# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

**1.** **Introduction**

High quality affordable housing is one of the City of Atlanta’s highest priorities. With a goal of creating or preserving 20,000 units of affordable housing throughout the city, ensuring safe and secure housing options and connecting residents with the housing resources they need to prosper, the City has established the AAP FY24 to align with HUD's national objectives.

In accordance with federal regulations, the City of Atlanta (City) an entitlement community and participating jurisdiction, is required to prepare a Consolidated Plan (Con Plan) every five years and update it with an Annual Action Plan (AAP) for submission to the U.S. Department of Housing and Urban Development (HUD) each year. The designation as an entitlement community permits the City to receive formula grant assistance from HUD for the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) program. On August 15, 2020, the City submitted the Five-Year Consolidated Plan FY 2020 through FY 2024.

This AAP serves environment andscription of specific components of the fifth (5th) year of the City’s Five-Year Consolidated Plan for FY 2020-2024 and documents the services, activities and initiatives designed to improve Atlanta residents’ quality of life by providing decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income persons and neighborhood improvements. This report also highlights actions to be taken over the next twelve (12) months during fiscal year 2024 to address priority needs in our community. They are as follows: Affordable Housing, Homeless Assistance, Public Services, Public Improvements and Housing for Persons living with HIV/AIDS.

The **FY24** AAP complies with the overriding principle of benefitting low/ moderate-income persons and households. HOME, ESG, and HOPWA are restricted to activities that benefit low- and moderate-income persons; The City requires no less than 70% of CDBG funding to be used for activities that benefit low-and-moderate income persons. Primarily CDBG, HOME, and ESG funds are to be used for the benefit of persons living in the City of Atlanta. HOPWA provides services that cover a 29-county Eligible Metropolitan Statistical Area (EMSA), and Atlanta as the largest urban city administers the grant on behalf of the EMSA.

The 2024 Annual Action Plan represents the final year of the 2020-2024 Consolidated Plan. This Annual Action Plan outlines the activities undertaken in the program year (January 2024- December 2024). Following HUD’s 2022-2026 Strategic Framework, the City affirms that it will make every reasonable effort to expend these resources in communities of Atlanta with the greatest need, including the 29-County Eligible Metropolitan Statistical Area under the HOPWA program. Therefore, the projects identified in this plan will be primarily used to benefit households and individuals within the category of extremely low to moderate-income, along with non-profits and businesses serving these demographic groups.

**2.** **Summarize the objectives and outcomes identified in the Plan**

*This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

The Objectives and Outcomes of the FY24 AAP for the City are as follows:

* Affordable Housing Supply and Support – The City will provide funding for the following activities: Construction of rental units, rehabilitation of rental units, homeowner housing added, and direct financial assistance to homebuyers.
* Assistance for Currently Homeless Persons/Families - Funding will be provided for overnight/emergency shelter/transitional housing beds added.
* Fair Housing, Housing Counseling, and Legal Services- Funding will be utilized to reduce the incidences of housing discrimination among low-moderate income residents. Provide mechanisms that make it easier for them to report housing violations and improve processes and policies that enable the City to meet reporting requirements and make data driven decisions.
* Safe, Sanitary, and Low-Barrier Housing and Supportive Services for people with HIV/AIDS – Funding will be provided for the following activities: public service activities other than low to moderate income housing benefit, tenant based rental assistance, rapid rehousing, overnight/emergency shelter/transitional housing beds added, homeless prevention, housing for people with HIV/AIDS added, and HIV/AIDS housing operations.
* Planning and Administration COA and Coc
* Public facilities and infrastructure – Funding will be provided for public facility or infrastructure activities other than low to moderate income housing benefit.
* Public Services - Funding will be provided for homeless prevention.

Performance indicators will be used to measure the objectives and outcomes of the projects selected to be funded during the NOFA process. These performance indicators will be measured through monthly accomplishment reporting and will track the overall success of identified outcomes associated with each project. Project data will be aggregated at end of calendar year and will roll into the City's Consolidated Annual Performance and Evaluation Report (CAPER).

**3.** **Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

The City utilized $49,916,051.12 of federal entitlement funds in 2023. CDBG supported affordable housing, public services, public improvements, and program monitoring, as well as grants received by Atlanta's CoC from the Substance Abuse and Mental Health Services Administration, generating PI of $555,325.41 leveraging them alongside traditionally available resources in various ways. Total expended: $15,518,146.50. During PY 2023, the City of Atlanta effectively utilized ESG funds, which require a dollar-for-dollar match from both the City and its subrecipients. The match funds amounted to $719,547.46, comprising the following various components: cash match funds allocated towards ESG-eligible activities, including program income; the value or fair rental value of any donated material or buildings utilized for ESG programs; salaries disbursed to staff engaged in executing programs and services provided by the sub-recipient; and professional services rendered by volunteers, such as medical or legal assistance, are valued at a reasonable and customary rate within the community. The City demonstrated financial stewardship by allocating $982,305.06 in HOME funds towards a range of crucial initiatives, including rental and utility assistance, acquisition, new construction, and homebuyer assistance. The City successfully facilitated homebuyer assistance for first-time homeowners, empowering individuals to achieve their dreams of homeownership. In the Program Year 2023, a total of $32,696,052.10 in HOPWA funding was expended, supplemented by an additional $394,444.12 from other non-HUD funding sources. This leveraging of funds, which includes resident rents, resulted in a leveraging ratio of 1.3%. The City of Atlanta collaborates with 11 Project Sponsors to deliver services to eligible individuals through the HOPWA program. These partners not only receive HOPWA funding but also secure funding from other sources to support housing and HIV/AIDS services. These combined resources are utilized to offer a comprehensive array of supportive services within the Continuum of Care (CoC).

**4.** **Summary of Citizen Participation Process and consultation process**

The City is committed to engaging all residents, especially those from low and moderate-income backgrounds, in its community development initiatives. This includes areas affected by federal and HUD funds, such as CDBG, ESG, HOPWA, and HOME funds. The designated Community Development Impact Area comprises block groups where at least 51% of households earn at or below 80% of Atlanta's median income, based on U.S. Census data.

 To ensure broad participation, the City aims to involve:

* Minorities
* Persons with Limited English Proficiency (LEP)
* Persons with disabilities
* Local and regional institutions, including the Atlanta Continuum of Care (CoC), the HOPWA Advisory Committee, businesses, developers, nonprofit and philanthropic organizations, and community and faith-based organizations.

Specific measures to engage non-English speaking residents include:

* Informing the Hispanic community about funding opportunities through Spanish language media.
* Providing documents in Spanish at meetings upon request.
* Offering information in multiple languages via the City’s website, which includes a translator link.

Public comments are actively solicited before and during public hearings. Citizens will be informed about comment submission deadlines and methods. The City adheres to federal regulations by providing a 15-day public hearing notice and a 30-day comment review period, during which comments can be submitted via email or in person.

The City encourages and desires the participation of all the residents of the City, particularly low and moderate-income residents of areas in which federal and HUD funds apply, including, but not limited to, CDBG, ESG, HOPWA, and HOME funds, are proposed to be used. The City designates its eligible low and moderate-income areas as the Community Development Impact Area, based on income data from the U. S. Census documenting block groups where at least 51% of households have income at or below 80% of Atlanta median income. The City shall take appropriate actions to encourage the participation of the following persons and organizations:

* Minorities.
* Persons with Limited English Proficiency (LEP).
* Persons with disabilities; and,
* Local and regional institutions, the Atlanta Continuum of Care (CoC), the HOPWA Advisory Committee, and other organizations including businesses, developers, nonprofit & philanthropic organizations, and community and faith-based organizations.

Efforts will be made to ensure that non-English speaking residents have an opportunity to participate in the AAP through the following actions:

Inform the Hispanic community of CDBG, ESG, HOME, and HOPWA funding opportunities through a recognized Spanish language newspaper and/or Spanish language radio.

