

## 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 2025 Consolidated Annual Performance and Evaluation Report (CAPER) to present accomplishments and progress toward its 2025-2029 Consolidated Plan (Con Plan) goals. In its 2025-2029 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 2025 CAPER reports on activities performed by the City's subrecipients from January 1, 2025, to December 31, 2025, 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 coupled with initiatives that uplift Atlanta residents.

In 2025, 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 continues to advance his transformative 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 2025 AAP submitted, alongside the City's 2025 – 2029 Con Plan, 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 meet its five-year goals outlined in its 2025-2029 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 stock of affordable housing for vulnerable populations.

**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.

Goal	Category	Funding		Outcome	Expected	Actual
Expand Affordable Housing Options	Affordable Housing	CDBG	\$ 690,853.51	Rental Units Constructed	4	
		HOME	\$ 86,468.00	Rental Units Rehabilitated	10	171
				Homeowner Housing Added	2	
				Homeowner Housing Rehabilitated	8	41
				Direct Financial Assistance to Homebuyers		
Reduce Housing Cost Burden	Affordable Housing			Homeowner Housing Added	2	
				Tenant-based rental assistance/Rapid Rehousing	152	
Assistance for Vulnerable Populations	Affordable Housing	CDBG	\$ 322,675.77	Public Service Activities Other than Low/Mod Income Housing Benefit	40	2044
		HOME	\$ 903,519.36	Public Service Activities for Low/Mod Income Housing Benefit	160	158
Diminish Housing Discrimination and Evictions	Affordable Housing	CDBG	\$ 30,303.19	Public Service Activities for Low/Mod Income Housing Benefit	50	5
				Rental Units Constructed	4	
				Rental Units Rehabilitated	10	
				Homeowner Housing Added	2	
				Homeowner Housing Rehabilitated	8	
Expand Housing and Supportive Services for PLWHA	Affordable Housing, Non-Homeless Special Needs, Other	HOPWA	\$ 14,679,813.49	Public Service Activities for Low/Mod Income Housing Benefit	20	
				Overnight/Emergency Shelter/Transitional Housing Beds added	2	
				Housing for People with HIV/AIDS added	0	
				HIV/AIDS Housing Operations	15	3478
				TBRA		
				Homeless Prevention		
				Public Service Activities other than Low/Mod Income Housing Benefit		
				Jobs Created/Retained	10	
Public Improvements/Infrastructure	Non-Housing Community Development			Businesses Assisted	5	
Strengthen Homeless Prevention	Homeless	CDBG	\$ 179,920.58	Homeless Prevention	400	1701
		HOME	\$ 504,712.36	Homeless Person Overnight Shelter		
		ESG	\$ 502,298.42	TBRA		2

## 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:

1. Affordable Housing Supply and Support
2. Safe, Sanitary, and Low-Barrier Housing and Supportive Services for low-income residents.
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 deployed CDBG funds to support housing initiatives by improving public facilities and infrastructure in collaboration with Atlanta Housing. Specifically, funds were directed toward the University Choice Neighborhood, Ashley II project to enhance housing opportunities and provide comprehensive services to vulnerable populations, as well as providing public improvements for the Bowen Choice Neighborhood development. CDBG funds were also utilized for the prevention and elimination of blight. The Westside Future Fund Inc began demolition of 12 vacant, hazardous and dilapidated two-story apartment buildings located within the English Avenue Community.

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

CDBG funds also have contributed to several projects aimed at improving the City's aging housing stock. CDBG funding has been utilized for the rehabilitation of owner-occupied housing units, and existing affordable rental units, with a particular focus on providing home repairs for senior and disabled residents. Partner organizations such as Quality Living Services, Summech, and Rebuilding Together Atlanta have played pivotal roles in delivering these vital services. Quality Living Services completed renovation of 107 affordable rental units at its QLS Gardens Complex. These rental units will be available to renters making below 80% Area Median Income (AMI). Rebuilding Together Atlanta completed rehabilitation activities on 27 owner-occupied single-family homes. Lastly, Summech Community Development Corporation completed work on preserving a 10-unit multifamily building in the Peoplestown neighborhood of Atlanta. These rental units will provide housing for individuals and families earning at or below 80% (AMI).

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.

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**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	229	238	65
Black or African American	2139	2324	463
Asian	24	1	0
American Indian or American Native	9	3	1
Native Hawaiian or Other Pacific Islander	0	1	0
Other	195	27	4
Total	2596	2594	533
ETHNICITY			
Hispanic	286	1	2
Not Hispanic	2310	2593	531

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

	Number of Clients
RACE	
American Indian or American Native	12
Black or African American	832
Hispanic/Latina/e/o	38
Middle Eastern or North African	0
Native Hawaiian or Other Pacific Islander	2
White	64
Asian	4
Multi-racial	41
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0

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

**Narrative**

**CDBG:** In Program Year 2025 (PY 2025), the City furthered 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 meaningful impacts on the community. Non-housing activities provided support to 2,104 individuals, while housing initiatives assisted 492 clients, addressing critical needs across the City. Among those served, 229 identified as White, 2,139 as Black/African American, 24 as Asian, and 9 as American Indian/Alaska Native, and 195 as Multi-Racial. Furthermore, 286 of those assisted were ethnically Hispanic.. 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 2025, 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 2025, these programs served 533 individuals, including 463 Black/African American residents, 65 White residents, 1 Asian resident, 1 American Indian/Alaska Native resident, with an additional 4 individuals identifying as multiracial and 2 ethnically Hispanic residents.

