CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights, that were proposed and executed throughout the program year.

The City of Atlanta (City) developed its 2024 Consolidated Annual Performance and Evaluation Report (CAPER) to present accomplishments and progress toward its 2020-2024 Consolidated Plan (Con Plan) goals. In its 2020-2024 Con Plan, the City identified the following priorities:

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

The 2024 CAPER reports on activities performed by the City's subrecipients from January 1, 2024, to December 31, 2024 addressing these key priorities met with the City's allotted Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) funds from the U.S. Department of Housing and Urban Development (HUD).

Affordable Housing Goals – Mayor Andre Dickens is leading Atlanta with a bold and forward-thinking agenda, dedicated to "Moving Atlanta Forward" by expanding opportunities, enhancing public safety, and making strategic investments for the city's future. A cornerstone of this vision is a strong commitment to affordable housing and initiatives that uplift Atlanta residents.

In 2024, the City's investments in affordable housing amplified the impact of HUD funding, extending its reach to address critical housing challenges. Despite ongoing hurdles such as reduced housing stock and affordability concerns, Atlanta has seen a notable increase in housing production and innovative solutions to combat homelessness. Through new construction, rehabilitation, and targeted housing initiatives, Mayor Dickens is advancing his ambitious goal of creating 20,000 additional affordable housing units by 2030—ensuring long-term affordability and aligning with the City's Annual Action Plan (AAP) and Con Plan objectives.

Assistance for Currently Homeless Persons/Families - The City remains dedicated to addressing homelessness in a manner that prevents displacement while expanding diverse and sustainable housing options for Atlanta residents. The 2024 AAP reflects these priorities, reinforcing the City's commitment to reducing homelessness through strategic initiatives. In collaboration with the Atlanta Continuum of Care (CoC), the City continues to make significant progress by implementing coordinated efforts that provide comprehensive supportive services and long-term housing solutions.

Housing/ Support Services for People with HIV/AIDS- Through a comprehensive approach that integrates housing solutions and supportive services for low-income individuals living with HIV/AIDS, the City is on track to exceed the five-year goals outlined in its Con Plan for this category. The HOPWA program serves a 29-county region, collaborating with local HIV/AIDS organizations and healthcare providers to expand the availability of affordable housing for vulnerable populations. To ensure long-term affordability, the City prioritizes the acquisition of real property for HOPWA housing. During this CAPER reporting period, HOPWA project sponsors acquired two additional properties for HOPWA-eligible households.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Accomplishments Associated With a Single Strategic Plan Goal						
Goal	Funding Source & Amount		Percent Complete Outcome Actual - Strategic Plan	Outcome Expected - Program Year	Outcome Actual - Program Year	Percent Complete

Affordable Housing Supply and Support	Affordable Housing	CDBG: $ / HOME: $	0	0.00%	100	0	0.00%
			6	10.53%	100	0	0.00%
			0	0.00%	50	0	0.00%
			200	43.96%	45	29	64.44%
			8	5.03%			
			917	1,118.29%			
Housing/ Support Services for People with HIV/AIDS	Affordable Housing Non-Homeless Special Needs	HOPWA: $	29	0.14%			
			0				
			192	9.74%	100	0	0.00%

			433	23.47%	10	0	0.00%
			0	0.00%			
			0	0.00%	50	0	0.00%
			0	0.00%	150	0	0.00%
Assistance for Currently Homeless Persons/Families	Homeless	CDBG: $ / HOME: $250000 / ESG: $	599	49.34%	0	111	
			761	84.46%	36	0	0.00%
			488	24.29%	932	0	0.00%
			0	0.00%			
			444	29.68%	853	0	0.00%
Public Facilities and Infrastructure	Non-Homeless Special Needs Non-Housing Community Development	CDBG: $	1768	7.65%			
			0		200	0	0.00%

					0		890	0	0.00%
Planning and Administration	Administration	CDBG: $ / HOME: $ / ESG: $				100.00% 1	1	0	0.00%
Blight Reduction and Neighborhood Cleanup		Non-Housing Community Development	CDBG: $		8	7.14%			
					0	0.00%			
Public Services		Non-Homeless Special Needs Non-Housing Community Development	CDBG: $		230		200	230	115.00%
					1345	173.32%	890	0	0.00%
					180		0	180	
					428				
Fair Housing, Housing Counseling, Legal Services		Fair Housing	CDBG: $		4		0	4	
					0	0.00%			

				0		2864	0	0.00%
Economic Development and Small Business Incentives	Economic Development	CDBG: $			0.00% 0			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's primary objectives for the use of CDBG funds are as follows:

1. Affordable Housing Supply and Support
2. Safe, Sanitary, and Low-Barrier Housing and Supportive Services for Individuals Living with HIV/AIDS
3. Assistance for Currently Homeless Individuals and Families
4. Public Facilities, Facility Improvements, and Public Infrastructure
5. Planning and Administration
6. Blight Reduction and Neighborhood Cleanup
7. Public Services

A significant portion of the City's CDBG funds have been dedicated to infrastructure development aimed at supporting future affordable housing projects. The City used CDBG funds to support housing initiatives by improving public facilities and infrastructure in collaboration with Atlanta Housing and Mercy Care. Specifically, funds were directed toward the University Choice Neighborhood, Ashley II project to enhance housing opportunities and provide comprehensive services to vulnerable populations.

In addition, CDBG funding has been essential in addressing homelessness and supporting low- to moderate-income residents throughout the City. The CDBG funds were utilized to partner with various organizations offering services for homeless individuals and families, as well as low-income residents, advancing the City's goal of providing supportive housing services.

Due to an aging housing stock within the City's CDBG funds have contributed to several projects aimed at improving the City's affordable housing. CDBG funding has been utilized for the rehabilitation of owner-occupied housing units, with a particular focus on providing home repairs for senior and disabled residents. Partner organizations such as QLS Haven Rehab and Rebuilding Together Atlanta have played a pivotal role in delivering these vital services. Additionally, Providence Missionary Baptist Church received funding to rehabilitate a single-family rental unit for one low- to moderate-income (LMI) family, and Summech CDC used CDBG funds to rehabilitate LMI multifamily units.