* Provide documents to the public in Spanish, as needed and upon advanced notice, at NPU meetings, neighborhood organization meetings, and other organizations that serve the Hispanic community.
* Using the City’s website, Grants and Community Development | Atlanta, GA (atlantaga.gov), non-English speaking persons can obtain additional information about CDBG, ESG, HOME, and HOPWA programs by viewing the translator link.

Public comments will be solicited prior to and at the public hearings. Citizens will be advised when comments are due and where to submit their comments. The City will receive comments from citizens on its proposed Con Plan, AAP, CAPER, and CPP for a period outlined in federal regulation. The city provides a 15-days public hearing Notice and a 30-day review period for the public to provide comments both via email or in person during a pre-scheduled public hearing.

**5.** **Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

*The City of Atlanta’s 2024 Annual Action Plan (AAP) and Funding Recommendations was submitted for approval to Atlanta’s City Council on June 25, 2024.for the required 30-day public comment period.  The City Council held a public hearing during the council meeting on Tuesday, July 9, 2024, at 1:30 pm.  At that time, citizens and other interested parties were invited to provided comments on the Annual Action Plan*

**6.** **Summary of comments or views not accepted and the reasons for not accepting them**

*No comments regarding the Annual Action Plan (AAP) were received during the public comment period.  The City of Atlanta's policy is to accept, record, and include all comments.*

**7.** **Summary**

The City’s PY 2024 Action Plan is in line with the priorities outlined in the Five-Year Consolidated Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1.** **Agency/entity responsible for preparing/administering the Consolidated Plan**

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

| **Agency Role** | **Name** | **Department/Agency** |
| --- | --- | --- |
| CDBG Administrator | ATLANTA | Department of Grants & Community Development |
| HOPWA Administrator | ATLANTA | Department of Grants & Community Development |
| HOME Administrator | ATLANTA | Department of Grants & Community Development |
| ESG Administrator | ATLANTA | Department of Grants & Community Development |

Table 1 – Responsible Agencies

**Narrative (optional)**

The City’s Department of Grants and Community Development is the lead administrator responsible for the development of the Consolidated Plan and Annual Action Plan. DGCD is responsible for oversight of all four entitlement programs.

**Consolidated Plan Public Contact Information**

Deborah Lonon
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Atlanta, GA 30303
404-330-6390

**1.** **Introduction**

The City’s Five-Year Consolidated Plan (Con Plan) FY 2020 through FY 2024 describes the City's housing market conditions, identifies the need for affordable housing and community development and provides strategies to address identified unmet needs which will be included in the Notice of Funding Availability (NOFA). The plan coordinates the City's housing and economic development with other public, private, and nonprofit community housing providers and non-housing service agencies. The resulting AAP delivers a unified vision for community development and housing actions with the primary goals of providing affordable housing, public services, revitalization within target neighborhoods, support for homeless and special needs populations, and expansion of economic development opportunities. The strategic plan describes the City’s goals to provide for housing and non-housing community development needs for the duration of the period.

The Con Plan was developed to create a five-year overarching blueprint for the administration of HUD entitlement grant dollars. The AAP specifies actions to take place in conjunction with the Con Plan over a 12-month period or FY. The FY 24 AAP incorporates the objectives and outcomes derived from the needs assessments, equitable housing assessments, market analysis data, and community engagement. Using the City’s Action Plan, a Notice of Funding Availability (NOFA) is made to solicit applications for said HUD entitlement grant dollars. The NOFA process involves various City departments, local nonprofit agencies, businesses, residents, and the larger community. The plan includes both short-range and long-range perspectives related to service delivery, public infrastructure improvements, and affordable housing needs. The City provides Technical Assistance (TA) sessions to potential and existing providers. TA sessions were conducted on the following dates:

* NOFA Walkthrough Webinar 2/21/2024
* Regulations Webinar 3/13/2024.
* FAQ Session 3/27/2024.

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

The Atlanta Continuum of Care (CoC) is led by Partners for Home (PFH), the lead agency for implementing the City’s strategy for addressing homelessness as well as the lead operator for the Homeless Management Information System (HMIS). PFH is a 501(c)(3) member organization that collaborates with roughly 100+ agencies including: shelters, hospitals, government agencies, local municipalities, nonprofits (including youth and family providers), faith-based organizations, housing and treatment providers, individuals (including homeless consumers), businesses, medical/educational leaders, and other community members. CoC assembly meetings are held on the second Wednesday of every other month, to include the referenced entities.

The City employs a multifaceted and collaborative approach to address the needs of its low-income residents. To enhance coordination between publicly assisted housing providers, private and governmental health providers, and service agencies, the City coordinates with housing and service providers, as well as city and county agencies, to ensure the effective and efficient provision of housing and services to homeless individuals and families. The City regularly consults with community stakeholders such as developers, builders, nonprofit agencies, service providers, realtors, and lenders regarding the availability of funds to support the development and increase of affordable housing, social services, and economic development activities.

In addition, DGCD has primary responsibility for coordination with public and assisted housing providers. City staff participates in Atlanta Regional Housing Forums and Regional Housing Task Force quarterly meetings organized through the Atlanta Regional Commission, which serves as the regional planning and intergovernmental coordination agency for Atlanta. The Forum, which is open to all interested parties, is a long-standing gathering of nonprofits, businesses, governments, educational, and grassroots organizations to discuss affordable housing and related topics of transportation and land use. The Regional Housing Task Force is intended for local government employees to gather, increase communication, discuss and to address housing issues that affect the Atlanta region. Lastly, DGCD participates in several Committees, Commissions LGBTQ Advisory Board (Mayor’s Office), HOPWA Advisory Council, HOPWA Modernization Committee, Ryan White Foundation, each charged with furthering the conversation around housing and service delivery for individuals that are low to moderate income levels and those seeking supports.

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

Partners for HOME (PFH) provides stewardship and management of approximately $50 million in federal funds and bond funding for the City. The CoC's core duties as “Collaborative Applicant” are to manage the community's response to at-risk and homeless persons within its geographical area, including: (i) promoting a community-wide commitment to the goal of ending homelessness; (ii) providing funding for efforts by nonprofit providers and local governments to quickly re-house homeless individuals and families while minimizing the trauma and dislocation caused by homelessness; (iii) promoting access to and effective utilization of mainstream programs by homeless individuals and families; and (iv) optimizing self-sufficiency among individuals and families experiencing homelessness. PFH hosts local competition for area agencies that provide services and submits the application to HUD on behalf of the Atlanta CoC to receive, allocate, and manage the McKinney Care Homeless Assistance Grant funds.

The City, through PFH, continues to employ a transformational action plan to house Atlanta’s homeless entitled “ClearPath: Atlanta’s Five-Year Plan to Make Homelessness Rare, Brief, and Non-Recurring”. Through this action plan, PFH will work with the community to implement a new system map focused on a coordinated entry point that ensures a cohesive approach for greatest impact. Coordinated Entry is a streamlined system that provides immediate access to individuals and families seeking assistance through a coordinated referral and housing placement process. Households are assessed using a standard and objective tool which identifies their vulnerability and identifies barriers to housing. Those assessed as having the highest vulnerability and housing barriers will be prioritized for access to available housing programs as vacancies occur. Currently, there are nine mobile access points and one stationary access point, including some sites that are specifically designated for youth and transgender individuals. The CoC has prioritized Permanent Supportive Housing beds for individuals assessed through Coordinated Entry for Rapid Rehousing placement.

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

Proposals for ESG-eligible activities, including homeless assistance, rapid rehousing, and homelessness prevention, are shared with the CoC during the proposal review process. ESG funding recommendations are shared with the CoC during development for review and input. Development of performance standards and policies for HMIS operations are assigned to ongoing CoC workgroups, including City staff participation, as appropriate. The CoC's HMIS Committee and Performance Committees analyze system and programmatic data for trends, costs, performance, and compliance in order to provide reports to the community.