**HOPWA:** In PY 2025, 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 2,492 clients with supportive services, and 964 with housing services offering them and their families safe and secure housing. The racial and ethnic composition of those served are as follows, 238 identified as White, 2,324 as Black/African American, 1 identified as Asian, 3 as Native American or Alaskan Native, 1 as Native Hawaiian/ Other Pacific Islander, 1 as Hispanic, and 25 as Multi-Racial. Through these efforts, the City continued to advance its mission of providing housing solutions and essential supportive services, reinforcing its dedication to improving the quality of life for individuals and families impacted by HIV/AIDS.

**ESG:** In PY 2025, 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 955 clients in need. The racial and ethnic composition of those served is as follows:, 64 White, 832 Black/African American, 12 American Indian or Alaska Native, 2 Native Hawaiian/Other Pacific Islander, 4 Asian, 38 Hispanic, and 41 individuals identifying as multiple races. 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	\$6,602,130.00	CDBG \$5,393,332.89 CDBG-CV \$430,786.88
HOME	public – Federal	\$2,031,804.29	HOME \$1,532,572.96 HOME ARP \$881,211.94
HOPWA	public – Federal	\$15,399,142.00	HOPWA \$14,662,843.37
ESG	public – Federal	\$598,623.00	ESG \$502,298.42 ESG-CV \$463.28

**Table 3 - Resources Made Available**

### Narrative

The City expended \$23,403,509.74 of its CDBG, CDBG-CV, HOME, HOME-ARP, HOPWA, ESG and ESG-CV funding within PY 2025 including additional reprogrammed funds for CDBG, HOME, and HOPWA funding.

- **CDBG:** The City expended a total of \$5,393,332.89 in CDBG and expended \$430,786.88 in CDBG-CV funding.
- **ESG:** The City expended \$502,298.42 and \$463.28 in ESG-CV funds.
- **HOME:** The City expended \$1,532,572.96 and \$881,211.84 in HOME-ARP funding.
- **HOPWA:** The City expended \$14,662,843.37.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation		Actual Percentage of Allocation	Narrative Description
Atlanta EMA	0		10	
City of Atlanta	100		90	
COMMUNITY DEVELOPMENT IMPACT AREA	0		0	

**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 2025. 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.

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## 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.**

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 non-profit 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 immediate needs but also to strengthen long-term relationships across all levels of government. Additionally, the City's 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 2025, the City effectively utilized a total of \$897,293.50 in CDBG Program Income funds, leveraging them alongside available resources for projects through subrecipients. Services provided with Program Income funds included public service projects, public improvements, owner-occupied home repair projects, and rehabilitation of multi-family rental units.

**HOME:** The City expended \$1,242,984.46 in HOME funds and 48,927.60 in HOME-ARP funds which incorporated various funded programs such as TBRA for rental and utility assistance, new construction, and homebuyer assistance. As can be seen in the HOME match table below, as well as in the PR-33, the City surpassed its match liability contributing \$298,748.48 in match funds.

**HOPWA:** Project sponsors retained all program income, which is reinvested into their programs. This program income, combined with other grants and funding sources, enabled project sponsors to expand their outreach and better serve clients.

**ESG:** The City required a dollar-for-dollar match from subrecipients. 2025 match funds amounted to \$502,298.42. Match was comprised of in-kind donations, cash match funds, non-federal grant funding, as well as volunteer labor and organizational supplies. Subrecipients documented their match funds to ensure compliance with match requirements.

<b>Fiscal Year Summary – HOME Match</b>	
	\$112,237,401
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	\$298,748.48
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$112,536,149.00
4. Match liability for current Federal fiscal year	\$160,945.59
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$112,375,203.41

**Table 5 – Fiscal Year Summary - HOME Match Report**

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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
500316	5/6/25	\$130,462						\$130,462
500363-24	7/6/25	\$65,500						\$62,500
500351,500352, 500354,500355	4/1/25					\$105,786.48		\$105,786.48

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 \$
\$2,549,865.43	\$0.00	\$241,242.12	\$504,712.36	\$2,308,623.31

Table 7 – Program Income

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<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0.00	0.00	0.00	0.00	0.00	0.00
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0.00	0.00	0.00			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>Relocation and Real Property Acquisition</b> – 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**

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## 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	275
Number of Non-Homeless households to be provided affordable housing units	800	212
Number of Special-Needs households to be provided affordable housing units	500	614
<b>Total</b>	<b>1500</b>	<b>1101</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	400	889
Number of households supported through The Production of New Units	50	0
Number of households supported through Rehab of Existing Units	100	212
Number of households supported through Acquisition of Existing Units	5	0
<b>Total</b>	<b>555</b>	<b>1101</b>