In summary, the City's strategic use of CDBG funding has facilitated substantial progress in enhancing affordable housing availability, improving public infrastructure, addressing homelessness, and revitalizing neighborhoods, ultimately promoting sustainable community development.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOPWA	HOME
RACE			
White	1184	61	78
Black or African American	3573	1024	1215
Asian	23	1	30
American Indian or American Native	22	1	15
Native Hawaiian or Other Pacific Islander	6	0	
Other	90	32	38
Total	4898	1,119	1376
ETHNICITY			
Hispanic	372	1	23
Not Hispanic	4526	1075	1353

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	Number of Clients
RACE	
American Indian or American Native	9
Black or African American	1178
Hispanic/Latina/e/o	10
Middle Eastern or North African	0
Native Hawaiian or Other Pacific Islander	1
White	128
Multi-racial	58
Client doesn't know	6
Client prefers not to answer	0
Data not collected	13

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG: In Program Year 2024 (PY 2024), the City remained committed to its Con Plan Strategy by utilizing CDBG funds to support both housing and non-housing initiatives. These investments ensured the continued delivery of essential services, as outlined in the AAP, to residents in need. Throughout the year, CDBG-funded programs made a meaningful impact on the community. Non-housing activities provided support to 3092 individuals, while housing initiatives assisted 3,168 clients, addressing critical needs across the City. Among those served, 941 identified as White, 2118 as Black/African American, 17 as Asian, 11 as American Indian/Alaska

Native, and 5 as Native Hawaiian/Other Pacific Islander. Furthermore, 183 of those assisted were ethnically Hispanic, reflecting the City's commitment to equitable and inclusive service delivery. Through these efforts, the City continued to make significant progress in strengthening its communities, expanding access to resources, and enhancing the quality of life for its residents, reinforcing its dedication to sustainable development and equitable growth.

HOME: In PY 2024, the City remained steadfast in its commitment to fostering strong, stable, and thriving neighborhoods through the strategic use of HOME funds. Aligned with the objectives of the Con Plan Strategy, these efforts were designed to promote neighborhood development, revitalization, and long-term housing stability. At the core of this mission were key housing initiatives aimed at expanding opportunities for Atlanta residents. A primary focus was increasing homeownership for very low- and moderate-income individuals, providing them with a pathway to economic security and community investment. Additionally, the City continued to support tenant-based rental assistance (TBRA) programs, ensuring that vulnerable households had access to safe, affordable housing. In PY 2024, these programs served 1,376 individuals, including 1,215 Black/African American residents and 78 White 30 as Asian,15 as American Indian/Alaska Native, with an additional 38 individuals identifying as multiracial. Furthermore, 23 of those assisted were ethnically Hispanic residents.

HOPWA: PY 2024, the City continued its commitment to supporting individuals and families affected by HIV/AIDS through the strategic use of HOPWA funds. Aligned with the objectives of the Con Plan Strategy, these funds provided critical housing assistance, ensuring stability and support for some of the City's most vulnerable residents. Through HOPWA-funded programs, the City assisted 1514 clients with supportive services, and 1119 with housing services offering them and their families safe and secure housing. The racial and ethnic composition of those served reflected Atlanta's diverse community, with 61 identifying as White, 1024 as Black/African American, 12 as Black/African American and White, 1 as Native American and Black/African American, 1 identified as Asian, 1 as Native American or Alaskan Native, and 17 as Multi-Racial. Additionally, 1 of those assisted identified as Hispanic. Through these efforts, the City continued to advance its mission of providing equitable housing solutions and essential supportive services, reinforcing its dedication to improving the quality of life for individuals and families impacted by HIV/AIDS.

ESG: PY 2024, the City remained committed to preventing homelessness and supporting individuals and families on their path to stable, independent living through the strategic use of ESG funds. These efforts aligned with the objectives of the Con Plan Strategy, serving as a crucial first step in a continuum of assistance aimed at reducing homelessness and strengthening housing security. With an increase in service delivery from the previous year's CAPER, ESG-funded programs provided vital support to 1,393 clients in need. The racial and ethnic composition of those served reflected the diversity of Atlanta's communities, including 128 White, 1178 Black/African American, 9 American Indian or Alaska Native, 1 Native Hawaiian/Other Pacific Islander, and 58 individuals identifying as multiple races. Additionally, 10

of those assisted identified as Hispanic and 19 clients did not divulge racial background. Through the use of the ESG funding the City continued to make meaningful progress in addressing homelessness, expanding access to essential resources, and fostering long-term housing stability for its most vulnerable residents.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – Federal	$6, 811,222.00	$7,651,564.21 (CV-$5,449,988.45)
HOME	public – Federal	$2,060,752.00	$2,497,217.00 (ARP-$834,411.07)
HOPWA	public – Federal	$15,393,477.00	$30,510,669.94
ESG	public – Federal	$612,698.00	$1,106,749.24 (CV-$1,583,286.61)

Table 3 - Resources Made Available

Narrative

The City expended $49,633,886.52 of its CDBG, CDBG-CV, HOME, HOME-ARP, HOPWA, ESG and ESG-CV funding within the 2024 program year including additional reprogramed funds for CDBG, HOME, and HOPWA funding.

CDBG: The City expended a total of $7,651,564.21 in CDBG and expended $5,449,988.45 in CDBG-CV funding.

ESG: The City expended $1,106,749.24 and $1,583,286.61in ESG-CV funds.

HOME: The City expended $2,497,217.00 and $834,411.07 in HOME-ARP funding.

HOPWA: The City expended $30,510,669.94 in program year 2024.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation		Actual Percentage of Allocation	Narrative Description
Atlanta EMA	0		10	Other: HOPWA
City of Atlanta	100		90	Other
COMMUNITY DEVELOPMENT IMPACT AREA	0			Other: CDBG and ESG

Table 4 – Identify the geographic distribution and location of investments

Narrative

Table 4 illustrates the percentage of funding allocations across different geographic areas within Atlanta, comparing planned distribution to actual expenditures for the PY 2024. The **Citywide target area** accounted for the majority of spending, with **90%** of total funds expended, while the remaining **10%** was directed toward the **Atlanta EMA** for HOPWA funding.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction were used to address the needs identified in the plan.

The federal funds allocated to the city through CDBG, HOME, HOPWA, and ESG programs are strategically combined with additional funding sources from public partners, private developers, local governments, and state agencies. This leveraging of resources helps to foster strong partnerships across public and private sectors, including both nonprofit and for-profit organizations. By working together, these partners collaborate to design and implement strategies that enhance entitlement funding. These programs are not only intended to meet the immediate needs but also to strengthen long-term relationships across all levels of government. Additionally, the departments match policy requires agencies to submit proof of their Match source before being selected for funding. Ongoing documentation of Match usage is submitted with reimbursement requests throughout the project duration with a match log. The HOME Program: Requires a 25% Match of total funds expended. The ESG Program: Requires a 100% Match.