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

Table 2 – Agencies, groups, organizations who participated.

|  |  |  |
| --- | --- | --- |
| 1 | **Agency/Group/Organization** | Ryan White Program of Fulton County |
| **Agency/Group/Organization Type** | Services-Persons with HIV/AIDS |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency can provide feedback and recommendations on initiatives related to HOPWA and other service-related information. |
| 2 | **Agency/Group/Organization** | Atlanta Housing |
| **Agency/Group/Organization Type** | PHA |
| **What section of the Plan was addressed by Consultation?** | Public Housing Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | AH was provided notification of public hearings and has funding for projects from previous years. |
| 3 | **Agency/Group/Organization** | Partners for HOME, Inc |
| **Agency/Group/Organization Type** | Planning organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentHomeless Needs - Chronically homelessHomeless Needs - Families with childrenHomelessness Needs - VeteransHomelessness Needs - Unaccompanied youthHomelessness Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The CoC provided review and input related to the funding proposals for homeless program/initiatives, homeless assistance and prevention and rapid re-housing. The CoC provided data on housing availability. The CoC was notified of public hearings and was included in proposal solicitation for 2024 AAP. |
| 5 | **Agency/Group/Organization** | Metro Fair Housing Services, Inc. |
| **Agency/Group/Organization Type** | Services-Fair Housing |
| **What section of the Plan was addressed by Consultation?** | Fair Housing |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was notified of public hearings and was included in proposal solicitation. The agency provides ongoing analysis, data and recommendations for the City's Fair Housing Initiatives. The agency was included in the funding for FY2024 recommendations. |
| 6 | **Agency/Group/Organization** | HOPWA Advisory Committee |
| **Agency/Group/Organization Type** | Planning organization |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentNon-Homeless Special NeedsHOPWA Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?** | The agency was notified of public hearings and was included in proposal solicitation. The agency provides ongoing analysis, data and recommendation for the HOPWA Initiatives. |

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

All Agencies were notified of public hearings. All Agencies provided recommendations and collaborated with the City of Atlanta regarding HOPWA services and strategies.

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

| **Name of Plan** | **Lead Organization** | **How do the goals of your Strategic Plan overlap with the goals of each plan?** |
| --- | --- | --- |
| Continuum of Care | Partners for HOME | Partners for HOME provides stewardship and management of approximately $57 Million dollars in federal funds and bond funding for the City. They manage the community's response to at-risk and homeless populations within its geographical area. |

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

**N/A**

## AP-12 Participation – 91.105, 91.200(c)

**1.** **Summary of citizen participation process/Efforts made to broaden citizen participation**

***Summarize citizen participation process and how it impacted goal setting***

The City Council held a public hearing during the Community Development and Human Services Committee meeting on July 9th, 2024, citizens and other interested parties were invited to provide comments on the recommendations for CDBG, ESG, HOME and HOPWA programs. City Council’s public hearings are also livestreamed on Channel 26 and the recordings are posted on City Council’s website along with the transcripts. In addition, for 30 days before the council meeting the Funding Recommendations list was posted to the DGCD website at: https://www.atlantaga.gov/government/departments/grants-and-community-development.

**Citizen Participation plays a crucial role in the goal-setting process by ensuring that the voices and needs of the community are heard and addressed.** Citizens were encouraged to submit comments to the DGCD email link or to leave a voicemail with DGCD call line. Notice of the availability of the Funding Recommendations list was also advertised in two local newspapers, one English language and one Spanish language. The two publications were the Fulton Observer and Mundo Now, each covering a 30-day period of solicitation for comments.

**Citizen Participation Outreach**

| **Sort Order** | **Mode of Outreach** | **Target of Outreach** | **Summary of****response/attendance** | **Summary of****comments received** | **Summary of comments not accepted and reasons** | **URL (If applicable)** |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Newspaper Ad | Minorities Non-English Speaking - Specify other language: Spanish   | The FY2024 Funding recommendations were published in Mundo Now during the month of 6/2024 and covered a 30-day period soliciting comments from the public. | N/A | City of Atlanta accepts all comments. |  N/A |
| 2 | Newspaper Ad | Persons with disabilities non-targeted/broad community  | The FY2024 Funding recommendations were published in the Fulton Observer during the month of 6/2024 and covered a 30-day period soliciting comments from the public. | N/A | City of Atlanta accepts all comments. |  N/A |
| 3 | City of Atlanta DGCD Website | Non-targeted/broad community | The FY2024 Funding recommendations were published on the City of Atlanta Department of Grants and Community Development website and covered a 30-day period | N/A | City of Atlanta accepts all comments. | https://www.atlantaga.gov/government/departments/grants-and-community-development |
| 4 | Public Hearing |  Non-targeted/broad community  | A Full City of Atlanta Council meeting was held on 7/9/2024 and, during this meeting, public hearing was afforded to the general public on the FY2024 recommendations.  | N/A | City of Atlanta accepts all comments. |  N/A |

Table 4 – Citizen Participation Outreach

# Expected Resources

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

**Introduction**

The City anticipates receiving approximately $24,878,149.00 in PY 2024 through CDBG ($6,811,222.00); ESG ($612,698.00); HOME ($2,060,752.00) and HOPWA ($15,393,477.00) entitlements. Additionally, the Action Plan budgets $900,000.00 in estimated CDBG Program Income and $745,000.00 in estimated HOME Program Income and $3,322,496.43 in previous year HOME resources. All funds are directed toward activities that are consistent with the strategic goals outlined in the 2020-2024 Consolidated Plan.

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 5** | **Expected Amount Available Remainder of ConPlan** **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:****$** |
| CDBG | public - federal | AcquisitionAdmin and PlanningHousingPublic ImprovementsPublic Services | $6,811,222 | $900,000 | 0 | $7,711,222 | 0 | Funds will be used for revitalization activities including housing development with for profit and nonprofit developers, housing rehabilitation, and mixed-use development with affordable housing. Public service funds will be available for homeless, seniors and youth. Public facility and improvements funds will be used to perform public facility and infrastructure improvements. Funds will be used for demolition and housing code inspections. Funds will be used to pay administrative costs for staff working in CDBG-related activities. |
| HOME | public - federal | AcquisitionHomebuyer assistanceHomeowner rehabMultifamily rental new constructionMultifamily rental rehabNew construction for ownershipTBRA | $2,060,752 | $745,178.67 | $1,987,640.96 | $4,793,571.63 |  0 | Funds will be used for housing development with CHDOs and other qualified developers. Specific services covered are housing rehabilitation, mixed-use development with affordable housing, down payment assistance, principal reduction and closing cost assistance for homebuyers. Funds will be used to pay administrative costs for staff working in HOME-related activities. |
| HOPWA | public - federal | Permanent housing in facilitiesPermanent housing placementShort term or transitional housing facilitiesSTRMUSupportive servicesTBRA | $15,393,477 | 0 | 0 | $15,393,477 | 0 | HOPWA funds will be used to provide housing, housing information, and supportive services for persons living with AIDS in the City of Atlanta EMSA. Grant funds may also be used for administrative costs and other eligible activities as needed. |
| ESG | public - federal | Financial AssistanceOvernight shelterRapid re-housing (rental assistance)Rental AssistanceServicesTransitional housing | $612,698 | 0 | 0 | $612,698 | 0 | Funds have been allocated to provide services designed to meet the immediate needs of unsheltered homeless by connecting them with emergency shelter, housing, and/or critical health services. Provides services designed to prevent an individual or family from moving into an emergency shelter or from living in a public place not meant for human habitation through housing relocation and stabilization services and short-and/or medium rental assistance. Also fund services designed to move homeless persons quickly to permanent housing through housing relocation and stabilization services, and for program administration and data collection through HMIS. |

Table 5 - Expected Resources – Priority Table

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

Leveraging is a key component of the *Quality Housing for Everyone initiative* that is charting the City’s course toward greater housing affordability for all Atlanta residents. Contained in that plan was the commitment to leverage $100 million in 2022 alone. Another $200 million in investments was announced in 2023. The City’s CDBG, HOME, ESG, and HOPWA resources are an important part of that pledge, but those sources will work in tandem with other significant public sources, including Housing Enterprise Zones (HEZs) that offer 10-year tax abatements in economically challenged areas of the city, and the project-based rental assistance programs of Atlanta Housing. These public sources will also leverage private and philanthropic funding to provide significant resources to combat one of Atlanta’s most challenging issues.