**Table 12 – Number of Households Supported**

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

The City has continued to make strides in exceeding One-Year Goals by multiple markers. The City has exceeded the number of homeless households to be provided with affordable housing units set in our 2025 AAP. Additionally, the City has exceeded the number of Special-Needs households to be provided with affordable housing units. These outcomes prove that our AAP goals are realistic, obtainable, and that our implemented infrastructure and partnerships have continued to be successful. The City did not meet the one-year goal of providing affordable housing units to non-homeless households; however, the City is currently partnering with agencies which will provide an increase in the number of non-homeless households assisted. This includes a partnership with Atlanta Housing to complete the

University Choice Neighborhood and Ashley II project which will provide 212 units, 20% of which will be affordable at or below 80% Area Median Income (AMI). The City also continues to partner with Atlanta Habitat providing down payment assistance to eligible home buyers.

**Discuss how these outcomes will impact future annual action plans.**

The City has exceeded expectations as it relates to Homeless households provided with affordable housing, the number of Special Needs households provided affordable housing units, and households supported through rental assistance. The City has exceeded this goal through multiple CAPER reports. This success will impact future annual action plans by providing improved data on the City’s true capacity and reach. We anticipate increasing our projected outcome, as our capacity has proven capable of exceeding our current outcome two and three times over.

To better align one-year goals with actual outcomes, the City will continue to prioritize collaboration with community stakeholders in future Annual Action Plans. This engagement is intended to strengthen partnerships with organizations that have the capacity to support capital acquisition and advance affordable housing development. The City will also continue to identify and assess impediments to affordable housing, to better estimate affordable housing development based on current market affordability, environmental processes and location availability.

**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	1697	465
Low-income	185	10
Moderate-income	714	58
<b>Total</b>	<b>2596</b>	<b>533</b>

**Table 13 – Number of Households Served**

**Narrative Information**

During Program Year 2025, a total of 3,129 households benefited from affordable housing funded by CDBG and HOME, serving extremely low, low, and moderate-income households. The City served 2,162 households that were extremely low-income, 195 that were low income, and 772 that were assessed to have moderate-income. CDBG supported households primarily received homeownership repairs inclusive of roof-repair for seniors and disabled individuals via Rebuilding Together Atlanta and Quality Living Services, Inc. The City also provided rental assistance and whole person supportive care to Atlanta

residents from multiple Public Service subrecipients. HOME funds supported housing accessibility via Down Payment assistance utilizing subrecipients such as Habitat for Humanity. HOME ARP further serviced Atlanta residents utilizing TBRA rental assistance via Partners for Home.

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## **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:**

The City made substantial progress during Program Year 2025 in achieving its objective of reaching out to homeless individuals, particularly those who are unsheltered—and assessing their individual needs. Leveraging federal Emergency Solutions Grant (ESG) funding, the City implemented targeted outreach initiatives to engage unsheltered persons and connect them to critical services.

To advance this goal, the City partnered with Intown Collaborative Ministries, Inc. to conduct Street Outreach at identified encampments where chronically homeless and unsheltered individuals reside. Through this partnership, the City provided consistent engagement and case management services, including comprehensive needs assessments and enrollment into the Homeless Management Information System (HMIS). Individuals received mental, behavioral, and physical health evaluations, which informed tailored service plans to address their specific needs.

Additionally, the City collaborated with Covenant House Georgia, Inc. to strengthen outreach efforts targeting homeless youth. As part of its Youth Shelter program, Covenant House employs a peer-to-peer outreach model, recognizing that youth experiencing homelessness respond more positively to peers with lived experience. Housed youth ages 18–24, trained and supported by Covenant House staff, voluntarily participated in outreach activities to engage unsheltered youth. The youth received needs assessment from Covenant House staff to facilitate connections for appropriate services.

The City also continued its engagement with Atlanta 311, the public call center and online platform that connects residents to government resources, including Housing Opportunities for Persons with AIDS (HOPWA) housing and supportive services. Atlanta 311 works in coordination with HOPWA Central Intake to assess client needs and provide real-time service availability, ensuring residents are promptly linked to appropriate providers.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has effectively addressed the emergency shelter and transitional housing needs of persons experiencing homelessness during Program Year 2025 through strategic partnerships and targeted funding. Utilizing federal resources, the city partnered with key organizations to ensure access to safe, supportive environments for individuals and families in crisis.

The City provided funding to the Salvation Army’s Red Shield Services Emergency Shelter Program, which collaborates with the Atlanta Continuum of Care (CoC) Coordinated Entry system to deliver comprehensive services to persons experiencing homelessness. Through this program, the City utilized five single beds and five family rooms—each accommodating up to four family members—throughout the program year. These resources offered immediate shelter and facilitated connections to supportive services designed to stabilize individuals and families.