CDBG: In PY 2024 the City effectively utilized a total of $ 56,800.80 in CDBG Program Income funds, leveraging them alongside available resources for projects through subrecipients. These resources included public services projects, public improvements, and owner-occupied home repair projects.

HOME: In PY 2024, the City expended $2,497,217.00 in HOME funds and $834,411.07 in HOME-ARP funds which incorporated various funded programs such as TBRA for rental and utility assistance, new construction, and homebuyer assistance. Despite challenges reflected in the PR 33 report regarding HOME disbursement and matching funds, the City's proactive approach ensured effective utilization of resources. The City utilized $1,433,042.16 in match funds. The City received $745,178.67 in HOME Program Income.

HOPWA: In PY 2024, Project sponsors retain all program income, which is reinvested into their programs. This program income, combined with other grants and funding sources, enables project sponsors to expand their outreach and better serve clients.

ESG: During PY 2024, the City required a dollar-for-dollar match from our Subrecipients as well as The City as required by Federal Regulations. 2024 match funds amounted to $1,401,007.89. Match was comprised of in-kind donations, cash match, non-federal grant funding, as well as volunteer labor and organizational supplies. Subrecipients documented their match funds to ensure compliance with match requirements.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$110,942,013.40
2. Match contributed during current Federal fiscal year	$1,433,042.16
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	$112,375,056
4. Match liability for current Federal fiscal year	$137,655.48
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$112,237,401

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
500317	9/26/24	$41,031						$41,031
500363	12/13/23	$62,500						$62,500
500353/500356	5/14/23	$577,743.08						$577,743.08
500351,500352,500354,500355	2/1/24					$751,768.08		$751,768.08

Table 6 – Match Contribution for the Federal Fiscal Year

MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$4710.42	$1,699,272.97	56,800.80	0	10,076,622.09

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	80,553,895.2	0	0	206,278.96	4,336,404.40	75,991,211.85
Number	5	0	0	1	2	2
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	80,327,616.25	4,336,404.40	75,991,211.85
Number	5	2	3
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	200	476
Number of Non-Homeless households to be provided affordable housing units	800	1616
Number of Special-Needs households to be provided affordable housing units	500	1119
Total	1500	**3211**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	400	1422
Number of households supported through The Production of New Units	50	65
Number of households supported through Rehab of Existing Units	100	129
Number of households supported through Acquisition of Existing Units	5	3
Total	555	1,619

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The number of households supported through rental assistance was 1422 in PY 2024. The City used CDBG and HOME funds to support partner organizations administer rental assistance programs including HOME TBRA programs. The City exceeded the annual goal of 400 households served with rental assistance.

A total of 65 households were supported through the production of new housing units. This included two rental developments: 54 units at the 277 Moreland project funded by HOME-ARP, and 6 units at the Oaks ATL project funded by HOME funds. As well as 5 units through Downpayment Assistance with the use of HOME funds. The new units provided affordable housing for individuals and families in need. The City set a one-year goal to support 50 households with the production of new units. With 65 households supported, the City successfully exceeded its goal. This achievement demonstrates the City's commitment to addressing the housing needs of its residents.

A total of 129 households were supported through Rehab of Existing Units. This included projects such as owner-occupied home repair programs through Rebuilding Together Atlanta. As well as PMBC, QLS and Summech rental rehab projects funded with CDBG. The City set a one-year goal to support 100 households. With 129 households supported, the City successfully exceeded its goal.

The City secured the Acquisition of 3 additional units using HOPWA funds. The City fell short of it's AAP goal of 5 units but will target acquisition activities going forward to ensure the stated Con Plan and AAP goals for acquisition are reached. The City will utilize the three acquired properties to increase the availablibility of affordable housing.

Discuss how these outcomes will impact future annual action plans.

Affordable Housing Projects that experienced delays will be reflected in future CAPERs once those projects are completed. The City will take into consideration methods to close the gap between our expected one-year goals and our actuals for each category in the tables above. The City will consider timing of when projects are expected to close and the likelihood of risk for project delays during the development of the annual action plan. It is worth stating that affordable housing projects often experience delays in development process and unforeseen funding issues that affect projects from proceeding as planned. Some subrecipients were unable to secure additional funding from other lenders and will be required to re-apply for reconsideration of the next funding round and future annual action plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1693	344
Low-income	231	6
Moderate-income	10	
Total	1934	**350**

Table 13 – Number of Households Served

Narrative Information

During PY 2024, a total of 2,284 households benefited from affordable housing funded by CDBG and HOME, serving extremely low-, low-, and moderate-income households. Specifically, 2037 households were extremely low-income, 237 were low-income, and 10 were moderate-income. CDBG-supported households primarily received homeowner repairs for seniors and disabled individuals through RTA, along with rental assistance from multiple subrecipients. HOME funds supported Habitat for Humanity of Atlanta with funds for first time homebuyers, and several partners with the development of new rental construction.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

During PY 2024 the City utilized all of our Federal Grant Funding sources towards the efforts of reaching out to homeless persons and households to assess their needs.

The City has utilized HOPWA funds to partner with ATL 311 to implement and streamline our HOPWA Central Intake program. ATL311 is The City's public call line that facilitates public constituents' connection to governmental assistance, inclusive of HOPWA housing and supportive services. The City's Central Intake department has attended several public outreach opportunities to inform homeless persons with HIV or AIDS of the services available to them via federally grant-funded programs. This program is facilitated by collecting weekly bed counts to assess housing/bed availability and forwards this information to ATL311 with the outreach hopes of assessing and partnering homeless persons with housing.

The City has utilized ESG funding by partnering with Subrecipients to aid in the efforts of street outreach. Our subrecipient partner Solomon's Temple utilized Case Managers to conduct outreach throughout the City, inclusive of neighborhoods, wooded areas and under paths to engage homeless individuals into treatment, mental health services, and housing. We have also partnered with The Municipal Court of Atlanta, who assess the outreach needs of incarcerated persons who are at-risk of homelessness through legal services.

The City has utilized ESG funding to continue our work in conjunction with the (CoC) to facilitate a unified approach to outreach and making resources accessible. Partner for Home (PFH) the City's (CoC) has been a valuable partner managing the Atlanta Coordinated Entry system.

