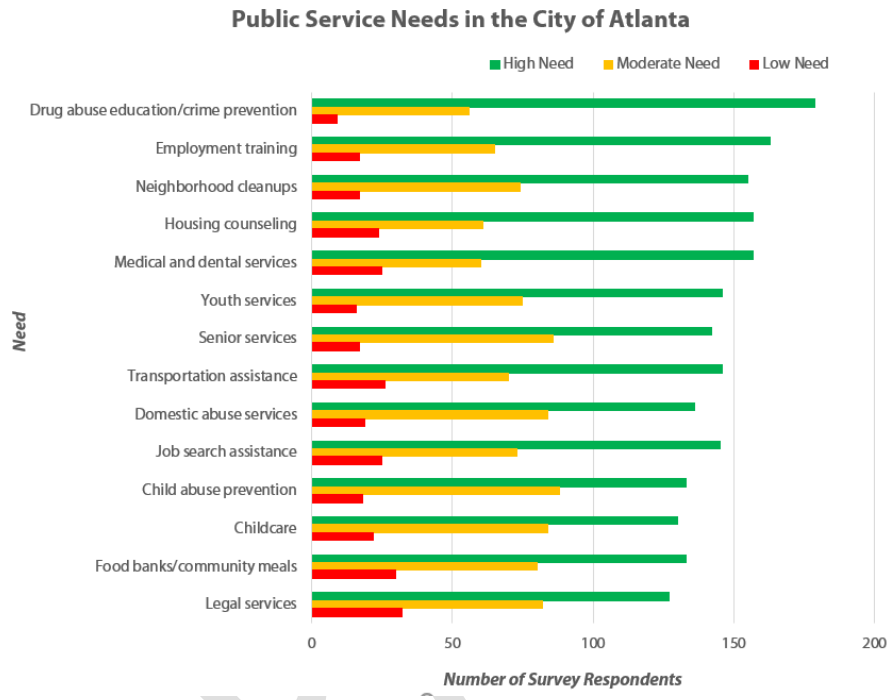
FIGURE 9: PUBLIC SERVICE NEEDS



How were these needs determined?

The public service needs listed above were generated based on community input including responses to a Housing and Community Needs Survey completed by 279 residents and other stakeholders.

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HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Stakeholders and residents reported that affordable housing for families and individuals is a significant issue in the City of Atlanta, and according to the 2013-2017 ACS, housing costs have increased substantially for renters since 2010.

In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The 2011-2015 Five-Year American Community Survey estimated that there are 228,585 housing units in the City of Atlanta (Table 24). The largest share of units are single-family detached structures (40%), followed by units in multifamily buildings with 20 or more units (29%). About 18% of the region's units are in small multifamily buildings (5-19 units). Duplexes, triplexes, and fourplexes also account for 7% of housing units, and 1-unit attached structures account for 5% of units. There are an estimated 1,480 units of other types of housing in the region, including mobile homes, RVs, and vans, making up 1% of residences in the city.

As Table 25 shows, 44% of the city's households own their homes, and 56% rent. A large majority of owned housing in the region has at least two bedrooms: 14% has two bedrooms and 63% has three or more bedrooms. Rental units tend to be smaller: 39% of units are studios or one-bedroom units. The most common rental unit contains two bedrooms (40%), while less than a fourth (21%) of renters live in homes with three or more bedrooms.

Input from stakeholders indicates that new construction of affordable rental units and housing rehabilitation assistance for low- and moderate-income homeowners are two of the greatest housing needs in the community.

All residential properties by number of units

TABLE 23 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	%
1-unit detached structure	91,155	40%
1-unit, attached structure	11,465	5%
2-4 units	15,830	7%
5-19 units	42,025	18%
20 or more units	66,630	29%
Mobile Home, boat, RV, van, etc	1,480	1%
Total	***228,585***	***100%***

Data Source: 2011-2015 ACS

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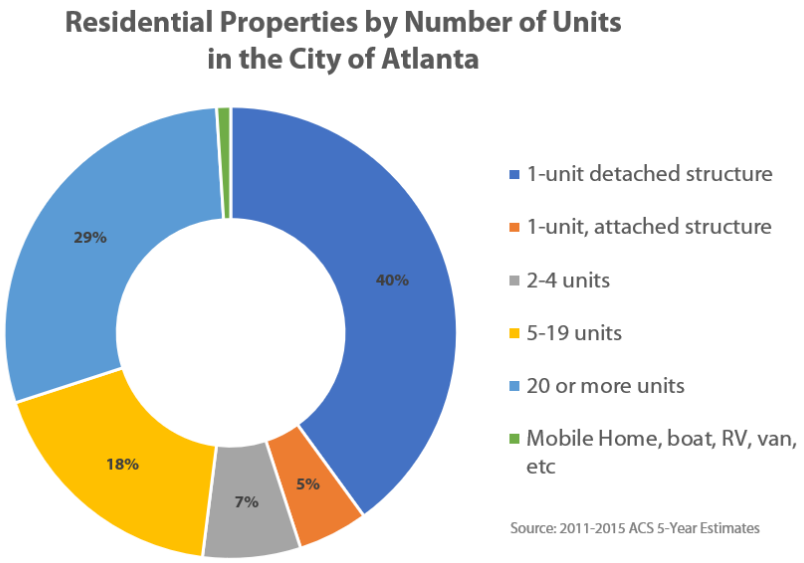

Unit Size by Tenure

TABLE 24 – UNIT SIZE BY TENURE

	Owners		Renters	
	Number	%	Number	%
No bedroom	810	1%	6,395	6%
1 bedroom	7,075	9%	35,065	33%
2 bedrooms	21,710	27%	41,420	40%
3 or more bedrooms	51,385	63%	21,960	21%
Total	***80,980***	***100%***	***104,840***	***100%***

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the Atlanta Housing Authority's 2019 Moving to Work Annual Report, 24,922 households were served with publicly assisted housing in 2019. The number of households served represents an increase from 2017, in which 23,093 households were served.

The Atlanta Housing Authority utilizes several types of assistance, including public housing, RAD project-based vouchers (PBVs), housing choice vouchers, low-income housing tax credits, Home-Flex, down payment assistance and supportive housing through Moving to Work. Of these programs, the AH reported

that 3,741 households lived in public housing, 423 households were served through RAD PBVs, 5,739 participated in HomeFlex, 2,673 lived in LIHTC units, 993 received down payment assistance, 380 received supportive housing, and 10,973 received various housing choice vouchers, including tenant-based vouchers, ports, and homeownership.

According to HUD's LIHTC database, there are 257 tax credit properties in the City of Atlanta that together provide 13,484 units of housing affordable to households with incomes at or below 60% AMI. There are 3,720 Project Based Section 8 units in 41 developments and 137 other multifamily assisted housing units in 8 developments. Other multifamily properties include housing developed through HUD's Section 202 and 811 programs, which focused on providing affordable supportive housing for the seniors and people with disabilities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

A 2018 report by the HouseATL Task Force[24] contained the following findings related to the loss of existing affordable housing from the City's inventory:

- From 2005 to 2017, metro Atlanta lost 14% of its 1 and 2-star stock1, or almost 14,000 units of Naturally Occurring Affordable Housing;
- From 2010 to 2014, Atlanta lost 5,309 units renting below $750, or 16% of the total affordable units at those rents;
- By 2020, subsidies will expire on almost 8,000 units in the City of Atlanta; and
- 39 properties have exited the LIHTC program after only 15 years of affordability in the last five years, with seven submitting for the QC process year to date.

Does the availability of housing units meet the needs of the population?

Cost burden data shows that affordability needs are particularly severe for renters with incomes under 30% of HUD Area Median Family Income (HAMFI), affecting over a thousand households. Input collected from stakeholders and public meeting attendees strongly suggests that a scarcity of affordable rental units is driving up housing costs, and that most rental units developed in the city in recent years have been luxury units.

On the ownership side, income and home value data indicate that starter home prices in the city are out of reach for many moderate- and middle- income households. Affordability data in the Needs Assessment supports this, with cost burdens impacting considerable shares of households up to 100% HAMFI.

[24] HouseATL. "Final Recommendations to Advance Affordable Housing and Community Retention, 2018." http://houseatl.org/wp-content/uploads/2018/09/HOUSEATL-FINAL-RECOMMENDATIONS_9.18.18.pdf

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In terms of unit size, overcrowding impacts a large number of households, particularly renters. Considering that the majority of rental units contain two bedrooms or fewer (79%), future affordable housing development should reflect continued need for 3+ bedroom rental units for larger families.

Describe the need for specific types of housing:

Data discussed in the Housing Need Assessment and in the following section indicates the need for rental housing for very low-income households. The greatest need is for affordable rental housing units, particularly units that are affordable to households with income at or below 30 percent of the area median income.

The ONE Atlanta Housing Affordability Action Plan found that there is a need for an increase in the supply of housing affordable to residents with incomes at or below 60 percent of the area median income; 'missing middle' housing, including affordable duplexes, triplexes, townhomes, and garden-style apartments; accessory dwelling units; and affordable housing near transit.

Stakeholders interviewed in the development of the Consolidated Plan also emphasized the need for:

- affordable rental units
- larger apartments for families
- accessory dwelling units
- affordable senior housing
- units accessible to people with disabilities
- assistance with housing rehab for low-income homeowners, particularly in areas with high levels of blight
- units that accept tenant based rental assistance;
- innovative and low-barrier housing options for people living with HIV/AIDS, including rapid rehousing and placements for youth
- set-asides for units affordable to people with very low incomes
- planning and programs to prevent displacement of residents from their neighborhoods
- transitional and smaller units focused on preventing homelessness and assisting people experiencing homelessness
- housing with supportive services for people with substance abuse issues
- and changes to the city's zoning code to support the development of affordable housing.

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MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section reviews housing costs and affordability in the City of Atlanta. The median home value in the city is estimated at $238,700. While home values in the city fell during the years following the Great Recession, they have almost fully recovered to pre-recession levels. Median rent is $851 in the City of Atlanta, an 18% increase since 2009 (see Table 26). About 70% of the city's rental units cost between $500 and $999 a month, and 20% have rents under $500 a month. Rental rates are $1,000 or more for about 20% of rental housing units.

The need for improvement or construction of affordable housing is the most commonly identified housing issue in the region, with data and local perceptions both indicating affordability issues, particularly for households with incomes below 80% of the area median. Ability to afford housing is tied to other needs identified in the city, including homelessness, housing and services for people with disabilities, housing and services for people living with HIV/AIDS, senior housing, and availability of housing for people re-entering the community from long-term care facilities or other institutions.

Cost of Housing

TABLE 25 – COST OF HOUSING

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	248,400	238,700	(4%)
Median Contract Rent	719	851	18%

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

TABLE 26 - RENT PAID

Rent Paid	Number	%
Less than $500	20,800	19.8%
$500-999	52,945	50.5%
$1,000-1,499	22,680	21.6%
$1,500-1,999	5,785	5.5%
$2,000 or more	2,625	2.5%
Total	***104,835***	***100.0%***

Data Source: 2011-2015 ACS

Housing Affordability

TABLE 27 – HOUSING AFFORDABILITY

% Units affordable to Households earning	Renter	Owner
30% HAMFI	10,335	No Data
50% HAMFI	28,930	8,710
80% HAMFI	64,035	17,645

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100% HAMFI	No Data	24,625
Total	***103,300***	***50,980***

Data Source: 2011-2015 CHAS

Monthly Rent

TABLE 28 – MONTHLY RENT

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	873	898	1,031	1,344	1,651
High HOME Rent	851	898	1,031	1,260	1,386
Low HOME Rent	655	701	842	972	1,085

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 28 estimates the number of units affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 6 of the Needs Assessment.

According to CHAS estimates, there are 33,430 renter households with incomes under 30% HAMFI in the city, but only 10,335 rental units affordable at that income level (see Table 28). Thus, there is insufficient rental housing for households with very low incomes. There appears to be a sufficient number of renter units affordable to renter households at the other income levels. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low or moderate income household may be unavailable to them because it is occupied by a higher income household.

Turning to owners, there are an estimated 13,210 owner households with incomes 50% HAMFI and below in the city, but only 8,710 owner-occupied housing units affordable at that income level (see Table 28). At the next income levels there appear to be adequate affordable units. As with rental housing, these figures do not take into account housing size or condition, or the possibility that higher income households will choose to occupy lower cost units.

The National Low Income Housing Coalition's Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. To afford a two-bedroom rental unit at the Atlanta-Sandy Springs-Roswell HMFA Fair Market Rent (FMR) of $1,106 without being cost burdened would require an annual wage of $44,240. This amount translates to a 40-hour work week at an hourly wage of $21.27, a 117-hour work week at minimum wage, or a 44-hour work week at the county's average renter wage of $19.51. To afford a three-bedroom unit at the FMR of $1,427 would require an annual wage of $57,080.

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How is affordability of housing likely to change considering changes to home values and/or rents?

Table 26 shows that median home value decreased by 4% from the 2005-2009 ACS to the 2013-2017 ACS, and median rent increased by 18%. While home values fell and rents stagnated within the period during the Great Recession, they have since recovered, and affordability has, in turn, decreased, particularly for renters. A tight rental market and a lack of affordable for-sale housing and slow wage growth all indicate that housing affordability is likely to continue as an issue in the city.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table 29 above shows HUD Fair Market Rents and HOME rents for the region. The median contract rent of $851 is slightly less than the fair market rent for an efficiency (no bedroom) unit. However, many lower-income families with children may require larger units, which are largely unaffordable to those working low-wage jobs.

Note that this data does not reflect housing condition, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit.

Discussion

Based on 2011-2015 ACS data provided by HUD, it appears that there is a need for additional housing for those at or below 30% HAMFI. There are only 10,335 rental units identified that meet, resulting in a shortage of more than 23,000 units compared to households in this group. This also supports the need for Section 202 and Section 8 developments. There is also a need for owner housing for those at or below 50% HAMFI.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section examines the condition of housing in the City of Atlanta, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

According to 2013-2017 ACS estimates for the City of Atlanta, about 46% of rental units and 29% of owner units have one of the selected housing conditions. CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. Less than 1% of owner units in the region have two or more selected conditions (355 units). For renters in the region, 2% of units have two conditions (2,165 units), and less than 1% (200 units) have three or more conditions. These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing).

Age of housing reflects periods of development in the City of Atlanta. The city contains a significant supply of housing built prior to 1980, of which 49,815 units are owner-occupied and 49,980 are rental units. A greater percentage of rental units than owner units were built since 1980 (53% for rental units and 38% for owner units). The newest units in the city, built after 2000, contain a much higher percentage of renters (65% of total units built in 2000 or later) than owners (35% of those units). It is important to note that the absolute number of rental households outnumber owner households in every category except units built before 1950. While some older units may be well-maintained, the considerable share of housing built prior to 1980 indicates potential need for rehabilitation assistance.

Definitions

For the purpose of this Consolidated Plan, the City of Atlanta defines units to be in "standard condition" if they meet HUD Section 8 housing quality standards. A unit is defined as "substandard" if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is "substandard but suitable for rehabilitation" if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems, but will have sufficient systems to allow for clean water and adequate waste disposal.

Condition of Units

TABLE 29 - CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	23,175	29%	48,690	46%
With two selected Conditions	340	0%	2,165	2%

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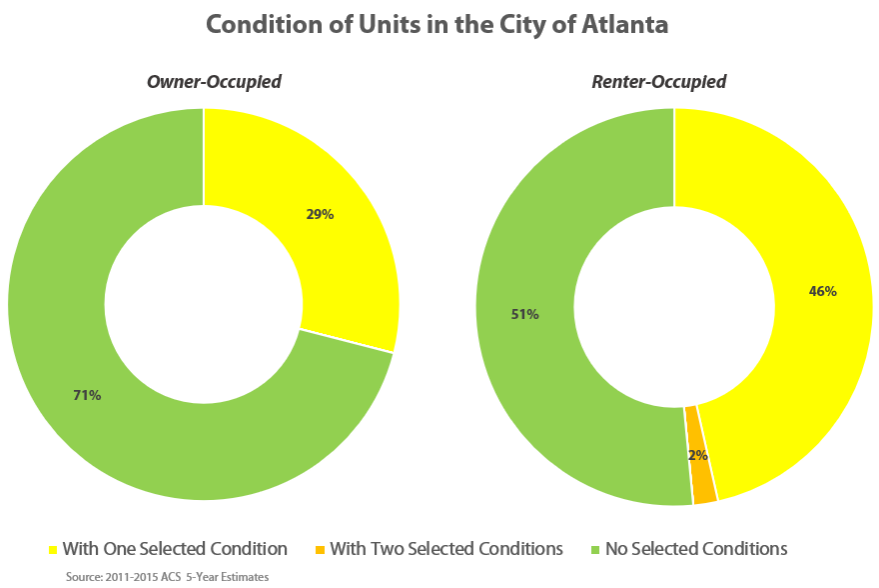
With three selected Conditions	15	0%	190	0%
With four selected Conditions	0	0%	10	0%
No selected Conditions	57,450	71%	53,780	51%
Total	***80,980***	***100%***	***104,835***	***99%***

Data Source: 2011-2015 ACS



Year Unit Built

TABLE 30 – YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	17,370	21%	32,060	31%
1980-1999	13,795	17%	22,795	22%
1950-1979	26,685	33%	35,460	34%
Before 1950	23,130	29%	14,520	14%
Total	***80,980***	***100%***	***104,835***	***101%***

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

TABLE 31 – RISK OF LEAD-BASED PAINT

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	49,815	62%	49,980	48%
Housing Units build before 1980 with children present	8,835	11%	3,400	3%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

TABLE 32 - VACANT UNITS

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Need for Owner and Rental Rehabilitation

Community input from local stakeholders and residents indicates substantial need for owner-occupied housing rehabilitation. About three fifths of survey respondents (58%) ranked "help for homeowners to make housing improvements" as a high need in the city. Data regarding housing conditions indicates that 355 owner-occupied units in the city have at least two housing conditions, which are likely to include cost burdens and one other condition (overcrowding, lack of complete kitchen, or lack of complete plumbing). Additionally, 29% of owner-occupied housing units in the city were built before 1950, indicating the highest risk for deferred maintenance and rehabilitation need. About one third (33%) of owner-occupied housing in the region was built between 1950 and 1980, and as this housing ages, maintenance needs will continue to grow.

Owners are less likely to lack complete kitchens or plumbing, and therefore are less likely to live in substandard housing. However, housing age indicates that some owner-occupied units are at risk of deferred maintenance and may currently or in the near future be in need of some rehabilitation, given that more than three fifths of units (62%) were built prior to 1980. Additionally, seniors living on Social Security or retirement income may have paid off their mortgages but are now unable to afford necessary repairs and maintenance as their homes age.

Results of public participation efforts and data on the city's housing stock also indicate a high level of need for rehabilitation of rental units. About two thirds of survey respondents (67%) rated "grants to improve affordable rental housing/ apartments" as a high need, ranking it higher than all other housing needs except for construction of new affordable rental units and senior housing. Fourteen percent (14%) of rental housing units in the city were built before 1950, and 34% was built between 1950 and 1980. While

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these are lower percentages than for owner-occupied housing, a greater number of rental units (2,365) than owner units (355) have at least two housing conditions, likely including cost burdens and at least one other housing condition.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 32 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under age 6. As shown, in the City of Atlanta this includes 8,835 owner-occupied units (or 11% of total owner-occupied housing) and 3,400 renter-occupied units (or 3% of total renter-occupied housing) with at least two risk factors for exposure to lead-based paint (built before 1980 and including young children).

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Public housing in the City of Atlanta is managed by the public housing authority called Atlanta Housing. Atlanta Housing is governed by a six-member Board of Commissioners. According to HUD PIC data, Atlanta Housing has 4,745 remaining public housing units. There are also 19,197 vouchers offered through various AH programs. Atlanta Housing is also a Moving to Work agency, which allows the authority flexibility in the execution of its publicly assisted housing. AH offers a wide range of social services for youth, working-age adults and seniors.

Totals Number of Units

Data from the HUD PIH Information Center states that there are 23,942 units managed by Atlanta Housing. Of these units, 4,745 are public housing units and 19,197 are units using vouchers. The AH 2019 Moving to Work Annual Report states that there are 24,922 units, of which 3,741 are public housing units and 21,181 are parts of voucher programs and other programs in the AH portfolio. The City of Atlanta operates the Section 8 Moderate Rehab program that houses 190 previously homeless residents and families.

TABLE 33 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available		190	4,745	19,197			0	2,700	2,025
# of accessible units			0						

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

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Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

According to the AH Moving to Work Annual Plan, Atlanta Housing owns 11 communities, including 9 senior/disabled sites and 2 family sites. The report notes that there are a total of 1,586 public housing units in AH-owned communities; there are 1,495 senior/disabled units and 91 family units. Most of the residents in AH-owned communities (1,395 persons) are single person households. Subsequently, the majority of AH-owned units (1,425) are efficiency units or one-bedroom units. One-bedroom units are also the only AH-owned units with a waiting list, of which there are 1,155 individuals on the AH waiting list for one-bedroom public housing units. There are no individuals on public housing waiting lists for two-bedroom, three-bedroom or 4+ bedroom units. The Moving to Work Annual Plan reports that all of the AH-owned, public housing units will be converted to RAD by 2025.

There are also 2,155 units reported as "public housing" within AH's mixed-income communities. However, additional details in the Atlanta Housing 2019 Annual MTW Report note that most public housing that is recorded in mixed-income communities was developed partly with LIHTC funding and are tax credit units.

Atlanta Housing's FY 2020 Budget outlays many of the capital expenditures for the 11 remaining public housing sites. Major structural issues to be remedied in the FY 2020 budget include foundation repairs to four buildings at the Westminster family site, erosion control design and sitework at the Martin Street Plaza family site, and two new water boiler systems at the Cosby Spear senior high rise. Other capital expenditures addressed in the FY 2020 budget include the replacement of appliances, upgrades to bathrooms and dumpster replacements.

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Public Housing Condition

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. Inspection scores for Atlanta publicly-supported housing developments, as of 2019, are reported in the following table.

TABLE 34 - PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Housing Authority of the City of Atlanta, Centennial Place III, 218 Merritts Ave NE	91
Housing Authority of the City of Atlanta, Centennial Place I, 120 Merritts Ave NW	90
Housing Authority of the City of Atlanta, Centennial Place II, 201 Pine St NW	92
Housing Authority of the City of Atlanta, Columbia Grove (Perry IV Homes), 1783 Johnson Rd NW	98
Housing Authority of the City of Atlanta, Ashley Collegetown II/AshColl 2HarrV, 965 Sells Ave SW	92
Housing Authority of the City of Atlanta, Capital Gateway II aka Cap Gate IV, 358 Fraser St SE	95
Housing Authority of the City of Atlanta, Columbia Mechanicsville Apts (Mech II), 500 McDaniel St SW	99
Housing Authority of the City of Atlanta, Veranda at Auburn Pointe/Veranda/Grady II, 115 Hilliard St SE	97
Housing Authority of the City of Atlanta, Columbia Park Citi Residences, 921 Westmoreland Cir NW	94
Housing Authority of the City of Atlanta, Ashley Terrace at West End, 717 Lee St SW	94
Housing Authority of the City of Atlanta, Mech Crossing/Mech-3-McDan/Gle Homes IV, 565 Wells St SW	99
Housing Authority of the City of Atlanta, Marian Road Highrise, 760 Sidney Marcus Blvd NE	92
Housing Authority of the City of Atlanta, East Lake Highrise, 380 E Lake Blvd SE	96
Housing Authority of the City of Atlanta, Martin Street Plaza, 600 Martin St SE	90
Housing Authority of the City of Atlanta, Peachtree Road Highrise, 2240 Peachtree Rd NW	97
Housing Authority of the City of Atlanta, Village at Castleberry Hill Phase II, 565 Greensferry Ave SW	89
Housing Authority of the City of Atlanta, Westminster, 1422 Piedmont Ave NE	96
Housing Authority of the City of Atlanta, Marietta Road Highrise*, 2295 Marietta Rd NW	96
Housing Authority of the City of Atlanta, Cheshire Bridge Road Highrise, 2170 Cheshire Bridge Rd NE	96
Housing Authority of the City of Atlanta, Gardens at Collegetown/JohnChilesHarrVI/, 899 Park St SW	98
Housing Authority of the City of Atlanta, Cosby Spear Highrise, 355 North Ave NE	90
Housing Authority of the City of Atlanta, Columbia Commons, 2524 Martin Luther King Jr. Dr SW	80

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Housing Authority of the City of Atlanta, Georgia Avenue Highrise, 174 Georgia Ave SE	90
Housing Authority of the City of Atlanta, Ashley Collegetown I/Harris Homes V, 373 Legacy Dr SW	90
Housing Authority of the City of Atlanta, Villages of Eastlake I, 701 Hillside Village Dr SE	80
Housing Authority of the City of Atlanta, Hightower Manor Highrise, 2610 MLK Jr. Dr SW	94
Housing Authority of the City of Atlanta, Barge Road Highrise, 2440 Barge Rd SW	96
Housing Authority of the City of Atlanta, Villages of Eastlake II, 110 Greenhaven Dr SE	72
Housing Authority of the City of Atlanta, Ashley Courts at Cascade I, 1371 Kimberly Way SW	75
Housing Authority of the City of Atlanta, Village at Carver, Phase I, 174 Moury Ave SW	80
Housing Authority of the City of Atlanta, Columbia Estates, 1702 Wilma Dr NW	91
Housing Authority of the City of Atlanta, Magnolia Park II, 781 Magnolia Way NW	78
Housing Authority of the City of Atlanta, Columbia Mechanicsville Sr./Mech III, 555 McDaniel St SW	96
Housing Authority of the City of Atlanta, Parkside at Mechanicsville/McDa VI MecVI, 565 McDaniel St SW	89
Housing Authority of the City of Atlanta, Magnolia Park I, 814 Magnolia Way NW	81
Housing Authority of the City of Atlanta, Ashley Crt at Cascade I, Phase III, 1371 Kimberly Way SW	73
Housing Authority of the City of Atlanta, Ashley Courts at Cascade - Phase II, 1371 Kimberly Way SW	80
Housing Authority of the City of Atlanta, Ashley Auburn Pointe II, 130 Bell St SE	94
Housing Authority of the City of Atlanta, Village of Carver Homes, Phase II, 174 Moury Ave SW	83
Housing Authority of the City of Atlanta, Villages at Carver Phase V /Carver V, 178 Moury Ave SW	84
Housing Authority of the City of Atlanta, Village at Carver, Phase III, 174 Moury Ave SW	76
Housing Authority of the City of Atlanta, Atrium at Collegetown/John O. Chiles Sr, 435 Joseph E. Lowery Blvd SW	96
Housing Authority of the City of Atlanta, Columbia Creste, 1903 Drew Dr NW	72
Housing Authority of the City of Atlanta, Capitol Gateway III, 175 Memorial Dr SE	77
Housing Authority of the City of Atlanta, Mech StatCross/Mech-4-McDanGlen Homes IV, 540 Humphries St SW	80
Housing Authority of the City of Atlanta, Ashley Auburn Pointe I (Grady III), 322 Decatur St SE	94

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Within the Atlanta Housing owned communities, the FY 2020 AH budget outlines plans to address several major structural issues, including foundation repairs, erosion control design and sitework, and two new water boiler systems. Additional capital improvements to be addressed in the FY 2020 budget include:

- plumbing upgrades
- bathroom upgrades

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- elevator upgrades
- cleaning of ventilation ducts
- Nurse Call station improvements
- gate replacement with card tag reader
- replacement of air conditioning units, stoves/ranges, refrigerators, and dumpsters
- replacing concrete and improving drainage on one senior high-rise patio
- replacing concrete on one senior high-rise walkway

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Through its human development services division, Atlanta Housing provides a wide range of services and resources to improve the living environment of families residing in public housing. Some of the services provided include:

- Senior center activities
- Senior farmer's market
- Transportation to doctors' appointments
- Meals
- AH Internship program
- Literacy resources
- Afterschool programming
- Summer camp
- STEM programming
- Career readiness
- GED education
- Counseling
- Financial literacy
- Job search assistance
- Job coaching and support
- Family Self-Sufficiency Program
- Parenting classes
- Life skills training
- Health & wellness resource fair
- Clothing bank
- Mentorship program
- Volunteer opportunities through AH Cares

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MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section summarizes homeless facilities and services. It was completed with data from the Atlanta Continuum of Care (Partners for HOME), including the 2018 Housing Inventory Count.