The City partnered with Partners Against Domestic Violence (PADV) to assist women and children fleeing domestic violence. PADV operates a secure shelter that serves as a haven for survivors of violent crime, providing a comprehensive range of services aimed at empowerment and self-sufficiency. These services include safety planning, counseling, and linkage to long-term housing solutions.

Additionally, the City collaborated with City of Refuge, Inc. to support its Eden's Village Shelter, which offers housing and robust supportive services for women and children experiencing homelessness in Atlanta. Eden's Village operates as a transitional housing program with a duration of six to nine months, equipping participants with the tools and resources necessary to achieve stability and sustain permanent housing.

**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 implemented targeted strategies to help low-income individuals and families avoid homelessness, with a particular focus on extremely low-income households and those at-risk following discharge from publicly-funded institutions and systems of care. Through strategic use of federal resources and partnerships, the City provided housing stabilization and supportive services to prevent homelessness among vulnerable populations.

The City leveraged Housing Opportunities for Persons with AIDS (HOPWA) funding to stabilize individuals discharged from hospitalization due to HIV/AIDS-related disabilities. This assistance mitigates the risk of homelessness caused by income disruptions. Short-Term Rent, Mortgage, and Utility (STRMU) assistance was provided through partnerships with DeKalb County Board of Health and Africa's Children's Fund, ensuring continuity of housing for eligible clients.

Additionally, the City utilized Community Development Block Grant (CDBG) funds to support individuals deemed mentally incompetent to stand trial by judicial determination. These individuals, upon discharge from correctional facilities, received housing placement and access to mental health and whole-person care services, promoting stability and reducing recidivism.

The City also partnered with Gateway Center (24/7 Gateway) to provide emergency shelter and comprehensive support services for men experiencing homelessness, including employment assistance and veteran-specific programs. Gateway Center operates 502 beds dedicated to men, offering pathways to housing and self-sufficiency.

**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 has worked to shorten the duration of homelessness, facilitate access to affordable housing, and prevent returns to homelessness through strategic partnerships and supportive programs

The City leverages a key partnership with City of Refuge, Inc., which operates the Eden’s Village program. This transitional housing initiative not only provides safe transitional housing for women and children but also offers a unique opportunity for some participants to graduate into permanent housing apartments located on-site. Residents who transition into these apartments continue to receive support from City of Refuge staff, including access to on-site childcare services that enable working parents to maintain employment and housing stability. This CoC significantly reduces the risk of recurring homelessness by equipping families with the resources needed to sustain permanent housing.

The City also partners with organizations that conduct comprehensive assessments of client needs and deliver whole-person care prior to referral into permanent housing. These organizations ensure that individuals and families are thoroughly prepared for independent living, reducing the likelihood of future homelessness.

Additionally, the City’s subrecipients leverage their networks to provide ongoing supportive services to individuals after they are housed. For example, Travelers Aid Atlanta, a HOPWA provider, maintains a Memorandum of Understanding (MOU) with CaringWorks to deliver case management services to housed clients. This collaboration ensures that individuals continue to receive the care and support necessary to maintain permanent housing, effectively breaking the cycle of chronic homelessness.

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

The City does not own or operate public housing units. Public housing within the City is administered by Atlanta Housing (AH), the designated Public Housing Authority (PHA).

Consistent with 24 CFR §§ 91.220(h) and 91.320(j), the City coordinates with Atlanta Housing to align housing strategies, redevelopment efforts, and resident-focused initiatives with the City's Consolidated Plan priorities. While the City did not directly fund public housing operations during the program year, coordination occurred through planning, information sharing, and alignment of neighborhood revitalization and housing stability efforts.

In addition to coordination with the PHA, the City administers a Section 8 Moderate Rehabilitation Program outside of the public housing portfolio. This program supports 128 units, including 100 single-room occupancy (SRO) units serving individuals who were previously homeless and 28 two- and three-bedroom units serving families. The Moderate Rehabilitation Program contributes to the City's housing stability and homelessness response strategies by preserving affordable housing and providing long-term housing options for vulnerable populations.

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Through continued coordination with AH and the administration of non-PHA housing programs, the City advances its goals related to housing stability, affordable housing preservation, and supportive housing opportunities for low- and moderate-income households.

**Actions taken to address the needs of public 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 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 two properties, providing a total of 128 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, 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. 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 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)** 852,402.00 towards LIFT 2.0 HOME TBRA

The City has taken deliberate, multi-layered actions to remove and mitigate public policy barriers that historically constrained the feasibility, timing, and financial viability of affordable housing development. These actions reflect a coordinated strategy to modernize land use controls, reduce regulatory friction, increase development capacity, and improve return on residential investment for projects serving low-

and moderate-income households.