This system of services and housing interventions is accessed through street outreach services, interface with jails, hospitals, abandoned buildings, libraries, under bridges, in parks, and at the bus station and airport. Homeless individuals/families are assessed at the Coordinated Access Point (CAP) using the assessment tool to determine and prioritize housing and/or service needs. The City also partners with PFH to manage the annual Point-in-Time (PIT) Count which allows the total number of homeless individuals to be captured and reported yearly. Through organization collaborations, referrals, and the PIT Count process, the City can identify gaps in services and areas of immediate needs that can be addressed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City allocated HUD grant funding to support emergency shelters and shelter operations funding $313,467.74, for emergency shelters. This funding provided services to individuals throughout the City serving approximately 887 individuals. Additionally, for non-special needs category awards, funds were directed to providers assisting the homeless by offering temporary and transitional housing solutions.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City has prioritized assisting low-income individuals and families to avoid becoming homeless by partnering with Non-profit organizations that implement the Housing First model, which focuses on housing as the primary focus of health and whole-person care. Partnerships with non-profits such as Gilgal, Inc. that prioritize housing while supporting sobriety and employment. As well as partnerships with the Municipal Court of the City with their Restore Atlanta project which assists persons discharged from institutions and supports them with their mental and physical health while in safe and habitable housing.

The City's initiative to address homelessness has continued to make a significant impact by providing warming centers during inclement weather and temporary housing for residents in need. A cornerstone of this effort is the Rapid Housing Initiative, a transformative program designed to deliver immediate and lasting support to individuals and families experiencing homelessness. In response to the urgent need for stable housing, the City has set an ambitious goal to establish 500 Rapid Housing units across Atlanta by the end of 2025. This initiative extends beyond shelter by offering comprehensive support services, including mental health resources, employment assistance, and other critical services, ensuring that individuals and families can achieve long-term stability and self-sufficiency. Through these efforts, the City continues to build a stronger, more supportive community, making meaningful progress in addressing homelessness and providing essential resources during challenging times.

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 is committed to helping homeless individuals transition to permanent housing by collaborating

with organizations that have the capacity and network to support long-term housing stability. These partnerships prepare clients for permanent housing while they are in emergency shelters or transitional housing by connecting them with mental and physical health services, as well as employment opportunities. This support continues beyond placement in permanent housing through ongoing case management, ensuring that individuals and families have the resources they need to maintain stable housing and prevent future homelessness. The City does this by partnering with organizations such as The City of Refuge, Inc. With its 26 years of active impact in the Westside and its commitment to wrap-around supportive services, including housing, healthcare, and job training, the City of Refuge ensures clients receive the support they need to break the cycle of homelessness. The City also partners with Gilgal, Inc. Gilgal, Inc. for 19 years has operated a long-term recovery residence focusing on assisting homeless women suffering from alcohol and drug abuse. Gilgal, Inc. provides housing, employment support, and life-skills training assisting vulnerable members of the community to work toward securing permanent housing. These partnerships provide access to long-term transitional and permanent supportive housing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Atlanta Housing (AH) is the designated public housing authority (PHA) responsible for addressing public housing needs across the City. As such, entitlement funds are not allocated directly to activities addressing public housing. Each year, housing authorities are required to complete a Public Housing Authority (PHA) Action Plan. This plan serves as a comprehensive guide to the PHA's policies, programs, operations, and strategies for meeting local housing needs and achieving housing goals.

In addition to its collaboration with (AH), DGCD also functions as a PHA through the administration of the Section 8 Moderate Rehabilitation (Mod Rehab) program. This program encompasses three properties, providing a total of 144 units that offer housing for both homeless individuals and low-income families, alongside essential rental and utility assistance.

The Section 8 Mod Rehab program allocates rental assistance to 100 formerly homeless individuals residing in Single Room Occupancy (SRO) units, as well as to 44 families who benefit from rental and utility support for apartment housing. Moreover, these funds are also utilized to address the financial obligations incurred by property owners during the rehabilitation process of these units.

It is critical to emphasize that the assistance provided through the Section 8 Mod Rehab program is both non-transferable and non-portable. Eligible participants receive financial support exclusively for as long as they remain in the designated Mod Rehab units. Should they relocate from these units, their eligibility for assistance ceases. Furthermore, a specific portion of these units are reserved for homeless individuals, persons with disabilities, and those with chronic health conditions, ensuring that the most vulnerable populations are given priority.

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

The City of Atlanta, through the Atlanta Housing Authority (AH), has implemented several initiatives to encourage public housing residents to engage more actively in management roles and pursue homeownership opportunities.

Resident Involvement in Management:

AH emphasizes the importance of resident engagement and offers resources to support residents in navigating available programs and services. The Atlanta Housing Community Resource Guide is one such tool designed to assist residents in accessing city resources and understanding their housing options.

Homeownership and Down Payment Assistance Programs:

To facilitate the transition from renting to owning a home, AH offers the Homeownership Down Payment Assistance (DPA) Program. This program provides financial assistance to eligible first-time homebuyers, including public housing residents, to cover down payments and closing costs. Key features of the program include:

- **Financial Assistance:** Eligible first-time homebuyers can receive up to $20,000 in assistance. Individuals employed in public safety, healthcare, education, current military service members, veterans, and Voucher Participants may qualify for up to $25,000.

Additionally, AH collaborates with various organizations to expand homeownership opportunities:

- **Invest Atlanta:** The city's economic development agency offers multiple homebuyer programs, such as the Intown Mortgage Assistance Program (IMAP), providing $20,000 toward down payment and closing costs. These programs often have specific eligibility criteria, including income limits and property location requirements.
- **Fulton County Homeownership Program (HOP):** This program offers up to $15,000 in down payment and closing cost assistance to eligible first-time homebuyers purchasing homes within Fulton County's service area. The assistance is provided as a 0% interest, deferred loan, forgiven after a period of residence.
- **Georgia Dream Homeownership Program:** A statewide initiative providing affordable financing options, down payment assistance, and homebuyer education to eligible residents. Special down payment loan options are available for public protectors, educators, healthcare providers, and active military members.

Through these comprehensive programs and partnerships, the City of Atlanta actively supports public housing residents in becoming more involved in housing management and achieving the goal of homeownership.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City has taken significant steps to remove barriers to affordable housing through various policy initiatives. One such measure is the set-aside requirement for affordable housing units in new multifamily rental developments that receive public subsidies. This policy, codified in Section 54-1 of the City's municipal code, mandates that developers dedicate a portion of their units to affordable housing if they are benefiting from public funding.

The Affordable Housing Set-Aside Policy requires developers of multifamily rental projects with 10 or more units that receive public subsidies to reserve a portion of their units for lower-income households. Specifically, they must set aside either 10% of the units for households earning at or below 60% of the Area Median Income (AMI) or 15% for those earning at or below 80% of the AMI. This policy ensures that public investments are directed toward providing housing opportunities for low- and moderate-income individuals and families, including essential workers such as police officers, firefighters, teachers, and City employees.