Facilities and Housing Targeted to Homeless Households

Based on a review of emergency, transitional, and permanent supportive housing that serves homeless persons in the City of Atlanta, there are an estimated 1,155 year round emergency shelter beds in the City, about three-fourths (76%) of which are individual beds (883 beds) and about one-fourth (23%) of which are family beds (270 beds). An additional 237 beds provide emergency shelter through vouchers or on a seasonal or overflow basis. The City's homeless facilities also includes 1,666 transitional housing beds and 1,898 permanent housing beds.

TABLE 35 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	270	0	323	550	
Households with Only Adults	883	172	1,343	1,348	
Chronically Homeless Households	n/a	n/a	n/a	1,421	
Veterans	30	n/a	156	425	
Unaccompanied Youth	48	10	68	58	
Total	**1,155**	**237**	**1,666**	**1,898**	

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Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

There are a variety of mainstream services that are used to complement targeted services for homeless persons. The Continuum of Care focuses on supporting coordination and collaboration among these systems so that homeless persons can access mainstream resources to assist them in transitioning to and remaining stable in permanent housing. Health, mental health, and employment services that complement services targeted to homeless persons include:

- Community Advanced Practice Nurses provides physical and mental health care, patient education, referrals and case management, and no-cost medical care to people who are homeless.
- Mercy Care provides primary care, dental services, behavioral health services, vision care, and HIV treatment services, with a focus on serving low-income populations and people experiencing homelessness.
- The Atlanta Center for Self-Sufficiency provides free life stabilization, employment readiness, job placement/retention services to financially vulnerable individuals (homeless, imminently homeless, or low-income). The center's monthly three-week CareerWorks Boot Camp (CB3) focuses on preparing individuals for viable jobs and independent living, and is followed by 12 months of career placement/vocational training assistance, case management, and continued job retention and mentoring support.
- First Step Staffing provides extensive job/ life coaching, transportation assistance, and housing placement assistance. First Step Disability Services provides support, case management, and transportation assistance to hearings and doctor's appointments.
- Georgia Works provides men experiencing homelessness with housing, transitional work, personal support, case management, workforce training, AA/NA Classes, GED classes, support in obtaining a driver's licenses, help setting up a bank account, and life skill preparation courses.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services and facilities that meet the needs of persons experiencing homelessness include:

- Intown Collaborative Ministries, HOPE Atlanta, and Mercy Care provide outreach to persons who are homeless, including needs assessment, case management, services navigation, and assistance in finding housing.
- Multiple organizations provide emergency and transitional housing for persons experiencing homelessness, including the Atlanta Mission, Atlanta Recovery Center, Georgia Works, City of Refuge, Atlanta City Baptist Rescue Mission, Solomon's Temple Foundation, The Salvation Army, Covenant House of Georgia, 24/7 Gateway, and Veterans Empowerment Organization, among others.

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- Multiple organizations and agencies provide services to support people experiencing homelessness in transitioning to permanent housing, including permanent supportive housing and rapid rehousing services. These include the Atlanta Housing Authority (VASH program), Community Concerns, Another Chance of Atlanta, National Church Residences, 3 Keys, Action Ministries, Families First, Atlanta Center for Self Sufficiency, and HOPE Atlanta, among others.
- Several organizations and agencies provide emergency shelter, and transitional and permanent housing opportunities for veterans and their families. The Atlanta Housing Authority VASH program, Quest Community Development, and Veteran's Empowerment Organization provide permanent housing for veterans; Make A Way Housing and CaringWorks provide transitional housing for veterans; and Action Ministries, HOPE Atlanta, and Project Community Connections provide Rapid Rehousing services for veterans. Solomon's Temple Foundation, Inc. provides emergency shelter for veterans.
- Several organizations provide emergency shelter and transitional and permanent housing options for unaccompanied youth. Chris 180 and Covenant House of Georgia provide permanent supportive housing; Gilgal, Inc., The Salvation Army Red Shield Services, and Lost-N-Found Youth provide transitional housing; and Chris 180 and Covenant House Georgia provide rapid rehousing. Our House, Inc. and Making A Way Housing provide emergency shelter for unaccompanied youth.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section describes the housing and social service needs of the region's special populations including the elderly, frail elderly, domestic violence victims, residents with diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis. **HOPWA Assistance Baseline Table**

TABLE 36– HOPWA ASSISTANCE BASELINE

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	1,018
PH in facilities	1,034
STRMU	1,250
ST or TH facilities	704
PH placement	149

Data Source: City of Atlanta 2018 HOPWA CAPER

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The Elderly and People with Disabilities

The elderly and people with disabilities need housing that provides access to transit or transportation services in order to facilitate access to employment, resources, and services. There is a need for supportive housing in areas close to transit and within short distances to needed resources and services. These needs should be primary considerations in the location of supportive housing for people with disabilities and seniors. Housing should also focus on integrating these populations into the community and reducing social isolation through programming and facilitating access to resources and services.

In addition to housing located near transportation and needed services, people with intellectual and developmental disabilities often need case management or life skills programming that does not violate direct service requirements. Clustered housing communities can facilitate the provision of these needed services by, for example, allowing case managers to easily provide services to multiple families within close proximity. Residents who participated in this planning process noted a need for clustered housing for people with intellectual and developmental disabilities in which needed services and community spaces can easily be shared. They further emphasized the potential to integrate housing for people with disabilities with senior housing to facilitate service provision and reduce social isolation.

Persons Living with HIV/AIDS

Persons living with HIV/AIDS need low-barrier housing free from requirements such as those surrounding drug testing, sobriety, criminal background, and medical appointments. A 'housing first' model in which

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housing is provided without these kinds of barriers is needed. Similar to other vulnerable populations, persons living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. Persons living with HIV/AIDS may need case management services, although stakeholders interviewed as part of this planning process emphasized that supportive services should not be required for people living with HIV/AIDS to access housing.

Public Housing Residents

Public housing residents may have a need for supportive services such as access to childcare and afterschool programs, transportation to and from these and other services and employment, health services, access to fresh and affordable food, and workforce development and training services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment in order to prevent homelessness. Persons returning from these institutions need access to affordable housing and health services, and may also require supportive services such as case management and transportation assistance.

Multiple supportive housing providers in Atlanta make mental and physical health services available through supportive housing. For example, HOPE Atlanta provides case management and supportive services for people with disabilities in Atlanta Housing's Homeless Demonstration Project voucher units. Families First's Shelter-A-Family program provides persons who are homeless and have mental illness or substance abuse issues with housing and supportive services such as such as mental health treatment, assistance with entitlements, case management, family reunification, and life skills training.

Supportive services are also available outside of supportive housing programs. For example, Mercy Care provides behavioral health services, including counseling, medication, and addiction recovery services, as well as case management services that connect individuals to resources such as housing and financial assistance. Local service providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

Persons returning from mental and physical health institutions also need access to housing that is affordable, close to needed health services, and accessible to transportation options. The use of funds such as those provided through the HOME program to support the development of affordable housing that provides access to services and transportation facilitates persons with mental and physical health challenges in accessing needed care and resources, as well as supports the use of in-home services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

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The City of Atlanta's first year Annual Action Plan specifies the activities it plans to support over the 2020 program year to address housing and supportive service needs. These include:

- TBD

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Atlanta will address housing and supportive service needs of residents through the development of new affordable rental housing, which will meet HUD requirements that any new construction with five or more dwelling units have a minimum of 5% of units be accessible to individuals with mobility impairments and an additional 2% be accessible to individuals with sensory impairments. The City will also fund a housing rehabilitation program, which may be used by seniors to complete home improvements they could otherwise not afford, thereby allowing them to stay in their homes longer, and/or by people with disabilities who need accessibility modifications to remain in their homes. The City's HOPWA program will design a more competitive RFP process that prioritizes funding for low-barrier permanent housing; tenant-based rental assistance. The HOPWA program will also launch a more robust Central Intake. The coordinated process will help people with eligible diagnosis and need of housing to request help, obtain an assessment and access a referral to services or housing based on need.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

In 2019, the City of Atlanta published its "One Atlanta Housing Affordability Action Plan," which identified action steps toward addressing the city's decreasing supply of affordable housing. The action plan's findings demonstrated the degree to which the supply of affordable housing has affected Atlanta's residents. As shown in earlier sections, 20% of Atlanta's residents are cost burdened (spending between 30% and 50% of their incomes on housing), while another 18% are severely cost burdened (spending more than 50% of their incomes on housing costs). Combined, nearly 40% of Atlanta residents experience a housing affordability challenge. The "One Atlanta" plan discusses some of the root causes of the affordability challenge:

- Atlanta's population has increased 17% since 2000;
- Most newly constructed housing has a higher cost, and tends to serve new residents moving to Atlanta rather than established residents;
- Wages have increased since 2000, but have not been able to keep up with rent increases over the same period;
- Increasing housing costs and additional credit restraints caused homeownership rates to decline by 15% for all households earning less than $100,000 annually, particularly affecting Black households;
- Other disparities exist between Atlanta's southside and northside households, such as higher rates of eviction on the southside, etc.

Stakeholders and community members also added perceived undesirable effects of affordable housing policies. Stakeholders commented:

- Luxury apartments do not have affordability requirements for low and very low-income households; and
- Apartments near employment centers do not accommodate larger families.

The City of Atlanta adopted its Inclusionary Zoning ordinance in January 2018 to increase the number of affordable units being built in the Beltline and Westside Overlay Districts. The ordinance requires that developers preserve a percentage of their units as affordable housing for at least 20 years. Developers must reserve (1) 15% of units for households at or below 80% AMI, or (2) 10% of units for households at or below 60% AMI, or (3) pay into the city's trust fund used to build new affordable housing or preserve existing affordable housing.[25] Developers who submitted their building permit or land disturbance permit prior to January 29, 2018 were exempt from the new Inclusionary Zoning ordinance. Therefore, residents

[25] City of Atlanta Department of City Planning. "Inclusionary Zoning Fact Sheet," https://www.atlantaga.gov/home/showdocument?id=38792

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may not find affordable units in these overlay districts immediately available but will find them available in the coming years.

The Inclusionary Zoning ordinance also requires that developers establish the number of 1-, 2-, and 3-bedroom units in proportion to the number of market rate units of the same size. In order to serve larger family sizes, the city might also consider creating an additional incentive for developers who are willing to build more 2- or 3-bedroom affordable units in lieu of 1-bedroom units. Additional incentives may help create affordable family housing near employment centers, shopping areas and recreation.

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section outlines the employment, labor force, and educational attainment data which informed the development of priorities and goals in this Plan.

Economic Development Market Analysis

Business Activity

TABLE 37 - BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	169	84	0	0	0
Arts, Entertainment, Accommodations	24,290	56,116	14	15	1
Construction	4,241	8,843	2	2	0
Education and Health Care Services	25,658	47,242	15	13	-2
Finance, Insurance, and Real Estate	15,190	36,483	9	10	1
Information	9,468	25,458	5	7	1
Manufacturing	7,188	14,833	4	4	0
Other Services	5,402	13,889	3	4	1
Professional, Scientific, Management Services	27,748	67,390	16	18	2
Public Administration	0	0	0	0	0
Retail Trade	16,663	30,030	10	8	-2
Transportation and Warehousing	9,211	26,918	5	7	2
Wholesale Trade	9,112	13,212	5	4	-2
Total	154,340	340,498	--	--	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

TABLE 38 - LABOR FORCE

Total Population in the Civilian Labor Force	241,785
Civilian Employed Population 16 years and over	213,950
Unemployment Rate	11.52
Unemployment Rate for Ages 16-24	33.59
Unemployment Rate for Ages 25-65	7.43

Data Source: 2011-2015 ACS

TABLE 39 – OCCUPATIONS BY SECTOR

Occupations by Sector	Number of People
Management, business and financial	78,680
Farming, fisheries and forestry occupations	8,114
Service	19,260
Sales and office	48,905
Construction, extraction, maintenance and repair	6,525
Production, transportation and material moving	7,080

Data Source: 2011-2015 ACS

Travel Time

TABLE 40 - TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	129,835	67%
30-59 Minutes	51,440	26%
60 or More Minutes	13,600	7%
Total	***194,875***	***100%***

Data Source: 2011-2015 ACS

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Education:

Educational Attainment by Employment Status (Population 16 and Older)

TABLE 41 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	8,125	3,410	12,340
High school graduate (includes equivalency)	23,380	6,025	16,945
Some college or Associate's degree	38,080	5,490	12,445
Bachelor's degree or higher	108,515	3,935	14,830

Data Source: 2011-2015 ACS

Educational Attainment by Age

TABLE 42 - EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	700	1,635	1,115	2,504	4,005
9th to 12th grade, no diploma	5,980	5,230	4,600	8,780	5,140
High school graduate, GED, or alternative	10,830	12,525	11,020	22,800	11,315
Some college, no degree	34,825	14,250	10,970	18,260	8,395
Associate's degree	1,380	4,220	3,290	5,080	1,375
Bachelor's degree	9,555	31,990	18,855	22,575	8,745
Graduate or professional degree	1,130	19,820	15,360	18,825	7,955

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

TABLE 43 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,101
High school graduate (includes equivalency)	48,160
Some college or Associate's degree	60,290
Bachelor's degree	106,338
Graduate or professional degree	138,693

Data Source: 2011-2015 ACS

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Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As shown in the Business Activity table above, the employment sectors in the City of Atlanta with the largest number of jobs are professional, scientific, and management services (67,390 jobs or 18%), arts, entertainment, and accommodations (56,116 jobs or 15%), education and health care services (47,242 jobs or 13%), and finance, insurance, and real estate (36,483 jobs or 10%).

The jobs in which the most city residents are employed reflect these employment sectors. The largest number of workers in the city are found in professional, scientific, and management services (27,748 workers or 16%), education and health care services (25,658 workers or 15%), arts, entertainment, and accommodations (24,290 workers or 14%) and retail trade (16,663 workers or 10%). The greatest mismatch of jobs to workers is in professional, scientific, and management services, where there are 27,748 workers for 67,390 jobs.

There are no considerable mismatches between the share of workers (i.e., employed residents) and the share of jobs by sector. Differences between the share of workers and share of jobs by sector are 2 percent or less in all sectors.

Describe the workforce and infrastructure needs of the business community:

According to the City of Atlanta Local Workforce Development Plan (2018 update), jobs requiring a post-graduate degree are expected to grow most rapidly over the next decade, increasing 2% per year over the next 10 years. Jobs requiring a bachelor's or Associate's degree are also expected to have above average growth (increasing 1.5% and 1.4% per year, respectively). According to a 2015 analysis of job postings, baseline skills most requested by employers include soft skills, such as communication, teamwork, and problem solving, as well as hard skills, including Microsoft Excel, research, and writing. The most requested credentials reflect the county's targeted industries of healthcare, information technology, and transportation and logistics, including certifications such as Registered Nurse, Certified Driver's License, and Advanced Cardiac Life Support. The state's aging workforce combined with low local unemployment rates and anticipated business growth means that workforce development and expansion is a key local economic development need. The City of Atlanta Local Workforce Development Plan focuses on supporting the City's high-growth industries of healthcare, information technology, and transportation and logistics.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

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Demographic changes anticipated over the next several years are likely to impact workforce needs and job growth opportunities in the City of Atlanta and the surrounding region. The 2017 Metro Atlanta Regional Economic Competitiveness Strategy (CATALYST) projects that the population aged 65 and older will increase by 153 percent from 2016 to 2040, while other population cohorts are projected to grow by 25 percent or less over the same time period. As Baby Boomers age and leave the workforce, these openings will augment demand for workers generated by industry growth. The City, its businesses, and its local and regional economic development partners will benefit from a proactive approach to workforce development, including strategies currently employed by WorkSource Atlanta and others.

Affordable housing, including housing near job centers, will be an increasingly important component to supporting workforce and business attraction and retention. Stakeholders interviewed as part of this planning process emphasized the need for affordable housing that is close to jobs, resources, and transportation, including a need for a variety of housing types and sizes. This housing is of particular need for seniors, people with disabilities, people transitioning from homelessness, and people living with HIV/AIDS. With increasing demand for housing in areas closer to the Atlanta city center, affordable housing close to jobs, resources, and transportation is becoming more difficult to find, and low-income residents are often unable to access areas of higher opportunity or are displaced by rising housing costs. Rising housing costs are also a primary contributor to high levels of homelessness in the city. To that end, there is a growing need to devote resources to the development of affordable housing with access to jobs, services, and transportation.

The City of Atlanta is expected to focus its efforts on entrepreneurship strategies to close the income gap for minority and women owned business. In 2018, the City of Atlanta ranked first in income inequality in the nation. The 2019 report that was commissioned by the Annie E. Casey Foundation[26] and highlights the extent to which economic mobility is a priority for the City of Atlanta. We posit that by increasing the availability and access to capital for local and small businesses, that we can facilitate taking those businesses to scale. Invest Atlanta is the City's economic development agency and has managed and operated a Business Improvement Loan Fund using CDBG dollars for over thirty (30) years. Last year, that fund closed over 28 loans to provide capital to small businesses. These funds are used to create or maintain jobs for low-moderate income persons. Invest Atlanta has requested that we operate the fund as a revolving loan fund to allow more flexibility in the delivery of Capital to our business owners. Operating the fund as a Revolving Loan Fund would be a change to the city's infrastructure and facilitate more nimble deployment of capital to communities that need these funds the most.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The 2017 Metro Atlanta Regional Economic Competitiveness Strategy (CATALYST) identified the following strengths, weaknesses, opportunities, and threats regarding talent and education in the region:

[26] https://www.aecf.org/resources/changing-the-odds-2019/

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Strengths:

- Metro Atlanta is well educated. At both the associate's degree and bachelor's degree levels, educational attainment within the region exceeds the U.S. average.
- Racial and ethnic minorities in the region are more likely to possess a post-secondary education than their counterparts in many other major metropolitan areas.
- Programs such as the Georgia Hope Scholarship and public Pre-K programs provide the state with remarkable infrastructure from which to increase access to quality education.
- The region's many colleges and universities have substantial levels of R&D activity.
- Recent initiatives such as Learn4Life, a regional consortium dedicated to improving public education throughout metro Atlanta, and the MAX Provider Portal, demonstrate the power of regional collaboration.
- The Hope Career Grant provides free tuition to technical school students enrolled in programs

Weaknesses:

- According to Learn4Life's indicators for the five-county core region, just 20% of children attend a "high quality" early education center. Only 40% of 3rd graders are proficient in reading, and only 38% of 8th graders are proficient in math.
- CATLYST survey participants characterized access to early childhood/ pre-school education, elementary and middle schools, and high schools as 'below average.'
- Although educational attainment levels of racial and ethnic minorities in metro Atlanta exceed those of other regions, they significantly trail educational attainment levels of our region's white, Non-Hispanic individuals.
- Post-secondary enrollment rates among graduating high school students in many counties within the region are less than the statewide average of 60%.
- There are growing concerns that schools don't do enough to boost students' career readiness or promote lifelong learning.

Connected Opportunities:

- Improving educational outcomes throughout metro Atlanta will ultimately contribute to increased entrepreneurship and innovation, improve economic mobility, and heighten the region's global competitiveness.

Connected Threats:

- Poor educational outcomes often reflect concentrated poverty within a community. Unless the region can more effectively combat poverty and improve educational outcomes, too many residents will lack the skills necessary to thrive in today's workplace. Without a highly skilled workforce, the region's global business environment will also become less competitive.

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Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A variety of workforce training initiatives are available in the City of Atlanta, indicating that local partners are responding to needs of the business community and workforce. Workforce training initiatives support Consolidated Plan goals related to economic development but also serve as potential opportunities to reduce poverty by helping unemployed and underemployed residents connect with higher-paying, in-demand jobs. The City of Atlanta Local Workforce Development Plan (2018 update) describes the following workforce development initiatives available in the City of Atlanta:

WorkSource Atlanta

- A variety of career, education, training, and supportive services, including:
    - GED preparation and Assistance (Ages 18 and Over)
    - Vocational Rehabilitation Services
    - Job Readiness and Interview Skills Training
    - Computer Skills Development
    - Job Leads and Connections of Job Seekers to Employment
    - Interview Opportunities with Prospective Employers
    - Business Relations Solutions
    - Additional Services Available through Partner Referrals
    - Supportive Services
        - Child Care Center (Elizabeth Burch Early Learning Center)
        - Computer Lab
        - Clothes Closet (provides professional attire for job seekers)
        - Transportation
    - Youth Services and Summer Training and Employment Program

Atlanta Public Schools

- Adult education programs
- Literacy and English Language Learner (ELL) programs
- Adult literacy program
- Referrals to additional services

Atlanta Job Corps

- Access and eligibility determination for WIOA 1-C Job Corps program

Georgia Department of Labor

- WIOA Title III Wagner-Peyser Employment Services (job matching/labor exchange system of State of Georgia)
- Trade Adjustment Assistance (TAA) reemployment services for TAA-eligible customers

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- Unemployment insurance
- Employer services, including information and assistance with available tax credits for hiring, customized recruitment, access to Federal Bonding Program, information on state employment laws, and dissemination of required information to employees
- Veteran services, including assistance with finding work; transitioning into the workforce; building career skills; credentialing military experience and training; and accessing state and federal veterans' services

YouthBuild

- Out-of-school youth ages 16 to 24 who have not graduated from high school to work towards their educational and career goals
- Assists participants in obtaining there GED, gaining a Pre-Apprenticeship Certificate from the Home Builders Institute, and in gaining employment

Georgia Vocational Rehabilitation Agency

- WIOA Title IV Rehabilitation Services for individuals with disabilities

AARP-SCSEP

- Senior Community Services Employment Program for older workers

Atlanta Technical College and Atlanta Public Schools

- Career & Technical Education (CTE) programs at post-secondary level under Carl D. Perkins Career and Technical Education Act of 2006

U.S. Department of Labor Veterans Employment and Training Services

- Veteran's employment & training services for eligible veterans

City of Atlanta Office of Human Services and Partners for Home

- Employment and training services available under the Department of Housing and Urban Development's Community Development Block Grant Program

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Atlanta participated in the 2017 Metro Atlanta Regional Economic Competitiveness Strategy (CATALYST), a regional plan prepared by the Atlanta Regional Commission and covering the City of Atlanta and Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale counties. The strategy serves as the Comprehensive Economic Development Strategy (CEDS) in accordance with the

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U.S. Economic Development Administration's requirements, and as a guide for policies, programs, and investments to support economic development in the region.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The 2017 Metro Atlanta Regional Economic Competitiveness Strategy identified four overarching pillars for regional prosperity, including:

- "**Engaged and employed.** The goal of this pillar is that everyone can thrive in a robust global economy. To have a vibrant regional economy requires metro Atlanta's leaders to proactively position the region as a global business destination, collaboratively investing in the infrastructure, workforce, quality of life, and other assets that help businesses thrive. It also entails providing ample avenues for all residents to create their own businesses and re-engage in the workforce if they have disengaged.
- **Prepared and productive.** The goal of this pillar is that everyone is prepared to advance in a productive career and lifelong. The region must continually invest in improving educational outcomes for all residents. Ensuring successful educational outcomes starts with early childhood programs and carries through K-12, training, higher education, and adult learning – equitably in every community, in every school in the region. Offering a seamless ladder of educational opportunities aligned with, and anticipating, the needs of business is one of the most important steps to achieving CATLYST's vision.
- **Healthy and housed.** The goal of this pillar is that everyone has options for a healthy lifestyle and quality, affordable housing. Engaging residents in productive careers begins with ensuring that everyone has attainable opportunities to be healthy and have a home. Only after these immediate needs are met can residents effectively connect with their communities, pursue training and education, and seek jobs.
- **Connected and resilient.** The goal of this pillar is that everyone can connect to the people, places and information needed to have a resilient, prosperous life. Being connected to the community whether physically via transit or civically through volunteerism, cultural activities, and political processes will improve the ability of residents to personally improve their quality of life."

The plan's strategic framework was developed in terms of these broader pillars (see Figure 10):

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ENGAGED & EMPLOYED	Expand the regional economic development marketing alliance's activities. Further amplify and activate Aerotropolis Atlanta. Promote and expand resources available for entrepreneurs and small businesses. Establish an entrepreneurial platform dedicated to solving regional problems. Expand programs that connect corporations and MWSBEs.
PREPARED & PRODUCTIVE	Fully support Learn4Life and replicate similar cradle-to-career initiatives throughout metro Atlanta. Raise awareness of viable STEAM career tracks among K-12 students and their parents. Increase early childhood education funding and quality programming. Continue to expand the region's involvement in HDCI, creating sector partnerships and programming. Support the development of entrepreneurial thinking among the region's youth. Increase businesses' engagement in schools across the region. Address gaps in education, workforce development, and social support offerings across the region. Establish a collective impact approach to reengage disconnected workers across the region. Expand expungement programs for nonviolent criminal offenders.
HEALTHY & HOUSED	Facilitate a regional housing strategy. Build the capacity of nonprofits and other organizations dedicated to housing. Provide local governments with a toolkit to address poverty. Expand resources to help communities improve healthy, safe lifestyles for their residents. Update requirements of ARC's programs to reflect the spirit of the CATLYST Strategy.
CONNECTED & RESILIENT	Study and take action on the inheritance of poverty and its negative impacts. Establish an organization dedicated to advancing diverse leadership across the region. In a comprehensive regional approach, protect and connect future green spaces. Seek funding diversity for the LCI to support broader efforts. Expand ARC's Regional Public Art Program and similar programs. Increase area counties' participation in a regional transit network. Host regional forums to ensure the region is prepared for autonomous vehicles and other disruptors.

Figure 10: Metro Atlanta Regional Economic Competitiveness Strategy complete strategic framework

Economic development continues to be one of the City's CDBG goals, and activities the City anticipates undertaking over the next five years will support several of the strategies listed in the CEDS. The City will continue efforts with WorkSource Atlanta to provide job training and employment readiness education.

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MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than one person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map in Figure 11 shows the share of households within each census tract that have at least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are many census tracts with a concentration of housing problems located on the south side of the city. With the exception of a small number of census tracts, all Atlanta census tracts with a concentration of housing needs is located south of Marietta Street and Perry Blvd on the west side and south of Ponce de Leon Avenue on the east side.

Census tracts where more than 40% of households have a housing need are located in areas of the city predominately populated by Black residents, as shown in Figure 12. Many of these census tracts have at least one housing problem in at least 50% of all households. Areas with very high percentages of housing problems greater than 50% include tracts along Campbellton Road east of 285, along Cleveland Avenue and Jonesboro Road in southeast Atlanta, immediate south of I-20 between I-75/I-85, and over half of all tracts between I-20 West and Marietta Street/Perry Blvd.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Geographic patterns for racial and ethnic minorities in Atlanta are shown in Figure XX. Concentration is defined as a census tract in which more than 50% of residents are racial and ethnic minorities. There are many census tracts where the majority of residents are racial and ethnic minorities. It is difficult to discern from the map all census tracts where the majority of residents are racial and ethnic minorities. However, there are strong, visible concentrations that indicate areas where racial and ethnic minority residents comprise the majority.

Black residents make up the majority of the population in southwest and southeast Atlanta, covering over half of Atlanta's geography. Most of the census tracts located in this large region have a racial and ethnic minority population exceeding 50%. This area is roughly bounded to the north by Perry Blvd, Marietta Street, and Ponce de Leon Avenue, and bounded on the west, east and south by the city limits. While Hispanic households are distributed throughout the City of Atlanta, the population of census tract 89.03 is 53% Hispanic. This census tract is bound on the south by Marietta Blvd NW, on the east by Collier Road, on the north by railroad tracks, and on the west by the city limits.