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

ESG matching requirements are met using funds supplied by awarded subrecipients through their private funding, including cash grants from local foundations and private donations. The City’s ESG funding leverages substantial in-kind support, and this support varies from project to project, but may include reduced rent or free space, donated materials and supplies, and volunteer services.

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

N/A

**Discussion** The City doesn’t anticipate utilizing City owned property to address needs identified in the plan. This does not preclude the fact that City Owned property may be used to address

# Annual Goals and Objectives

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

| **Sort Order** | **Goal Name** | **Start Year** | **End Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **1** | Affordable Housing Supply and Support | 2020 | 2024 | Affordable Housing | City of Atlanta | Affordable Housing Supply and Support | CDBG: $2,112,294.30HOME: $4,543,571.63 | Rental units constructed: 100Rental Units Rehabbed: 100Household Housing UnitHomeowner Housing Added:50 Household Housing UnitHomeowner Housing Rehabilitated: 45Other: 0 |
| **2** | Housing/ Support Services for People with HIV/AIDS | 2020 | 2024 | Affordable HousingNon-Homeless Special Needs | Atlanta EMA | Housing/Support Services for People with HIV/AIDSPlanning and Administration | HOPWA: $15,393,477 | Persons AssistedTenant-based rental assistance / Rapid Rehousing: 100 Households AssistedOvernight/Emergency Shelter/Transitional Housing Beds added: 10 BedsHIV AIDS Housing Operations 150Housing for people with HIV added: 50 |
| **3** | Assistance for Currently Homeless Persons/Families | 2020 | 2024 | Homeless | City of Atlanta | Assistance for Currently Homeless Persons/FamiliesPlanning and Administration | CDBG: $465,000.00ESG: $566,745.65HOME: $250,000.00  | Tenant Based Rental Assistance/Rapid Rehousing: 36Homeless Person Overnight Shelter: 932Homeless Prevention: 853 |
| **4** | Public Facilities and Infrastructure | 2020 | 2024 | Non-Homeless Special NeedsNon-Housing Community Development | City of Atlanta | Public Facilities and Infrastructure | CDBG: $2,200,000.00  |   |
| **5** | Planning and Administration | 2020 | 2024 | Administration | City of Atlanta | Planning and Administration | CDBG:$1,362,244.40ESG: $45,952.35HOME: $206,075.20 | Other: 1 Other |
| **6** | Public Services | 2020 | 2024 | Non-Homeless Special NeedsNon-Housing Community Development | City of Atlanta | Public Services | CDBG: $1,021,683.30  | Public Services Other than Low/Moderate Housing Benefit: 200Public Services for Low/Moderate Housing Benefit: 890 |
| **7** | Fair Housing, Housing Counseling, Legal Services | 2020 | 2024 | Fair Housing | City of Atlanta | Fair Housing, Housing Counseling, Legal Services | CDBG: $240,000.00  |  Fair Housing: 2864 |

Table 6 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Affordable Housing Supply and Support |
| **Goal Description** | * Increase the overall supply of high-quality affordable housing options for low-moderate income families.
* Empower communities with sustainable models to address local affordable housing needs
* Invest in the preservation of Naturally Occurring Affordable Housing Stock
* Implement regulatory reforms that streamline the process for building and producing affordable housing

Improving processes and policies that enable the city to meet reporting requirements and make data driven investments. |
| **2** | **Goal Name** | Safe, Sanitary, and Low-Barrier Housing and Supportive Services for People Living with HIV/AIDS |
| **Goal Description** | • Increase capital expense allocation for the acquisition of assets dedicated to affordable housing. • To ensure ongoing access to safe and decent permanent housing, implement transitions to other housing voucher programs to prepare for funding reductions that will be experienced as a result of HOPWA Modernization cuts. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments. |
| **3** | **Goal Name** | Assistance for Currently Homeless Persons/Families |
| **Goal Description** | * Assist those who are homeless or at risk of homelessness.
* Provide supportive services and facility-based housing assistance.
* Provide rapid-rehousing assistance.
* Provide homeless prevention assistance.
* HMIS Administration
 |
| **4** | **Goal Name** | Public Facilities, Facility Improvements and Public and Infrastructure |
| **Goal Description** | * Respond to community development needs in a holistic and comprehensive way.
* Improving processes and policies that enable the city to meet reporting requirements and make data driven investments.
 |
| **5** | **Goal Name** | Planning and Administration |
| **Goal Description** | • Program Administration. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments. |
| **6** | **Goal Name** | Public Services |
| **Goal Description** | • Job training and employment assistance. • Youth- and senior-focused activities. • Health and substance abuse services. |
| **7** | **Goal Name** | Fair Housing, Housing Counseling, Legal Services |
| **Goal Description** | • Reduce the incidences of housing discrimination among low-moderate income residents. • Provide mechanisms that make it easier for residents to report fair housing violations. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments. |

## Projects

## AP-35 Projects – 91.220(d)

**Introduction**

The 2024 Annual Action Plan, or AAP, is the final yearly plan under the City's 2020-2024 Consolidated Plan. The AAP includes projects to be funded in Program Year 2024 under the CDBG, HOME, ESG and HOPWA entitlement grants. Projects are recommended in accordance with the priorities of the Consolidated Plan.

The HOME grant is dedicated to affordable housing, ESG is dedicated to homeless assistance and homeless prevention, and HOPWA is dedicated to housing and related services for persons with HIV/AIDS. CDBG is the only program with the flexibility to address services and needs beyond DGCD’s Con Plan to address community development needs such as public works and economic development.

Current funding recommendations comply with the overriding principle of benefiting low and moderate-income persons and households. HOME, ESG, and HOPWA are restricted to activities that benefit low and moderate-income persons, whereas no less than 70% of CDBG funding must be used for activities that benefit low and moderate-income persons.

 CDBG, HOME, and ESG funds are to be used for the benefit of persons living in the City of Atlanta. The HOPWA grant provides services that cover a 29-county Eligible Metropolitan Statistical Area (EMSA), and Atlanta, as the largest urban city, serves as the administrator of the grant on behalf of the EMSA.

**Projects**

|  |  |
| --- | --- |
| **#** | **PROJECT NAME** |
| 1 | CDBG: Administration (20%) |
| 2 | CDBG: Assistance for Currently Homeless Persons and Families |
| 3 | CDBG: Fair Housing, Housing Counseling, and Legal Services |
| 4 | CDBG: Public Services (15%) |
| 5 | CDBG: Affordable Housing Supply and Support |
| 6 | CDBG: Public Facilities, Facility Improvements, and Public Infrastructure |
| 7 | ESG: Administration (7.5%) |
| 8 | ESG: Assistance for Currently Homeless Persons and Families |
| 9 | HOME: Administration (10%) |
| 10 | HOME: CHDO Reserves (15%) |
| 11 | HOME: Affordable Housing Supply and Support |
| 12 | HOME: Assistance for Currently Homeless Persons and Families |
| 13 | HOPWA: Administration (3%) |
| 14 | HOPWA: Safe, Sanitary, and Low-Barrier Housing and Supportive Services for People Living with HIV/AIDS |

Table 7 - Project Information

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

All allocations represent the highest priority Con Plan goals and have been determined as existing and severe community needs. The public services cap of 15% for CDBG prevents all requests for funding to be awarded, reducing the number of low-income clients needing assistance.