Incentive Alignment: The set-aside policy applies to developments funded by key public entities, including Invest Atlanta, the Development Authority of Fulton County, and Decide DeKalb, which focus on promoting affordable housing projects within the City. This encourages the construction of affordable housing alongside market-rate units, preventing the displacement of low-income residents.

Design and Integration Requirements: To maintain quality and prevent segregation, the affordability requirements stipulate that affordable units must be substantially similar in construction and appearance to market-rate units. This includes similarities in square footage, appliances, and materials used. Moreover, affordable units must be interspersed among market-rate units, ensuring integration within the broader development.

Bedroom Proportionality: The number of bedrooms in affordable units must align with the overall proportions of bedrooms in market-rate units. This ensures a balanced distribution of unit sizes and accommodates the diverse needs of lower-income residents.

To address barriers to affordable housing and mitigate the negative effects of restrictive public policies, the City has implemented a series of actions through its Comprehensive Development Plan (CDP), known as Plan A. The CDP serves as the City's long-term guide for growth and development, integrating key aspects such as land use, housing, transportation, economic development, and community well-being. By updating the CDP every five years, the City ensures that its vision aligns with current growth trends and the needs of all residents.

The current Plan A was adopted in October 2021 and is being updated to incorporate a zoning rewrite, set to align with the updated zoning ordinance in 2025. This alignment will ensure that land use and housing policies support the City's growth while promoting affordable housing opportunities.

In addition to the CDP, the City utilizes its Inclusionary Zoning (IZ) Program as a critical policy tool to address housing affordability. Inclusionary Zoning links the development of affordable housing with market-rate housing, requiring developers to set aside a percentage of rental units for low- and moderate-income households. This policy is designed to ensure that new residential developments contribute to affordable housing stock, particularly in high-demand areas. It serves as a key mechanism to foster mixed-income communities and reduce the barriers created by traditional zoning regulations. The City has also taken steps to combat substandard housing. Mayor Dickens, in partnership with

Councilmember Byron Amos, introduced legislation for a new “Blight Tax” to hold negligent property owners accountable and encourage redevelopment. This ordinance leverages state-approved tools to reduce blight and disinvestment while ensuring no involuntary displacement of residents.

By incorporating these strategies into its planning and development framework, the City aims to address key barriers such as land use controls, zoning ordinances, and financial feasibility, ultimately supporting the creation of affordable housing options for a broad spectrum of residents.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

To address obstacles in meeting the needs of underserved populations, the City provided funding to several organizations to address several key actions across a broad range of community needs. CDBG funding was provided to Metro Fair Housing Services, Inc. (MFH) to provide legal guidance to tenants on eviction cases and fair housing violations while also offering Fair Housing education workshops throughout Atlanta. Grants were awarded to Rebuilding Together Atlanta and Quality Living Service to assist low- to moderate-income families with essential roof repairs and accessibility improvements. Additionally, the City allocated CDBG funds to support the Municipal Court Homeless Court Program (HCP), which helps homeless individuals resolve minor offenses and warrants related to their homelessness in a more supportive and effective manner. Funding was also provided to the Atlanta Legal Aid Society to offer legal services to individuals experiencing homelessness. In collaboration with the Continuum of Care (COC) Partners for Home, ESG funding was allocated to support rental and utility assistance for families earning at or below 30% of the Area Median Income (AMI). Furthermore, the City partnered with public service organizations to support shelter operations and address food insecurity. These efforts were implemented to reduce barriers faced by underserved communities and improve access to critical services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City remains committed to reducing and eliminating lead exposure risks by identifying, controlling, and remediating lead-based paint hazards. With a strong history of securing federal funding for lead hazard reduction, the City continues to implement comprehensive strategies to protect residents, particularly vulnerable children and low-income families.

In 2024, the City was awarded both the Lead Hazard Capacity Building and the Healthy Homes Production Grants, creating the Healthy Homes: Atlanta. These grants support the City’s efforts to educate residents, mitigate lead exposure, and provide remediation services for low-income families with children under six years old residing in homes built before 1978. Focusing our efforts on the Westside Promise Zone, the City initiated housing assessments and remediation for identified health hazards within the homes. The funding received from the Office of Lead

Hazard Control and Healthy Homes (OLHCHH) supported by leveraged CDBG funding will assess 200 homes and remediate 120 hazards. Additional lead hazard reduction initiatives include community engagement, public education, data collection, and lead abatement programs. The City closely monitors sub-recipients to ensure adherence to Housing Quality Standards (HQS) and habitability inspections. Contractors engaged in lead hazard reduction efforts must certify compliance with Title X Lead-Based Paint regulations through the Georgia Environmental Protection Division (EPD).

As part of the Healthy Homes Production Program, if lead-based paint is identified in a home, sub-recipients and contractors are required to notify the occupants and provide a mitigation plan in accordance with federal regulations. Through these ongoing initiatives, the City continues to take proactive measures to safeguard public health and create healthier living environments for all residents.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In 2024, the City undertook a series of groundbreaking initiatives aimed at reducing poverty, with a strong commitment to improving the quality of life for its most vulnerable populations. These actions were directly aligned with the City's broader goal of alleviating poverty, fostering long-term economic stability, and ensuring that all residents have access to the support they need.

One of the cornerstone initiatives launched by the City is the Rapid Housing Initiative, a transformative program designed to provide immediate and impactful assistance to individuals and families experiencing homelessness. Recognizing the urgent need for stable housing, the City set an ambitious target to establish 500 Rapid Housing units across Atlanta by the end of 2025. This initiative is not just about providing shelter—it goes beyond that by offering comprehensive support services, including access to mental health services, employment assistance, and other essential resources, ensuring that individuals and families are empowered to achieve long-term stability and self-sufficiency.

Additionally, in response to the growing challenge of housing instability, Atlanta's City Council approved a significant $2 million investment in the Eviction Diversion Program. This funding was strategically allocated to prevent eviction and displacement, enabling families to stay in their homes and avoid the devastating effects of homelessness. Administered by the esteemed nonprofit organization Striving Together, Advancing Residents & Communities Corporation (Star-C), the program has already had a profound impact. Since its implementation in late 2023, over $1.56 million has been distributed, providing critical financial assistance to more than 220 families, allowing them to avoid eviction and retain their housing. By directly addressing the

root causes of housing instability, the program has helped preserve the community fabric and fostered a sense of security for those in need.