A critical structural reform was the adoption of the Text Amendment Ordinance (TPO Amendment 25-O-1129) on March 12, 2025, which modified Section 158-103(c)(4) of the City's tree preservation regulations. Historically, tree retention requirements imposed significant site design constraints and increased development costs, particularly on smaller or infill parcels disproportionately used for affordable housing. The amendment introduced a targeted affordability incentive by allowing projects with for-sale housing units priced at or below 1.5 times the Area Median Income (AMI), as defined by HUD, to reduce minimum tree retention requirements to 50 percent of the otherwise applicable standard. This change preserves environmental stewardship while improving land yield efficiency, reducing site preparation costs, and allowing developers to maximize recompense per acre -- directly enhancing the financial feasibility of attainable homeownership projects.

The City also has leveraged zoning and land use tools to expand residential development capacity in strategic locations. The implementation of density bonuses within the MRC-3 zoning district allows developers to construct additional housing units beyond baseline zoning limits when affordability criteria are met. This policy directly offsets the reduced revenue margins associated with affordable housing by enabling increased unit production and improved economies of scale. By aligning density incentives with affordability outcomes, the City has strengthened the economic viability of mixed-income and income-restricted housing developments while promoting more efficient land utilization.

In parallel, the City's Comprehensive Development Plan update ("Plan A") represents a systemic effort to remove long-standing land use and growth barriers by aligning future land use designations with housing production goals, particularly in transit-accessible and redevelopment corridors. The plan prioritizes increased residential capacity, mixed-use development, and context-sensitive density, creating a policy framework that supports long-term housing supply expansion. Complementing this effort, the City has undertaken targeted, public-initiated rezonings in key opportunity areas, including Barge Road, Peeples Street, Lakewood Heights, and Murphy Crossing, to proactively convert underutilized or restrictive zoning classifications into districts that permit higher residential density and affordable housing development. These rezonings remove entitlement barriers, reduce developer uncertainty, and accelerate housing production timelines.

To address procedural and administrative barriers, the City has implemented operational reforms designed to expedite approvals and reduce development risk. Through coordinated efforts such as the Fire Brigade and NRI Strike Force initiatives, affordable housing projects receive focused, cross-departmental support to resolve permitting challenges, navigate regulatory requirements, and streamline plan review. In addition, the City has prioritized expedited permitting pathways for affordable housing developments, significantly reducing approval timelines and carrying costs. These process improvements enhance predictability and lower the cost of capital, which is a critical factor in enabling affordable housing production.

Collectively, these actions demonstrate a comprehensive and intentional approach to removing regulatory, procedural, and economic barriers embedded in land use controls, zoning ordinances,

environmental requirements, and permitting processes. By increasing allowable density, reducing unnecessary regulatory burdens, modernizing land use policy, and accelerating approvals, the City has materially improved the development environment for affordable housing. These reforms strengthen the return on residential investment for affordability-restricted projects while advancing the City's broader goals of expanding housing access, promoting equitable growth, and increasing the supply of attainable housing for current and future residents.

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

A primary obstacle to meeting underserved needs during 2025 was access and awareness of resources. DGCD has partnered with the City's Housing Help Center which provides a database of resources, partnerships, and available assistance. DGCD has also partnered with the City's social media team to ensure that residents are aware of the services and resources available via the Lead Hazard Reduction and Healthy Homes programs. The City has also canvassed low to moderately low, as well as extremely low census track neighborhoods to provide information on programs offered via the Healthy Homes and Lead Capacity Grant.

Another obstacle to meeting underserved needs is adverse health matters. The City has identified that residents preoccupied with adverse health matters are not able to prioritize other matters such as housing, and employment. The City has advertised and held a health fair within the West Side Promise Zone, an underserved community in Atlanta, to bring health resources to the residents. This health fair also served as a resource to introduce available housing rehabilitation services that address health matters, educating residents about the dangers of lead and mold.

The City has identified organizational staff capacity as an obstacle to meeting underserved needs. DGCD has addressed this by providing resources and supporting via Bi-Weekly meetings with our Subrecipient Stakeholders. We also have provided technical assistance that supports current staff capacity and potential turnover. DGCD has conducted Semi-Annual Subrecipient Training in which City subrecipient and project sponsor partners participate in training that provides education and resources that aim to alleviate commonly experienced issues.

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

The City remains committed to reducing lead exposure risk via regulatory compliance with housing programs, education of grant administrators as well as proper assessment and mitigation as needed. All subrecipients and project sponsors receiving federal funding through the City are required to comply with applicable federal and state laws and regulations related to lead-based paint hazards. Compliance with lead-based federal and state laws and regulations is monitored in accordance with our departmental Standard Operating Procedures (SOP).

In 2025 the City made significant progress in the administration of the Lead Hazard Capacity Building Grant (LHRCB). Outreach and marketing were conducted throughout the LHRCB target areas, the Westside Promise Zone neighborhoods, reaching contractors, residents, and community-based organizations. Targeted outreach locations included public libraries, schools, employment staffing agencies, and community centers such as the YMCA. The LHRCB program also participated in the Landlord Symposium hosted by Atlanta Housing, National Night Out hosted by the Neighborhood Planning Unit, and Career and Resource Fairs hosted by The Urban League of Greater Atlanta and the Atlanta Department of Labor and Employment. LHRCB most recent hosted events include the Community Health Fair and Lead Hazard Educational sessions at Atlanta's Westside Promise Zone elementary schools and recreational centers, reaching more than 300 Atlanta residents.