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty (RECAP) where more then one-half of the population are racial or ethnic minorities and the individual

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poverty rate is over 40%. There are 29 RECAP census tracts in the City of Atlanta, most of which stretch from areas south of downtown through the Oakland City neighborhood, southeast of downtown along Jonesboro Road, west of downtown to Fulton Industrial Boulevard and north just past Perry Boulevard and Marietta Street. There are also several stand-alone RECAP tracts. Census tracts 17 and 28 cover parts of Boulevard NE, Glen Iris Dr NE, and well as lower downtown east of Courtland Street. Census tract 74 includes part of Cleveland Avenue and surrounding neighborhoods, mostly between I-85 and I-75. Census tracts 78.07 and 78.08 cover the intersection of I-20 West and 285, including parts of Martin Luther King, Jr. Drive, and Fairburn Road down to Benjamin E. Mays Drive.

What are the characteristics of the market in these areas/neighborhoods?

There are many tracts where racial and ethnic minorities make up the majority of the population and/or more than 40% of households have one or more housing problem.

Are there any community assets in these areas/neighborhoods?

RECAP designated census tracts in Atlanta contain several community assets. Census tracts 66.01 and 85 in south and west Atlanta contain the Oakland City MARTA station and the Bankhead MARTA station. Census tracts 78.08, 68.02, and 85 contain the Adamsville Recreation Center, the CT Martin Natatorium & Recreation Center, the Thomasville Recreation Center, and the Grove Park Recreation Center. Census tracts 17 and 28 contain the Wellstar Atlanta Medical Center, and the Historic Fourth Ward Park and Splash Pad. Census tract 55.02 and 67 contain the Village at Carver YMCA, the Southeast Atlanta Library, and the Cellairis Amphitheatre @ Lakewood. Census tract 74 contains the Kroger and the Oak Hill Child, Family and Adolescent Center.

Are there other strategic opportunities in any of these areas?

Many of the RECAP census tracts also contain or are adjacent to future expansion of the Atlanta Beltline.

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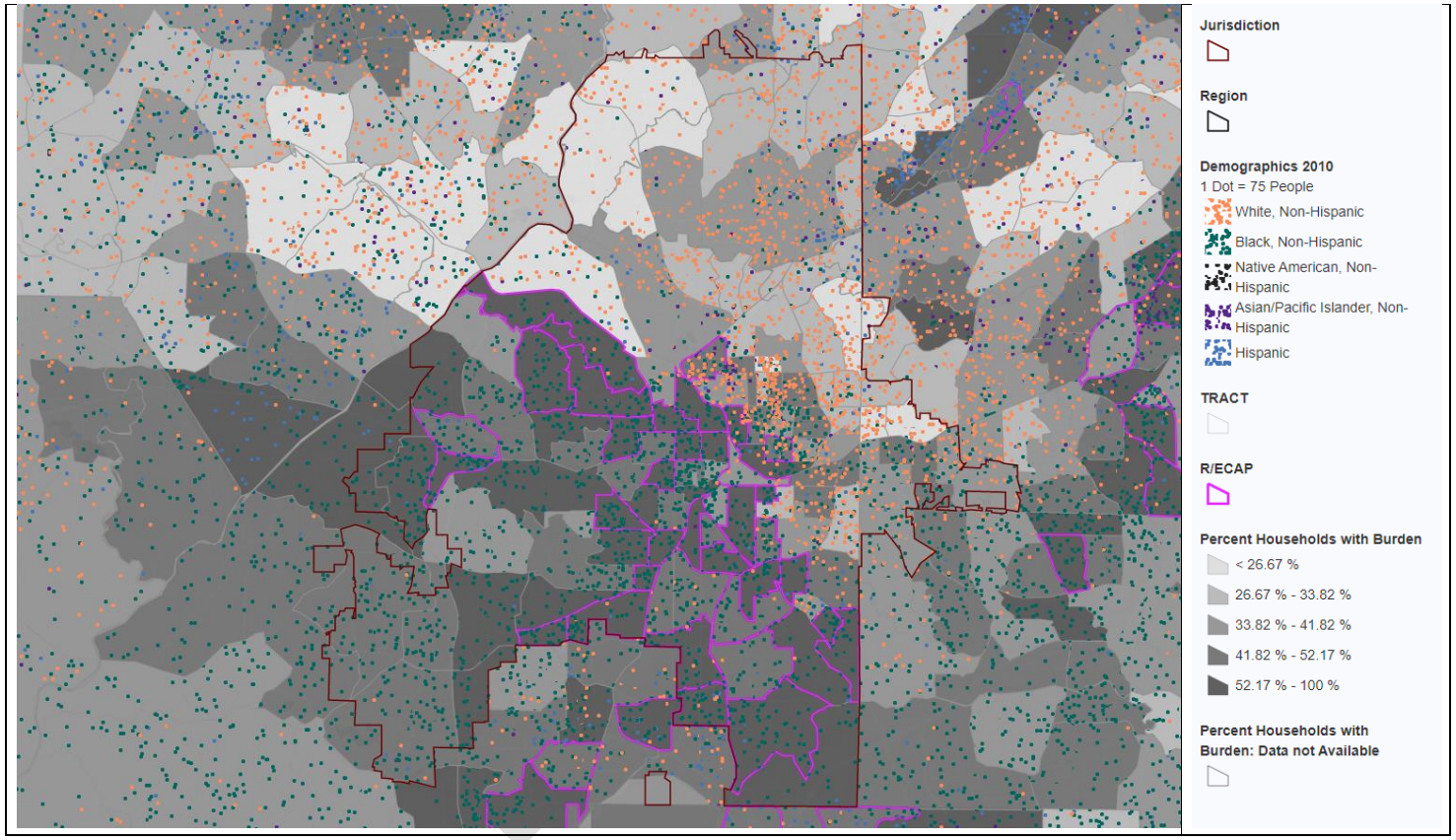
FIGURE 11 – PERCENTAGE OF HOUSEHOLDS WITH A HOUSING BURDEN IN ATLANTA, 2010



Data Source: HUD AFFH Data and Mapping Tool, https://egis.hud.gov/affht/

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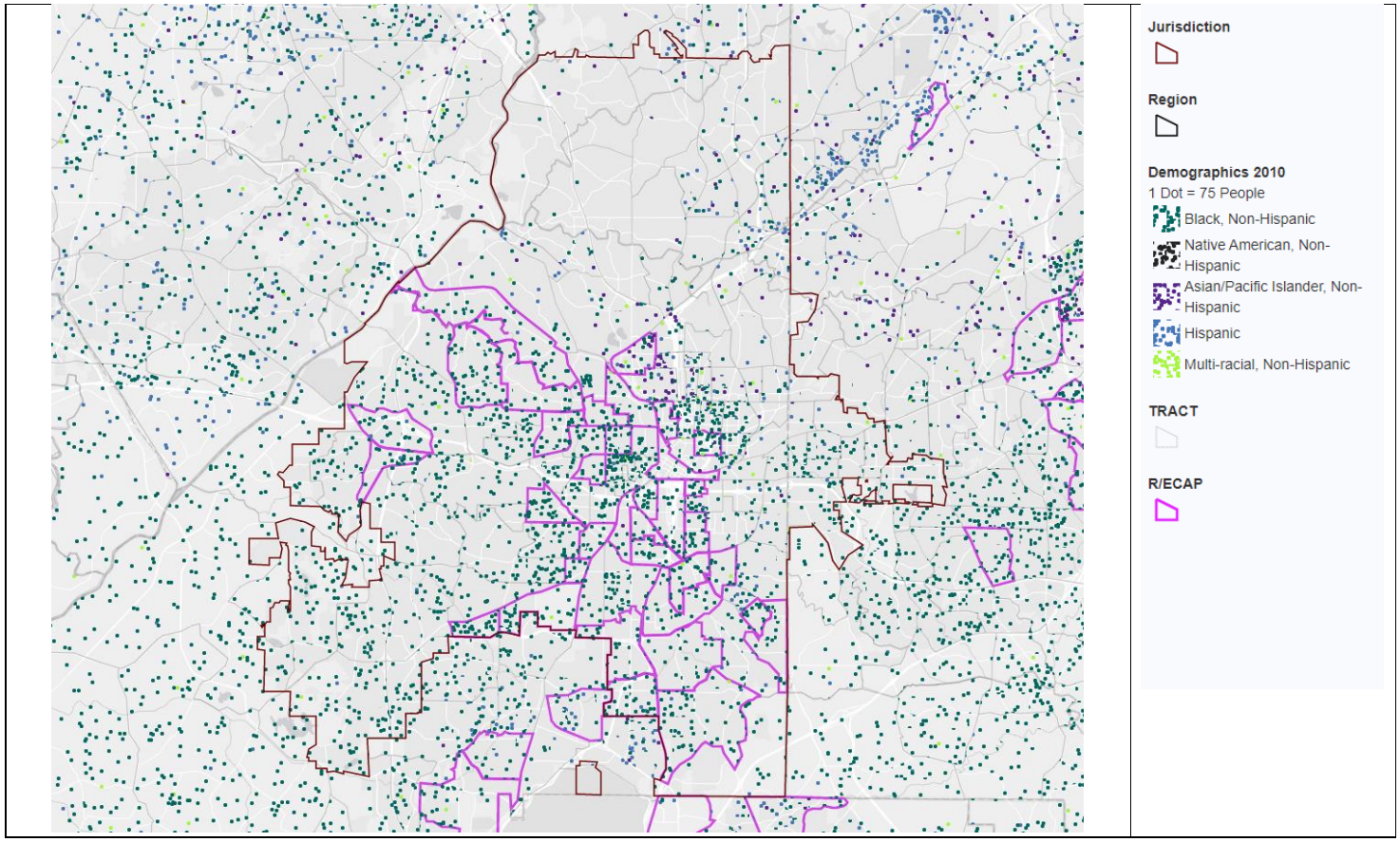
FIGURE 12 – POPULATION BY CENSUS TRACT FOR RACIAL AND ETHNIC MINORITIES IN ATLANTA, 2010



Data Source: HUD AFFH Data and Mapping Tool, https://egis.hud.gov/affht/

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STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

This Strategic Plan will guide the allocation of CDBG, HOME, ESG, and HOPWA funding during the 2020-2024 planning period to address the City's most critical needs. Recognizing the interrelated nature of affordable housing shortages, homeless assistance issues, service needs, poverty, the revitalization of low-income communities, and economic development activities—this plan seeks to cut across grant lines to focus more comprehensively on solutions to interconnected problems. Consolidated Plan resources alone are insufficient to solve deep-rooted and large-scale issues, but as the City plans more comprehensively for its challenges, the ability of CDBG, HOME, ESG, and HOPWA resources to leverage private funding raises the possibility for significant local impact.

The budgets in this plan for CDBG, HOME, ESG, and HOPWA will be proportionally increased or decreased from estimated funding levels to match actual allocation amounts. The increases or decreases may be applied to one or more specific activities. This plan will include backup activities that maybe funded only if sufficient funding exists or conversely, if the actual allocation is less than allocated, the activity may not be funded. This portion of the Consolidated Plan describes the City's priorities for CDBG, HOME, ESG, and HOPWA funding, including who those resources will be allocated to geographically, how the specific projects funded by the City will address these priorities, and the outcomes that can be expected as a result.

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The City of Atlanta's 130 square mile geography includes a wide variety of communities spanning parts of both Fulton and DeKalb counties. Some of the City's ZIP codes are among the wealthiest in the nation while others have poverty rates of over 40%. As large and diverse as the City is, it is also the anchor for a much larger 29-county region covering more land area than some states. The geographic allocation of Consolidated Plan resources across this vast and diverse area is largely determined by regulations attached to the individual grant programs concerning where they can and cannot be used.

CDBG/HOME/ESG Citywide Activities

CDBG projects that directly benefit individual low/moderate-income households or clients, such as human services and emergency home repair, generally operate on a Citywide basis without emphasis on any geographic sub-areas.

CDBG Area-Benefit Projects

The City's Community Development Impact Area or CDIA consists of those census block-groups in which at least 51% of the households earn less than 80% of the City median income, based on 2010 U.S. Census data. The CDIA geographic areas are also referred to as low- and moderate-income areas. Portions of the City's CDBG funding are directed specifically to the CDIA for projects that are eligible for grant funding based on their benefit to a geographic area (such as recreational facilities) rather than to a specific individual or household. These are designated as "area-benefit projects." Roughly two-thirds of the City's geography falls within the CDIA.

HOPWA Activities

HUD generally awards HOPWA funds on a regional basis to the largest city within a HOPWA-eligible region. Atlanta therefore receives and administers HOPWA funding for its entire 29-county region, known as its "Eligible Metropolitan Statistical Area" or EMSA. The City is required to serve eligible persons living anywhere within the EMSA and not just within City limits. As such, projects from outlying areas are encouraged.

TABLE 44 - GEOGRAPHIC PRIORITY AREAS

The City of Atlanta prioritizes city-wide activities that support income eligible residents by expanding economic development and affordable housing opportunities. These investments align strategically with HUD's goals of creating communities and networks that optimize services to empower households to become self-sufficient.

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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Atlanta prioritizes city-wide activities that support income eligible residents by expanding economic development and affordable housing opportunities. These investments align strategically with HUD's goals of creating communities and networks that optimize services to empower households to become self-sufficient.

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

TABLE 45 – PRIORITY NEEDS SUMMARY

1	**Priority need**	**Develop and Preserve Affordable Rental Housing**
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly Public housing residents People with disabilities
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Increase the overall supply of high-quality affordable housing options for low-moderate income families. • Empower communities with sustainable models to address local affordable housing needs • Invest in the preservation of Naturally Occurring Affordable Housing Stock • Implement regulatory reforms that streamline the process for building and producing affordable housing • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Support the development of rental housing affordable to low- and moderate-income households, including projects located near employment, transportation, and other community resources. • As economically feasible, consider possible opportunities to extend the useful life of existing affordable rental housing by funding acquisition and/or rehabilitation activities. • Support the development of affordable rental housing for seniors, people with disabilities, or other special needs households, such as people who are formerly homeless or at risk of homelessness.
	Basis for priority	Affordable rental housing was identified as a priority need by public meeting attendees and survey takers. CHAS data analyzed for this Plan concurs that housing affordability is a significant need, with 39% of all Atlanta households considered cost burdened or severely cost burdened.
2	**Priority need**	**Safe, Sanitary, and Low-Barrier Housing for People Living with HIV/AIDS**
	Priority level	High
	Population(s) served	Persons with HIV/AIDS
	Geographic area(s) affected	29 ESMA, and City-wide
	Associated goal(s)	• Increase capital expense allocation for the acquisition of assets dedicated to affordable housing

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		• Transitioning units to a more sustainable long-term platform by encouraging self-sufficiency, financial stability and coordinated wrap-around services for maintaining a healthy lifestyle • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Funding for acquisition, development, and maintenance of low-barrier permanent housing for people living with HIV and AIDS will secure long-term housing units for this vulnerable population before modernization cuts fully kick in. • Priority should be placed on housing that is accessible by public transit. • Rent Reasonableness standards allow clients to receive HOPWA benefits between an average range of 90%-110% or up to 120% AMI as an exception as approved by HUD.
	Basis for priority	• HOPWA stakeholders, in meetings and responding through the HOPWA Questionnaire, as well as the work of a subcommittee of the HOPWA Advisory have all pointed toward the need to prioritize permanent housing for the most vulnerable (i.e. often the lowest-income) members of the PLWHA community. • Creating a strategic and coordinated plan that mitigates the compounding impact of HIV and poverty by providing stable housing. • Prioritize the redistribution of funds for emergency management and crisis response to protect and preserve the public health of vulnerable populations.
3	**Priority need**	**Housing and Supportive Services for People Experiencing Homelessness**
	Priority level	High
	Population(s) served	Chronic homelessness Individuals Families with children Mentally ill Chronic substance abuse Veterans Persons with HIV/AIDS Victims of domestic violence Unaccompanied youth
	Geographic area(s) affected	City-wide
	Associated goal(s)	Deploy a housing first model through the City's CoC and other affiliated entities Reduce barriers to access for people experiencing homelessness by implementing a coordinated system in which the client experiences a "no wrong door approach" to housing Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Collaborate with agencies in the CoC, the Regional Commission on Homelessness, and others to provide access to coordinated supportive services and case management to people experiencing homelessness (to possibly include but not be limited to case management, transportation, health and mental health services, services for people with disabilities, and services to help households

		access benefits) to support moves to appropriate housing and greater stability. • Focus on "anti-racist intervention strategies" to address the disproportionate number of Black homeless individuals and families. • Support the use of a Housing First model to address homelessness. • Consider ESG, CDBG, HOME and other possible funding sources to increase availability of resources to serve residents who are homeless with housing and supportive services.
	Basis for priority	• Housing and services for people who are homeless were consistently ranked as priority needs by community members who participated in the survey. Homelessness prevention, outreach to homeless persons, permanent housing, transitional/ supportive housing programs, and access to homeless shelters were all identified as top homeless services needs in Atlanta. • Prioritize the redistribution of funds for emergency management and crisis response to protect and preserve the public health of vulnerable populations.
4	**Priority need**	**Affordable Homeownership Opportunities**
	Priority level	Medium
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly Public housing residents People with disabilities
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Providing technical assistance to communities with the highest need. • Coordinate services and increase opportunities for homeownership counseling, financial literacy education, and down payment assistance • Braiding resources with other agency's that support DPA programs such as Atlanta Housing, Invest Atlanta, Department of Veteran Affairs and State Department of Community Affairs to scale homebuying opportunities. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Down-payment assistance for low- and moderate-income homebuyers. • Marketing to low-moderate income households and people with limited English proficiency.
	Basis for priority	Focus group participants described wanting to become homeowners, but needing assistance in order to achieve that goal. For some, the cost of homeownership is no greater than the cost of renting and brings more stability, but the initial costs associated with a down payment and closing costs make it prohibitive.
5	**Priority need**	**Home Repair Assistance for Homeowners**
	Priority level	Medium

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	Population(s) served	Extremely low income Low income Moderate income Large families Families with children Elderly People with disabilities
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Use federal funds to assist low-moderate income homeowners with limited rehab and repair programs. • Anti-displacement strategy for legacy residents that feel market pressures are pushing them out of their communities • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Preserve the existing affordable housing stock and help homeowners avoid displacement due to repair costs by assisting income-eligible homeowners with housing repairs, possibly to include major systems repairs and accessibility improvements.
	Basis for priority	Meeting participants frequently described the need for programs to assist homeowners, particularly seniors, with the cost of home repairs. This is seen by many of these stakeholders as a matter of health and safety, and also as a means to preserve the livability of existing affordable units, preventing displacement.
6	**Priority need**	**Public Facilities, Facility Improvements, and Public Infrastructure**
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income People with physical disabilities Non-housing community development
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Respond to community development needs in a holistic and comprehensive way. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Fund infrastructure improvements and public facilities such as street, road, and sidewalk improvements, community centers, ADA accessibility improvements, and healthcare facilities in income-eligible areas. • Assist community service organizations in improving their physical structures to meet the organization's goals for serving low- and moderate-income households, homeless people, and other special needs populations.
	Basis for priority	Survey respondents emphasized that street, road, and sidewalk improvements, community centers, ADA accessibility improvements, and healthcare facilities are the greatest public facility and infrastructure needs.

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7	**Priority need**	**Public Services**
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large families Families with children Elderly / frail elderly People with disabilities
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Invest in wrap around and supportive services that help residents move to self sufficiency • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Fund community services such as job training and employment assistance, youth- and senior-focused activities, health and substance abuse services, and others.
	Basis for priority	Community members identified the need for a variety of services for income-eligible and special needs residents. Drug abuse education/crime prevention, employment training, neighborhood cleanups, medical and dental services, and youth services were all ranked highly by survey respondents. Meeting attendees tended to name senior, youth, and employment services as top needs.
8	**Priority need**	**Fair Housing, Housing Counseling, and Legal Services**
	Priority level	Medium
	Population(s) served	Extremely low income Low income Moderate income Middle income People with disabilities Victims of domestic violence
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Reduce the incidences of housing discrimination among low-moderate income residents • Provide mechanisms that make it easier for residents to report fair housing violations • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments

	Description	• Provide assistance to eligible households, with a focus on people with limited English proficiency, which may include but not be limited to: • Foreclosure prevention. • Consumer education and awareness around predatory lending fraudulent mortgages, and other housing scams. • Pre- and post-home purchase counseling for income-eligible households. • Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. • Use of the NPU system to communicate information on fair housing services • Enforcement of City ordinance that makes discrimination by landlords based on source
	Basis for priority	Input from community members at meetings and in focus groups suggests a continued need for counseling and legal services for low- and moderate-income households, including those targeted for predatory housing scams and those most at-risk of housing discrimination.
9	**Priority need**	**Economic Development and Small Business Incentives**
	Priority level	Medium
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Support the Business Continuity Loan Fund (BCLF) • Increased access to capital for minority and women owned businesses to reduce income inequality and stimulate job growth • Promote economic opportunity by encouraging self-sufficiency and financial stability
	Description	• Collaborate with other departments, agencies, and stakeholders to identify approaches for incentivizing small businesses, addressing deteriorating economic conditions in neighborhoods and corridors, and creating and implementing economic development plans for low- and moderate-income areas, including those with existing LCI plans.
	Basis for priority	• The City of Atlanta's *Comprehensive Development Plan* and Invest Atlanta's *Workforce Strategy Project* both point to the need for economic development and workforce training programming. These needs are underscored by survey results indicating that job creation incentives and assistance for entrepreneurs are relatively high needs. • Small businesses are a vital part of Atlanta's economy. Approximately 20,000 businesses operate in the City of Atlanta. Almost 95% have less than 50 employees and/or $500K in revenue. Small businesses attract larger businesses looking for access to research and development, talent and new markets.
10	**Priority need**	**Blight Reduction and Neighborhood Cleanup**

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	Priority level	Low
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	City-Wide
	Associated goal(s)	• Advance neighborhood revitalization goals through innovative practices that add to the safety and stability of the community. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment. • Assist in the demolition of dilapidated structures to arrest the spread of blight in low- and moderate-income areas as needed.
	Basis for priority	The survey identified redevelopment or demolition of abandoned properties and increased code enforcement efforts as high-level needs in the City. Focus group participants also described the need for investments to improve deteriorating neighborhoods.
11	**Priority need**	**Program Administration**
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	• **Program Administration** • **Improving processes and policies that enable the city to meet reporting requirements and make data driven investments**
	Description	• Program administration costs and carrying charges related to the planning and execution of community development, housing, and homelessness activities assisted with funds provided under the CDBG, HOME, and ESG, and HOPWA programs.
	Basis for priority	Necessary program administration costs associated with the coordination and delivery of services to Atlanta residents.

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

TABLE 46 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Currently, TBRA is provided through HUD's Section 8 Housing Choice Voucher program administered through local housing authorities, with about 7,167 vouchers in use within the City of Atlanta. The City intends to use CDBG and/or HOME funds for TBRA over the next five years.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities. The City of Atlanta anticipates using HUD grant funds for TBRA over the next five years. The City intends to use CDBG and/or HOME funds for TBRA over the next five years.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households. The City of Atlanta intends to use HUD grant funding to support new affordable housing development over the next five years.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation. The City of Atlanta intends to use HUD grant funding to support rehabilitation of affordable homeowner and rental housing over the next five years.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement. The City of Atlanta may use HUD grant funds for acquisition and/or preservation of affordable housing over the next five years.

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table below shows the City's anticipated grant funding for the 2020 program year (estimated here at 90% of its 2019 allocations), along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. The estimates for CDBG, HOME and ESG assume level funding over the final four years of the Consolidated Plan period at 90% of the 2019 allocation amounts. Due to the deep cuts expected to the City's HOPWA allocation under HUD's modernized funding formula, the estimates used here account for a reduction to $9 million per year by the 2022 program year and continuing thereafter. To ensure that our programs align strategically with HUD funding the City will utilize the pre-award method to ensure continuity of services to our partners.

§ 200.458. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with the written approval of the Federal awarding agency.

The ESG, HOPWA and HTF program regulations do not contain program-specific language establishing pre-award cost requirements for those programs; the CDBG and HOME program regulations do contain pre-award cost requirements unique to those programs. (However, the HOME requirements apply only to certain types of pre-award costs.) The following guidance applies to all five programs. Additionally, guidance unique to each separate program is provided below.

The Part 91 Consolidated Plan regulations make distinctions between a "proposed Plan" and "a Plan". Most notably, 24 CFR 91.105(b) and 91.115(b) describe the citizen participation requirements for a grantee's proposed Plan. For purposes of this Notice regarding pre-award costs, HUD considers a grantee's Plan to have moved from being "a proposed Plan" to being "a Plan" once a grantee has completed the publication, public hearing and public comment requirements at 24 CFR 91.105(b)(2), (3) and (4) or 91.115(b)(2), (3) and (4), and has developed its written summary of comments received pursuant to 24 CFR 91.105(b)(5) or 91.115(b)(5).

To minimize additional workload on grantees and HUD field offices, this Notice establishes the following procedures implementing the 2 CFR 200.458 requirements cited above. This Notice provides HUD approval to incur pre-award costs if and when the grantee completes the following documentation in its local files:

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1. The grantee documents that the costs incurred prior to grant award are necessary for efficient and timely performance of the activity in question.

2. The grantee documents that the costs are for eligible activities under the regulations for the applicable funding program;

3. The grantee documents that the grantee has complied with all other requirements for pre-award costs under the regulations for the applicable funding program or as described below;

4. The activity for which costs will be incurred is included in a Consolidated Plan/Action Plan;

5. The grantee documents completion of its citizen participation process by including in its files a written, dated summary of citizen participation comments received on its Plan, pursuant to 24 CFR 91.105(b)(5) or 91.115(b)(5) as applicable.

If the grantee's files contain all other necessary documentation supporting the costs (described below for each program), the date of HUD approval for pre-award costs is the date of the written summary of citizen participation comments, or the grantee's program year start date, whichever is later.

The city notes, that Pre-award costs are incurred at the grantee's own risk because reimbursement is contingent upon the availability of appropriated funds for FY 2019 in addition to the applicable provisions listed in this section.

B. Additional Provisions: Entitlement CDBG Program

The Entitlement CDBG program regulations specify, at 24 CFR 570.200(h), the situations under which a grantee may incur costs prior to the effective date of its grant agreement. The provisions of this Notice will affect how grantees comply with the pre-award cost reimbursement requirements.

1. 24 CFR 570.200(h) defines the effective date of a grantee's agreement as the grantee's program year start date or the date that the Consolidated Plan/Action Plan is received by HUD (whichever is later). Under the provisions of this Notice, a grantee's Action Plan may not be submitted to (and thus received by) HUD until several months after the grantee's program year start date. This may negatively affect grantees' ability to incur pre-award costs.

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2. Therefore, HUD has issued a waiver of 24 CFR 570.200(h) to the extent necessary to implement the following requirement: the effective date of a grantee's FY 2019 grant agreement will be considered to be the earlier of the grantee's program year start date or the date that the Consolidated Plan/Action Plan (with actual allocation amounts) is received by HUD. Attachment A contains the HUD memorandum authorizing this waiver. This waiver is applicable to any Entitlement CDBG grantee seeking to incur pre-award costs, whose Action Plan submission is delayed past the normal submission date because of delayed enactment of FY 2019 appropriations for the Department. An affected community applying this waiver shall document in writing the conditions giving rise to the need to use this waiver, and maintain the documentation for HUD's review. Grantees' authority to make use of this waiver is only in effect until August 16, 2019, as that is the last date that a grantee may submit its FY 2019 Action Plan.

3. 24 CFR 570.200(h)(1)(i) requires that the activity for which the costs are being incurred must be included in a Consolidated Plan/Action Plan prior to the costs being incurred; grantee compliance with steps 4 and 5 under the general pre-award cost provisions above will meet that requirement. However, grantees must also comply with §570.200(h)(1)(ii), which further specifies that the Plan must advise citizens of the extent to which the pre-award costs will affect future grants. CDBG grantees intending to incur pre-award costs are cautioned that option b. described in Section IV above is not likely to be a feasible alternative for them. HUD advises any Entitlement CDBG grantee intending to incur pre-award costs to follow the process described in Section IV. a. above; in doing so, the grantee will need to ensure that it has met the citizen participation and notification requirements above.

4. Pursuant to § 570.200(h)(1)(iii) and § 570.604, the costs and corresponding activities must comply with the environmental review requirements at 24 CFR Part 58.