Moreover, the City has demonstrated its commitment to reducing economic inequality by investing in small-scale guaranteed income pilot programs aimed at providing financial stability to low-income residents. A particularly impactful initiative is the “In Her Hands” program, which specifically targets low-income Black women in the City. Through this program, these women receive monthly payments of $850, offering not only immediate financial relief but also the opportunity to build wealth, reduce financial stress, and empower them to break the cycle of poverty. This program is a critical step towards addressing economic disparities and providing long-term financial autonomy for a historically underserved population.

Taken together, these initiatives represent a comprehensive and multifaceted approach to reducing poverty in Atlanta. The City’s commitment to fostering housing stability, providing financial support, and ensuring access to essential resources reflects a forward-thinking strategy to improve the lives of its residents. Through these efforts, the City is not only addressing immediate needs but also laying the groundwork for long-term prosperity and well-being for all Atlantans.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In 2024, the City has made significant strides in strengthening its institutional framework, focusing on enhancing service delivery, promoting sustainable development, and ensuring that the benefits of progress are felt equitably across all communities. These initiatives represent a deep commitment to creating a City that is not only economically vibrant but also environmentally sustainable and socially inclusive.

A key initiative in this transformation was the launch of the Affordable Housing Strike Force by Mayor Andre Dickens in May 2022. This proactive body was established with the mission to coordinate and prioritize affordable housing projects, tackling one of the City's most pressing needs. The Affordable Housing Strike Force has made substantial progress in this area, producing tangible results by identifying and advancing development projects on 40 underutilized public land sites. These sites have been strategically repurposed to create affordable housing opportunities, offering low-income families a pathway to secure and stable homes. This effort marks a crucial step in addressing the housing affordability crisis in Atlanta, showcasing the City’s resolve to make affordable housing a key pillar of its growth strategy.

Furthermore, the DGCD in Atlanta has taken significant responsibility in ensuring that the City’s HOPWA program is efficiently coordinated. By assuming the HOPWA Intake and Coordination role, the department has streamlined communication and connection between project sponsors, clients living with HIV/AIDS, and the resources available to them. This system ensures

that clients receive timely and accurate updates on resource availability, while also fostering a collaborative environment where internal teams can provide ongoing support. This strategic coordination has improved the effectiveness of the HOPWA program, directly impacting the well-being of the City's most vulnerable populations.

The Mayor's Office of Sustainability & Resilience (MOSR) is another cornerstone of Atlanta's institutional development. This office leads the City's science-based analysis of environmental challenges, guiding the development and implementation of policies and programs that promote sustainability and resilience. In 2024, MOSR continued its work to build a circular economy, focusing on innovative approaches to resource management, climate resilience, and food security. MOSR's work is fundamentally rooted in the principle of environmental justice, ensuring that Atlanta's environmental policies are inclusive and serve to protect all communities, especially those that have historically been marginalized or disproportionately impacted by environmental degradation.

Additionally, the Department of Watershed Management has made substantial progress in integrating green infrastructure throughout Atlanta. This is being accomplished through a combination of City-led construction projects and stringent regulations on private development. These efforts are designed to enhance the City's resilience to climate change while also improving water quality and mitigating the urban heat island effect. By collaborating with the Green Infrastructure Task Force, the Department of Watershed Management is also ensuring that initiatives are supported and coordinated across various City departments and external partners. This collaborative approach has paved the way for a more sustainable and climate-resilient City that is better prepared for future challenges.

Taken together, these initiatives demonstrate Atlanta's comprehensive approach to institutional development, focusing not only on economic and housing growth but also on environmental sustainability and social justice. The City's commitment to these goals ensures that Atlanta's growth benefits all residents, fostering an inclusive, resilient, and thriving community for years to come.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In 2024, the City has made tremendous progress in its efforts to reduce homelessness and improve housing accessibility, leveraging strategic partnerships and innovative initiatives. These accomplishments highlight the City's commitment to creating a more inclusive and resilient housing system, where both public and private agencies work collaboratively to ensure all residents have access to safe, stable, and affordable housing.

One of the flagship initiatives in this regard is the LIFT 2.0 Homeless Response Plan, which serves as a critical component in the City's efforts to combat homelessness. Through this plan, Atlanta has successfully brought together a broad coalition of government agencies, nonprofit organizations, businesses, and community stakeholders, each contributing to the shared goal of alleviating homelessness. As a result, over 820 households have been rehoused to date, marking a significant milestone in the City's comprehensive approach to homelessness. This success demonstrates not only the effectiveness of coordinated efforts but also the City's commitment to providing stable housing solutions and supporting individuals and families as they transition out of homelessness.

In addition to the LIFT 2.0 plan Atlanta Housing (AH), has made remarkable strides in revitalizing underutilized properties and expanding affordable housing options. AH has engaged with private developers to transform neglected sites into thriving, mixed-income communities. One such example is the redevelopment of the historic 450 Hank Aaron Drive property. Through an invitation for proposals (RFP), it has called upon developers to bring new life to this iconic site, with a vision to create a community that blends affordable housing, community-focused retail, and public open spaces. This project not only represents a major step forward in increasing affordable housing stock, but it also underscores the City's dedication to ensuring that development benefits the entire community and contributes to sustainable neighborhood growth.

Further reinforcing its commitment to housing access, the City launched the Housing Help Center in the fall of 2023. This one-stop resource hub is a key tool in connecting residents with vital information and services related to renting, purchasing homes, and other housing-related matters. The Center is particularly noteworthy for its provision of personalized case management, where qualified residents receive one-on-one assistance from the City's Housing Navigators. This service ensures that residents are not left to navigate the complex housing market on their own but instead have a dedicated partner guiding them toward the best solutions for their needs. Additionally, DGCD has played an instrumental role in directing residents to appropriate resources, fostering a well-coordinated network that efficiently connects individuals with the support they need.

Together, these initiatives illustrate the City's successful efforts to address housing insecurity, reduce homelessness, and improve the overall quality of life for its residents. By working alongside public agencies, private developers, and community organizations, the City has forged a path toward a more equitable and sustainable housing future for all Atlantans. Through collaboration, innovation, and a relentless focus on community well-being, Atlanta is setting a standard for how cities can come together to address their most pressing housing challenges.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In 2024, the City has significantly increased its efforts to promote fair housing and ensure equal access to housing for all residents. Recognizing that education and enforcement are key components in combating housing discrimination, the City has placed a strong emphasis on these areas as part of its broader strategy to foster inclusive communities.