*AP-35 Project Summary*

|  |  |  |
| --- | --- | --- |
| 1 | **Project Name** | **CDBG: Administration (20%)** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | The overall coordination of administration planning and management.  |
| **Needs Addressed** | Planning & Administration |
| **Funding** | CDBG: $1,362,244.40 CDBG Program Income: $94,509.43 |
| **Description** | Administration of the CDBG Program for the City of Atlanta throughout the 2024 program year. This will include staff salaries, consulting and other technical assistance services as well as program planning efforts. These administrative efforts support the successful completion of all other CDBG funded projects and activities. Administrative funding is capped, by HUD regulations, at no more than 20% of the annual CDBG allocation. CDBG Program Income is an estimate, is allocated evenly among CDBG projects, and will not be committed until income is realized. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Admin efforts affect all beneficiaries of the program: all will be low-to-moderate income and the majority will fall into special needs category during the 2024 program year.  |
| **Location Description** | Citywide  |
| **Planned Activities** | Staff salaries, planning, general admin  |
| 2 | **Project Name** | **CDBG: Assistance for Currently Homeless Persons and Families** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Assistance for Currently Homeless Persons and Families |
| **Needs Addressed** |  |
| **Funding** | CDBG: $465,000.00 |
| **Description** | This project will assist those who are homeless or at risk of homelessness. Assistance will be provided via supportive services and facility-based housing assistance, rapid-rehousing assistance, homeless prevention assistance and HMIS Administration. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | TBRA/Rapid Rehousing: 36 |
| **Location Description** | Citywide  |
| **Planned Activities** |  |
| 3 | **Project Name** | **CDBG: Fair Housing, Housing Counseling, and Legal Services** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Fair Housing, Housing Counseling, and Legal Services |
| **Needs Addressed** | Fair Housing, Housing Counseling, and Legal Services |
| **Funding** | CDBG: $240,000.00 |
| **Description** | Reduce the incidences of housing discrimination among low-moderate income residents. Educate and provide mechanisms for residents to understand and report fair housing violations |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | The City anticipates serving approximately 2864 extremely low, low-income and moderate-income households with Housing Counseling and Legal Services.  |
| **Location Description** | Citywide  |
| **Planned Activities** | Temporary supportive housing and fair housing counseling. |
| 4 | **Project Name** | **CDBG: Public Services (15%)** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Public Services  |
| **Needs Addressed** |  |
| **Funding** | CDBG: $1,021,863.30 |
| **Description** | The City of Atlanta will continue to improve and enhance public service programming by providing support for local service providers with a focus on services for special needs populations including homeless services, services for seniors, programs for youth along with general social/welfare public service programs for low- and moderate-income persons and households. Public services are typically offered by nonprofit partners of the City. The City is limited, by CDBG regulations, to utilizing up to 15% of the annual allocation and program income for Public Services activities. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Public Services Other than Low/Moderate Housing Benefit: 200Public Services for Low/Moderate Housing Benefit: 890 |
| **Location Description** | Citywide  |
| **Planned Activities** | Public service funds will be available for homeless, seniors, youth and for low- and moderate-income persons and households  |
| 5 | **Project Name** | **CDBG: Affordable Housing Supply and Support** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Affordable Housing Supply and Support |
| **Needs Addressed** | Affordable Housing |
| **Funding** | CDBG: $2,112,294.30 Program Income: $954,094.30 |
| **Description** | Funding will be used to increase the overall supply of high-quality affordable housing options for low-moderate income families. Empower communities with sustainable models to address local affordable housing needs. Invest in the preservation of Naturally Occurring Affordable Housing Stock and implement regulatory reforms that streamline CDBG Program Income is an estimate, is allocated evenly among CDBG projects, and will not be committed until income is realized. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Rental units rehabbed: 100Household Housing Unit Homeowner Housing Rehabilitated: 45  |
| **Location Description** | Citywide  |
| **Planned Activities** | Funds will be used for revitalization activities including housing development with nonprofit developers, housing rehabilitation, and mixed-use development with affordable housing. |
| 6 | **Project Name** | **CDBG: Public Facilities, Facility Improvements, and Public Infrastructure** |
| **Target Area** | City of Atlanta  |
| **Goals Supported** | Public Facilities, Facility Improvements, and Public Infrastructure |
| **Needs Addressed** | Non-Homeless Special Needs and Non-Housing Community Development |
| **Funding** | CDBG: $2,200,000.00 |
| **Description** | Expenses to be used to improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets; sidewalks; bridges; curbs; share the road and segmented multiuse pathways; storm water management; water system improvements; sanitary sewer system; lighting enhancements; broadband infrastructure; handicap accessibility improvements or removal of architectural barriers.  |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Public Services Other than Low/Moderate Housing Benefit: 200 Public Services for Low/Moderate Housing Benefit: 890 |
| **Location Description** | Citywide  |
| **Planned Activities** | Public facility and improvements funds will be used to perform public facility and infrastructure improvements.   |
| 7 | **Project Name** | **ESG: Administration (7.5%)** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Assistance for Currently Homeless Persons and Families |
| **Needs Addressed** | Planning, Administration  |
| **Funding** | ESG: $45,952.35 |
| **Description** | Funds have been allocated to provide program administration services. Improve processes and policies that enable the City to meet reporting requirements and make data driven investments.  |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Admin efforts affect all beneficiaries of the program: all will be low-to-moderate income and the majority will fall into special needs category during the 2024 program year.  |
| **Location Description** | Citywide  |
| **Planned Activities** | Program Administration.Improving processes and policies that enable the city to meet reporting requirements and make data driven investments. |
| 8 | **Project Name** | **ESG: Assistance for Currently Homeless Persons and Families** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Assistance for Currently Homeless Persons and Families |
| **Needs Addressed** | Assist those who are currently homeless or at risk of homelessness. Provide supportive services and facility-based housing assistance. Provide rapid – rehousing assistance. Provide homeless prevention assistance. HMIS administration |
| **Funding** | ESG: $566,745.65 |
| **Description** | Funding have been allocated for emergency shelter essential services, shelter rehabilitation/renovation and shelter operations, homelessness prevention and rapid rehousing, relocation and financial assistance for stabilization, rental assistance and service costs (particularly case management), Homeless Management Information System (HMIS) costs, and administrative costs. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Rapid Rehousing: 36 Homeless Person Overnight Shelter: 932 Homeless Prevention: 853  |
| **Location Description** | Citywide  |
| **Planned Activities** | Funds have been allocated to provide services designed to meet the immediate needs of unsheltered homeless by connecting them with emergency shelter, housing, and/or critical health services. Funds also cover costs to renovate and operate emergency shelters designed to increase the quantity and quality of temporary shelters provided to homeless people. Provides services designed to prevent an individual or family from moving into an emergency shelter or from living in a public place not meant for human habitation through housing relocation and stabilization services and short-and/or medium rental assistance. Also fund services designed to move homeless persons quickly to permanent housing through housing relocation and stabilization services, and for program administration and data collection through HMIS. |
| 9 | **Project Name** | **HOME: Administration (10%)** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Planning & Administration  |
| **Needs Addressed** | Affordable Housing Stock and Supply |
| **Funding** | HOME: $206,075.20 HOME PI: $74,517.87 |
| **Description** | The City will utilize 10% of the annual HOME allocation for administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts. HOME Program Income is an estimate, is allocated evenly among HOME projects, and will not be committed until income is realized. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** |  Admin efforts affect all beneficiaries of the program: all will be low-to-moderate income and the majority will fall into special needs category during the 2024 program year.  |
| **Location Description** | Citywide  |
| **Planned Activities** | General administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts |
| 10 | **Project Name** | **HOME: CHDO Reserves (15%)** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | acquisition, rehab, construction, first-time homebuyer assistance projects that are developed, sponsored, or owned by the CHDO. |
| **Needs Addressed** | Affordable Housing |
| **Funding** | HOME: $629,642.40  |
| **Description** | City of Atlanta is budgeting 15% of the annual HOME allocation for eligible Community Housing Development Organizations (CHDOs). Funds will increase capacity within CHDO development organizations and assist in developing affordable housing throughout the City. Funds from previous year CHDO set aside to be awarded in addition to the 2024 Set aside. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Rental Units constructed 50. |
| **Location Description** | Citywide  |
| **Planned Activities** | Funds will be used for housing development with CHDOs and other qualified developers. Specific services covered are housing rehabilitation, mixed-use development with affordable housing, down payment assistance, principal reduction and closing cost assistance for homebuyers. Funds will be used to pay administrative costs for staff working in HOME-related activities |
| 11 | **Project Name** | **HOME: Affordable Housing Supply and Support** |
| **Target Area** | City of Atlanta |
| **Goals Supported** | Affordable Housing Supply and Support |
| **Needs Addressed** | Affordable Housing |
| **Funding** | HOME: $4,793,571.63 HOME PI: $420,660.81 |
| **Description** | HOME Program Income is an estimate, is allocated evenly among HOME projects, and will not be committed until income is realized. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Rental Units constructed 50.  |
| **Location Description** | Citywide  |
| **Planned Activities** | Funds will be used for housing development with qualified developers. Specific services covered are housing rehabilitation, mixed-use development with affordable housing, down payment assistance, principal reduction and closing cost assistance for homebuyers.  |
| 12 | **Project Name** | **HOME: Assistance for Currently Homeless Persons and Families** |
| **Target Area** | City of Atlanta  |
| **Goals Supported** | Provide rapid-rehousing assistance |
| **Needs Addressed** | Homeless |
| **Funding** | HOME: $250,000.00 |
| **Description** | The City will allocate 20% of the annual HOME allocation for Tenant Based Rental Assistance (TBRA). Eligible program participants will receive direct rental assistance which will allow them to identify a home of their choosing anywhere in the City. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Tenant Based Rental Assistance/Rapid Rehousing: 36  |
| **Location Description** | Citywide  |
| **Planned Activities** | Provide rental assistance, security and utility deposits to or on behalf of qualifying households.  |
| 13 | **Project Name** | **HOPWA: Administration (3%)** |
| **Target Area** | Georgia 29- County EMSA |
| **Goals Supported** | Safe, Sanitary, and Low-Barrier Housing and Supportive Services for People Living with HIV/AIDS |
| **Needs Addressed** | Planning & Administration |
| **Funding** | HOPWA: $461,804.31 |
| **Description** | The City will utilize 3% of the annual HOPWA allocation for administrative expenses including staff salaries, planning efforts as well as consulting and technical assistance efforts. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Admin efforts affect all beneficiaries of the program: all will be low-to-moderate income and the majority will fall into special needs category during the 2024 program year.  |
| **Location Description** | City of Atlanta  |
| **Planned Activities** | HOPWA funds will be used to provide housing, housing information, and supportive services for persons living with AIDS in the City of Atlanta EMSA. Grant funds may also be used for administrative costs and other eligible activities as needed. |
| 14 | **Project Name** | **HOPWA: Safe, Sanitary, and Low-Barrier Housing and Supportive Services for People Living with HIV/AIDS** |
| **Target Area** | Georgia 29- County EMSA |
| **Goals Supported** | Safe, Sanitary, and Low-Barrier Housing and Supportive Services for People Living with HIV/AIDS |
| **Needs Addressed** | Permanent housing in facilities  Permanent housing placement  STRMU  Short term or transitional housing facilities  Supportive services  TBRA   |
| **Funding** | HOPWA: $14,931,672.69 |
| **Description** | To ensure ongoing access to safe and decent permanent housing, implement transitions to other housing voucher programs to prepare for funding reductions that will be experienced as a result of HOPWA Modernization cuts. |
| **Target Date** | 3/31/2025 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Public service activities other than Low/Moderate Income Housing Benefit: 25Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 100Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added:10HIV AIDS Housing Operations 150 Housing for people with HIV added:50 |
| **Location Description** | Georgia 29- County EMSA |
| **Planned Activities** | City of Atlanta HOPWA Project Sponsors will provide a variety of eligible services to People Living with HIV/AIDS to include Tenant Based Rental Assistance (TBRA); Short Term Rental, Mortgage, Utility Assistance (STRMU); Project Based Rental Assistance (PBRA); and Supportive Services |