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Anticipated Resources

TABLE 47 - ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$6,425,598	$200,000	$0	$6,625,598	$25,702,391	Year 1 funds = 90% of 2019 CDBG award
HOME	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$1,771,045	$250,000	$0	$2,021,045	$7,084,181	Year 1 funds = 90% of 2019 HOME award

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	Public-Federal	Financial Assistance Overnight shelter Services Rapid re-housing (rental assistance) Rental Assistance (homeless prevention) Transitional housing (previously assisted)	$548,703	$0	$0	$548,703	$2,194,812	Year 1 funds = 90% of 2019 ESG award
HOPWA	Public-Federal	Permanent housing in facilities Permanent housing placement STRMU TBRA Short term or transitional housing facilities Supportive services	$20,700,271	$0	$0	$20,700,271	$41,850,135	Year 1 funds = 90% of 2019 HOPWA award; successive years' funding reflects steep funding declines to an annual amount of $9 million by 2022 due to HOPWA Modernization

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

Leveraging is a key component of the *One Atlanta: Housing Affordability Action Plan* that is charting the City's course toward greater housing affordability for all Atlanta residents. Contained in that plan is a commitment to leverage $1 billion ($500 million in public funding and $500 million in private and philanthropic funding) to build and preserve affordable housing across the city. The City's CDBG, HOME, ESG, and HOPWA resources are an important part of that pledge but those sources will work in tandem with significant other public sources, including Housing Enterprise Zones (HEZs) that offer 10-year tax abatements in economically-challenged areas of the city and the project-based rental assistance programs of Atlanta Housing. These public sources will, in turn, also leverage private and philanthropic sources to bring significant resources to bear on one of Atlanta's most challenging issues.

The city of Atlanta, Department of Grants and Community Development is exploring options for leveraging housing and economic development activities. The city is seeking to use the Section 108 Loan Guarantee Program (Section 108) to provide the City of Atlanta with the ability to leverage their annual grant allocation to access low-cost, flexible financing for economic development, housing, public facility, and infrastructure projects. The City will explore using Section 108 guaranteed loans to either finance specific projects or to launch loan funds to finance multiple projects over several years.

Section 108's unique flexibility and range of applications makes it an invaluable and important public investment tools that HUD offers. The city of Atlanta will use Section 108 to catalyze private economic activity in underserved areas in city or to fill a financing gap. Our strategy will be to utilize the program's flexible repayment terms for layering with other sources of community and economic development financing including, but not limited to, New Markets Tax Credits (NMTC), Low Income Housing Tax Credits (LIHTC), and Opportunity Zone equity investments. The City of Atlanta will follow regulations governing the Section 108 program found at 24 CFR 570, Subpart M, Loan Guarantees.

In housing development projects, the City's HOME funds are frequently used as gap financing thereby leveraging significant private investment. The City continues to work towards increasing private sector participation in the projects of non-profit housing providers. On a case-by-case basis, Multi-family Bond and Housing Opportunity Bond Program funds are allocated to HOME multi-family rental property as matching funds. The Housing Opportunity Bond Program also provides single-family deferred loans equal to 10% of the purchase price, which match down-payment assistance loans made under the HOME grant.

ESG matching requirements are met by funds from the City's CDBG award, as some projects are jointly funded by CDBG and ESG; non-HUD federal funding; and by private funding including cash grants from local foundations and private donations. The City's ESG funding leverages substantial in-kind support. This support varies from project to project but includes reduced rent or free space, donated materials and supplies, and volunteer services.

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Invest Atlanta's small business loan programs typically leverage 2-3 times the amount of the public investment. Leveraged resources include bank financing and equity funds from the borrowers. Because the primary loan fund is revolving, with repayments replenishing the fund, the initial public investment can repeatedly generate leveraged resources over time. With the default rate currently below 2%, small business lending is a significant generator of private investment within the City's low- and moderate-income neighborhoods.

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

City-owned properties that may be improved using Consolidated Plan resources, particularly CDBG funding, include recreational facilities and community centers in low-moderate income areas. Sidewalks, and accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by schoolchildren or by persons walking to bus stops or transit stations.

The Fulton Atlanta Land Bank Authority (LBA) was created to hold, manage and develop vacant, abandoned and tax-foreclosed properties, and to return these properties to productive use. The LBA encourages redevelopment in neighborhoods that have been blighted by an out-migration of residents and businesses. Developers use LBA properties for various projects including greenspace, affordable single family and multi-family housing, and some commercial use. More than 350 properties have been conveyed for development to date. The LBA maintains an online inventory of available properties (https://public-fcca.epropertyplus.com/landmgmtpub/app/base/landing).

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Key agencies through which The City of Atlanta will carry out its consolidated plan are shown in the table that follows. In addition to those listed in the table, the City will also rely on a variety of subrecipients, non-profit and private sector housing developers (including Community Housing Development Organizations (CHDOs) and Low-Income Housing Tax Credit developers), HOPWA project sponsors, and others.

The City has undergone a strategic realignment and reorganization to create a centralized office for the delivery of grants and community development activities. This new department brings together three (3) existing city offices into one centralized department. The staff from the Office of Housing and Community Development, Office of Grants Management and Office of Human Services have all been directed to serve under a new Commissioner to better administer all CPD grants (CDBG, HOME, ESG, HOPWA). Through this restructuring, the city will more strategically engage with our CoC provider Partners for Home.

PFH is an independent nonprofit organization that the City chartered to manage the Atlanta Continuum of Care, facilitating system-wide planning and implementation of homelessness services. In this role, PFH does not directly administer any programs or services to homeless clients, but instead provides leadership for alignment and coordination, helping to leverage funds from a variety of sources for greater impact.

It is the City's belief that instituting these changes to the service delivery system will:

- Better serve individuals in need,
- Better support the City's grant sub-recipients and service providers,
- Increase collaboration, transparency, and accountability,
- Improve quality, monitoring, and compliance

The City has instituted a new HOPWA Advisory Committee as an attempt to bring greater transparency and accountability to decision-making and administration related to the HOPWA program. This group will serve as the primary HOPWA community coordinating body. The committee will provide feedback to the City and develop community policy priorities that will inform modernization planning and Annual Action Plans. The City of Atlanta will continue to employ an application process for prospective Advisory Committee members and has worked to disseminate applications within the HOPWA community, particularly to HOPWA consumers, to ensure balanced representation on the Committee.

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TABLE 48 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Atlanta	Government	• Economic Development • Homelessness • Non-homeless Special Needs • Ownership • Rental • Planning • Neighborhood Improvements • Public Facilities • Public Services • Housing Opportunities for Persons with HIV/AIDS	Jurisdiction
Atlanta Housing	PHA	• Public Housing • Ownership • Rental	Jurisdiction
Partners for HOME	Non-profit Organizations Continuum of Care	• Homelessness	Region
HOPWA Advisory Committee	HOPWA	• HIV/AIDS	Region
Ryan White Program, Metropolitan Atlanta HIV Health Services Planning Council	HIV Health Services	• HIV/AIDS	Region
Metro Fair Housing	Non-profit Organizations	• Public Services	Jurisdiction
Fulton and DeKalb County Boards of Health	Government	• Homelessness • Public Services	Jurisdiction
Atlanta Habitat for Humanity	Non-profit Organizations	• Ownership	Jurisdiction
Atlanta Land Trust	Non-profit Organizations	• Ownership	Jurisdiction
Fulton and DeKalb County DFCS	Government	• Homelessness • Public Services	State
WorkSource Atlanta	Government	• Economic Development	Jurisdiction
HOPE Atlanta	Non-profit Organizations	• Homelessness • Public Services	Jurisdiction
Grady Hospital/ MercyCare	Hospital	• Healthcare	Jurisdiction
Urban League of Greater Atlanta	Non-profit Organizations	• Economic Development	Region
Invest Atlanta	Development Authority	• Economic Development	Jurisdiction
Access to Capital for Entrepreneurs (ACE)	Non-profit Organizations	• Economic Development	State
Atlanta Public Schools	Government	• Education K-12 • Homeless Liaison	Jurisdiction

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Assess of Strengths and Gaps in the Institutional Delivery System

Availability of services targeted to homeless persons and persons with HIV and mainstream services

TABLE 49 - HOMELESS PREVENTION SERVICES SUMMARY

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X		X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

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Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Atlanta partners with a variety of agencies and organizations to provide services to the homeless. The City of Atlanta uses a variety of federal sources to address these high needs population. HOME funds are used to support Tenant Based Rental Assistance. The City's Section 8 Moderated Rehab funds provide assistance for homelessness prevention and utility subsidies. Whereas, outreach, rapid rehousing, emergency shelter, homelessness prevention, and data collection and analysis are funded through ESG. Housing providers and street outreach workers seek to access homeless persons and guide them to appropriate services.

As described in Section MA-30, housing providers in the city the city works with WorkSource Atlanta and Goodwill Industries to provide resume writing, job training and employment services to the homeless and at-risk. The City will continue to work with partners and stakeholders to increase the percentage of participants that receive mainstream benefits at program exit. The City will also continue to provide information, training, and compliance oversight to partners and stakeholders on how their staff can assist clients in accessing mainstream benefits.

Through the CoC's coordinated entry process the City is able to standardize the access, assessment, prioritization, and referral procedure for all people across all participating providers in Atlanta. Thus, each system entry point uses the same pre-screen tool and makes referral decisions based on a common set of factors. Coordinated referrals are made with a thorough understanding of all programs, including their specific requirements, target population, offered services, and bed availability. This approach means that homeless and those at-risk of homelessness individuals and families are identified early, screened, and connected with the most appropriate intervention or best match possible that addresses their immediate needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City plans to be more intentional about our data collection methodologies in the future. This section of the plan focuses on a few distinct populations (i.e. HIV/AIDS, Immigrants, and Disabled Persons) and does not adequately address the needs of the broader homeless population. The City conducted focus groups and stake holder interviews for persons living with HIV/AIDS, Immigrants and Disabled Persons but did not adequately perform outreach with the broader homeless population for the purpose of this consolidated plan submission and to further make the data presented in this plan generalizable to the larger population.

The strengths and gaps of the service delivery system for special needs populations were determined through interviews and focus groups with key stakeholders, including persons working within the service

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delivery system for persons living with HIV/ AIDS, and persons with developmental disabilities and their caregivers.

People Living with HIV/AIDS

Key stakeholders described the strengths and gaps of the service delivery system for people living with HIV/ AIDS as follows:

Strengths

Comments from Stakeholder Interviews

- The City has a few agencies that understand the needs of people living with HIV and have the capacity to serve them.
- There is an ordinance protecting gay and transgender people from discrimination.
- Atlanta has incredible medical providers and incredible tools at its disposal. It is possible to get people virally suppressed within a week or two.
- There are many cities that run HOPWA well that the City could reach out to.
- HUD is trying to send technical assistance to the city.

Written Comments

- When funds are received timely from CoA to agencies, dollars flow effectively to the street and clients
- Project sponsors care about the people being served (make money sacrifices to ensure services are delivered). Individual people go above and beyond.
- When basic needs are met for a client, then the conversation of self-sufficiency can begin. Some agencies have reached this.
- Current resources are very helpful to get people housed. Modernization threatens that.
- Willingness to change
- The emerging strength is the HOPWA advocacy community involvement
- Organization collaborations
- Some people are being housed

Gaps

Comments from Stakeholder Interviews

- There is a need for increased access to housing for people living with HIV/ AIDS.
- Although there are many high-quality providers of medical care for people living with HIV/ AIDS, there is a need for additional providers.
- Stigma is extremely high for people living with HIV/AIDS. People may not get tested or come in to get care.

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- People with HIV have not been incorporated into housing strategies. Mainstream, non-HOPWA organizations tend to not know much about HOPWA. There is a need to think beyond HOPWA in housing people with HIV, including a set-aside for people living with HIV for people who are low income but not low income enough to use HOPWA in the City's affordable housing strategy.
- The management of the HOPWA program in the city has poor communication, which has been confusing to providers.
- There have been many changes in leadership of the HOPWA program over the past several years. There has been a lack of transparency because people have not been in the roles for very long. Many people do not have a background working with HUD programs or HOPWA specifically. The positions are political appointments.
- HOPWA in Atlanta is extremely troubled right now. The city was sitting on $40 million but wasn't issuing payments. There is a responsibility to shut down facilities not meeting requirements, but there needs to be a transition plan and communication with clients.

Written Comments

- Contract process and lack of timing to plan for cuts
- Upkeep and home inspections
- Ignoring segments of the population
- Not enough support for housing
- Serving the transgender community
- Connecting housing/ leasing providers with HOPWA service providers
- Not enough options for clients
- Ensure that providers understand and implement Housing First principles
- Comprehensive listing of all agencies under HOPWA, what they do, and how to access
- Human services has a slow process of submitting reimbursements
- Putting housing first without prioritizing mental health also
- Black trans people need to be prioritized, specifically Black trans women
- Effective communication with clients
- Emergency housing longer than 90 days
- Housing First model explained to everyone
- Housing for trans people
- Limited time for transition
- Lack of transparent and clear communication on a plan to support the new central intake so that PLWHA know where to go
- Lack of meaningful involvement of PLWHA youth and young adults
- Housing services- effective case management

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People Experiencing Homelessness

The strengths and gaps of the service delivery system for people experiencing homelessness were determined through interviews with key stakeholders, including persons working within the service delivery system for persons experiencing homelessness.

Key stakeholders described the strengths and gaps of the service delivery system for people experiencing homelessness as follows:

Strengths

General

- The City is prioritizing the establishment of more permanent supportive housing through a partnership with Home First Atlanta, a $50 million public private partnership to create additional affordable units.
- There is a program under Home First for youth and youth families.

People

- Service providers
- Dedicated, supportive staff
- Willingness to serve
- Care or concern for the community
- Main contacts are versed on program requirements and capabilities/responsibilities of community partners
- Program staff are responsive, helpful and supportive

Programming

- First time home-buyer
- Rent option to purchase
- Multiplicity of housing resources
- Services for women

Policy

- Well-defined process for applications
- Project monitoring
- Work closely with contract analysts to build strong budgets and execute contracts
- Giving opportunity to new, smaller non-profits
- Make process easier for those of us providing care with great track record so you are constantly under financial threat

Gaps

General

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- The wide array of programs serving people experiencing homelessness has been siloed but is becoming more integrated.
- Until recently many emergency shelters have been high-barrier shelters. More low-barrier shelters have been established in recent years.
- There is a need for greater access to emergency shelters. With the closure of the Peachtree and Pine facility, when the weather is bad, encampments tend to pop up around the city near thoroughfares and Grady hospital. There is a need for more emergency shelters.
- For chronically homeless families, there may not be permanent housing available.
- More permanent housing is needed. Some places put people through a higher level of drug screening than what is required by federal law. There is a need to shift toward a Housing First model.
- There is a need to bring the business community and tourism sector to help address homelessness.

Process

- The city can't get out of its own way administratively. (e.g. slow to issue contracts, slow payment, insufficient staff to administer grants efficiently)
- Long contract execution processes that leave non-profits covering or wondering.
- Contracts end before even getting them – floating money, etc.
- Requires applicants to have significant cash reserves ahead of award
- Long wait period for reimbursements – more than 12 months
- Disconnect between the Office of Human Services and grant management decisions
- Disconnect with other departments
- City takes too long to process applications
- City is difficult to work with, unresponsive
- No return emails or calls
- Communication is rare. Maybe 2x/year – at application + audit
- Expand capacity/more employees for direct contact with grant recipients
- No accountability or sense of urgency
- Inefficient
- Inconsistency in some rules or not communicating certain things that are then retroactively expected
- Need to digitize, move away from paper
- Should be digital signatures and reimbursement requests
- Staff consistency/ Turnover contributes to issues.
- Need documented department grants processing, incremental funding, audit process to reduce impact of staff turnover
- Poor client services
- Transition between one contract analyst to another was chaos; poor record keeping resulting in delayed payments/other payment issues
- More transparent education on how services are delivered by the city. Provide clarity

Programming

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- Training for sub-recipients
- Long term, affordable housing
- Serving the young trans and LGBTQ community
- Assistance for men/fathers, unmarried with children, parents deficient in child support
- Addiction services including dual diagnosis and suboxone/methadone treatment centers

Policy

- Lack of reward for good services. Same agencies are funded regardless of performance
- Overzealous and unrealistic qualifications for people to access first time homeowner down payment – added to existing HUD regulations
- Could share names of recipients so we could share best practices to increase the chance of being successful
- Highly technical applications and paperwork are a barrier to small agencies and private individuals to apply and manage

People with Disabilities

The strengths and gaps of the service delivery system for persons with disabilities were determined through interviews with key stakeholders, including families, caregivers, and persons working within the service delivery system for persons with disabilities.

Key stakeholders described the strengths and gaps of the service delivery system for persons with disabilities as follows:

Strengths

- There are organizations in Atlanta that advocate for the needs of persons with disabilities.

Gaps

- There is a need for accessible transportation services for people with disabilities. These services may include companion assistance, in which service providers ensure people get to the door of the location where they are trying to go. There is a lack of accessible transportations services, and existing accessible services often have long wait times.
- There is a need for programming that provides support but does not violate direct service requirements, including case management and life skills classes.
- Clustered housing communities with shared case management and facilities are a need. These could be integrated with senior housing to support social engagement.
- There is a need for housing for people with disabilities in areas accessible to transportation, recreation, and employment. Housing should be integrated into the community so that people can access needed services, resources, and employment, and feel integrated with their communities. Group homes are typically located outside of areas that provide easy access to these needs.
- There is a need for housing options that facilitate service provision, such as accessory dwelling units that can house caregivers or clustered housing with shared case management.

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- There is a need for communal eating services for people with intellectual and developmental disabilities.

Immigrants and Refugees

The strengths and gaps of the service delivery system for immigrants and refugees were determined through interviews with key stakeholders, including persons working within the service delivery system for immigrants and refugees.

Key stakeholders described the strengths and gaps of the service delivery system for immigrants and refugees as follows:

Strengths

- The city's Office of Immigrant Affairs provides support to immigrants and refugees with regard to fair housing issues, public participation, and connecting people to resources.

Gaps

- The city doesn't have a robust infrastructure of organizations serving immigrants and refugees. Direct services are limited. Organizations are generally ethnically-based but not focused on immigration specifically.
- There is no organized advocacy about housing and gentrification. The organizations doing housing work don't focus on immigrants.
- Undocumented persons do not qualify for HUD funding. Those who are not are deterred because of fear that receiving assistance will affect their ability to become citizens.
- There is not an infrastructure for people who don't speak English to participate. People don't know the process to advocate for their needs. Targeted outreach and participation for people who don't speak English is a need, including resources and the ability to hire interpreters.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Atlanta will take the following steps to overcome gaps in the institutional delivery structure and service delivery system for persons living with HIV/AIDS, persons experiencing homelessness, persons with disabilities, and immigrants and refugees:

- The Atlanta Homeless Continuum of Care, which is managed by Partners for HOME (PFH), will provide programmatic leadership and grant management for the City's HOPWA and ESG programs.
- For the HOPWA program, the City will adopt a Central Intake model for access to housing and managing HOPWA wait lists for permanent housing; use HMIS as a data repository and for development of a low-barrier universal assessment; build out data infrastructure in the HMIS; and incorporate data quality requirements into contracts to be able to track needs and gaps

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more accurately. The City should take steps to ensure that HOPWA-funded organizations are included in the Central Intake system.

- The City will prioritize development and preservation of low-barrier permanent housing solutions in utilizing HOPWA funding.
- To target funding for persons with very low incomes, the City will narrow the program eligibility for HOPWA by reducing AMI from 80% to a lower number once Modernization cuts are fully realized.
- The City should include planning for the housing needs of persons living with HIV/AIDS in all future housing strategies.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Commented [CC2]: Please add data here.

This section TBD – pending project selection

TABLE 50 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Goal Descriptions

The HOME program is an affordable housing production tool that helps participating jurisdictions (PJ's) increase the supply of affordable housing through new construction, rehabilitation, down-payment assistance and tenant based rental assistance programs. These funds support for profit and non-profit developers, and subrecipients of affordable housing with gap financing to ensure long-term affordability for households at or below 80% AMI. HOME funds provide a flexible capital tool that aids in the preservation and new construction of affordable housing, while leveraging private investment in local areas. The goals of the HOME program are to:

- **Expand the capacity of nonprofit developers**
- **Strengthen the ability of local governments to provide housing**
- **Leverage private-sector participation**
- **Provide decent affordable housing opportunities to residents that might not otherwise qualify for market rate housing while expanding housing choice**

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Atlanta estimates that the $2.8M investment of HOME funds will benefit approximately 180 low-moderate income families while leveraging funds to serve at least 100 families with HOME funds.

Department of Grants and Community Development	CHDO Operating Support	N/A	$ 128,391	$ 105,656	$ 105,656 (HOME)
Department of Grants and Community Development	CHDO Set Aside Loan Pool	N/A	$ 385,174	$ 316,970	$ 316,970 (HOME)
Department of Grants and Community Development	Multi & Single-Family Housing Dev. Loan Pool	N/A	$1,308,823		$2,154,309 (HOME)
Nicholas House	TBRA	36	$ 274,887	$ 274,887	$ 274,887 (HOME)
Urban Residential Finance Authority	Affordable Homeownership Program	36	$0	$ 500,000	$ 250,000 (HOME)

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

All new Atlanta Housing Authority units must pass a UFAS inspection. In each multifamily development, 5% of the units must be accessible. Two percent of the units must be accessible to households with visual accessibility needs.

Activities to Increase Resident Involvements

The Atlanta Housing Authority offers a wide range of human development services to its residents, serving nearly all age groups including youth, working age adults and seniors. Services for youth include afterschool programming, summer camp, life enrichment, STEM programming, career readiness, and youth employment. Services for working age adults include GED education, job training, therapeutic counseling, and assistance with food, clothing, childcare and utilities. Services for seniors include senior center activities, transportation, meals, and supportive care for individuals with complex health care needs to allow them to live independently. AH senior high rises also provide on-site activities to help reduce feelings of isolation and increase senior residents' activity levels.

Is the public housing agency designated as troubled under 24 CFR part 902?

The Atlanta Housing Authority is designated as a "Standard Performer" based on its 2014 score report in the Public Housing Assessment System, with a score of 63 on a 100-point scale.

Plan to remove the 'troubled' designation

Not Applicable – The Atlanta Housing Authority is not designated as troubled.

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SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

In 2019, the City of Atlanta published its "One Atlanta Housing Affordability Action Plan," which identified action steps toward addressing the city's decreasing supply of affordable housing. The action plan's findings demonstrated the degree to which the supply of affordable housing has affected Atlanta's residents. As shown in earlier sections, 20% of Atlanta's residents are cost burdened (spending between 30% and 50% of their incomes on housing), while another 18% are severely cost burdened (spending more than 50% of their incomes on housing costs). Combined, nearly 40% of Atlanta residents experience a housing affordability challenge. The "One Atlanta" plan discusses some of the root causes of the affordability challenge:

- Atlanta's population has increased 17% since 2000;
- Most newly constructed housing has a higher cost, and tends to serve new residents moving to Atlanta rather than established residents;
- Wages have increased since 2000, but have not been able to keep up with rent increases over the same period;
- Increasing housing costs and additional credit restraints caused homeownership rates to decline by 15% for all households earning less than $100,000 annually, particularly affecting Black households;
- Other disparities exist between Atlanta's southside and northside households, such as higher rates of eviction on the southside, etc.

Stakeholders and community members also added perceived undesirable effects of affordable housing policies. Stakeholders commented:

- Luxury apartments do not have affordability requirements for low and very low-income households; and
- Apartments near employment centers do not accommodate larger families.

In 2015, the City of Atlanta passed ordinance 14-O-1614 requiring affordable housing impact statements for all ordinances or resolutions that might have an impact on the city's affordable housing stock. City staff completing these impact statements must identify the number of affordable units that will be added, preserved or decreased due to the housing policy ordinance or resolution, and the income band for which the units will be created (very low-income, low-income, moderate-income or middle-income). Impact statements indicate that new affordable units have been created between 2015-2018; however, most of these new affordable units accommodate households with middle incomes. Only a small fraction of new affordable units accommodate those with very low- or low-incomes.

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The City of Atlanta adopted its Inclusionary Zoning ordinance in January 2018 to increase the number of affordable units being built in the Beltline and Westside Overlay Districts. The ordinance requires that developers preserve a percentage of their units as affordable housing for at least 20 years. Developers must reserve (1) 15% of units for households at or below 80% AMI, or (2) 10% of units for households at or below 60% AMI, or (3) pay into the city's trust fund used to build new affordable housing or preserve existing affordable housing.[27] Developers who submitted their building permit or land disturbance permit prior to January 29, 2018 were exempt from the new Inclusionary Zoning ordinance. Therefore, residents may not find affordable units in these overlay districts immediately available but will find them available in the coming years.

The Inclusionary Zoning ordinance also requires that developers establish the number of 1-, 2-, and 3-bedroom units in proportion to the number of market rate units of the same size. In order to serve larger family sizes, the city might also consider creating an additional incentive for developers who are willing to build more 2- or 3-bedroom affordable units in lieu of 1-bedroom units. Additional incentives may help create affordable family housing near employment centers, shopping areas and recreation.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Atlanta's Inclusionary Zoning Policy focuses on creating housing for professionals working in the city, such as teachers, nurses, retail workers, police, firefighters and other city employees. The Inclusionary Zoning policy requires that units remain affordable for at least 20 years from the issuance of the certificate of occupancy. The City of Atlanta requires that units built under the inclusionary zoning policy be built to "substantially similar construction and appearance" as market rate units, to include the types of countertop and flooring materials, square footage, and appliances used. However, developers who choose to build in the Beltline and Westside Overlay Districts have the choice of up to three incentives from the City. These incentives include a bonus of 15% in floor-area-ratio (not to include increases in height), transfer of development rights, no minimum residential parking requirements, a 25% reduction in non-residential parking requirements, an expedited 21-day priority review period, or major project meeting with staff from all departments to speed up the review process.

Invest Atlanta has also promoted a range of financing tools to assist with the development of affordable rental housing. Bond financing and trust fund financing under Invest Atlanta require a range of commitments to affordability, including an affordability period for 15 or for the length of the loan, 20% set asides for low- to moderate-income households (figures may range from 50% AMI to 80% AMI), and in some cases must be "comparable" in size and quality of development to market rate units. These financing tools may be used outside of the Inclusionary Zoning districts in specific areas around the city, either in target neighborhoods or in qualifying areas like "difficult to develop" zones, qualified census tracts and TADs.

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[27] City of Atlanta Department of City Planning. "Inclusionary Zoning Fact Sheet," https://www.atlantaga.gov/home/showdocument?id=38792

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SP-60 Homelessness Strategy – 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Members of the CoC and service other homeless service providers in Atlanta reach out to homeless persons, including unsheltered persons, through street outreach, needs assessment, case management, and service navigation and provision. In particular, HOPE Atlanta, Mercy Care, and Intown Collaborative Ministries provide street outreach to homeless persons, and ClearPath Coordinated Entry at the Gateway Center provides a coordinated process for connecting individuals and families who are homeless to housing and services. During the 2020 program year, the City will fund service providers for a variety of activities, including street outreach, needs assessment, case management, and service navigation and provision. The City will also continue to provide financial assistance to ClearPath Coordinated Entry at the Gateway Center for coordinated entry and needs assessment. Partners for HOME will also continue providing support for annual point-in-time homeless counts.

Addressing the emergency and transitional housing needs of homeless persons

The City of Atlanta is an active member of the Atlanta Continuum of Care. The City funds emergency and transitional housing and related service providers through the CDBG and Emergency Solutions Grants program, including:

- 3 Keys Housing First Program, which provides services for formerly homeless men and women residing in supportive housing.
- Covenant House Georgia, which provides facility-based emergency housing and transitional housing with supportive services for youth living with HIV/AIDS.
- The City of Atlanta Emergency Solutions Program, which provides rapid rehousing, shelter operations, and shelter-related services including case management.
- Gilgal, Inc., which provides a 25-bed transitional housing program that serves homeless women in substance abuse recovery, drug treatment, counseling, case management, medical assessments, and job readiness.
- HOPE Atlanta Airport Coordinated Entry and Outreach Program, which provides financial assistance for access to emergency shelter in motel/hotels and case management with access to rapid re-housing services.
- Community Advanced Practice Nurses, which provides free clinics for children who are homeless, immunizations, school physicals, development assessment, prescription medication, pediatric mental health services, and sick/well child care at various partner shelters.
- Additional service providers addressing the emergency and transitional housing needs of homeless persons in the City of Atlanta include Atlanta Mission, Atlanta Recovery Center, Georgia Works, City of Refuge, Atlanta City Baptist Rescue Mission, Solomon's Temple Foundation, The

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Salvation Army, Covenant House of Georgia, 24/7 Gateway, and Veterans Empowerment Organization, among others.