One of the key initiatives in 2024 involved deepening partnerships with vital community organizations, such as the Georgia Legal Services Program (GLSP), the Atlanta Legal Aid Society, and Metro Fair Housing of Atlanta. These organizations have been instrumental in providing critical legal support and advocacy for individuals who have faced discrimination in housing transactions, including rental agreements, home purchases, and mortgage practices. Through these partnerships, the City has expanded its capacity to offer timely and effective legal assistance to residents, ensuring that they have the resources needed to protect their rights and seek redress for discriminatory actions.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements (4000 character max)

The City prioritizes performance measurement to ensure the effectiveness and compliance of federally funded programs. Internal staff collaborate to manage programs and monitor activities using established guidelines for each grant type incorporating performance metrics. This approach ensures that the City meets all federal requirements and remains in compliance.

The City completes a semi-annual risk assessment process to systematically identify, analyze, and evaluate risks associated with subrecipients, project sponsors, and developers. This risk assessment process informs both the monitoring schedule and indicates the required level of monitoring. The semi-annual monitoring schedule is then developed. During the 2024 program year desk, virtual and on-site monitoring took place for all grant types administered by the City. Monitoring was conducted by evaluating compliance with federal regulations, written agreements, performance reporting requirements, client and project file management, disbursement requests, grant specific policies and procedures and audits.

Using the CPD Exhibits, internally developed tools and other HUD resources as a guide, the City regularly evaluates performance outputs against the goals defined as part of the 2024 Annual Plan and the 2020-2024 Consolidated Plan. Subrecipients, developers, sponsors, and contractors are required to conduct regular self-monitoring as part of their contractual obligations to the City. The City also promptly addresses compliance with program requirements including performance reporting and timely expenditure of federal funds.

These monitoring activities during PY2024 were conducted on average at a rate of 24 monitoring reviews per quarter, encompassing desk reviews, virtual assessments, and on-site compliance visits.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

DGCD is committed to transparency, accessibility, and meaningful community engagement in the evaluation of federally funded programs. In accordance with 24 CFR 91.105(d) and 91.115(d), the City provided reasonable notice and multiple opportunities for public comment on the 2024 CAPER.

For the 2024 CAPER, the City published an official public notice on March 5, 2025, announcing the 15-day public comment period from March 10, 2025 to March 25, 2025. The notice was disseminated through multiple channels, including the City of Atlanta website both in English and in Spanish, social media platforms (Facebook, Instagram) and local newspaper Fulton Neighbor. Additionally, direct email notifications were sent to over 1,000 community stakeholders, including neighborhood associations, nonprofit organizations, and advocacy groups.

To ensure accessibility and inclusivity:

- Translated materials were made available in Spanish to support Limited English Proficiency (LEP) populations.
- Accommodations for individuals with disabilities, including ASL interpretation and ADA-compliant meeting venues, were provided upon request.

The City offered multiple ways for citizens to submit feedback, including:

- Email submissions to DGCD_Planning@CityOfAtlanta.onmicrosoft.com
- Written comments via mail to DGCD's office at 55 Trinity Ave, SW Suite 3500 Atlanta GA 30303

To further facilitate community engagement, the City hosted a public hearing:

1. In-person hearing held during the Community Development and Human Services Committee Meeting on March 25, 2025 with [NUMBER] attendees.

Throughout the public comment period, the City received [INSERT NUMBER] written comments and [INSERT NUMBER] verbal comments. All feedback was carefully reviewed, summarized, and incorporated into the final 2024 CAPER submission to HUD. The City's responses to community concerns and recommendations are included in the CAPER's Public Comment section.

DGCD remains committed to fostering open dialogue with residents and stakeholders to ensure HUD-funded programs effectively address community needs. The City will continue to enhance public participation efforts by expanding outreach strategies, leveraging digital engagement tools, and ensuring equitable access to program information for all residents.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Program Objectives and Strategic Adjustments

This CAPER marks the conclusion of the PY2020-2024 Consolidated Plan, during which all funds were allocated to meet a qualified national objective. For activities serving a target clientele not presumed to be primarily low- and moderate-income, the City and its designated subrecipients diligently documented household income to ensure compliance and accountability.

In response to the rising demand for affordable housing, the City strategically expanded its multifamily housing stock in PY2024. This targeted growth aligns with evolving community needs and reinforces the City's commitment to addressing housing affordability.

Strengthened Technical Assistance and Capacity Building

To enhance program effectiveness, DGCD provides ongoing project support and technical assistance through structured engagements with subrecipients, developers, and City departments. These efforts are designed to mitigate operational challenges and drive successful project execution. Key areas of focus include:

- **Staffing and Capacity Challenges:** Addressing turnover and resource limitations to maintain program continuity.
- **Scope and Budget Adaptations:** Adjusting project parameters to align with current demands and funding realities.
- **Regulatory Compliance:** Ensuring adherence to evolving federal and local requirements.

Additionally, DGCD conducts routine monitoring and bi-annual training sessions to equip subrecipients, project sponsors, and developers with the knowledge and tools needed to navigate regulatory updates, resolve recurring challenges, and enhance program efficiency. These training sessions also provide a structured forum for feedback, fostering continuous improvement in program planning and implementation.

Through these strategic adjustments, the City remains committed to refining its approach based on lessons learned, ensuring that programs are responsive, compliant, and effectively serve Atlanta's communities.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI Grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

The City of Atlanta conducts on-site inspections of affordable rental housing assisted under the HOME and HOME-ARP programs to ensure compliance with housing codes and applicable regulations.

The properties listed below have undergone inspections as part of this process:

- **111 Moreland**: This property is still under construction and has received progress inspections to monitor compliance with construction standards.
- **277 Moreland**: This property is complete, and all 54 units have been inspected by the Department of Grants and Community Development (DGCD) inspector.

Both properties are subject to **annual inspections** to ensure ongoing compliance with local, federal, and state housing requirements. Any deficiencies identified during the inspection process must be corrected and re-inspected to verify compliance.

The DGCD inspector conducting these assessments is a **licensed general contractor** and **NSPIRE-trained**, ensuring that inspections align with HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) framework.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of Atlanta's Department of Grants and Community Development (DGCD) is committed to advancing Affirmatively Furthering Fair Housing (AFFH) by addressing disparities in housing needs and ensuring equal access to affordable housing opportunities. The City remains in full compliance with civil rights and fair housing laws, and it implements robust affirmative marketing strategies to ensure that all communities, particularly those historically underserved, are informed about available HOME-assisted housing opportunities.