## AP-50 Geographic Distribution – 91.220(f)

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

HUD-funded activities are limited to the City’s low-and moderate-income areas or residents. Areas of the City outside of the CDBG low-and moderate-income areas will benefit from activities that are limited-clientele in nature, i.e., a person/household can benefit from a federally assisted program provided they meet the program’s eligibility criteria. Eligibility is typically established by household income and household size. CDBG program funds will be expended based on program criteria. For example, public services are available on a citywide basis for qualified beneficiaries; fair housing and program administration activities will also be carried out.

The City receives and administers HOPWA funding for its entire 29-county region, known as its Eligible Metropolitan Statistical Service Area (EMSA). The City is required to serve HOPWA persons living anywhere within the EMSA and not just within City limits.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
| City of Atlanta | 100 |

Table 8 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

The City's decision-making regarding investment is geographically prioritized and allocated across different geographical areas guided by HUD's national objectives. Moreover, the City integrates the Mayor's Housing Affordability Action Plan, *"Quality Housing for Everyone,"* specifically targets geographic inequities in educational access and attainment, livable wages, housing availability, and affordability challenges. By aligning this plan with HUD's national objectives, the City aims to ensure that all neighborhoods within the City of Atlanta have equitable access to services and affordable housing opportunities.

**Discussion**

The City's priority for allocating investments geographically will include programs such as CHDO Developments, new construction, and multi-family housing rehabilitation activities to benefit very-low, low to moderate income households and individuals, through public services, emergency home repair, veteran, homeless services, and economic development and HOPWA programs. Allocation decisions will be based on responses to public proposals for funding, encompassing various project types such as real property acquisition (CDBG), multifamily new construction (HOME), multifamily rehabilitation (CDBG and HOME), construction (HOME), single-family rehabilitation (CDBG) and HOPWA supportive services and housing programs. Furthermore, geographic strategies aimed at addressing concentrations of poverty and segregation focus on assisting families across different income levels. These funding approaches incentivize families to move to neighborhoods offering greater opportunities while also supporting those who prefer to stay in their current location. The anticipated outcomes include community revitalization through enhanced city services, facilitating connections between emerging market areas and infrastructure, while leveraging other assets to benefit residents.

**Affordable Housing**

## AP-55 Affordable Housing – 91.220(g)

**Introduction**

The City’s priorities are increasing the supply of quality, affordable, mixed-income housing, expanding homeownership opportunities, revitalizing neighborhoods and creating mixed-income communities. The City anticipates utilization of available resources to provide affordable housing options during the 2024 program year and assist extremely low-income, low-income and moderate-income families as follows:

| **One Year Goals for the Number of Households to be Supported** |
| --- |
| Homeless | 200 |
| Non-Homeless | 800 |
| Special-Needs | 500 |
| Total | 1,500 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| **One Year Goals for the Number of Households Supported Through** |
| --- |
| Rental Assistance | 400 |
| The Production of New Units | 50 |
| Rehab of Existing Units | 100 |
| Acquisition of Existing Units | 5 |
| Total | 555 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The Mayor's “Quality Housing for Everyone” initiative is to create or preserve 20,000 affordable housing units by 2030, thereby increasing the overall affordable housing supply. The City of Atlanta (The City) working in conjunction with quasi-public agencies, including the Housing Authority of the City of Atlanta (Atlanta Housing), Invest Atlanta, Atlanta Beltline Inc., and Fulton County Land Bank, among others, who own more than 1,300 acres of vacant land throughout Atlanta. While some parcels are being preserved for economic development and infrastructure needs or are not suitable for housing, others could potentially be used for construction of affordable housing.  In addition, the plan is to expedite the redevelopment of blighted, vacant, delinquent and distressed properties, to expand the joint use of 4% low-income housing tax credits with Tax exempt bonds, and to preserve housing through the Rental Assistance Demonstration Program. In addition to the Mayor’s efforts the Department of Grants and Community Development will use federal funding as applicable to push these initiatives forward through programs such as new construction, rehabilitation of owner-occupied units, down payment assistance as well as services to support housing through CDBG public services, ESG and HOPWA programs.