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

The City of Atlanta supports a Housing First model that prioritizes permanent housing and offers case management and other support services. Multiple organizations and agencies provide services to support people experiencing homelessness in transitioning to permanent housing, including permanent supportive housing and rapid rehousing services. These include the Atlanta Housing Authority (VASH program), Community Concerns, Another Chance of Atlanta, National Church Residences, 3 Keys, Action Ministries, Families First, Atlanta Center for Self Sufficiency, and HOPE Atlanta, among others.

Over the next five years, the City will continue to support homeless service providers, funders, and stakeholders who recognize the need to shift focus and resources to long-term, permanent housing in order to end homelessness. The City will fund organizations that provide case management and housing navigation services to assist homeless individuals and families, including those staying in emergency shelter, make the transition to permanent housing and prevent returns to homelessness. For example, the City has funded the HOPE Atlanta Airport Coordinated Entry and Outreach Program, which provides access to rapid re-housing services and case management; the Shelter a Family program, which provides support services for clients in a permanent supportive housing program; and the Special Needs Housing Program, which provides permanent supportive housing for persons living with HIV/ AIDS, among others.

In 2020, the City will fund permanent supportive housing as well as case management and other supportive services for people transitioning from homelessness. The City will also work to increase the availability of affordable housing in the City of Atlanta by using HOME funds for down payment assistance, home rehabilitation, and to support the development of new affordable rental housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Housing and service providers in the City of Atlanta work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. These groups include extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing

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a variety of needs, such as housing, health, social services, education or youth needs. Resources to prevent homelessness in the City of Atlanta include:

- Atlanta Volunteer Lawyers Foundation (AVLF), which provides access to high-quality legal advice and representation by trained volunteer attorneys in areas vital to economic security; consultation services for domestic violence survivors to get information about their legal options and referrals for other appropriate assistance; and attorneys to represent low-income and underrepresented tenants in court in critical times of need, among other services.
- Atlanta Legal Aid, which provides free civil legal aid for low-income people across metro Atlanta.
- HOPE Atlanta, which provides case management, crisis counseling, information and referral, employment assistance, financial assistance to pay past-due rent to prevent eviction, rental and security deposit assistance, housing search assistance, and one-on-one support.
- St. Vincent DePaul Society provides rent, mortgage, and utility assistance and community, temporary housing, and resource referrals.
- Nicholas House, which provides rapid rehousing, assistance due to temporary crisis, and rental assistance.
- Hosea Feed the Hungry and Homeless, which provides employment assistance, rental assistance, utility assistance, rapid rehousing, and transportation assistance.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Atlanta follows HUD's Lead Safe Housing Rule requirements[28] in all of its federally-funded rehab, homeowner, and Housing Choice Voucher Program activities.

The City also provides homeowners and landlords access to services for identifying and controlling lead-based paint hazards through the Lead Safe Atlanta program, through the Lead-Based Paint Hazard Control and Lead Hazard Reduction grant programs. Through Lead Safe Atlanta, an eligible 1 to 4-unit property can receive a maximum three-year deferred loan from $8,000 to $20,000 for lead hazard risk reduction work. To be eligible, 1) the home must be built before 1978, 2) there must be children six or younger living in the home, 3) there must be visible damaged or peeling paint in the home or outside play areas, and 4) applicants must meet the program's income requirements. Work must be done by City Of Atlanta Lead Program approved contractors.

How are the actions listed above related to the extent of lead poisoning and hazards?

Following the Lead Safe Housing Rule requirements in federally funded housing activities reduces risk of lead poisoning and hazards. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities.[29] Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes built before 1978 contain lead-based paint hazards. For these reasons, it is vital that the City of Atlanta reduce lead-based paint hazards in all federally funded housing activities.

The City's Lead Safe Atlanta program provides additional assistance for eligible homeowners or landlords to address lead hazards in privately-owned rental or owner-occupied housing. By providing three-year deferred loans, which do not need to be paid back as long as the property owner does not sell the house for three years, the City reduces the financial burden of addressing lead hazards in privately-owned housing per the Jan 16, 2017 revised rule as mandated by Title 24 of the Code of Fed Regulations. Part 35 (24 CFR 35).

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[28] U.S. Department of Housing and Urban Development. (n.d.). *Lead Safe Housing Rule Requirements.* https://www.hud.gov/program_offices/healthy_homes/enforcement/lshr_summary
[29] U.S. Department of Housing and Urban Development, Office of Lead Hazard Control. *New HUD Lead-Based Paint Regulations.* https://www.hud.gov/sites/documents/DOC_12805.PDF

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How are the actions listed above integrated into housing policies and procedures?

The City of Atlanta integrates Lead Safe Housing Rule requirements into housing policies and procedures through:

- administering the Lead Safe Atlanta program, as described above,
- requiring the full abatement of lead in federally funded projects,
- requiring contractors and workers to complete EPA/ HUD training in lead-safe work practices in order to be eligible to bid and work on projects,
- following HUD's Lead Safe Housing Rule requirements in all of the City's federally-funded rehab, homeowner, and Housing Choice Voucher Program activities.

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the 2013-2017 American Community Survey 5-year estimates, the City of Atlanta's poverty rate is estimated at 16.0%, slightly below the statewide poverty rate of 16.9%. The City has seen a small decrease in poverty since the 2008-2012 5-year estimates, which estimated poverty in the city at 16.8%.

The ONE Atlanta Housing Affordability Action Plan (2018), ClearPath: Atlanta's Five-Year Plan to Make Homelessness Rare, Brief, and Non-Recurring (2017), City of Atlanta Comprehensive Development Plan (2016), and Invest Atlanta Workforce Strategy Project (2014) detail goals for reducing poverty in the City of Atlanta, including:

Economic and Workforce Development

- Partner with workforce agencies to create youth-specific employment and training programs
- Focus on neighborhood economic development- rehabilitation and investment in neighborhood commercial districts and work to attract grocery stores and basic retail in targeted areas
- Through collaboration with the City's educational institutions, provide job readiness skills, skills training and career-based educational services to train and prepare the City's workforce for tomorrow's economy
- Establish a guiding principle of building the City's talent pipeline in alignment with regional focus industry sectors
- Develop an operational service framework for and strategically engage in the development of career pathways linked to targeted industry sectors

Housing Affordability

- Create or preserve 20,000 affordable homes by 2026 and increase overall supply
- Invest $1 billion from public, private, and philanthropic sources in the production and preservation of affordable housing
- Ensure equitable growth for all Atlantans and minimize displacement
- Promote development of affordable workforce housing, particularly in areas of opportunity
- Use public funds to leverage private sector investment in affordable housing
- Encourage transit-oriented development (TOD) to encourage mixed-income housing near job centers
- Preserve affordable housing units through federal funds provided for the repair and revitalization of multifamily and single-family housing
- Promote alternate forms of ownership such as land trusts to provide long-term affordable housing
- Provide down payment assistance and homebuyer counseling to serve individuals below 60% of AMI
- Provide permanent supportive housing and rapid re-housing to homeless individuals and

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families to transition them to self-sufficiency

- Encourage a range of housing types and promote mid-size development compatible in scale with single-family homes ("the Missing Middle"), including duplexes, triplexes, fourplexes, bungalow courts, townhouses, multiplexes, and live-work developments

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

This plan continues to identify economic development as a goal for the CDBG program. We help stabilize communities by investing in various Neighborhood Commercial Districts within the City of Atlanta and investing in strong economies at the neighborhood scale through our Atlanta Main Street Program.

Using a community based and holistic economic development approach, we plan to transform the people and places that we serve through increased access to capital, technical assistance and training for small business owners. One vulnerable population that the City plans to serve is business owners who may be at risk for displacement due to the rising commercial rents in Atlanta. The City also supports shared equity in economic development models that help workers become owners and build equity through a democratized business participation model. The City of Atlanta participated in the inaugural fellowship with the National League of Cities to learn strategies to deploy wealth building opportunities to communities typically left behind in the mainstream economy. These workers include women, immigrants, black and brown workers in a variety of industry sectors. The City plans to use CDBG Funds and Section 108 Loans to spur economic development activities and strengthen business ownership opportunities within Atlanta.

To combat poverty and reduce the number of poverty-level families, the City has devoted resources to increasing access to affordable housing, including owner-occupied rehab, loans for eligible first-time homebuyers, tenant-based rental assistance, housing counseling, fair housing education and assistance, and support of the work of Community Housing Development Organizations.

The City of Atlanta also combats poverty through funding public services programs, including youth and senior services, services to assist low-income residents, emergency assistance and homelessness prevention, case management, supportive housing, emergency shelter, meals, transportation services, and workforce development.

The City's workforce development office, WorkSource Atlanta, provides support in all aspects of employment, including GED preparation and assistance, vocational rehabilitation services, job readiness and interview skills training, computer skills development, job leads and connections to employment, interview opportunities with prospective employers, business relations solutions, partner referrals to additional services, and supportive services including a child care center, a computer lab, a clothes closet providing professional attire for job seekers, transportation, and other assistance designed to elevate job opportunities for low wage workers and those in poverty. The City of Atlanta will continue to fund workforce development services to assist individuals in obtaining employment.

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In addition to economic development programs, many homelessness programs and homeless service providers also address expanded employment opportunities as an avenue for combating poverty. The SafeHouse Outreach Career Development Program, for example, provides job preparation and intensive case management, among other services. Programs aimed at educating youth and young adults or illiterate adults also combat poverty by developing skills that will allow residents to secure better jobs at higher wages. This plan also calls for continued support for workforce development programs and case management services that connect individuals with employment opportunities while also supporting individuals in meeting other needs, such as housing and supportive services.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is the primary means by which the City ensures that programs are carried out efficiently, effectively, and in compliance with applicable laws and regulations. Monitoring feedback helps subrecipients maintain regulatory compliance, improve performance, increase capacity, and augment management skills. It also helps to identify instances of fraud, waste, and abuse. Monitoring is coordinated by the Department of Grants and Community Development which has oversight of the Consolidated Plan programs and prepares the annual performance reports.

The City's monitoring program focuses on these elements:

- Conducting a risk assessment on each federally funded agency;
- Validating the accuracy of information in subrecipient performance reports;
- Determining compliance with eligibility and national objective determinations;
- Evaluating the reasonableness of decisions made for activities that involve high levels of subrecipient judgment;
- Ascertaining subrecipients' ability to ensure that activities meet compliance requirements;
- Verifying the accuracy of subrecipient records;
- Identifying causes of any problems and offering recommendations for corrective actions.

Performance reporting criteria are included in City executed contracts. For direct benefit projects, the City uses grant-specific beneficiary reporting forms, which contain grant-appropriate client reporting information. The exception is the Emergency Solutions Grant (ESG); ESG client reporting is conducted through the Homeless Management Information system or HMIS as required by HUD regulations. Beneficiary data and project performance information are required to be submitted monthly by the subrecipient along with disbursement requests.

All grant-funded projects are monitored on-site or via a desk audit at least once during the contract period. All new projects, and projects experiencing problems, may be monitored more frequently. Projects with significant problems or statutory findings noted during initial monitoring are subject to one or more follow-up monitoring visits. All visits must be completed by end of the project contract term.

Actual performance and outcome achievements are verified by monitoring, using either the CDBG/ESG/HOME Monitoring and Compliance Review form or the HOPWA Monitoring and Compliance Review form. The monitoring checklists cover standard or uniform grant compliance conditions and

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contractual performance. Each subrecipient, project sponsor or developer is provided a copy of the appropriate checklist in advance of the monitoring visit.

During monitoring visits, City staff members use the checklist to review subrecipient records; determine the accuracy of monthly reports; assess compliance with client-eligibility and activity-eligibility standards; assess outcome accomplishment; and document compliance with administrative, fiscal, and regulatory requirements.

Project monitors review data on participants' race, ethnicity, gender, and disability characteristics. If the review identifies certain groups as under-represented, the staff from the City will work with subrecipients, developers, and project sponsors to evaluate their outreach methodologies and project's outreach strategies. Afterwards, a recommendation is made so that adjustments are made to ensure that under-represented groups have access to project services.

For housing projects, staff review the records of subrecipients, developers, or project sponsors on actions, administrative and fiscal policies, or practices that impact the availability of housing, and determine if any conditions are present that may disparately impact the availability of, or equal access to, housing based on race/ethnicity, color, national origin, religion, sex, familial status, or disability. If the review identifies such conditions, staff members will advise agency to remedy the discrepancy.

When findings/concerns are identified, City staff document appropriate corrective actions and the schedule for timely compliance in a follow-up report. All findings/concerns must be cured and responses must be received by the City within thirty (30) days of notice from the City. All findings and concerns must be adequately addressed prior to the end of the contract period. The authorized agent of the entity must acknowledge receipt of the monitoring report by signing it an placing in the project file.

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EXPECTED RESOURCES

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The table below shows the City's anticipated grant funding for the 2020 program year (estimated here at 90% of its 2019 allocations), along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. The estimates for CDBG, HOME and ESG assume level funding over the final four years of the Consolidated Plan period at 90% of the 2019 allocation amounts. Due to the deep cuts expected to the City's HOPWA allocation under HUD's modernized funding formula, the estimates used here account for a reduction to $9 million per year by the 2022 program year and continuing thereafter.

Anticipated Resources

TABLE 51 - EXPECTED RESOURCES – PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$6,425,598	$200,000	$0	$6,625,598	$25,702,391	Year 1 funds = 90% of 2019 CDBG award

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$1,771,045	$250,000	$0	$2,021,045	$7,084,181	Year 1 funds = 90% of 2019 HOME award
ESG	Public-Federal	Financial Assistance Overnight shelter Services Rapid re-housing (rental assistance) Rental Assistance (homeless prevention) Transitional housing (previously assisted)	$548,703	$0	$0	$548,703	$2,194,812	Year 1 funds = 90% of 2019 ESG award
HOPWA	Public-Federal	Permanent housing in facilities Permanent housing placement STRMU TBRA Short term or transitional housing facilities Supportive services	$20,700,271	$0	$0	$20,700,271	$41,850,135	Year 1 funds = 90% of 2019 HOPWA award; successive years' funding reflects steep funding declines to an annual amount of $9 million by 2022 due to HOPWA Modernization

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

Leveraging is a key component of the *One Atlanta: Housing Affordability Action Plan* that is charting the City's course toward greater housing affordability for all Atlanta residents. Contained in that plan is a commitment to leverage $1 billion ($500 million in public funding and $500 million in private and philanthropic funding) to build and preserve affordable housing across the city. The City's CDBG, HOME, ESG, and HOPWA resources are an important part of that pledge but those sources will work in tandem with significant other public sources, including Housing Enterprise Zones (HEZs) that offer 10-year tax abatements in economically-challenged areas of the city and the project-based rental assistance programs of Atlanta Housing. These public sources will, in turn, also leverage private and philanthropic sources to bring significant resources to bear on one of Atlanta's most challenging issues.

In housing development projects, the City's HOME funds are frequently used as gap financing thereby leveraging significant private investment. The City continues to work towards increasing private sector participation in the projects of non-profit housing providers. On a case-by-case basis, Multi-family Bond and Housing Opportunity Bond Program funds are allocated to HOME multi-family rental property as matching funds. The Housing Opportunity Bond Program also provides single-family deferred loans equal to 10% of the purchase price, which match down-payment assistance loans made under the HOME grant.

ESG matching requirements are met by funds from the City's CDBG award, as some projects are jointly funded by CDBG and ESG; non-HUD federal funding; and by private funding including cash grants from local foundations and private donations. The City's ESG funding leverages substantial in-kind support. This support varies from project to project but includes reduced rent or free space, donated materials and supplies, and volunteer services.

Invest Atlanta's small business loan programs typically leverage 2-3 times the amount of the public investment. Leveraged resources include bank financing and equity funds from the borrowers. Because the primary loan fund is revolving, with repayments replenishing the fund, the initial public investment can repeatedly generate leveraged resources over time. With the default rate currently below 2%, small business lending is a significant generator of private investment within the City's low- and moderate-income neighborhoods.

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

City-owned properties that may be improved using Consolidated Plan resources, particularly CDBG funding, include recreational facilities and community centers in low-moderate income areas. Sidewalks, and accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by schoolchildren or by persons walking to bus stops or transit stations.

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The Fulton Atlanta Land Bank Authority (LBA) was created to hold, manage and develop vacant, abandoned and tax-foreclosed properties, and to return these properties to productive use. The LBA encourages redevelopment in neighborhoods that have been blighted by an out-migration of residents and businesses. Developers use LBA properties for various projects including greenspace, affordable single family and multi-family housing, and some commercial use. More than 350 properties have been conveyed for development to date. The LBA maintains an online inventory of available properties (https://public-fcca.epropertyplus.com/landmgmtpub/app/base/landing).

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ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

Goals Summary Information

The 2020 Annual Action Plan, or AAP, will be the first yearly plan under the City's 2020-2024 Consolidated Plan. The AAP will include the projects to be funded in program year 2020 under the 4 entitlement grants. Projects are recommended in accordance with the priorities of the Consolidated Plan.

The HOME grant is dedicated to affordable housing. ESG is dedicated to homeless assistance and homeless prevention. HOPWA is dedicated to housing and related services for persons with HIV/AIOS. Only the CDBG program has the flexibility to address, to some extent, services and needs beyond the three primary focus areas. Portions of the Plan cover community development needs such as public works and economic development.

The current funding recommendation complies with the overriding principle of benefiting low and moderate-income persons and households. HOME, ESG, and HOPWA are restricted to activities that benefit low and moderate-income persons; at least 70% of CDBG funding must be used for activities that benefit low and moderate-income persons.

CDBG, HOME, and ESG funds are to be used for the benefit of persons living in the City of Atlanta. The HOPWA grant covers a 29-county Eligible Metropolitan Statistical Area or EMSA, and Atlanta as the largest urban city administers the grant on behalf of the EMSA.

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OMB Control No: 2506-0117 (exp. 06/30/2018)

FY2020 – Annual Action Plan Priorities

- Affordable Housing Supply and Support
- Safe, Sanitary, and Low-Barrier Housing and Supportive Services for People Living with HIV/AIDS
- Assistance for Currently Homeless Persons and Families
- Public Facilities, Facility Improvements, and Public Infrastructure
- Blight Reduction and Neighborhood Cleanup
- Public Services - job training and employment assistance, youth- and senior-focused activities, health and substance abuse services, etc.
- Fair Housing, Housing Counseling, and Legal Services
- Economic Development and Small Business Incentives

TABLE 52 – GOALS SUMMARY

1	**Goal Name**	Affordable Housing Supply
	Goal Description	Conserve/expand affordable housing. Potential activities: increasing private-market affordable housing options through development, renovation, and/or adaptive re-use to create housing; creating/improving permanent supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners through weatherization, energy conservation, and/or emergency repairs; and encouraging transit-oriented housing development that improves residents' access to public transportation and job opportunities.
2	**Goal Name**	Affordable Housing Access and Support
	Goal Description	Increase access to affordable housing. Potential activities: down-payment assistance for first-time homebuyers; rapid re-housing (RRH) options for homeless, including single adults and families, as they move to permanent housing; TBRA, with priority for families with children; housing-placement, move-in financial aid, furnishings, and essential household items for homeless persons who are ready for independent living; move-in aid for persons with disabilities moving into permanent supportive housing (PSH), including veterans with PTSD and chronic homeless individuals and families; and housing operational costs for PSH.

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OMB Control No: 2506-0117 (exp. 06/30/2018)

3	**Goal Name**	Homeless Assistance
	Goal Description	Assist homeless persons to move towards stable, economically sustainable, long-term housing as rapidly as possible. Potential activities: addressing crisis needs; conducting street outreach; providing temporary housing options including residential treatment and re-entry support; linking to mainstream resources to develop cash and non-cash income; support services, including legal assistance, case management, employment assistance, medical services, life skills, and other needed services, especially for vulnerable and disabled populations; and capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for facilities providing homeless assistance.
4	**Goal Name**	Housing Stabilization
	Goal Description	Assist low/moderate income persons to avoid homelessness and remain housed. Potential activities: homelessness-prevention assistance including financial aid and/or supportive services to enable at-risk persons to remain in their homes or to relocate to more affordable housing; homelessness-prevention services such as budget counseling and legal assistance; support for newly housed, formerly homeless persons to remain stable through aftercare and supportive services, including short- to medium-term rental assistance as needed.
5	**Goal Name**	Neighborhood Stabilization
	Goal Description	Support the revitalization of low/moderate-income neighborhoods. Potential activities: improvements to public facilities and infrastructure, including accessibility improvements; demolition of blighted structures; code enforcement; reclamation of vacant/foreclosed properties; capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for community facilities used for ConPlan-eligible purposes.
6	**Goal Name**	Economic Development
	Goal Description	Support economic development efforts that benefit low/moderate income persons and neighborhoods. Potential activities: provision of low-interest loans and gap financing for disadvantaged businesses, small businesses, and start-ups; support for initiatives that encourage job creation, especially entry-level jobs with opportunity for advancement and jobs paying adequate wages; provision of low-interest loans via a revolving loan fund and gap financing to support accessible, reasonably priced goods and services for residents of low and moderate income communities.

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7	**Goal Name**	Assistance for Persons Living with HIV/AIDS
	Goal Description	Provide housing and related services for persons living with HIV/AIDS. Potential activities: TBRA to support families and individuals with HIV/AIDS; housing-placement services; move-in financial aid and delivery costs for furnishings and essential household items; support for the creation/operation of permanent supportive housing; temporary housing options including recuperative care; homelessness-prevention assistance including financial aid and/or supportive services to enable at-risk persons to remain in their homes or to relocate to more affordable housing; supportive services, including legal assistance, case management, and other needed services; and acquisition/rehabilitation of facilities to provide housing, shelter, and services for families and individuals with HIV/AIDS.
8	**Goal Name**	Planning and Program Administration
	Goal Description	Provide administration for the entitlement grant programs; conduct research, data collection, and analysis needed for program planning, implementation, and reporting

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Supply	2020	2024	Affordable Housing	City of Atlanta	Affordable Housing Supply including PSH	HOME: $	Rental units constructed: XXXX Household Housing Unit Homeowner Housing Added: XX Household Housing Unit Homeowner Housing Rehabilitated: XX Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: XX Households Assisted Other: XX Other
2	Affordable Housing Access and Support	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	City of Atlanta	Affordable Housing Access and Support	HOME: $	Tenant-based rental assistance / Rapid Rehousing: XX Households Assisted

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeless Assistance	2020	2024	Homeless	City of Atlanta	Assistance for Currently Homeless Persons/Families	CDBG: $XXXXX ESG: $XXXX	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: XXXX Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: XXXXX Persons Assisted Tenant-based rental assistance / Rapid Rehousing: XX Households Assisted Homeless Person Overnight Shelter: XXXX Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: XXXX Beds Homelessness Prevention: XXXX Persons Assisted Housing for Homeless added: XXX Household Housing Unit

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Housing Stabilization	2020	2024	Non-Homeless Special Needs	City of Atlanta	Homelessness Prevention & Support for At Risk	CDBG: $XXXXX	Public service activities other than Low/Moderate Income Housing Benefit: XXXX Persons Assisted
5	Neighborhood Stabilization	2020	2024	Non-Housing Community Development	COMMUNITY DEVELOPMENT IMPACT AREA	Neighborhood Revitalization, Facilities	CDBG: $XXXXX	Buildings Demolished: 200 Buildings Housing Code Enforcement/Foreclosed Property Care: XXXX Household Housing Unit
6	Economic Development	2020	2024	Economic Development	City of Atlanta	Economic Development	CDBG: $XXXXX	Jobs created/retained: XXX Jobs Businesses assisted: XXX Businesses Assisted

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Assistance for Persons Living with HIV/AIDS	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs	Atlanta EMA	Affordable Housing Supply including PSH Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homelessness Prevention & Support for At Risk	HOPWA: $XXXXX	Public service activities other than Low/Moderate Income Housing Benefit: XXXXX Persons Assisted Tenant-based rental assistance / Rapid Rehousing: XX Households Assisted Homeless Person Overnight Shelter: XXX Persons Assisted Housing for People with HIV/AIDS added: XXX Household Housing Unit HIV/AIDS Housing Operations: XXX Household Housing Unit

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Planning and Program Administration	2020	2024	Planning and Administration	COMMUNITY DEVELOPMENT IMPACT AREA City of Atlanta Atlanta EMA	Affordable Housing Supply including PSH Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homelessness Prevention & Support for At Risk Neighborhood Revitalization, Facilities Economic Development	CDBG: $XXXX HOPWA: $XXXX HOME: $XXXX ESG: $XXXX	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

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OMB Control No: 2506-0117 (exp. 06/30/2018)

PROJECTS

AP-35 Projects – 91.220(d)

Introduction

The 2020 Annual Action Plan, or AAP, will be the first yearly plan under the City's 2020-2024 Consolidated Plan. The AAP will include the projects to be funded in program year 2020 under the 4 entitlement grants. Projects are recommended in accordance with the priorities of the Consolidated Plan.

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The current funding recommendation complies with the overriding principle of benefiting low and moderate-income persons and households. HOME, ESG, and HOPWA are restricted to activities that benefit low and moderate-income persons; at least 70% of CDBG funding must be used for activities that benefit low and moderate-income persons.

CDBG, HOME, and ESG funds are to be used for the benefit of persons living in the City of Atlanta. The HOPWA grant covers a 29-county Eligible Metropolitan Statistical Area or EMSA, and Atlanta as the largest urban city administers the grant on behalf of the EMSA.

Projects

TABLE 54 – PROJECT INFORMATION

#	Project Name

Project-Level Info - Recommended for Funding

XX

Affordable Housing Supply and Support

Proposal Name:	CHDO Operating Support
Submitted By:	Department of Grants and Community Development

OMB Control No: 2506-0117 (exp. 06/30/2018)

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Requested Funding:	$105,656.90
Previous Yr. Funding:	$128,391
Recommended Funding:	$105,656.90
Project Service Area:	City-wide
Project Location:	City of Atlanta - Department of Grants and Community Development
Description:	Funding is recommended for 5% set aside of HOME funds to assist CHDOs with operating costs. Applications will be evaluated for entities seeking HOME gap financing for eligible activities, such as acquisition, demolition, new construction and rehab of properties for sale or as rental units for LMI households at or below 80% AMI. Outcomes will be tracked by number of affordable housing units developed.

Proposal Name:	CHDO Set Aside Loan Pool
Submitted By:	Department of Grants and Community Development
Requested Funding:	$316,970.70
Previous Yr. Funding:	$385,174
Recommended Funding:	$316,970.70
Project Service Area:	City-wide
Project Location:	City of Atlanta - Department of Grants and Community Development
Description:	Funding is recommended for mandatory 15% set aside for CHDO certified development projects. The Office of Housing and Community Development will evaluate applications for entities seeking CHDO certifications. Number of affordable units developed will be tracked based upon type of requests received.

Proposal Name:	Multi & Single Family Housing Dev. Loan Pool
Submitted By:	Department of Grants and Community Development
Requested Funding:	
Previous Yr. Funding:	
Recommended Funding:	$2,154,309.60

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Project Service Area:	City-wide
Project Location:	City of Atlanta - Department of Grants and Community Development
Description:	Funding is recommended for acquisition, demolition, new construction, and rehab properties for sale or as rental units for LMI households at or below 80% AMI. Applications from entities seeking HOME gap financing will be evaluated and number of affordable units developed will be tracked.