HOME subrecipients are required to submit affirmative marketing plans during the Notice of Funding Availability (NOFA) process, ensuring that all funded projects engage in proactive outreach efforts. DGCD oversees several HOME-funded initiatives, including rental housing development and Tenant-Based Rental Assistance (TBRA) programs, all of which require compliance with affirmative marketing obligations. The City closely monitors compliance through risk assessments, regular reporting, and on-site monitoring visits.

To enhance fair housing efforts, the City provides funding to Metro Fair Housing, a key partner in Education & Outreach, Complaint Intake & Counseling, and Enforcement services. While there have been identified challenges in meeting the full scope of responsibilities, the City has reinforced oversight measures to improve program effectiveness. DGCD is working closely with Metro Fair Housing to strengthen program delivery, enhance public engagement, and increase the effectiveness of fair housing outreach and training efforts.

To ensure equitable access, HOME projects are marketed without regard to race, color, religion, gender, national origin, disability, or familial status. The City requires that funding recipients:

- Advertise HOME-assisted units in legal and widely accessible publications
- Include affirmative fair housing language and logotypes in all outreach materials
- Clearly state affordability and funding sources in advertisements
- Display prominent on-site signage at projects
- Maintain records on the ethnic and disability demographics of completed units

Looking forward, the City is taking proactive steps to further enhance affirmative marketing, including improved technical assistance for subrecipients, expanded multilingual outreach efforts, and increased fair housing training opportunities for housing providers. These strategies reinforce DGCD's commitment to ensuring that HOME-assisted housing is accessible, inclusive, and marketed equitably across all communities in Atlanta.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2024, the City of Atlanta's HOME Program received $745,178.67 in Program Income (PI), generated through repayments of HOME-funded loans for affordable housing rehabilitation and construction. Additionally, $4,710.42 in Program Income was carried over from the prior year, bringing the total available PI to $749,889.09 for the program year.

Program Income funds were strategically reinvested into eligible HOME activities, including rental housing development, homebuyer assistance, and housing rehabilitation, further advancing the City's commitment to expanding and preserving affordable housing opportunities. The use of PI is aligned with HUD requirements and supports projects that benefit low- to moderate-income households.

Beneficiaries of these projects reflect the City's diverse and equitable housing priorities, with a focus on:

- Low- to Moderate-Income Households: Ensuring access to quality, affordable housing for individuals and families earning at or below 80% of the Area Median Income (AMI).
- First-Time Homebuyers: Providing down payment assistance and closing cost support to promote sustainable homeownership opportunities.

The City continues to closely track and allocate Program Income funds to maximize their impact, ensuring compliance with federal regulations and local housing goals. Moving forward, DGCD remains committed to leveraging Program Income effectively, reinforcing affordable housing preservation and development efforts in Atlanta.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City of Atlanta, under Mayor Dickens' leadership, remains committed to expanding affordable housing, particularly for seniors, families, and the city's workforce. With the recent openings of Briar Park and Paramount Apartments, nearly 500 new affordable units have been added in the Greenbriar community. These developments contribute to the City's ambitious 20,000-unit affordable housing goal, with 8,900 units already built or in development. The City continues to foster, maintain, and expand affordable housing opportunities, ensuring all residents have access to safe, quality, and sustainable housing.

HOME funding has been utilized for a variety of projects including down-payment assistance, TBRA, New Construction and Rehabilitation. The HOME units created through these efforts are deed-restricted, with recorded Land Use Restriction Agreements and affordability period requirements in place. By investing in the long-term affordability of units with HOME funds DGCD ensures that it is able to maintain affordable housing within the City for years to come.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for reporting of the one-year goals for number of households provided housing via HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	300	251
Tenant-based rental assistance	100	346
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	50	379
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	50	99

Table 14 – HOPWA Number of Households Served

Narrative

Through HOPWA funding, DGCD has successfully provided:

- **251 clients** with Short-Term Rent, Mortgage, and Utility Assistance (STRMU),
- **346 clients** with Tenant-Based Rental Assistance (TBRA),
- **379 clients** with Permanent Facility-Based Housing, and
- **99 clients** with Transitional Facility-Based Housing.

These achievements **exceeded DGCD's Annual Action Plan (AAP) goals**, demonstrating the department's commitment to surpassing expectations in housing stability and supportive

services for vulnerable populations. By expanding program accessibility and reinforcing partnerships, DGCD continues to drive meaningful change in the community.

Looking ahead, DGCD remains focused on fostering **sustainable housing solutions** and further **enhancing service delivery** to ensure even greater support for those in need. This was realized this year with the focus shift to HOPWA Capital Projects. In 2024 the City expended over seven Millon dollars ($7,000,000) on purchases of housing units for HOPWA.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	7,796				
Total Section 3 Worker Hours	936				
Total Targeted Section 3 Worker Hours	936				

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.	1				

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

DGCD, alongside our subrecipient partners, contractors, vendors, and suppliers, remains dedicated to fostering the development of more resilient and sustainable communities. This commitment is reflected in our efforts to direct employment, contracting, and economic opportunities arising from Federal housing and community development funding toward low- and very low-income individuals, in alignment with the objectives outlined in Section 3.

Notable projects that include section 3 data included the Summech CDC rehabilitation project, Parks and Recreation ADA project, Rebuilding Together Atlanta owner occupied home repair program, and Atlanta Housing infrastructure project.

DGCD remains committed to meeting its goals for employment, contracting, and labor hour tracking. This is achieved through Section 3 self-certification as well as rigorous monitoring and reporting standards for Section 3 Workers, Targeted Section 3 Workers, and Section 3 Business Concerns.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	ATLANTA
Organizational DUNS Number	065372500
EIN/TIN Number	586000511
Identify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Atlanta/Roswell/DeKalb, Fulton Counties CoC

ESG Contact Name

Prefix	Ms
First Name	Deborah
Middle Name	0
Last Name	Lonon
Suffix	0

Title	Commissioner

ESG Contact Address

Street Address 1	55 Trinity Ave SW, Suite 3500
Street Address 2	0
City	Atlanta
State	GA
ZIP Code	-
Phone Number	4043306390
Extension	0
Fax Number	0
Email Address	dblonon@atlantaga.gov

ESG Secondary Contact

Prefix	
First Name	Genevieve
Last Name	Jones
Suffix	0
Title	Director, Entitlement and Competitive Compliance
Phone Number	404-330-6390
Extension	0
Email Address	Gejones@atlantaga.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	01/01/2024
Program Year End Date	12/31/2024

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: CITY OF ATLANTA
City: Atlanta
State: GA
Zip Code: 30303, 3520
DUNS Number: 065372500
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 0