LHRCB has eight executed Memorandums of Understanding with community agencies, such as the Fulton County Board of Health, local libraries, The Nehemiah Project, Westside Works, Career Rise, Georgia Academy of Building Trades, and Connect to Work GA. All organizations have been instrumental in program promotion through flyer distribution and by including the program's information on their website.

LHRCB team launched a social media campaign in collaboration with the City's Communications Department. This partnership has significantly increased the program's social media presence and improved visibility among contractors servicing the Metro Atlanta area. Several program inquiries and applications received to date are directly linked to this social media marketing campaign. The City also has partnered with internal municipal departments such as the Atlanta Department of Labor and Employment, which allows for continued outreach to potential applicants.

The Healthy Homes Production (HHP) program also has made notable strides during the 2025 program year. The program began accepting applicants early in the year and completed healthy home assessments on fifteen (15) homes within the Westside Promise Zone. Of those fifteen (15) homes, one (1) was cleared of environmental hazards, while the remaining fourteen (14) are expected to be completed in the following calendar year. HHP serves as a valuable supplemental resource, providing limited rehabilitation services to address harmful environmental hazards for residents.

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

The City has aligned its Consolidated Plan goals to reduce the number of families living in poverty. To support this effort, the City has prioritized affordable and low-barrier housing, supportive services, and the development of new emergency shelter capacity with related services. Funding awards and allocations are guided by these priorities, with a focus on whole-person care—an approach proven to reduce the risk of long-term poverty.

The City also has made a concerted effort to partner with service providers that provide whole-person care such as City of Refuge that has housed and assisted 107 residents during the program year. The City of Refuge partners with the City to provide sheltered housing, clothing, food, childcare services, and a

multitude of training opportunities ranging from culinary training, medical training inclusive of dental and vision training, training for fitness careers, an Entrepreneurship Hub which fosters aspiring entrepreneurs, and automotive career training.

The City of Refuge, along with other partners, provides immediate shelter while assisting residents in transitioning to long-term, sustainable, and affordable housing through community partnerships and grant funding. Other City partners that provide whole-person care, including shelter and employment training, include 24/7 Gateway, the Salvation Army, House of Cherith, and Nicholas House.

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

The City has taken action in developing institutional structure by conducting four Request for Proposal (RFP) Workshops, all of which were grant specific (HOPWA, CDBG, ESG and HOME) with the achieved goal of equipping potential applicants and community stakeholders with RFP requirements, broadening their knowledge on eligibility criteria, potential grant funding activities, regulation applicability and application structure. These efforts enhanced the competitiveness and quality of proposals to ensure stronger alignment with community needs and federal program goals.

The City also increased our internal institutional structure by conducting departmental and activity focused work sessions that resulted in an increased framework of our Standard Operating Procedures (SOP). The updated SOPs improved accuracy, consistency and organizational compliance in program administration, ensuring work continuity through internal departmental transition or turnover, ensuring that there is no lapse in service, expenditures, and compliance.

The department has furthered internal institutional structure and capacity by engaging Housing & Community Development Associates, an organization that specializes in HOME administration. This partnership enhanced internal expertise related to HOME oversight, underwriting, and compliance with federal requirements. The contracted specialist conducted Technical Assistance meetings with the DGCD Affordable Housing team to provide guidance and support on underwriting activities aligned with HUD regulations and best practices.

DGCD has continued to foster citywide institutional structure by maintaining a consistent presence at Bi-Weekly City of Atlanta City Council Meetings. These meetings served to increase institutional coordination between program administration, municipal leadership and City residents. This ongoing engagement accomplished the following: 1. strengthened alignment with citywide priorities and constituent obstacles, 2. presented the opportunity to further enhance responsiveness to community concerns and incorporate municipal considerations, 3. informed the public of upcoming program activities, and 4. supported coordination amongst departments to inform data-driven decision making for HUD-funded programs.

DGCD has leveraged Partners for Home to broaden the reach of grant funding that targets special needs housing funded by ESG and HOPWA. This partnership has enhanced DGCD's funding reach as Partners for Home has the organizational capacity to leverage grant and private funding, and it has increased

subrecipient knowledge and compliance. Partners for Home provides weekly “office hours” that allow subrecipients to address any areas of technical concern. Partners for Home continues to be a resource that influences program design and supports ongoing policy development and implementation.

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

During the program year, DGCD strengthened coordination with public and private housing partners, and social service agencies to support the delivery of affordable and supportive housing throughout the City.

DGCD continued its partnership with Atlanta Housing (AH), the largest housing authority in Georgia, to administer significant affordable housing projects inclusive of the 212-unit Ashley II mixed-income building and the Bowen Homes housing site. Through these projects, DGCD and AH collaborated on implementation and oversight ensuring that federal and local requirements were satisfied.