Proposal Name:	TBRA
Submitted By:	Nicholas House
Requested Funding:	$274,887
Previous Yr. Funding:	$274,887
Recommended Funding:	$274,887
Project Service Area:	City-wide
Project Location:	250 Georgia Avenue, Suite 323, Atlanta, GA 30312
Description:	Funding is recommended to provide homeless families with affordable permanent housing and supportive services. Families are required to enter program via Atlanta's Coordinated Intake, ensuring most in-need families are rapidly housed and obtain rental leases not to exceed 30% of adjusted income per HUD guidelines, with remaining subsidized by HOME funds. Housing placement support includes security deposits, first/last month's rent, time-limited rental support, utility deposits, moving costs, and connection with mainstream resources and benefits. Families remain in program for up to one year, with formal evaluation of family progress and compliance per 90 days by case manager. Aftercare is offered for two years post-program.

Proposal Name:	Affordable Homeownership Program
Submitted By:	Urban Residential Finance Authority
Requested Funding:	$500,000
Previous Yr. Funding:	$0
Recommended Funding:	$250,000
Project Service Area:	City-wide

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Project Location:	133 Peachtree Street NE, Suite 2900, Atlanta, GA 30303
Description:	Funding is recommended to provide mortgage assistance to homebuyers purchasing new or existing homes in City of Atlanta. Eligible borrowers may receive a deferred mortgage loan not to exceed $20,000 (based upon need), secured by real property. The funds are to be used for down payment assistance, closing costs, and principal reduction for eligible property.

Proposal Name:	Choice Neighborhood
Submitted By:	Atlanta Housing Authority
Requested Funding:	$200,000
Previous Yr. Funding:	$200,000
Recommended Funding:	$200,000
Project Service Area:	
Project Location:	
Description:	

Proposal Name:	Roof Replacement Program
Submitted By:	Rebuilding Together Atlanta
Requested Funding:	$400,000
Previous Yr. Funding:	$0
Recommended Funding:	$400,000
Project Service Area:	All Low/Mod Income Neighborhoods
Project Location:	P.O.Box 12406, Atlanta, GA 30355
Description:	Funding is recommended to continue Roofing Program for up to 40 low-income homeowners, particularly older adults living in City of Atlanta's aging housing. Average price per roof replacement estimated at $8,000; project will provide no cost roof replacement to extend homeowners' independence and ability to age in place in safe, healthy home. Work to be performed over 12 months, working with general contractors and companies in good standing with HUD and City of Atlanta.

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Proposal Name:	Home Repair Program
Submitted By:	Nehemiah Project Community Dev.
Requested Funding:	$311,000
Previous Yr. Funding:	$0
Recommended Funding:	$311,000
Project Service Area:	City-wide
Project Location:	51 Senoia Road, Fairburn, GA 30213
Description:	Funding is recommended to provide emergency home repair to 30 low-to-moderate income households in Atlanta. Services include installation of energy and water conservation mechanisms and provision of necessary repairs, such as roof, plumbing, electrical, HVAC and ADA commodes and safety equipment, which reduces monthly utility bills and improves comfort and safety.

Proposal Name:	Housing Rehabilitation Services
Submitted By:	Department of Grants and Community Development
Requested Funding:	$450,000
Previous Yr. Funding:	$0
Recommended Funding:	$549,559
Project Service Area:	City-wide
Project Location:	City of Atlanta - Department of Grants and Community Development
Description:	Funding is recommended to establish comprehensive rehabilitation program for eligible households who will receive grants up to $24K to complete various home repairs necessary to maintain homes' integrity. Program activities include meeting rehabilitation standards, assistance with historic district rehabilitation, advancement of City's Green & Healthy Homes initiative and assistance critical repairs of major systems.

Proposal Name:	Housing Revitalization
Submitted By:	Providence Missionary Baptist Church

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Requested Funding:	$344,251
Previous Yr. Funding:	$0
Recommended Funding:	$75,000
Project Service Area:	City-wide
Project Location:	30311 residences: 2390/2398 Beecher Road; 2338 Herring Road; 2186 Worthem Avenue; 0 Worthem Avenue
Description:	Funding is recommended to rehabilitate six abandoned properties for affordable housing for low-income families.

Proposal Name:	Energy Saving Project - Roof Repair
Submitted By:	QLS Haven
Requested Funding:	$100,000
Previous Yr. Funding:	$0
Recommended Funding:	$100,000
Project Service Area:	City-wide
Project Location:	1840 Campbellton Road SW, Atlanta, GA 30311
Description:	Funding is recommended for roof renovation to address leaks, including demo of roof down to decking, installation of synthetic underlay and energy-saving shingles to reduce heat and air loss, reducing resident monthly utility bills.

Assistance for Currently Homeless Persons and Families

Proposal Name:	Project Connect
Submitted By:	24/7 Gateway
Requested Funding:	$30,000
Previous Yr. Funding:	
Recommended Funding:	$30,000
Project Service Area:	All Low/Mod Neighborhoods
Project Location:	275 Pryor Street SW, Atlanta, GA 30303

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Description:	Funding is recommended to increase client success and stable housing through intensive case management and wrap-around services, such as effective treatment, peer support, and creation of individual service plan (IDP) for goal setting and achievement.

Proposal Name:	Shelter A Family
Submitted By:	Families First
Requested Funding:	$40,000
Previous Yr. Funding:	
Recommended Funding:	$40,000
Project Service Area:	City-wide
Project Location:	1371 Kimberly Way, Atlanta, GA 30331
Description:	Funding is recommended for site-based housing and supportive services to 38 chronically homeless individuals and families affected by mental, physical disabilities, chronic substance abuse, co-occurring disorders and HIV related illnesses.

Proposal Name:	Recovery and Workforce Development Program
Submitted By:	Gilgal
Requested Funding:	$30,000
Previous Yr. Funding:	
Recommended Funding:	$30,000
Project Service Area:	City-wide
Project Location:	533/540 Mobile Avenue SE, Atlanta, GA 30315
Description:	Funding is recommended to operate two residential recovery homes and an administrative and education complex. Program will provide housing, workforce training, trauma informed care, addiction recovery, and nutrition and drug education to 57 homeless women, including aftercare services for 11 women. Program's mission is to educate, equip and empower women for futures free of drug and alcohol addiction through counseling and life skills training.

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Proposal Name:	Boulevard – Temporary Shelter
Submitted By:	Nicholas House
Requested Funding:	$73,725
Previous Yr. Funding:	
Recommended Funding:	$73,725
Project Service Area:	City-wide
Project Location:	830 Boulevard SE, Atlanta, GA 30312
Description:	Funding is recommended for 90-day supportive housing program for 12 families seeking self-sufficiency. Program offers case management, referrals, job training, housing search assistance, and money management.

Proposal Name:	Housing Stabilization and Homeless Prevention
Submitted By:	Nicholas House
Requested Funding:	$62,405
Previous Yr. Funding:	$54,368
Recommended Funding:	$62,405
Project Service Area:	City-wide
Project Location:	250 Georgia Avenue, Suite 323, Atlanta, GA 30312
Description:	Funding is recommended to ensure that formerly homeless families receive early intervention for housing stabilization and support. Program offers case manager guidance with initial transition to and maintenance of independent housing, with emphasis placed on counseling, budget management, and evaluation of stability through support network and referrals. Families are contacted on a regular schedule for two-year period after exiting program.

Proposal Name:	Case Management - TBRA
Submitted By:	Nicholas House
Requested Funding:	$72,851

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Previous Yr. Funding:	$72,851
Recommended Funding:	$72,851
Project Service Area:	City-wide
Project Location:	250 Georgia Avenue, Suite 323, Atlanta, GA 30312
Description:	Funding is recommended to fund a full-time case manager to serve clients in the Homeless to Homes TBRA program, which provides rental and utility deposits and rental subsidies for homeless families to acquire housing. A case manager oversees immediate housing and plan for long-term success for enrolled families, with emphasis on connecting participants to community resources that improve income potential.

Proposal Name:	Rapid Re-housing
Submitted By:	Action Ministries
Requested Funding:	$140,000
Previous Yr. Funding:	
Recommended Funding:	$140,000
Project Service Area:	City-wide
Project Location:	265 Washington Street SW, Atlanta, GA 30303
Description:	Funding is recommended for client-centered rapid re-housing for 12 families, including women and children. Program supports salary and benefit obligations associated with operating the assessment center and additional supportive services.

Proposal Name:	Welcome House – Permanent Supportive Housing
Submitted By:	Action Ministries
Requested Funding:	$35,000
Previous Yr. Funding:	
Recommended Funding:	$35,000
Project Service Area:	City-wide

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Project Location:	234 Memorial Drive SW, Atlanta, GA 30303
Description:	Funding is recommended for permanent supportive housing units for homeless individuals with disabilities, mental illness and substance abuse. Welcome House is a 200-unit permanent supportive housing solution, offering case management and supportive services at Welcome House for 120 formerly homeless individuals in their Shelter + Care and PBRA programs. Program collaborates with local community partners to ensure that clients receive appropriate case management, community resources, and supportive services, services intended to stabilize and reduce chronic homelessness.

Proposal Name:	MainFrame Job Readiness
Submitted By:	Central Outreach and Advocacy Center
Requested Funding:	$18,000
Previous Yr. Funding:	$12,000
Recommended Funding:	$18,000
Project Service Area:	City-wide
Project Location:	201 Washington Street SW, Atlanta, GA 30318
Description:	Funding is recommended for job readiness training for homeless individuals to obtain employment that results in affordable housing and self-sufficiency. Program is three weeks long, serves a maximum capacity of 132 participants but averages an annual total of 66. The program boasts an 88% graduation rate and 70% employment rate over a two-year period. Primary goals for current funding are growing enrollment and staff resources and training.

Proposal Name:	PADV- Shelter Operations
Submitted By:	Partnership Against Domestic Violence
Requested Funding:	$50,000
Previous Yr. Funding:	$50,000
Recommended Funding:	$50,000
Project Service Area:	City-wide

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Project Location:	Confidential Address – Domestic Violence Shelter
Description:	Funding is recommended for shelter and supportive services for 230 adult victims of domestic violence and their children. Shelter is the only certified domestic violence shelter and is confidentially located in Atlanta area. Services are implemented in accordance with Strategic Success Plans in which clients set success goals and timelines for achievement. Case management and supportive services are managed by VP of Shelter Services and Supportive Housing, including a shelter manager and shelter coordinator, and advocates.

Proposal Name:	Life Stabilization
Submitted By:	Covenant Community
Requested Funding:	$54,160
Previous Yr. Funding:	$0
Recommended Funding:	$54,160
Project Service Area:	City-wide
Project Location:	623 Spring Street Atlanta, GA 30308
Description:	Funding is recommended for residential program for homeless men recovering from alcoholism and substance abuse. Program provideds treatment plan with evident-based interventions that focus on coping skills, homelessness, and career development. Each resident receives minimal 10 clinical service hours weekly, which include individual counseling, process group, psychoeducation group, case management, housing assistance, financial education, healthy living activities, and employment assistance.

Proposal Name:	Crisis Shelter
Submitted By:	Covenant House Georgia
Requested Funding:	$180,830
Previous Yr. Funding:	$118,150
Recommended Funding:	$180,830
Project Service Area:	City-wide

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Project Location:	1559 Johnson Road NW, Atlanta, GA 30318
Description:	Funding is recommended for low-barrier shelter and supportive services for 471 at risk youth, ages 18-24, including LGBTQ+. Emergency housing and services are available 24 hours daily, 365 days annually. Services offered are shelter, hot meal, change of clothes, shower and toiletries, and emergency medical care. Youth are assigned a case manager within 24 hours of arrival and housing via Coordinated Entry.

Proposal Name:	Homeless Prevention Education and Outreach
Submitted By:	Money Management International
Requested Funding:	$23,540
Previous Yr. Funding:	$12,311
Recommended Funding:	$23,540
Project Service Area:	City-wide
Project Location:	Various sites of partner organizations: Partnership for Domestic Violence; Salvation Army; Grady-IDP Ponce de Leon; Homes of Light
Description:	Funding recommended for financial counseling for low-income individuals to achieve permanent housing and self-sufficiency. All activities will be performed on site for 85 clients by certified financial education specialist.

Proposal Name:	Furniture Bank
Submitted By:	Furniture Bank
Requested Funding:	$42,660
Previous Yr. Funding:	$0
Recommended Funding:	$42,660
Project Service Area:	City-wide
Project Location:	908 Murphy Avenue SW, Atlanta, GA 30310
Description:	Funding is recommended to provide essential household furniture to individuals and families exiting homelessness or fleeing domestic violence. In total, program plans to assist over 1,500 households and is a cost-effective way to ensure

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	residents moving out of homelessness have the adequate furniture to support housing stability.

Proposal Name:	Emergency Shelter Program
Submitted By:	Salvation Army
Requested Funding:	$170,245
Previous Yr. Funding:	$129,140
Recommended Funding:	$170,245
Project Service Area:	City-wide
Project Location:	469 Marietta Street, NW, Atlanta, GA 30313
Description:	Funding is recommended for emergency shelter, meals, Trauma Informed Strength-based case management and other support services for homeless individuals and families. Program will set aside beds specifically for participants: five family rooms with four beds in each room (except the largest room, handicap accessible and room for six); five beds for women. Program partners with Coordinated Entry to assess specific consumer needs and finalize ISPs at first weekly case management session. Partnering organizations provide in-house services to assist with benefits eligibility documents, TB/HEPA screening, skills/job search training, computer literacy and personal finance.

Proposal Name:	CareerWorks
Submitted By:	Atlanta Center for Self Sufficiency
Requested Funding:	$40,000
Previous Yr. Funding:	$40,000
Recommended Funding:	$40,000
Project Service Area:	City-wide
Project Location:	460 Edgewood Avenue SE, Atlanta, GA 30312
Description:	Funding is recommended for comprehensive front-end assessments, 3-week job readiness training curriculum and career planning for 300 homeless individuals. Appropriate participants are identified through network of referral partners, local

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	shelters, churches, hospitals, and community agencies. Program also hosts annal job fair with 20+ employers.

Proposal Name:	Permanent Supportive Housing Program
Submitted By:	Caringworks
Requested Funding:	$51,200
Previous Yr. Funding:	$40,000
Recommended Funding:	$51,200
Project Service Area:	City-wide
Project Location:	1940 Fisher Road SE, Atlanta, GA 30315; 882 Fox Street, Atlanta, GA 30318; 2000 Chicago Avenue, Atlanta, GA 30314; 630 Cameron Alexander Boulevard, Atlanta, GA 30314; 1988 Plaza Lane SW, Atlanta, GA 30311
Description:	Funding is recommended to provide safe, affordable housing and services to 185 chronically homeless adults with a disabling conditions, referred from Continuum of Care. Also offered is targeted therapy and additional wrap-around services, such as counseling, job readiness, and emergency medical and benefits assistance. During previous year, 97% of residents achieved housing stability and 69% increased or maintained their income.

Proposal Name:	Transitional Supportive Housing
Submitted By:	Municipal Court of Atlanta
Requested Funding:	$139,500
Previous Yr. Funding:	$87,149
Recommended Funding:	$139,500
Project Service Area:	City-wide
Project Location:	150 Garnett Street SW, Atlanta, GA 30303
Description:	Funding is recommended for access to residential mental health and substance treatment for up to 90 days for 100 males and females transitioning from incarceration. Project will provide supportive housing, long-term mental health

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	treatment, HIV/AIDS medical care, and case management. Primary goal is to reduce participant recidivism.

Proposal Name:	Homeless Prevention Program
Submitted By:	Hosea Feed the Hungry and Homeless
Requested Funding:	$88,442
Previous Yr. Funding:	$34,368
Recommended Funding:	$73,265.80
Project Service Area:	City-wide
Project Location:	2545 Forrest Hill Drive SW, Atlanta, GA 30315
Description:	Funding is recommended to provide solution-based initiatives to prevent homelessness by offering rental assistance to 35 eligible families (up to $700 per household) and utility assistance for 15 families (up to $250 per household). Eligible clients provide copy of current eviction notice, foreclosure statement, or disconnect notice, are required to undergo case management and property management or utility company is contacted to confirm payment procedures and expectations.

Proposal Name:	Transitional/Assessment Housing Program
Submitted By:	VEO
Requested Funding:	$50,000
Previous Yr. Funding:	$50,000
Recommended Funding:	$30,000
Project Service Area:	City-wide
Project Location:	373 West Lake Avenue NW, Atlanta, GA 30318
Description:	Funding requested for housing and supportive services to 100 homeless veterans to VEO transitional housing program within the Atlanta metro communities. Consists of 46 beds capacity, needs housing, meals, healthcare, substance abuse aftercare, and mental health counseling. Job assessment, training and placement assistance, housing-first model. VEO is able to assist with limited transportation options.

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Proposal Name:	Outreach Program
Submitted By:	Traveler's Aid
Requested Funding:	$52,417
Previous Yr. Funding:	$53,417
Recommended Funding:	$52,417
Project Service Area:	City-wide
Project Location:	34 Peachtree Street NW, Suite 700, Atlanta, GA 30303
Description:	Funding is recommended to deploy outreach team to the streets, woods, and homeless shelters to identify homeless individuals and connect them to essential services. The team assists with case management, information, and referrals for supportive housing and treatment programs, as well as public transportation cards, blankets, and care packs. There is also collaboration with other community programs, police departments, behavioral health services, and Gateway Center. Clients are transported to emergency shelters, emergency lodging, treatment programs, or main office to complete intake and assessment and development of Individual Service Plan (ISP).The goal is to serve at least 120 individuals.

Public Facilities, Facility Improvements, and Public Infrastructure

Proposal Name:	Placemaking Enhancements
Submitted By:	DCP – Office of Housing
Requested Funding:	$250,000
Previous Yr. Funding:	
Recommended Funding:	$130,000
Project Service Area:	City-wide
Project Location:	DCP – Office of Housing
Description:	Funding is recommended to make ADA improvements and provide other public space enhancements in LMI neighborhoods and commercial districts in specific target areas including, but not limited to, Westside Promise Zone, Grove Park, and Main Street Districts.

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Proposal Name:	Playgrounds
Submitted By:	Department of Parks & Recreation
Requested Funding:	$1,350,000
Previous Yr. Funding:	
Recommended Funding:	$450,000
Project Service Area:	Council Districts 3,4,9,10,11,12
Project Location:	Department of Parks & Recreation
Description:	Funding is recommended to address ADA code violations and outdated non-ADA compliant playgrounds at City of Atlanta Parks and Recreation properties.

Proposal Name:	ADA Improvements
Submitted By:	Department of Parks & Recreation
Requested Funding:	$1,000,000
Previous Yr. Funding:	
Recommended Funding:	$500,000
Project Service Area:	City-wide
Project Location:	Department of Parks & Recreation
Description:	Funding is recommended to address ADA code violations at City of Atlanta Parks and Recreation properties.

Blight Reduction and Neighborhood Cleanup

Proposal Name:	Code Enforcement
Submitted By:	Atlanta Police Department
Requested Funding:	$632,894
Previous Yr. Funding:	
Recommended Funding:	$300,000
Project Service Area:	CDIA – Community Development Impact Area

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Project Location:	818 Pollard Boulevared SW, Atlanta, GA 30315
Description:	Funding is recommended for nine positions for the Atlanta Police Department Code Enforcement Section. The positions will supplement inspection enforcement, administrative and demolition activities within the CDIA. Funding will enable APD-CODE to conduct an estimated 9,000 inspections of residential and commercial structures to ensure public safety. Additionally, employees can receive overtime pay as requested by department.

Proposal Name:	Blight Demolition
Submitted By:	Atlanta Police Department
Requested Funding:	$1,000,000
Previous Yr. Funding:	
Recommended Funding:	$700,000
Project Service Area:	CDIA – Community Development Impact Area
Project Location:	818 Pollard Boulevared SW, Atlanta, GA 30315
Description:	Funding is recommended for nine positions for the Atlanta Police Department Code Enforcement Section. The positions will supplement inspection enforcement, administrative and demolition activities within the CDIA. Funding will enable APD-CODE to conduct an estimated 9,000 inspections of residential and commercial structures to ensure public safety. Additionally, employees can receive overtime pay as requested by department.

Fair Housing, Housing Counseling, and Legal Services

Proposal Name:	Joint Ventures in Fair Housing Compliance
Submitted By:	Metro Fair Housing Services
Requested Funding:	$60,000
Previous Yr. Funding	$0
Recommended Funding:	$60,000
Project Service Area:	City-wide
Project Location:	215 Lakewood Way, Suite 106, Atlanta, GA 30315

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Description:	Funding is recommended to assist City of Atlanta in meeting its mandated obligation to Affirmatively Further Fair Housing (AFFH) by providing comprehensive education and outreach, complaint intake and counseling, and enforcement services to ensure general public and housing providers covered under the Federal Fair Housing Act understand their rights and responsibilities under the law. To specifically address the six impediments identified, Metro Fair Housing will conduct intake for minimum 15 landlord/tenant inquiries per quarter, investigate one fair housing/fair lending discrimination complaint, conduct minimum eight fair housing /fair lending training workshops, and provide consultation with city when requested.

Economic Development and Small Business Incentives

Proposal Name:	Microenterprise Accelerator
Submitted By:	Urban League of Atlanta
Requested Funding:	$150,000
Previous Yr. Funding:	
Recommended Funding:	$90,000
Project Service Area:	City-wide
Project Location:	229 Peachtree Street NE, Suite 300, Atlanta, GA 30303
Description:	Funding is recommended to teach approximately 150 small business enterprises and entrepreneurs the business management skills necessary to build profitable, sustainable businesses. Program serves via three tracks: Microenterprise Bootcamps (6-hour introduction course), Startup Microenterprise Accelerator(8-week small business training) and Strategic Growth Accelerator (8-week small business growth training).

Proposal Name:	Business Improvement Loan Fund Administration
Submitted By:	Atlanta Development Authority-IA
Requested Funding:	$70,000
Previous Yr. Funding:	
Recommended Funding:	$70,000

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Project Service Area:	City-wide
Project Location:	133 Peachtree Street, Suite 2900, Atlanta, GA 30303
Description:	Funding is recommended for core staff to assist City of Atlanta in its efforts toward greater economic development, with particular attention to encouragement of growth and diversity of small, women and minority-owned businesses and the creation of employment opportunities through the Business Improvement and Phoenix Loan Funds. The expanded services include coordinating loan closings with input from City of Atlanta's Office of Planning and Community Development and Office of Grants Management. A series of internal workshops at Invest Atlanta and in the various communities will be held. Overall goal is to approve 8-12 projects during the contract period and leverage a 2:1 ratio of private sector funds with at least 25-40 new job created. Also, direct consultation will be provided to at least 600 small businesses during contract period.

Proposal Name:	Mainstreet
Submitted By:	Office of Housing
Requested Funding:	$160,000
Previous Yr. Funding:	
Recommended Funding:	$60,000
Project Service Area:	City-wide
Project Location:	DCP-Office of Housing
Description:	Funding is recommended to implement Mainstreet Program, allowing OHCD to procure via RFP solicitation two CBDO and/or other nonprofit entities to administer neighborhood based economic development in LMA business corridors. Activities include business owner technical assistance in business retention, marketing and promotions, and development of opportunities to activate public space. Service providers will be assessed on ability to demonstrate effectiveness in program implementation and proof of financial capacity. Program targets Westside Promise Zone and Grove Park.

Proposal Name:	Urban Agriculture
Submitted By:	Office of Housing
Requested Funding:	$75,000

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Previous Yr. Funding:	
Recommended Funding:	$40,000
Project Service Area:	City-wide
Project Location:	DCP – Office of Housing
Description:	Funding is recommended to assist urban farms and community gardens install water meters, mainlines, fencing and other infrastructure. Participating growers are awarded renewable 5-year licensure agreement to produce food and receive technical assistance via the AgLanta Grows A Lot Program, which provides land for incubation of new farm businesses. Urban farms provide LMI communities access to healthy food.

Public Services

Proposal Name:	Lakewood Emergency Assistance
Submitted By:	Society of St. Vincent de Paul
Requested Funding:	$28,500
Previous Yr. Funding:	$25,000
Recommended Funding:	$20,000
Project Service Area:	City-wide
Project Location:	1700 Lakewood Avenue SE, Atlanta, GA 30315
Description:	Funding is recommended for emergency financial assistance and case management for low-income residents at risk for homelessness. Program provides emergency financial assistance, financial management, life skills education, case management, and other wraparound services. Participant follow-up at 30,60, and 90 days monitors housing status and emergency resources need.

Proposal Name:	At-Promise Youth Center
Submitted By:	Atlanta Police Foundation
Requested Funding:	$500,000
Previous Yr. Funding:	$0

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Recommended Funding:	$50,000
Project Service Area:	City-wide
Project Location:	836 Metropolitan Avenue, Atlanta, GA
Description:	Funding is recommended for second community center to provide safe space for youth to develop and foster positive relationships with law enforcement and community. Program is dedicated to reducing number of youth cycling through criminal justice system. More than 50% of crime in the city is committed by juveniles; program's goal is to improve this statistic. The first center served 347 youth, ages 12-24, in its first year, far exceeding the original goal of 150. Youth served at the center have experienced a 2% recidivism rate compared to the national average of 80%. Of youth served, 89% of secured employment and 92% of high school seniors graduated.

Proposal Name:	Academic Enrichment Program
Submitted By:	Operation PEACE
Requested Funding:	$50,000
Previous Yr. Funding:	$0
Recommended Funding:	$25,000
Project Service Area:	All low/moderate neighborhoods
Project Location:	112 Boulevard NE, Atlanta, GA
Description:	Funding is recommended to provide quality year-round afterschool and summer academy for 96 low-income students, ages pre-k to 5th grade, in Old Fourth Ward. Program will offer tutoring/homework assistance and recreation, daily transportation from local feeder schools to the Center and home, and snack and dinner.

Proposal Name:	Meals Services Program
Submitted By:	Meals on Wheels
Requested Funding:	$547,500
Previous Yr. Funding:	

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Recommended Funding:	$50,000
Project Service Area:	City-wide
Project Location:	1705 Commerce Drive NW, Atlanta, GA 30318
Description:	Funding is recommended for freshly prepared, home-delivered meals to 392 food-insecure seniors, many of whom are ill or disabled and have been placed on waiting lists for other meal programs. Program offers seven meal plans tailored to seniors' nutritional needs and preferences. Meals are delivered Tuesday - Saturday weekly.

Proposal Name:	Legal Services to Prevent Homelessness
Submitted By:	Atlanta Legal Aid Society
Requested Funding:	$100,000
Previous Yr. Funding:	$65,632
Recommended Funding:	$75,000
Project Service Area:	City-wide
Project Location:	54 Ellis Street NE, Atlanta, GA 30303
Description:	Funding is recommended to provide legal services and advocacy to 150 low-income households monthly to protect their rights to decent, affordable housing and to avoid homelessness. Approximately 47% of project clients are disabled, 30% are elderly, 93% are racial minority. Staff attorneys with expertise in landlord-tenant, foreclosure, and various areas of housing law serve renters and homeowners. Outreach and community education activities are utilized to reach clients.

Planning and Program Administration

Proposal Name:	CDBG Program Administration
Submitted By:	Department of Grants and Community Development
Requested Funding:	$1,187,021
Previous Yr. Funding:	$
Recommended Funding:	$1,187,021
Project Service Area:	N/A
Project Location:	City of Atlanta – Department of Grants and Community Development

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Description:	Funding is recommended to cover the program administration costs of the CDBG and ESG programs, as well as some costs associated with HOME administration, and HOPWA program. The positions funded under the allocations include seven (7) positions in the Office of Grant Services, two (2) positions in Office of Grant Accounting, four (4) positions in the Office of Human Services and salary portion of five (5)positions in the Office of Housing.

Proposal Name:	ESG Program Administration
Submitted By:	Department of Grants and Community Development
Requested Funding:	$47,050.20
Previous Yr. Funding:	$
Recommended Funding:	$47,050.20
Project Service Area:	n/a
Project Location:	City of Atlanta – Department of Grants and Community Development
Description:	Funding is recommended to cover portion of the salary for management analyst position in Grants Management to administer the Emergency Solutions Grant Program. Administrative costs are capped at 7.5% of the ESG grant.

Proposal Name:	HOME Program Administration
Submitted By:	Department of Grants and Community Development
Requested Funding:	$211,313.80
Previous Yr. Funding:	$
Recommended Funding:	$211,313.80
Project Service Area:	n/a
Project Location:	City of Atlanta – Department of Grants and Community Development
Description:	Funding is recommended to provide 10% of 2020 Home Allocation to the Office of Housing for implementation and administration of HOME program. Per HOME regulations, a maximum of 10% of HOME allocation is eligible for administration. Funds will be used to support the salaries and fringe benefits of the Office of Housing staff and to purchase office supplies.