**AP-60 Public Housing – 91.220(h)**

**Introduction**

The City of Atlanta’s Department of Grants and Community Development operates the Section 8 Moderate Rehabilitation program consisting of 144 housing units across three project-based complexes. Those complexes are independently owned and operated with funding and oversight from the City of Atlanta. Complexes include Santa Fe, with 100 units; Vanira Village, with 28 units; and Washington Street Apartments, with 16 units. 44 of those units are occupied by low-income families and 100 of these units are SRO, designated for homeless individuals. The Moderate Rehabilitation program provides housing units to the most vulnerable members of the Atlanta community and offers subsidized rents and utility payments on a sliding scale. All housing units must pass NSPIRE inspection at lease-up and annually at tenant recertification. The City of Atlanta plans in 2024 to utilize Neighborly software as a service provider to improve the management of residents, resident complaints, payment tracking and inspections.

**Actions planned during the next year to address the needs to public housing.**

The City of Atlanta will continue to invest in the Section 8 Mod Rehab program in 2024. The City plans to utilize Neighborly, a software as a service provider, to enhance and streamline the mod-rehab program. By utilizing Neighborly the entirety of the Mod Rehab program’s processes from lease up to resident termination will be managed within the Neighborly environment. Our inspection process will also utilize neighborly greatly increasing the efficiency and timeliness of remediating actions. The City also plans to continue working with Atlanta Housing to address public housing needs and to implement ongoing activities that support the adaptive reuse of the historic Roosevelt Hall Administration Building. With the execution of a new contract, construction activities have commenced, and progress is ongoing. Atlanta Housing, under the Rental Assistance Demonstration (RAD) Program, will provide affordable housing under the newly established conversion program. The City applies National Standards for the Physical Inspection of Real Estate (NSPIRE).

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

AH continues to work with developers to close on land sales and initiate construction on several properties that offer affordable housing opportunities. AH will provide homeownership vouchers to families seeking to purchase a home who currently have a tenant-based Housing Choice Voucher. The homeownership vouchers will assist these homeowners by covering a portion of their monthly mortgage payments. The City, through AH, encourages input of residents through resident associations located at AH-owned senior facilities. Atlanta Housing’s Department of Government, External Affairs and Human Development provides quarterly training and team-building activities for the resident associations on an ongoing basis.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

NA - The PHA is not designated as "troubled”.

**Discussion**

This section does not apply to the City as our PHA is not designated as “troubled”.

**AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

**Introduction**

The City continues to leverage ESG funds to provide shelter and essential services for individuals and families at risk of, and experiencing, homelessness. Funding decisions regarding those who are homeless are data-driven and informed by CoC participants. At risk and special needs populations experience many of the same housing/service needs and barriers. Affordable housing and wraparound services are also made available through local public and private (typically non-profits) partnerships within the City. These programs serve multiple populations including persons with physical, mental, and/or developmental disabilities, persons with substance use diagnosis, and persons living with HIV/AIDS.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**:

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

The City of Atlanta, through the partnership and collaboration with non-profit agencies in the community is working to set a pathway to end homelessness, through various activities:

* Coordinated Entry: A streamlined system that provides quick access to individuals/families seeking assistance through coordinated referrals and a structured housing placement process. Households are assessed using a standardized tool that identifies their vulnerabilities and barriers to housing.
* Prevent Homelessness: The utilization of targeted housing relocation and stabilization services prevents those most at risk from entering the homeless system.
* Outreach: Persons experiencing homelessness may work with the Projects for Assistance in Transition from Homelessness (PATH) Outreach team to gain services and referrals for housing. Teams are comprised of dedicated, trained staff who seek out homeless individuals who are living on the streets.
* Promote Affordable Housing Solutions: Increase the supply of affordable housing units and promote self-sufficiency.
* Partner and Stake Holder Resources: Engaging the community and establishing partnerships with organizations to provide a holistic approach.

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

The City continues to use the maximum allocation allowable under ESG to fund Emergency Shelter Services, which provides essential services and operations to assist shelters and short-term housing programs. Rapid Rehousing with ESG funding is also a high priority to assist with placement in emergency shelters or short-term housing programs of anyone unsheltered. An emergency shelter is any facility whose primary purpose is to provide a temporary shelter for the homeless in general, or specific populations of the homeless, and which does not require occupants to sign leases or occupancy agreements. Persons residing in short-term housing programs are eligible for rapid re-housing funds if the individual/family does not have an executed occupancy or lease agreement in place. Department of Grants and Community Development will carry out various programs that will provide HOPWA hotel/motel lodging as an alternative when shelters are full or when no appropriate housing placement is available for individuals with AIDS/HIV.

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 will assist households through ESG-funded rapid re-housing, HOME and HOPWA funded tenant-based rental assistance, CDBG resources, and HOPWA STRMU resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

City resources will provide critical medical treatment, resolve civil legal issues, obtain entitlement benefits, overcome substance addictions, secure employment opportunities, conduct financial education, and support childcare for homeless families. By addressing these obstacles to stability, the service community can help its clients reduce the length of time they experience homelessness. Homeless persons will be helped by these programs with CDBG/ESG funding. HOPWA funding will enable programs to conduct various supportive services, homeless prevention, housing assistance, and meal provision activities for persons living with HIV/AIDS. In response to the rising costs of housing in the Atlanta area, a portion of HOPWA funding will be used for acquisition, rehabilitation, or new construction of housing units designated specifically for those living with HIV/AIDS.

The Atlanta CoC is committed to having the appropriate housing interventions available for individuals and families who are homeless and is working with HUD to reconfigure its CoC-funded portfolio to provide strategic housing options that will best serve people who are homeless. In previous years, funding has been focused primarily on permanent housing solutions. Currently, the CoC is working to ensure those housing solutions are clearly established and operate in a manner that affords individuals the highest likelihood of housing stability and success.

The City and CoC have identified complications with service delivery to those experiencing homelessness despite the goal of making their situations “rare and non-reoccurring". Individuals and families have shifted to many service providers in order to gain access to support for healthcare, meals, domestic violence services, emergency shelter, and ultimately, permanent housing.

The CoC coordinates with programs that specialize in working with homeless youth and at-risk youth aging out of foster care, with services that are directed towards achieving the goal of stable housing and self-sufficiency using CoC-funded permanent supportive housing as an option, when appropriate. Con Plan grant resources support housing provided by Gateway Center for shelter services.

The Atlanta Municipal Court has a Community Court Division that assists homeless offenders in securing residential treatment. The CoC has provided best practice and Coordinated Assessment System training to all Atlanta criminal justice entities that interact with the homeless. Con Plan grant resources support an ex-offender program that places homeless and indigent persons in residential substance abuse treatment to help them overcome addictive disorders that tend to be obstacles to gaining stabilization and housing.

**Discussion**

The City's homeless response system has numerous agencies collaborating to address the needs of homeless persons, children, individuals with mental illness or substance use, those exiting correctional facilities, and the educational needs for children in families at high risk of becoming homeless. The partnership among several entities provides a viable, though stretched, safety net for individuals most at risk. Agencies represent an array of state and county entities, community-based organizations and private facilities.

This effort among social service providers, joined with local, state, and federal initiatives, culminates in a more streamlined system of support for clients to access affordable housing. The reduction and prevention of homelessness will continue to be a vital component of the City’s AAP.

**AP-70 HOPWA Goals– 91.220 (l)(3)**

| **One-year goals for the number of households to be provided housing through the use of HOPWA for:** |
| --- |
|  |
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 300 |
| Tenant-based rental assistance | 100 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 50 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 50 |
| Total | 500 |

## AP-75 Barriers to affordable housing – 91.220(j)

**Introduction:**

The challenges of displacement and inequity in our City have become more pronounced following recent public health and economic crises. Despite these challenges, the City and its partner agencies remain steadfast in their commitment to minimizing displacement. Beyond dedicating resources to meet housing needs, the City is actively addressing the structural issues that have widened the gap between wages and housing costs through the City's Quality Housing for Everyone initiative.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City's Inclusionary Zoning Policy aims to provide housing for professionals working in the City, including teachers, nurses, retail workers, police officers, firefighters, and other city employees. This policy mandates that these units remain affordable for at least 20 years from the issuance of the Certificate of Occupancy. Additionally, the City requires that units built under this policy match market-rate units in construction quality and appearance, including similar countertop and flooring materials, square footage, and appliances.