Through HHP, the City advanced its Annual Action Plan commitment to provide home repair and health-and-safety interventions for vulnerable populations through partnerships with non-profit organizations and housing service providers. The program’s coordinated approach to identifying housing hazards in households making at or below 80% AMI, as well as targeting those households inhabited by children under the age of 12, demonstrates the City’s ongoing collaboration between housing and community stakeholders. This activity strengthened collaborative service delivery across public and non-profit partners.

DGCD also maintained a strong partnership with Partners for Home, Atlanta’s Continuum of Care lead agency, to coordinate supportive services for individuals and families that represent the City of Atlanta’s most vulnerable population.

Collectively, these actions enhanced the City’s institutional structure, strengthened partnerships across public and private entities, and advanced integrated approaches to addressing housing and community needs in Atlanta.

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

The City remains dedicated to addressing the barriers identified in our 2020 Analysis of Impediments to Fair Housing Choice. The City has strategically partnered with subrecipients that have leveraged private funds to ensure that the scale of housing contracts have maximum reach. Partnerships with organizations such as Atlanta Housing, Quest Community Development Corporation, and Partners for Home provide affordable housing options for residents in areas of opportunity.

The City addressed the Impediment Need for Fair Housing Education and Enforcement in 2025 by

partnering with Metro Fair Housing to expand fair housing education to the public. The City also has maintained a relationship with Atlanta Legal Aid to ensure that residents have access to advocacy and representation as it applies to enforcing fair housing rights.

It was identified that accessible and available housing for persons with disabilities is in short supply. The City has addressed this shortage by collaborating with community stakeholders such as AID Atlanta and Status Home to provide housing that is accessible to disabled persons. Partnerships with these organizations provide housing and are paired with Supportive Services to address the clients' housing and medical needs.

To support City residents who aspire to homeownership as a pathway to equity and long-term stability, the City has partnered with Habitat for Humanity and Focused Community Strategies to provide down payment assistance. By addressing this key barrier, the program equips residents with the education, support, and financial resources needed to take the next steps toward homeownership.

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## **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)**

Monitoring is a critical element in the City's strategy to ensure adequate program administration and oversight. The City monitors the performance of each subrecipient under the terms of its Contract or Memorandum of Understanding as applicable. Projects are reviewed for compliance with applicable CDBG, HOME, HOPWA and ESG program regulations. The review process is conducted by evaluating compliance with federal regulations, written agreements, performance reporting requirements, client and project file management, disbursement request, grant specific policies and procedures and audits. During the grant, the City monitors through Desk Monitoring or Full/On-site Visits which are followed up by written reports so that any findings and/or concerns identified can be resolved as soon as possible. Internal staff collaborate to manage programs and monitor activities using established guidelines for each grant type and incorporate 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.

Using the CPD Exhibits, internally developed tools and other HUD resources as a guide, the City regularly evaluated performance outputs against the goals defined as part of the 2025 Annual Action Plan and the 2025-2029 Consolidated Plan. The City also promptly addressed compliance with program requirements including performance reporting and timely expenditure of federal funds.

Monitoring activities during PY2025 were conducted on average at a rate of approximately 9 monitoring reviews per quarter, encompassing desk reviews, virtual assessments, and on-site compliance monitoring activities.

## **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 2025 CAPER.

For the 2025 CAPER, the City published an official public notice on March 9, 2026], announcing the 15-day public comment period from Monday, March 9, 2026, to Tuesday, March 24, 2026. The notice

was disseminated through multiple channels, including the City's DGCD website, social media platforms (Facebook, Instagram), and the Fulton Neighbor and Mundo Hispanic newspapers. 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.
- Accommodation for individuals with disabilities, including ASL interpretation and ADA-compliant meeting venues, was provided upon request.

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

- Email at [DGCD\\_Planning@AtlantaGa.gov](mailto:DGCD_Planning@AtlantaGa.gov)
- DGCD website feedback form
- Phone or voicemail at (404) 330-6390
- Mail, and/or in person at Atlanta City Hall

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 24, 2026 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 2025 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 Year 2025 represents the inaugural year of the current Consolidated Plan. During this initial year, the jurisdiction maintained its established program objectives, and no modifications were warranted.

**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

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## **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 conducts on-site inspections of affordable rental housing assisted under the HOME program to ensure compliance with housing codes and applicable regulations.

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

- **557 Lindsay**- This property contains six (6) home rental units and has received progress inspections to monitor compliance with construction standards.
- **QLS Gardens**- The initial inspection was completed for this property for four (4) buildings.
- **111 Moreland**- This property is complete, and all forty-two (42) units have been inspected by the Department of Grants and Community Development Inspector.

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)**

It is the assessment of DGCD that this jurisdiction's affirmative marketing actions for HOME units are sound, effective, and yielding measurable outcomes. It is the requirement of DGCD that all HOME projects are marketed without regard to race, color, religion gender, national origin, disability or family status.

DGCD ensures affirmative marketing actions for HOME units through several targeted efforts. It is a requirement that all subrecipients provide an affirmative marketing plan during our Request for Proposal process. These marketing actions are assessed and considered when awarding HOME funding to ensure compliance with affirmative marketing obligations. Affirmative Marketing efforts are fully reviewed during full monitoring to ensure compliance with all HUD requirements.