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Proposal Name:	HMIS Implementation Support
Submitted By:	Partners for HOME
Requested Funding:	$42,500
Previous Yr. Funding:	$
Recommended Funding:	$42,500
Project Service Area:	n/a
Project Location:	818 Pollard Boulevard SW, Atlanta, GA 30315
Description:	Funding is recommended to pay for fees associated with using the Homeless Management Information Services (HMIS) Eccovia ClientTrack system. HUD requires all Continua of Care to use HMIS and that all providers receiving HUD CoC funds also use HMIS. Additionally, organizations that receive other federal dollars and provide homeless services, such as ESG subgrantees, are also required to use HMIS. Eccovia has one fee that is divided among participating Georgia CoCs. The collected data informs all aspects of the work that is done by CoC and community to end homelessness.

Proposal Name:	Coordinated Entry Support
Submitted By:	Partners for HOME
Requested Funding:	$37,287
Previous Yr. Funding:	$
Recommended Funding:	$37,287
Project Service Area:	City-wide
Project Location:	818 Pollard Boulevard SW, Atlanta, GA 30315
Description:	Funding is recommended to support a Coordinated Entry position to help implement ClearPath, a coordinated city-wide Continuum of Care effort to carry out sensible and unified intake, assessment, and placement protocol for individuals and families experiencing homelessness. HUD requires all Continua of Care develop and implement a coordinated process for providing housing, which is a critical component of any community's efforts to meet the goals of Opening Doors: Federal Strategic Plan to Prevent and End Homelessness.

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Proposal Name:	Point in Time Support
Submitted By:	Partners for HOME
Requested Funding:	$29,460
Previous Yr. Funding:	$
Recommended Funding:	$29,460
Project Service Area:	City-wide
Project Location:	818 Pollard Boulevard SW, Atlanta, GA 30315
Description:	Funding is recommended to support the Atlanta Continuum of Care's (CoC) annual Point in Time Count (PIT), a required activity for all CoCs that receive homeless funds from HUD. The PIT impacts the entire City of Atlanta since collected data is an invaluable resource the community uses to gauge progress on direct efforts to end homelessness, provide resources, and expand capacity and leveraging of existing funding to increase finances in homeless service community.

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

N/A

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AP-38 Project Summary

Project Summary Information

This section TBD – pending project selection

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OMB Control No: 2506-0117 (exp. 06/30/2018)

AP-50 Geographic Distribution – 91.220(f)

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

The City of Atlanta will deploy entitlement resources City-wide. There is a housing shortage of over 20,000 units in Atlanta driven by land and development costs; construction boom for high end housing; including; rapid population growth; growth mismatch between housing costs, wages and income; involuntary displacement; as well as the housing rent burden. However, the need far outweighs the resources currently available from the Consolidated Plan. Because resources are limited, resources are best deployed in a place-based, strategic fashion that creates opportunities for low-income households, where they live. Unless otherwise noted, funding for all CDBG activities is allocated to areas where 51% or more of the population is low- to moderate-income persons. CDBG funding is directed to the Community Development Impact Area (CDIA) for projects that are eligible for grant funding based on their benefit to a geographic area, such as recreational facilities, public facilities and improvements. These are designated as "area-benefit projects." The CDIA is comprised of census block groups within the City of Atlanta where 51% or more of households have low income (less than 50% of Area Median Income) or moderate income (50-80% of Area Median Income).

Roughly 2/3 of the City's geography falls within the CDIA. XX% of CDBG funds for 2020 are allocated to CDIA projects which includes blight elimination through acquisition and demolition, and improvement to local centers and addressing safety on city streets and sidewalks with ADA and lighting improvements. HOME funding directly allocated through CHDO supported projects are targeted to neighborhood areas within the CDIA.

CDBG/HOME/ESG are also operated on a citywide basis and are designated to provide benefits to very-low, low to moderate income households and individuals, such as public services, emergency home repair, veteran and homeless services and economic development. This constitutes XXXXX % of the 2020 CDBG funding. Home and ESG funding are also designated to provide benefits citywide to low to moderate income households and individuals.

HOPWA geographic area covers the entire 29-county EMSA, but services need that cannot be provided through the City, those persons are referred to jurisdictions that can provide the needed services.

Geographic Distribution

Target Area	Percentage of Funds

Table 55 - Geographic Distribution

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Geographic Distribution

Target Area	Percentage of Funds
COMMUNITY DEVELOPMENT IMPACT AREA	XX
City of Atlanta	XX
Atlanta EMA	XX

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As referenced in the City of Atlanta's Mayor's Housing Affordability Action Plan "One Atlanta" neighborhood quality greatly influences the desirability and livability of housing options. Many factors influence a neighborhood's quality, including the condition of the homes in the neighborhood and how easy or difficult it is to access important destinations. Crime and blight can erode the strength of a neighborhood until it is all but abandoned. Neighborhoods with a large proportion of homes in poor condition require an increased priority—so that a perception of disinvestment does not accelerate neighborhood deterioration. Access to important destinations such as work and school, medical services, and stores with healthy food choices all play an important role in the quality neighborhoods. The City of Atlanta suffers from geographic disparities in educational attainment, wages, housing stock and housing burdens. Ensuring all neighborhoods can readily access a high-quality education will benefit the city in an equitable way.

In the City's preparation for selecting and allocation the entitlement funding and because resources are limited, resources are best deployed in a place-based, strategic fashion that creates opportunities for low-income households, where they live.

Discussion

The Atlanta EMA (EMSA) percentage is by far the highest at 70% simply because the HOPWA program, which operates in the Atlanta EMSA, makes up 70% of the total resources anticipated under the entitlement grants. This year there was a slight increase funding allocated to CDIA area due to information gathered and shared by the many partners and stakeholders in the City of Atlanta.

The City housing programs will be available citywide; however, CHDO Development, New Construction/ Rehab Multifamily activities will be prioritized throughout the City. The actual percentage of funding allocation for each project is yet to be determined. Allocation outcome will be determined by the responses to Proposal for funding and will include requests for multiple types of projects such as acquisitions of real property, multifamily new construction, multifamily rehabilitation, construction, and single-family rehabilitation and resales. Additionally, the geographic strategies for overcoming concentration of poverty and segregation focus on families at various income levels to provide incentive for those families that choose to move to neighborhoods with more opportunity but simultaneously

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helping those who wish to remain where they live to revitalize their communities with intensive city services to help connect these emerging market areas to transportation, infrastructures and other assets.

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AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's priorities are: increasing the supply of quality, affordable, mixed-income housing, expanding homeownership opportunities, revitalizing neighborhoods and creating mixed-income communities. The City anticipates utilization of available resources to provide affordable housing options during the 2020 program year and assist extremely low-income, low-income and moderate-income families as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	XXX
Non-Homeless	XX
Special-Needs	XXX
Total	XXX

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	XXX
The Production of New Units	XXX
Rehab of Existing Units	XXX
Acquisition of Existing Units	XXX
Total	XXX

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

According to the Mayor's Housing Affordability Action Plan to create or preserve 20,000 affordable homes by 2026 and increase overall supply working in conjunction with quasi-public agencies including the Housing Authority of the City of Atlanta (Atlanta Housing), Invest Atlanta, Atlanta Beltline Inc., and Fulton County Land Bank, among others own more than 1,300 acres of vacant land throughout Atlanta. While some parcels are being preserved for economic development and infrastructure needs or are not suitable for housing, others could potentially be used for housing. In addition, the plan is to expedite the redevelopment of blighted, vacant, delinquent and distressed properties, expand the joint use of 4% low income housing tax credits with Tax exempt bonds, preserving housing through the Rental Assistance Demonstration Program.

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Table 59 - One Year Goals For Affordable Housing By Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	
Special-Needs	
Total	

Table 60 - One Year Goals For Affordable Housing By Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

Discussion

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AP-60 Public Housing – 91.220(h)

Introduction

City of Atlanta residents are served by the Atlanta Housing Authority, also known as Atlanta Housing. According to the Atlanta Housing's 2019 Moving to Work Annual Report, 24,922 households were served with publicly assisted housing in 2019. The Atlanta Housing Authority utilizes several types of assistance, including public housing, RAD project-based vouchers (PBVs), housing choice vouchers, low-income housing tax credits, Home-Flex, down payment assistance and supportive housing through Moving to Work. Of these programs, the AH reported that 3,741 households lived in public housing, 423 households were served through RAD PBVs, 5,739 participated in HomeFlex, 2,673 lived in LIHTC units, 993 received down payment assistance, 380 received supportive housing, and 10,973 received various housing choice vouchers, including tenant-based vouchers, ports, and homeownership.

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

According to the AH Moving to Work Annual Plan, Atlanta Housing owns 11 public housing communities, including 9 senior/disabled sites and 2 family sites. The report notes that there is a total of 1,586 public housing units in AH-owned communities; there are 1,495 senior/disabled units and 91 family units. Atlanta Housing's FY 2020 Budget outlays many of the capital expenditures for these public housing sites. Major structural issues to be remedied in the FY 2020 budget include foundation repairs to four buildings at the Westminster family site, erosion control design and sitework at the Martin Street Plaza family site, and two new water boiler systems at the Cosby Spear senior high rise. Other capital expenditures addressed in the FY 2020 budget include the replacement of appliances, upgrades to bathrooms and dumpster replacements. Since Atlanta Housing plans to convert all public housing units to RAD, these capital expenditures are focused on health, safety and emergency uses only.[30]

For fiscal year 2020, AH also identified plans to convert the Peachtree Road and Marietta Road high-rises from public housing to HomeFlex through the RAD program.[31] Public housing units in 13 MIXED Income communities, as well as Hightower Manor, will also be converted to HomeFlex under RAD resulting in approximately 1,325 total units converted under RAD by the end of fiscal year 2020. Atlanta Housing will begin bringing closed public housing sites back on board; Moving to Work Funds and a Replacement Housing Factor grant will be used for the development and revitalization of two closed public housing sites, Herndon Homes and Englewood Manor. The future Herndon Square Senior Phase will create 97 senior units by FY 2021. Atlanta Housing will also conduct remediation at the former Bowen Homes public

[30] Atlanta Housing, "Comprehensive Budget for the Fiscal Year beginning July 1, 2019 and ending June 30, 2020," https://www.atlantahousing.org/wp-content/uploads/2019/07/FY2020-Budget-Complete.with-PDF-Page-Numbers-BoardApprovedFINAL.pdf. p. 170
[31] Ibid. p. 5

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housing site with MTW funds.

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

Atlanta Housing provides resources for families seeking to purchase a home. During FY 2020, Atlanta Housing plans to provide 20 homeownership vouchers to families seeking to purchase a home who currently have a tenant-based Housing Choice Voucher. The homeownership vouchers will assist these homeowners by covering a portion of their monthly mortgage payments. Atlanta Housing also plans to prepare families for homeownership in three ways: AH will conduct 12 homeownership outreach sessions, will interview and provide guidance to 250 prospective recipients of down payment assistance, and will provide down payment assistance to approximately 224 first-time low- to moderate-income homebuyers by the end of June 2020. The down payment assistance program is designed to assist homebuyers purchasing homes in or near Atlanta Housing MIXED Income communities, or in other parts of Atlanta.

Atlanta Housing also encourages the input of residents through resident associations located at AH-owned senior facilities. Atlanta Housing's Department of Government, External Affairs and Human Development provides quarterly training and team-building activities for the resident associations on an ongoing basis.

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

Not applicable – Atlanta Housing is not designated as "troubled."

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Atlanta continues to leverage the Emergency Solutions Grant (ESG) funds to provide shelter and services for individuals and families experiencing homelessness and assist to transition individuals and families out of crisis and into supportive housing.

Funding decisions regarding those who are homeless are data-driven and informed by the Continuum of Care (CoC) participants. Those issues that are more unique, such as foster care and mental health, are addressed by collaborative efforts within the CoC.

The non-homeless and special needs population is comprised of the elderly including the frail elderly,i.e., an elderly person who is unable to perform at least three "activities of daily living" comprising of eating, bathing, grooming, dressing, or home management activities, persons with disabilities (physical, mental, and developmental disabilities as well as persons who chronically abuse drug or alcohol) and persons with HIV/AIDS. Non-homeless and special needs populations experience many of the same housing and service needs and barriers that others in the City of Atlanta community experience:

- living on fixed, limited or no income;
- lack of available affordable housing;
- lack of housing with supportive services;
- lack of credit history;
- negative credit history or rental history;
- criminal background or other factors that affect their ability to find a willing landlord;
- health issues;
- substance abuse and or mental health disorder;
- lack of job opportunities;
- lack of affordable childcare and
- dependable transportation.

Supportive housing and wrap around services are also made available through local public and private (typically non-profits) programs within the City of Atlanta. These programs serve one or more of the elderly, Persons with physical and or developmental disabilities, persons with mental health disabilities, alcohol or other drug addictions and person with HIV/AIDS and their families.

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

The City of Atlanta, through the Office of Homeless Solutions is working to set a pathway to end homelessness, through its plan to:

- **Coordinated Entry:** Coordinated Entry is a streamlined system that provides quick access to individuals and families seeking assistance through a coordinated referral and housing placement process. Households are assessed using a standard and objective tool that identifies their vulnerability and barriers to housing. Those who are assessed as having the highest vulnerability and housing barriers will be prioritized for access to available housing programs as vacancies occur.
- **Prevent Homelessness -** enhanced diversion efforts: increased substance abuse and mental health treatment, educational and employment opportunities and addressing factors contributing to homelessness.
- **Protect Persons Experiencing Homelessness** - immediate solutions strategies advocating for health, safety and quality of life for persons experiencing homelessness; and reduce return to homelessness.
- **Promote Affordable Housing Solutions** - increasing the supply of supportive housing units and promoting self-sufficiency.
- **Partners and Stake Holder Resources -** engaging the community and establishing partnerships with organizations to provide a holistic approach.

These strategies guide the City's efforts to prevent and intervene in homelessness:

The City of Atlanta has the following one-year goals for Emergency Solutions Grant (ESG) (with funded agencies providing match and leveraged resources) and Community Block Development Grant (CDBG) funding:

- **Emergency Shelter** services to approximately XXXXX homeless persons;
- **Street Outreach** services for XXXX unsheltered persons through funded projects
- **Rapid Re-Housing/TBRA** services for XXXXX literally homeless persons
- **Homeless Prevention** services to XXXXX at-risk persons
- **Education/Job Readiness** services for XXXXX homeless persons

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to use the maximum amount allowable under the Emergency Solutions Grant (ESG) to fund Emergency Shelter Services, which provide essential services and operations to assist shelters and transitional housing programs. Rapid Re-Housing under ESG is also a funding priority that allows persons from the streets, in shelters or transitional housing programs to be quickly placed in housing. An

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emergency shelter is any facility, whose primary purpose is to provide a temporary shelter for the homeless in general, or specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements. Persons residing in transitional housing programs are eligible for rapid re-housing funds as long as the individual/family does not have an executed occupancy or lease agreement in place.

The City continues to use the maximum amount allowable under the Emergency Solutions Grant (ESG) to fund Emergency Shelter Services, which provide essential services and operations to assist shelters and transitional housing programs. Rapid Re-Housing under ESG is also a funding priority that allows persons from the streets, in shelters or transitional housing programs to be quickly placed in housing. An emergency shelter is any facility, whose primary purpose is to provide a temporary shelter for the homeless in general, or specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements. Persons residing in transitional housing programs are eligible for rapid re-housing funds as long as the individual/family does not have an executed occupancy or lease agreement in place.

While those without special needs make up the majority of the homeless to be provided with temporary housing, others are to be housed in residential addiction treatment programs or shelter or transitional facilities targeted to those with special needs including substance addictions or mental illness. Women and women with children will be served in a domestic violence shelter, chronically homeless men, women, transgender persons and veterans will also be housed. Three voucher programs will provide hotel/motel lodging when shelters are full or when no appropriate housing is available.

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

In 2020 the City will assist XXX households through ESG-funded rapid re-housing and HOME-funded tenant-based rental assistance. With CDBG resources the XXXX individuals will be provided Homeless prevention services. HOPWA funds, XXX homeless households with an HIV+ member will move to housing with tenant-based rental assistance and provision of furniture and essential household items for XXXX households transitioning out of homelessness and into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

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assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Significant supportive services, funded by ConPlan resources, assist homeless persons by providing critical medical treatment, resolving civil legal issues, obtaining entitlement benefits, overcoming substance addictions, securing employment opportunities, conducting financial education, and supporting childcare for homeless families. By addressing these obstacles to stability, the service community can help its clients reduce the length of homelessness. More than XXXX homeless persons will be helped by these programs through CDBG/ESG funding. HOPWA funding will enable various supportive services, homeless prevention, housing assistance, meals for more than XXXX persons living with HIV/AIDS. With the looming cuts as a result of HOPWA Modernization and along with the Mayors commitment to supply more affordable housing, HOPWA funding has been designed to acquire, rehab or construct housing for those living with HIV/AIDS.

The Atlanta CoC is committed to having the appropriate housing interventions available for individuals and families who are homeless and is working with consultants and HUD technical assistants to reconfigure its CoC-funded portfolio to provide housing options that will best serve people who are homeless. In previous years, this entailed focusing the funding on permanent housing solutions. Currently, the CoC is working to ensure those housing solutions are established and run in a manner that affords individuals the highest likelihood of housing stability and success.

The City of Atlanta and CoC has identified that our way of serving those experiencing homelessness has been complicated and disconnected from the human experience. Individuals and families have had to move through many different service providers and multiple layers of process to access support for healthcare, meals, domestic violence services, emergency shelter, and ultimately permanent housing. Partners for HOME (CoC) and the City will work with the community to implement a new system map focused on a coordinated entry point that ensures a cohesive approach for greater impact.

The CoC coordinates with programs that specialize in working with homeless youth and at-risk youth aging out of foster care, services are directed to the goal of stable housing and self-sufficiency, with CoC-funded permanent supportive housing as an option when appropriate. Provider agencies include Families First and Covenant House. ConPlan grant resources support housing provided by Families First, under its Shelter A Family program and crisis intervention and shelter for youth at Covenant House.

The Atlanta Municipal Court has a Community Court Division that assists homeless offenders in finding residential treatment. The CoC has provided best practice and Coordinated Assessment System training to all Atlanta criminal justice entities interacting with the homeless. ConPlan grant resources support an ex-offender program that places homeless and indigent persons in residential substance abuse

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treatment, to help them overcome addictive disorders which are obstacles to stabilization and housing

Discussion

The City of Atlanta homeless response system has in place numerous agencies collaborating to address the needs of homeless persons, children, individuals with mental health or substance abuse disorders, those exiting corrections and the educational needs for children in families at high risk to becoming homeless. Critical to reinforcing services are the partnerships among several entities to provide a viable, though stretched, safety net for those individuals most at risk. They represent an array of state and county agencies, community-based organizations and private facilities.

This effort among social service providers and joined with local, state, federal initiatives culminates into a more streamlined system of support for clients to access affordable housing. The reduction and prevention of homelessness will continue to be a vital component of the City's Annual Action Plan.

There are services to asssit older adults remain with remaining in their own home –Meals on Wheels reviews needs assessments yearly to substantiate the need for Meals on Wheels for home delivered meals.

In cases of domestic violence, referrals are made to specially-designed shelters that serve victims. Beyond shelter, food, and clothing, victims and their children often need counseling, legal services, and case management.

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

Over the next year, Partners for HOME and other homeless housing and service providers in the City of Atlanta will continue reaching out to homeless persons, including unsheltered persons, through street outreach, day centers, and emergency shelter services. For the 2020 program year, the City will fund HOPE Atlanta, Intown Collaborative Ministries, and Mercy Care for a variety of activities, including street outreach, needs assessment, case management, services navigation, and assistance in accessing housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the 2020 program year, the City will fund the following emergency shelter and transitional housing activities:

- Year-round emergency shelter and supportive services
- Financial assistance for access to emergency shelter in motel/hotels, case management, and rapid rehousing services

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- Facility-based shelter with supportive services including meals, individual case management, adult and youth services programs, and connection to permanent housing and rapid rehousing programs
- Pre-recovery emergency shelter for homeless and chronically homeless men, women, transgender persons and veterans with mental illness and substance abuse issues
- Emergency shelter and transitional supportive housing for persons living with HIV/AIDS
- Facility-based emergency housing and transitional housing with supportive services for youth living with HIV/AIDS

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

During the 2020 program year, the City of Atlanta will prioritize the funding of permanent housing for people experiencing homelessness and people living with HIV/AIDS. The City will increase the proportion of HOPWA and CDBG funds to low-barrier permanent housing and optional supportive services for individuals and families living in permanent housing, consistent with a Housing First approach.

The City will also fund organizations that provide case management and housing navigation services to assist individuals and families experiencing homelessness, including those staying in emergency shelter and transitional housing, make the transition to permanent housing and prevent returns to homelessness.

The City will also work to increase the availability of affordable housing in Atlanta by using HOME funds to support the development of affordable rental housing, including housing for seniors and people with disabilities; to provide down payment assistance for low-income homebuyers; and to provide housing rehabilitation for low-income homeowners. The City will take steps to implement the strategies in its Analysis of Impediments to Fair Housing Choice, which includes strategies to support housing affordability in the City of Atlanta and Fulton County.

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

Over the next year, housing and service providers in the City of Atlanta will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. The City of Atlanta will support the following homelessness prevention programs during the 2020 program year:

- Homelessness prevention and rapid rehousing through the Emergency Solutions Grant program

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- Financial aid and supportive services for households at risk of homelessness
- Case management services for individuals and families at risk of homelessness
- Supportive aftercare service for formerly homeless families
- Short-term rent, mortgage and utility assistance and other supportive services through the HOPWA program
- Transportation services to and from clinic appointments through the HOPWA program
- Legal service for low-income residents to protect their rights to affordable, decent housing and to prevent homelessness
- Home-delivered meals to homebound seniors
- Academic aftercare and summer learning programs for children while parents are at work

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AP-70 HOPWA Goals - 91.220 (l)(3)

The City's one-year goals for the HOPWA program is to bring the operations of this federal program into total compliance with HUD regulations and policies. Increase staff capacity and training to ensure the effective delivery of services. The City will continue to leverage our partners to provide low-barrier permanent housing for HOPWA eligible clients. The philosophy undergirding our approach is to make Homelessness Rare, Brief, and Non-Recurring (2017), and was emphasized as a high priority by stakeholders who participated in focus groups, meetings, and in-depth individual interviews as part of this planning process and by respondents to the Housing and Community Needs Survey and HOPWA Questionnaire.

Although reductions in grant funds through HOPWA modernization will require the City to take a proactive approach to our investments, we believe that we can better anticipate these funding cuts through an intentional property acquisition strategy. The City will be able to leverage our HOPWA dollars to acquire real estate assets that will provide a permanent and long-term solution to housing. Through a competitive and transparent RFP process the City will seek providers to continue to deliver wrap around and supportive services to our clients. This approach uses a market driven approach to produce more housing outcomes with less funding, while maintaining site control and ownership.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family (STRMU)	800
Tenant-based rental assistance (TBRA)	950
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	1,000
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	550
Total	**3,300**

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction

In 2019, the City of Atlanta published its "One Atlanta Housing Affordability Action Plan," which identified action steps toward addressing the city's decreasing supply of affordable housing. The action plan's findings demonstrated the degree to which the supply of affordable housing has affected Atlanta's residents. As shown in earlier sections, 20% of Atlanta's residents are cost burdened (spending between 30% and 50% of their incomes on housing), while another 18% are severely cost burdened (spending more than 50% of their incomes on housing costs). Combined, nearly 40% of Atlanta residents experience a housing affordability challenge. The "One Atlanta" plan discusses some of the root causes of the affordability challenge:

- Atlanta's population has increased 17% since 2000;
- Most newly constructed housing has a higher cost, and tends to serve new residents moving to Atlanta rather than established residents;
- Wages have increased since 2000, but have not been able to keep up with rent increases over the same period;
- Increasing housing costs and additional credit restraints caused homeownership rates to decline by 15% for all households earning less than $100,000 annually, particularly affecting Black households;
- Other disparities exist between Atlanta's southside and northside households, such as higher rates of eviction on the southside, etc.

Stakeholders and community members also added perceived undesirable effects of affordable housing policies. Stakeholders commented:

- Luxury apartments do not have affordability requirements for low and very low-income households; and
- Apartments near employment centers do not accommodate larger families.

The City is taking actionable steps to promote residential density and equitable development. Through the continued development of the Equitable Housing Needs Assessment, the City anchors its strategy development in a deep analysis of how land use policies have shaped Atlanta's housing stock overtime. Through this equity-focused lens, the City will identify Atlanta's housing needs and available solutions. Similarly, a strategy on regulatory reform and identification of financial resources is articulated, in part, through the mayor's Housing Affordability Action Plan.

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

The City of Atlanta adopted its Inclusionary Zoning ordinance in January 2018 to increase the number of affordable units being built in the Beltline and Westside Overlay Districts. The ordinance requires that developers preserve a percentage of their units as affordable housing for at least 20 years. Developers must reserve (1) 15% of units for households at or below 80% AMI, or (2) 10% of units for households at or below 60% AMI, or (3) pay into the city's trust fund used to build new affordable housing or preserve existing affordable housing.[32] Developers who submitted their building permit or land disturbance permit prior to January 29, 2018 were exempt from the new Inclusionary Zoning ordinance.

Atlanta's Inclusionary Zoning Policy focuses on creating housing for professionals working in the city, such as teachers, nurses, retail workers, police, firefighters and other city employees. The Inclusionary Zoning policy requires that units remain affordable for at least 20 years from the issuance of the certificate of occupancy. The City of Atlanta requires that units built under the inclusionary zoning policy be built to "substantially similar construction and appearance" as market rate units, to include the types of countertop and flooring materials, square footage, and appliances used. However, developers who choose to build in the Beltline and Westside Overlay Districts have the choice of up to three incentives from the City. These incentives include a bonus of 15% in floor-area-ratio (not to include increases in height), transfer of development rights, no minimum residential parking requirements, a 25% reduction in non-residential parking requirements, an expedited 21-day priority review period, or major project meeting with staff from all departments to speed up the review process.

Invest Atlanta continues to promote a range of financing tools to assist with the development of affordable rental housing. Bond financing and trust fund financing under Invest Atlanta require a range of commitments to affordability, including an affordability period for 15 or for the length of the loan, 20% set asides for low- to moderate-income households (figures may range from 50% AMI to 80% AMI), and in some cases must be "comparable" in size and quality of development to market rate units. These financing tools may be used outside of the Inclusionary Zoning districts in specific areas around the city, either in target neighborhoods or in qualifying areas like "difficult to develop" zones, qualified census tracts and TADs.

[32] City of Atlanta Department of City Planning. "Inclusionary Zoning Fact Sheet," https://www.atlantaga.gov/home/showdocument?id=38792

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AP-85 Other Actions – 91.220(k)

Introduction

This section details the City of Atlanta's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, the City of Atlanta supports the continued development of Partners for HOME, a collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs. The City will provide funding for the following to address underserved needs:

The City's programs are designed to serve citizens which includes the underserved, children and youth, economically disadvantaged, elderly, seniors, female headed households, homeless, those threatened with homelessness, all ethnicities, minorities and special needs populations. Other supported programs promote other community amenities which add to the quality of life. All recipients of federal program funding are mandated to collect beneficiary information. This collection of data allows the City to verify the level of services, calculate those that are served, measure progress of which we are serving and refine programs and services based on the data analysis.

All programs and services offered under the City's HOME Program are directed at providing and maintaining safe, decent, and sanitary affordable housing. Additionally, the program continued to focus on principal areas: Homeownership, Community Housing Development Organizations (CHDOs, Multifamily Development and Housing Rehabilitation opportunities. In addition, funding beyond the scope of the four HUD formula programs covered by the Consolidated Plan assist in fostering and maintain housing. The city recognizes the many barriers to effectuate affordable housing such as rising land costs, rising construction costs, low appraisals in low income areas that inhibits financing and many more. The city will continue throughout the next year to explore the creation of tiny houses and/or micro-units to combat the rising land costs.