The City has awarded subrecipients that leverage partnerships to expand affirmative marketing reach. Sweet Auburn Grande has leveraged its joint venture with Gorman & Company, LLC, and 111 Moreland leveraged their partnership with Partners for Home and Atlanta Housing. These partnerships leverage the broader networks of established organizations to ensure information is vastly distributed, furthering the objectives of affirmative marketing requirements.

**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 2025, the City's HOME Program received no Program Income (PI).

However, \$241,242.12 in **existing** program income was expended during 2025. 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 PI funds to maximize their impact, ensuring compliance with federal regulations and local housing goals. Moving forward, DGCD remains committed to leveraging PI 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 has continued to prioritize affordable housing for all Atlanta residents, with an emphasis on the most vulnerable populations such as seniors, disabled persons, and families that have low and extremely low-income levels.

An initiative that the City has spearheaded to maintain affordable housing is Affordable Housing Week 2025, a 3-day event for residents, current and future developers to network, support, and encourage affordable housing projects. This event held sessions such as, "*Financing Affordable Housing Developments*," "*Affordable Housing and the Atlanta Main Street Program*," and "*A Comprehensive*

*Overview of all Department of Grants and Community Development Programs.”* At this event DGCD was able to present an overview of all grant funding and how our funding can be of further assistance to developers, encouraging collaboration in the development of future affordable housing developments.

The City also continues to enforce its Public Subsidies Ordinance that mandates a set-aside of affordable housing units for new multifamily rental developments with at least ten (10) units if the unit receives a public subsidy. This requirement ensures that 10% of units are set aside for households at or below 60% AMI or 15% of units for incomes at or below 80% AMI.

The City’s Mayor’s Office has continued development on the Moving Atlanta Forward initiative Path to 20K, with the goal of creating and preserving 20,000 affordable housing units by 2030. To date the City has served 11,567 rental units and 1,462 homeowner units, while 5,657 units are funded and currently under construction.

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## CR-55 - HOPWA 91.520(e)

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

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	0	302
Tenant-based rental assistance	0	312
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	15	299
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	47

**Table 14 – HOPWA Number of Households Served**

### Narrative

During 2025, DGCD strengthened HOPWA service delivery by improving internal coordination and expanding access to housing and supportive services for persons living with HIV/AIDS. A centralized referral system, led by a designated HOPWA specialist, enabled faster placement of clients into programs with available capacity, reducing delays and improving alignment with client needs. DGCD also implemented a vacancy reporting framework requiring HOPWA-funded agencies to submit regular updates on available tenant-based rental assistance and STRMU assistance. These updates are compiled into weekly vacancy reports and distributed to partner agencies to support coordinated referrals. ATL 311 referrals further strengthened the intake and referral system and improved DGCD's ability to assess housing capacity across the Atlanta EMSA.

In addition, DGCD provided targeted technical assistance on accomplishment reporting and reimbursement procedures. The use of standardized guidance and reference materials reduced reporting errors, improved data quality, and supported timely and compliant reimbursement submissions

### 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	6	4	0	0	0
Total Labor Hours	90,448.50	112,804.0	0	0	0
Total Section 3 Worker Hours	42,307.50	35,310.0	0	0	0
Total Targeted Section 3 Worker Hours	25,204.00	8,900.00	0	0	0

**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 childcare.					
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, in collaboration with its subrecipient partners, contractors, vendors, and suppliers, remains committed to advancing resilient and sustainable communities. This commitment is demonstrated through intentional efforts to direct employment, contracting, and economic opportunities generated by federally-funded housing and community development activities to low- and very low-income individuals, consistent with the objectives of Section 3.

During the program year, several projects reported Section 3 activity, including the Summech CDC rehabilitation project, Rebuilding Together (Atlanta’s owner-occupied home repair program), Atlanta Housing infrastructure project – Ashley II, Westside Future Fund, Sweet Auburn Grande, multi-family new construction, oaksATL (new construction of six mixed units), QLS, Inc(rehabilitation project), and Quest, Inc.(multifamily new construction project), and Bowen Choice Public Improvement. These projects contributed to the tracking and reporting of Section 3 outcomes and supported workforce and economic development goals.

DGCD continues to prioritize compliance with Section 3 requirements with Section 3 worker self-certification, combined with ongoing monitoring and reporting protocols. The Department actively tracks employment, contracting, and labor hour data for Section 3 Workers, Targeted Section 3 Workers, and Section 3 Business Concerns to ensure accountability and measure performance. Through these efforts, DGCD remains focused on meeting its Section 3 goals and strengthening economic opportunities for eligible residents.

## 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

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

#### ESG Contact Name

<b>Prefix</b>	Ms
<b>First Name</b>	Deborah
<b>Middle Name</b>	0

CAPER

**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** [dblondon@atlantaga.gov](mailto:dblondon@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](mailto: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

DRAFT