In 2020, the City will continue to:
• Offer Housing Assistance Payments to formerly homeless individuals and families;
• Provide financing resources through the Housing Opportunity Bond to multifamily and single family developers targeting rental housing development for households below 60% AMI and homeownership opportunities for households below 115% AMI; down-payment assistance to households below 115% AMI; owner occupied rehabilitation for existing homeowners below 60% AMI; and land assemblage

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resources for public agencies;

• Work with the Atlanta Housing Authority and Invest Atlanta on the Choice Neighborhood Program, by continuing our efforts to address and ameliorate blighted conditions in the Choice neighborhood boundaries;

• Continue to coordinate redevelopment efforts within the Westside Promise Zone by increasing economic opportunities, increase education outcomes and achievements, improving access to affordable housing, creating jobs, reducing violence and spurring community infrastructure in the Ashview Heights, Atlanta University Center, Vine City, English Avenue and Castleberry Hill neighborhoods;

• Collaborating efforts with the partners identified in the Mayor's Housing Affordability Action Plan to provide a pathway to affordable and equitable housing opportunities for all citizens of the City of Atlanta.

Actions planned to address obstacles to meeting underserved needs

One of the City's strategic initiatives is jobs and comparable wages for its citizens. In efforts to meet these standards the City of Atlanta's Worksource Atlanta has mapped out its workplan to accomplish just that. Worksource Atlanta's approach is to employ a disciplined, dynamic, dedicated and well-trained team of workforce professionals, achieve excellence in customer services, collaborate with public, private, non-profit and education stakeholders so that types of services needed to address the underserved in the City can be accomplished.

Worksource Atlanta provides the training and supportive services:

• ED preparation and Assistance (Ages 18 and Over)
• Vocational Rehabilitation Services
• Job Readiness and Interview Skills Training
• Computer Skills Development
• Job Leads and Connections of Job Seekers to Employment
• Interview Opportunities with Prospective Employers
• Business Relations Solutions
• Child Care Center, Computer Labs, Clothes Closet and Transportation.

The City's economic development programs will focus on creation of employment and entrepreneurial opportunities through assistance targeted to small and minority-owned businesses. Other innovations for local businesses include the launch of Atlanta Main Street. The program will develop hyper-local economies citywide, serving as an economic stimulus for neighborhoods with high levels of poverty and

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increasing the number of local jobs. Additionally, efforts to revamp microenterprise through the public vending program are also underway. This initiative seeks to create more opportunities for small businesses to operate in the public realm. A priority for the City is to establish the Business Improvement Loan Fund as a revolving loan fund for the City of Atlanta. The purpose of BILF is to provide funding available to businesses in an effort to revitalize targeted commercial neighborhood areas within the City and to promote business development projects. Loans from BILF result in:

1. Increase or retain employment.
2. Improve the City's tax base by increasing the value of taxable property or adding property to the tax digest.
3. Assist neighborhood revitalization.
4. Assist opportunities for minority or female owned and operated businesses or disadvantaged business enterprises.
5. Increase desirable trade and commerce.
6. Assist in the rehabilitation of historic commercial, industrial or mixed-use property.

Actions planned to foster and maintain affordable housing

The City of Atlanta's has established various approaches, policies and actions to achieve greater equity and prosperity for all Atlanta residents, expand the range of housing options, and enhance the quality of neighborhoods.

Funding for various housing activities has been identified as the following:

Redevelopment Areas where a major development is in process and could serve as a catalyst for future development;

Stabilization Areas where rising housing costs due to surrounding areas' development could displace residents; and

Emerging Market Areas in need of environmental and infrastructure solutions, code enforcement, property abatement, and other strategies to prepare for development: including tools and strategies proposed to fill the gap in housing, assist with eliminating racial, ethnic, economic segregation includes the following:

- Allowing for accessory dwelling units
- Reducing Parking Requirements
- Incentivize affordable housing near transit
- Create and fund a gap financing alliance
- Increase philanthropic and private investment

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• Require community retention plan for at risk neighborhoods
• Expand energy efficiency and home rehabilitation programs
• Expand access to eviction defense and/or other pro bono or low cost housing related legal services.

Actions planned to reduce lead-based paint hazards

HCD has incorporated its' lead base paint program in accordance with the Department of Housing and Urban Development. All federal funded activities covered by the HUD Lead Safe Home regulations are carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. Where lead-based paint is found, actions are taken to eliminate the hazards. Owners and buyers participating in Home Ownership Programs signed lead-based paint hazard forms and each party received a lead hazard information pamphlet, evaluation results and disclosure information depending on the year the home was built. The seller also received the seller's certification form.

The City anticipates applying for funds again under the U.S. HUD Lead-Based Paint Hazard Control Grant Program proposing to provide lead hazard reduction, healthy home improvements based on Health Homes Rating System priorities, leveraged weatherization and housing rehabilitation services for income eligible families in privately owned, rental or owner-occupied units, pre-1978 housing with lead paint hazards. The grant, if awarded, may effectively abate 180 units during the 36-month period of performance.

Issues surrounding lead-based paint will continue to be evaluated as a part of the rehabilitation efforts currently in place. At present, OHCD works to identify general contractors that hold the necessary EPA credentials to address these concerns. The City also encourages its partners to retain these credentials from their subcontractors. If resources become available to increase this activity, OHCD will mobilize to capture these funds.

Actions planned to reduce the number of poverty-level families

The City's economic development programs will focus on creation of employment and entrepreneurial opportunities through assistance targeted to small and minority-owned businesses. Other innovations for local businesses include the launch of Atlanta Main Street. The program will develop hyper-local economies citywide, serving as an economic stimulus for neighborhoods with high levels of poverty and increasing the number of local jobs. Additionally, efforts to revamp microenterprise through the public vending program are also underway. This initiative seeks to create more opportunities for small businesses to operate in the public realm. A priority for the City is to establish the Business Improvement Loan Fund as a revolving loan fund for the City of Atlanta. The purpose of BILF is to provide funding available to businesses in an effort to revitalize targeted commercial neighborhood

areas within the City and to promote business development projects. Loans from BILF result in:

1. Increase or retain employment.
2. Improve the City's tax base by increasing the value of taxable property or adding property to the tax digest.
3. Assist neighborhood revitalization.
4. Assist opportunities for minority or female owned and operated businesses or disadvantaged business enterprises.
5. Increase desirable trade and commerce.
6. Assist in the rehabilitation of historic commercial, industrial or mixed-use property.

The City desires to establish a Revolving Loan Fund in efforts to assist in meeting our Timeliness requirement. According to the HUD manual, "Revolving loan funds are specifically allowed with the CDBG program. Many CDBG grantees use revolving loan funds in conjunction with single family rehabilitation programs (as well as for other activities such as microenterprise loans)."

A revolving loan fund is a separate fund (independent of other CDBG program accounts) set up for the purpose of carrying out specific activities. These activities generate payments to the account for use in carrying out the same type of activities.

Worksource Atlanta will continue its efforts to train low-income residents for 21st century job opportunities, supporting on-the-job training and customized training options. City support for new mixed-income housing at transit nodes, especially in the geographic areas covered by the BeltLine project (http://beltline.org/), will help low-income residents connect with employment options throughout the City.

To support small businesses in CDBG-eligible areas, the City is creating a worker cooperative conversion program to create wealth in communities support legacy businesses. The City also uses the Business Improvement Loan Fund to promote small and minority business development activities through the creation of business, employment opportunities and economic development to businesses serving the CDBG areas.
Actions planned to develop institutional structure

In addressing the Atlanta's housing and community development needs, the City coordinates the efforts of different departments and agencies. Consultation with different departments and agencies will provide a comprehensive approach to addressing these needs. Gaps and overlaps in services were identified and the City continues to work to create equity through Public Policy and Community

Engagement work. The Atlanta Housing Commission began meeting in 2019 to review housing policies, permitting processes, and creative financing methods for affordable housing. It is working to understand and coordinate the activities of various agencies and organizations involved in affordable housing.

Actions planned to develop institutional structure

The City of Atlanta's nstitutional structure will strengthen housing partners and provide a conduit for technical assistance and communication between the City and affordable housing providers, as well as other service providers i.e. Homeless Services, Transportation, healthcare, Food Banks, etc.) The City's goals is and focus is to provide those citizens in need wrap-around services. Thiese stratagies are demonstrated in the Mayor's "One Atlanta, Housing Affordabaility Action Plan", The Equity Needs Assessment completed in 2018 identifiying , ClearPath Fiver Year Strategic Plan to make homelessnes rare, brief and no-recurring. The establishment of the HOPWA Advisory Committee which encompasses 8 to 10 members to assist in developing plans in addressing HOPWA Modernization and strengthening performance, design and partnerships.

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

The City will coordinate with public housing, private housing and social services through:

- Engaging in frequent meetings with public and private housing advocates, housing producers, and social service agencies to seek more opportunities to work together to produce affordable and supportive housing.
- Providing home repair services through the word of mouth referrals, community events, and home owner associations, amongst other means.
- Collaborating efforts with agencies providing supportive services to the homeless and those at risk of becoming homeless to avoid duplication of services.
- Supporting Atlanta's CoC as it continues its collaborative efforts to develop strategies to address homeless issues.
- Continue partnerships with Metro Fair Housing to continue to implement the recommendations outlined in the 2013 Impediments to Fair Housing Plan.
- Continue to work with Atlanta Housing Authority and Invest Atlanta.
- Working with the Georgia Department of Community Affairs to develop new housing initiatives and affordable housing projects.
- Developing and implementing the use of a crosswalk of local and regional resources providing

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related actitivities and wrap-around services

Discussion:

The City has developed strategies for reducing the number of poverty-level families by coordinating with public and private housing. Altogether, the housing partners operate programs that encourage the reduction of poverty throughout the city of Atlanta through self-sufficiency opportunities, educational resources and financial strategies.

The institutional structure will strengthen housing partners and provide a conduit for technical assistance and communication between the City and affordable housing providers. The City will coordinate with social service programs to provide input and wrap-around services.

The City of Atlanta's Housing programs are designed in part to address the needs of individuals/families between 30 and 80 percent of AMFI. The programs include assistance with rental units, homeowner maintenance assistance, homeownership assistance, and home repair assistance. Programs operated by the Atlanta's Housing Authority, and the City's nonprofit partners also address poverty level of individuals/families (i.e. public housing, low-income housing tax credit projects, homeownership assistance, and transitional housing) on a neighborhood level.

Altogether, the housing partners operate programs that reduce the amount of poverty throughout the city of Atlanta through self-sufficiency and financial independence efforts.

Fair Housing

The City of Atlanta will continue to undertake activities that will affirmatively advance Fair Housing. The City will continue to fund and support Metro Fair Housing to conduct fair housing test, receive fair housing complaints and assist residents who believe they have been a victim of housing discrimination file documents and launch official grievances.

Actions planned to foster and maintain affordable housing

The City of Atlanta will fund multiple programs to foster housing affordability, including the Atlanta Affordable Homeownership Program, which offers down payment assistance for first-time homebuyers with incomes up to 80% of AMI; housing rehab for owner and rental units; and energy efficiency improvements. HOME funds will also be used to support the development of new affordable housing, including multifamily rental developments. The City will continue to use HOME funds to support development of affordable housing by a local CHDO.

In addition to specific programs designed to foster and maintain affordable housing, the City will review its zoning ordinances for prospective barriers to affordable housing development and make amendments

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as needed. The City is currently in the process of developing an updated Analysis of Impediments to Fair Housing Choice in cooperation with Fulton County. As a result of this study, Fulton County and the City of Atlanta may undertake additional approaches to fostering fair and affordable housing.

Actions planned to reduce lead-based paint hazards

Over the next year, the City of Atlanta will continue to conduct lead-based paint inspections and, if a hazard is found, remediation. These actions will both reduce lead exposure risk and help to maintain the city's older, lower and moderately priced housing. Any housing rehabilitation activities conducted using HOME and CDBG funds will continue to be monitored closely for any potential lead exposure.

Actions planned to reduce the number of poverty-level families

Over the 2020 program year, the City of Atlanta will continue funding workforce development programs to connect low-income individuals with job skills and employment. Specifically, the City will continue to fund job readiness and placement programs for people experiencing homelessness, seniors, and people with special needs, and small business assistance. Homeless service providers will continue to offer job search and resume assistance. A focus on development of affordable housing and permanent housing for persons experiencing homelessness and/or living with HIV/AIDS that is located near transit will aim to help poverty-level families access more employment opportunities, while lowering transportation and housing costs.

Actions planned to develop institutional structure

The City of Atlanta has developed a robust administrative structure to manage its CDBG, HOME, and ESG funds. The City's Department of Grants Management offers seminars for potential subrecipients, CHDOs, and contractors to learn more about the CDBG and HOME programs. In addition to working with organizations, the City's citizen participation process is designed to make engaged and informed citizens another vital part of the institutional structure. City and regional plans focused on affordable housing, homelessness, and workforce development provide overarching goals and frameworks for collaboration among agencies and the use of federal, state, local, and other funding.

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

The City of Atlanta will continue to be an active participant in Partners for HOME. The Continuum of Care brings together nonprofit, government, and business leaders to provide a shared approach to goals of ending homelessness. Membership includes emergency, transitional, and permanent housing providers; nonprofit social service organizations, and government agencies.

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PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table (see AP-35). The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	XX%

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	94.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

   The City does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations effective October 1, 1996 and as subsequently amended. The City will notify HUD as appropriate if any changes are proposed and

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follow the applicable substantial amendment process as outlined in the City's Citizen Participation Plan.

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

   Sale, Transfer or Foreclosure: In the event the borrower sells or transfers the HOME-assisted property or if the HOME-assisted property is foreclosed upon, and after the first lien holder is satisfied, DGCD will employ the shared net proceeds option in accordance with 24 CFR Part 92.254(a)(5)(ii)(A) and will accept the remaining funds available based on the Settlement Statement as the net proceeds of the sale and as the amount of HOME funds subject to recapture as provided in 24 CFR Part 92.254(a)(5)(ii)(A)(3). Additionally, in the event the property is sold (voluntary or involuntary) during the period of affordability, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Repayment is forgiven if and only if there are no funds remaining to repay the loan after disposition of the property, thereby writing-off the remaining balance.

   Default or Non-compliant homebuyers, in the period of affordability, are subject to recapture of the HOME investment, resulting in the outstanding balance becoming due. These funds will be remitted to DGCD and will be utilized for HOME-eligible activities only. Properties that are sold prior to the expiration of the affordability period constitute a 100% repayment of the HOME investment to be paid at closing.

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

   The HOME-assisted property will remain affordable to low income homebuyers for the minimum time period, depending upon the amount of HOME investment.

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

   The City will allow the use of HOME funds to refinance multifamily housing that will be rehabilitated as a component of refinancing the development. The City will require the developer to 1) demonstrate that rehabilitation is the primary activity and ensure that this requirement is met by ensuring the City's rehabilitation standards are met; 2) provide evidence that disinvestment in the property has not occurred; 3) the feasibility of servicing the targeted population over an extended affordability period can be demonstrated and 4) require that the project maintain their current

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affordable units or create additional affordable units or a combination of both.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

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

   Written standards for ESG assistance were provided in the City of Atlanta ESG Guidance Manual developed as a part of the 2011 and 2012 ESG Substantial Amendments submitted to HUD in compliance with the new HEARTH Act requirements for the Emergency Solutions Grant. The ESG Manual is maintained and updated by the Department of Grants and Community Development.

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

   The Atlanta Homeless Continuum-of-Care (CoC) has developed a process for Coordinated Entry that utilizes both a No Wrong Door approach as well as Central Access Point (CAP) agencies. Clients will receive a short assessment wherever they present and then be sent to the appropriate CAP, based on the demographic information collected.

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

   The City of Atlanta conducts an open application process annually. The process begins with a widely advertised public meeting in early spring. All current recipients of City Consolidated Plan funds, including ESG, and all interested parties who have requested to be placed on the application mailing list are invited to the meeting. The annual application, with instructions and scoring criteria, is posted online and is emailed as requested to potential applicants. Scoring criteria are based on the policies and objectives adopted in the current Five-Year Consolidated Plan, on regulatory requirements, and on factors such as agency performance and capacity.

   Applications submitted by the mid-May deadline are reviewed by City staff and are shared with citizens through the Neighborhood Planning Unit structure. ESG-eligible applications are reviewed by City Staff from the Department of Grants and Community Development. Input from the scoring committee is incorporated into the proposal scoring system. The ESG funding recommendations are formulated with due consideration given to developments in the broader service and funding arena, including the actions of other major governmental and institutional funders, to ensure that critical programs are supported as feasible. Funding recommendations are presented at a second public hearing, after which final funding decisions are made by the Atlanta City Council.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR

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576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City legislation establishing the Atlanta CoC requires the Board of Directors to be representative of the continuum as defined in 24 CFR Part 578, including membership on the board by a homeless or formerly homeless individual. For ESG-funded projects that provide housing to homeless persons, the City's contract document requires that the funded agencies have a resident participation policy; compliance with this requirement is determined during the project monitoring process.

5. Describe performance standards for evaluating ESG.

The current ESG performance and reporting standards are contained in the City of Atlanta ESG Guidance Manual. All providers are required to provide data in the HMIS. The department of Grants and Community Development will enforce the submission of data into HMIS software for updated reporting purposes.

HOPWA Program Specific Requirements

1. Identify the method of selecting project sponsors.

The City's HOPWA program operates on a January-December calendar year, with subrecipient contracts executed starting July 1. The City would like to align our program year with our city FY with the program starting July 1st.

The annual funding announcement begins approximately nine months ahead of the grant year, with a widely advertised public hearing. Advance notification is sent to service providers, community stakeholders, the City's citizen-participation structure, and the Metro Atlanta HIV Planning Council.

The mid-March public hearing also functions as a technical assistance session. Proposal application forms and instructions are distributed. The instructions cover activities eligible for funding under federal regulations, the City's pre-qualification criteria for applicants, and the factors that will be utilized to evaluate proposals. The hearing is staffed by the Department of Grants and Community Development; Technical assistance is also available, by phone and email, during the following two months prior to the proposal submission deadline.

After proposals are submitted, the review vetting and review committee will determine if the HOPWA proposals are 1) eligible under federal regulations, and 2) compliant with the City's pre-qualification criteria. Proposals determined to be eligible are then distributed for review and input to the HOPWA Committee of the Metropolitan Atlanta HIV Health Services Planning Council, City implementing units, the Atlanta City Council, and to the citizen-participation structure (for projects located in the City of Atlanta).

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Proposals are evaluated on a number of factors including programmatic priorities, feasibility, cost-benefit, service effectiveness, and the provider's experience and capacity. The proposal evaluation culminates in a scoring process that incorporates outside input as well as staff assessments. The highest-scoring proposals are recommended to the City Council for funding.

City Council sponsors and advertises a public hearing on the funding recommendations, with notification provided to applicants, stakeholders, and citizens. An extensive public handout, which explains the funding recommendations, is distributed during the hearing.

City Council accepts public comments, deliberates the funding recommendations, and adopts projects and funding levels, incorporating any changes determined by Council. The adopted project legislation is then forwarded to the Mayor for approval, and subsequent inclusion in the Annual Action Plan submitted to HUD.

2. Describe the one-year goals for HOPWA-funded projects:

1. *Short-term rent, mortgage, and utility assistance to prevent individual or family homelessness:* It is anticipated that 15 households will be assisted with homelessness prevention funding. (The City's HOPWA program operates on a two-year funding cycle for most of its subrecipients. The majority of STRMU projects will be funded in the next cycle, under the 2016 grant, under which 638 households are anticipated to be assisted.)

2. *Tenant-based rental assistance:* 48 households will be assisted with TBRA. (See above note; 689 households are anticipated to receive TBRA assistance in 2016.)

3. *Units provided in housing facilities that are being developed, leased, or operated:* 540 units of permanent supportive housing will be provided, of which 203 are existing and 337 are new, made possible by the HOPWA award increase in 2015. 114 beds will be provided in shelter/transitional facilities, of which 58 are existing and 56 are new.

HOME Recapture cont. 1

IV. Resale Provisions: Atlanta will not utilize resale provisions.

V. Recapture Provisions: Original homebuyer can sell property to any buyer during period of affordability while City is able to recapture all or portion of HOME-assistance provided to original homebuyer.

Applicability: Recapture Provisions are preferred mechanism for securing HOME Program investments and are generally applicable to all City homebuyer activities, unless circumstances otherwise require Resale Provisions be used. Specifically, Recapture Provisions are always used in cases involving Direct Subsidy to a homebuyer. Recapture provisions cannot be used when project receives only Development

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Subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from homebuyer. In this case, Resale Provisions must be used.

Effect: If homeowner sells during Period of Affordability, full amount of HOME Direct Subsidy (specifically excluding amount of any Development Subsidy) shall be recaptured and repaid to City provided that net proceeds are sufficient. Recaptured funds shall be returned to City HOME Trust Fund to be reinvested in other affordable housing for low to moderate income persons. If net proceeds are insufficient to repay total HOME investment due, only pro-rata share of net proceeds will be recaptured. In event that net proceeds are zero, recapture provision still applies, but there are no funds to recapture.

Imposing Recapture Provisions: A clear, detailed written agreement, executed before or at time of sale, ensures that all parties are aware of specific HOME requirements applicable to unit (i.e., period or affordability, principal residency requirement, terms and conditions of either resale or recapture requirement). HOME written agreement must be separate legal document from any loan instrument and must, at minimum, comply with requirements at §92.504(c)(5) of HOME rule. If City provides HOME funds to subrecipient or CHDO to develop and sell affordable housing, City must prepare and execute agreement with buyer, or be a party to agreement along with entity it funded.

Written agreement between homebuyer and City as well as mortgage and lien documents are used to impose Recapture Provisions in assisted homebuyer projects under recapture option. These enforcement mechanisms ensure that City recaptures Direct Subsidy to HOME-assisted homebuyer if HOME-assisted property is transferred. Unlike resale option, deed restrictions, covenants running with land, or other similar mechanisms are not required by HOME rule to be used in homebuyer projects under recapture option.

City will use Shared Net Proceeds to recapture funds not to exceed net proceeds: If net proceeds are insufficient to recapture full HOME investment (or reduced pro-rata share) plus enable owner to recover down-payment and any capital improvement made since purchase, City may share net proceeds, which are sales price minus loan repayment (other than HOME funds) and closing costs. Net proceeds may be divided proportionally:

HOME Investment x Net Proceeds=HOME Amount to be recaptured

Homeowner Investment x Net Proceeds=Amount to homeowner

d. Foreclosure: Homebuyer housing with Recapture Provision is not subject to affordability requirements after City has recaptured HOME funds. If ownership is conveyed pursuant to foreclosure or other involuntary sale, City shall attempt to recoup any available net proceeds through foreclosure sale. When there are no net proceeds or net proceeds are insufficient to repay HOME investment, City may only recapture actual net proceeds, if any. Upon distribution of proceeds, all obligations for continued affordability are satisfied.

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HOME Recapture cont. 2

e. Enforcement: In event of non-compliance by homebuyer which includes failure: to maintain property as principal residence, pay taxes, assessments or insurance premiums, City will consider this as breach of covenant and may, at its option and without notice, declare entire indebtedness due.

VI. Refinancing Policy: City shall review requests for subordination on case-by-case basis to protect its interests and interests of homebuyer. Conditions under which City will agree to subordinate to new debt are:

-Refinancing must be necessary to reduce owner's overall housing costs, or

-Refinancing must otherwise make the housing more affordable, AND

-Refinancing for purpose of taking out equity is not permitted.

Upon receipt of subordination request from lender or homebuyer, City will review terms to determine if above criteria are met. City may require additional documentation to make its determination. Once complete information is received, subordination decision is made w/in 20 business days.

VII. Monitoring Recapture Provisions: For HOME-assisted homebuyer projects, City shall require CHDOs and subrecipients to perform ongoing monitoring of principal residency during period of affordability. Confirmation that buyer is using property as principal residence may be accomplished by verifying that buyer's name on utility company records or insurance company records. In addition, postcard or letters mailed with "do not forward" instructions may show if buyer is receiving mail at unit.

Failure to comply with recapture requirements means that: original HOME-assisted homebuyer no longer occupies unit as his/her principal residence (unit is rented/vacant), or home was sold during period of affordability and applicable recapture provisions were not enforced.

In cases of noncompliance under recapture provisions, City must repay to its HOME Investment Trust Fund in accordance with §92.503(b), any outstanding HOME funds invested in unit. Amount subject to repayment is total amount of HOME funds invested (any HOME development subsidy to developer plus any HOME down-payment or other assistance, e.g., closing costs, provided to homebuyer) minus any HOME funds already repaid (i.e., payment of principal on HOME loan). Any interest paid on loan is considered program income and cannot be counted against outstanding HOME investment.

VIII. Approval of CHDO and Subrecipient Provisions: CHDOs and Subrecipients carrying out development and/or homebuyer activities on behalf of City shall be contractually bound to apply and implement these same Recapture Provisions verbatim. Review and approval of City's Provisions shall constitute effective review and approval of provisions used by City's CHDOs and subrecipients.

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HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

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

The City does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations effective October 1, 1996 and as subsequently amended. The County will notify HUD as appropriate if any changes are proposed and follow the applicable substantial amendment process as outlined in the City's Citizen Participation Plan.

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

The City's full Resale and Recapture Guidelines are contained in an appendix to this plan.

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

The City's full Resale and Recapture Guidelines are contained in an appendix to this plan.

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

The City will allow the use of HOME funds to refinance multifamily housing that will be rehabilitated as a component of refinancing the development. The City will require the developer to 1) demonstrate that rehabilitation is the primary activity and ensure that this requirement is met by ensuring the City's rehabilitation standards are met; 2) provide evidence that disinvestment in the property has not occurred; 3) the feasibility of servicing the targeted population over an extended affordability period can be demonstrated and 4) require that the project maintain their current affordable units or create additional affordable units or a combination of both.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

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

Written standards for ESG assistance were provided in the City of Atlanta ESG Guidance Manual developed as a part of the 2011 and 2012 ESG Substantial Amendments submitted to HUD in

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compliance with the new HEARTH Act requirements for the Emergency Solutions Grant. The ESG Manual is maintained and updated by the Office of Grant Services, Grants Management Division.

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

The Atlanta Homeless Continuum-of-Care (CoC) has developed a process for Coordinated Entry that utilizes both a No Wrong Door approach as well as Central Access Point (CAP) agencies. Clients will receive a short assessment wherever they present and then be sent to the appropriate CAP, based on the demographic information collected.

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

The City of Atlanta conducts an open application process annually. The process begins with a widely advertised public meeting in early spring. All current recipients of City Consolidated Plan funds, including ESG, and all interested parties who have requested to be placed on the application mailing list are invited to the meeting. The annual application, with instructions and scoring criteria, is posted online and is emailed as requested to potential applicants. Scoring criteria are based on the policies and objectives adopted in the current Five Year Consolidated Plan, on regulatory requirements, and on factors such as agency performance and capacity.

Applications submitted by the mid-May deadline are reviewed by City staff and are shared with citizens through the Neighborhood Planning Unit structure. ESG-eligible applications are reviewed by Grants Management, the Office of Human Services, and the CoC. Input from staff, the CoC, and citizens is incorporated into the proposal scoring system. The ESG funding recommendations are formulated with due consideration given to developments in the broader service and funding arena, including the actions of other major governmental and institutional funders, to ensure that critical programs are supported as feasible. Funding recommendations are presented at a second public hearing, after which final funding decisions are made by the Atlanta City Council.

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

The City legislation establishing the Atlanta CoC requires the Board of Directors to be representative of the continuum as defined in 24 CFR Part 578, including membership on the board by a homeless or formerly homeless individual. For ESG-funded projects that provide housing to homeless persons, the

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City's contract document requires that the funded agencies have a resident participation policy; compliance with this requirement is determined during the project monitoring process.

10. Describe performance standards for evaluating ESG.

The current ESG performance and reporting standards are contained in the City of Atlanta ESG Guidance Manual; see appendix. All providers are required to provide data in the HMIS. The Office of Grant Services, Grants Management Division, continues to work with the CoC to refine performance standards and reporting under the HMIS software.

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