Developers who build in the Beltline and Westside Overlay Districts can choose up to three incentives from the City. These incentives include a 15% bonus in floor-area-ratio (excluding height increases), transfer of development rights, no minimum residential parking requirements, a 25% reduction in non-residential parking requirements, an expedited 21-day priority review period, or a major project meeting with staff from all departments to expedite the review process.

The City aims to provide additional immediate assistance to people experiencing homelessness through its Rapid Housing Initiative. Housing and wraparound services for 40 individuals will be in place before the end of this year as part of this effort. By the end of 2025, at least 500 Rapid Housing units will be established across the city.

The City is using a proactive, data-driven strategy to target problematic multi-family properties and ensure the dignity and security of residents across Atlanta. The City allocated funds to boost interventions against multifamily properties having code violations. The goal is to inspect all properties with code violations by the end of 2024 and also support households are risk of losing their home through an Eviction Diversion Program.

The City of Atlanta opened the Housing Help Center in the fall of 2023. This one-stop-shop will connect Atlanta residents with resources on renting, buying and more. Notably, the Center offers personalized case management from the City’s Housing Navigators for qualified residents.

**Discussion:**

## AP-85 Other Actions – 91.220(k)

**Introduction:**

In the implementation of the 2024 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social services agencies

**Actions planned to address obstacles to meeting underserved needs**

The City will work with its community partners to assist low- and moderate-income residents in meeting underserved needs through funding providing for services such as of employment services, youth programs, health services, substance abuse counseling, services for senior citizens, services for people experiencing homelessness, and fair housing training.

**Actions planned to foster and maintain affordable housing**

The City's strategies related to CDBG-funded affordable housing efforts are focused on maintaining the housing stock through its housing rehabilitation programs, helping to ensure individuals have access to housing free of discrimination due to race, gender, disability, and other personal or household characteristics. Additionally, the City will maintain its partnership with the Housing Authority and other housing providers in an effort to promote the development of new affordable housing and the upkeep of the existing affordable housing in the city

**Actions planned to reduce lead-based paint hazards**

DGCD has incorporated its lead-based paint program in accordance with HUD. All federal funded activities covered by the HUD Lead Safe Home regulations are carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. Where lead-based paint is found, actions are taken to eliminate the hazards. Owners participating in Home Rehab Programs sign lead-based paint hazard forms and each party receives a lead hazard information pamphlet, evaluation results and disclosure information depending on the year the home was built.

The City works to identify general contractors that hold the necessary Environmental Protection Agency (EPA) credentials to address these concerns.  The City also encourages its partners to retain these credentials from their subcontractors. As part of the City’s Healthy Homes Atlanta imitative, DGCD will leverage funding from recent competitive grants through OLHCHH (Healthy Homes and Lead Hazard Reduction Capacity Building) to conduct lead-based paint housing, remediation, and abatement activities for homes built prior to 1978 and pose a safety hazard to vulnerable tenants as well as increase DGCD capacity around Lead Abatement.

**Actions planned to reduce the number of poverty-level families**

The City's institutional structure aims to strengthen housing partners and facilitate technical assistance and communication between the City and affordable housing providers, as well as other service providers, including homeless service agencies, transportation systems, healthcare workers, and food banks. The City's goal is to provide comprehensive wrap-around services to citizens in need. These strategies are outlined in the Mayor's "Moving Atlanta Forward” agenda; the Equity Needs Assessment completed in 2018; and the ClearPath Five Year Strategic Plan to make homelessness rare, brief, and non-recurring.

**Actions planned to develop institutional structure**

To enhance our approach to special needs housing funded through ESG and HOPWA awards, the City of Atlanta is leveraging Partners for Home in more strategic ways. Partners for Home, chartered by the City as a nonprofit organization, not only leads the Continuum of Care but also functions as a backbone infrastructure organization supporting special needs populations. Its success in leveraging additional public and private funding sources will enhance the City's use of ESG and HOPWA funds. Throughout this Consolidated Plan, the City will strategically utilize Partners for Home to expedite funding to sub-recipients, influence program design, and support policy development and implementation.

Additionally, to further strengthen the institutional structure, the City has established the HOPWA Advisory Committee and Modernization Committee. Each comprising of at least 8 members, assists in developing plans to address HOPWA Modernization and enhance performance, design, and community/agency partnerships.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City will coordinate with public housing, private housing, and social services through:

* Holding meetings with public and private housing advocates, housing producers, and social service agencies to identify opportunities for collaboration in producing affordable and supportive housing.
* Providing home repair services specifically for seniors through various nonprofit subrecipients, publicizing these services at community events, and collaborating with homeowner associations and other local efforts.
* Partnering with agencies that provide supportive services to the homeless and those at risk of homelessness to prevent duplication of services.
* Supporting Atlanta’s Continuum of Care (CoC) in its ongoing efforts to develop strategies to address homelessness.
* Continuing partnerships with Metro Fair Housing to implement the recommendations from the most recent Impediments to Fair Housing Plan.
* Working with the stakeholders to develop new housing initiatives and affordable housing projects, emphasizing partnerships and leveraging funds.
* Developing and implementing a crosswalk of local and regional resources to provide related activities and comprehensive wrap-around services.

**Discussion:**

In the implementation of the 2024-2025 Annual Action Plan, the City will invest CDBG resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social services organizations.

# Program Specific Requirements

**AP-90 Program Specific Requirements – 91.220(l)(1,2,4)**

**Introduction:**

The following addresses the program specific requirements for the Annual Action Plan. It includes required information for CDBG, HOME, HOPWA, and ESG. The City of Atlanta adheres to all specific CDBG, HOME, HOPWA and ESG requirements as specified below.

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

**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |
| --- |
|  |
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **0** |

**Other CDBG Requirements**

|  |
| --- |
|  |
| 1. The amount of urgent need activities | 0 |

|  |  |
| --- | --- |
|  |  |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations effective October 1, 1996 and as subsequently amended. The City will notify HUD as appropriate if any changes are proposed and follow the applicable substantial amendment process as outlined in the City’s Citizen Participation Plan. The City of Atlanta will notify HUD accordingly and adhere to the applicable substantial amendment process outlined in the City’s Citizen Participation Plan.

1. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities, as required in 92.254, is as follows:

Sale, Transfer or Foreclosure: In the event the borrower sells or transfers the HOME-assisted property or if the HOME-assisted property is foreclosed upon, and after the first lien holder is satisfied, DGCD will employ the shared net proceeds option in accordance with 24 CFR Part 92.254(a)(5)(ii)(A) and will accept the remaining funds available based on the Settlement Statement as the net proceeds of the sale and as the amount of HOME funds subject to recapture as provided in 24 CFR Part 92.254(a)(5)(ii)(A)(3). Additionally, in the event the property is sold (voluntary or involuntary) during the period of affordability, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Repayment is forgiven if and only if there are no funds remaining to repay the loan after disposition of the property, thereby writing-off the remaining balance.

Default or Non-compliant homebuyers, in the period of affordability, are subject to recapture of the HOME investment, which may result in an outstanding balance for the homebuyer(s). These funds will be remitted to DGCD and will be utilized for HOME-eligible activities only. program's integrity and promoting its sustainability.

1. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The HOME-assisted property will remain affordable to low-income homebuyers for the minimum time-period, depending upon the amount of HOME investment.

1. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City will permit the use of HOME funds to refinance multifamily housing that will be rehabilitated as a component of refinancing the development. In so doing the City may require the developer to 1) demonstrate that rehabilitation is the primary activity and ensure that this requirement is met by adhering to the City’s rehabilitation standards; 2) provide evidence that disinvestment in the property has not occurred; 3) demonstrate that servicing the targeted population for an extended period of affordability is feasible, and; 4) require that affordable units be maintained, additional units be developed, or combine those efforts.

**Emergency Solutions Grant (ESG)**

**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Emergency Solutions Grant (ESG) priorities are to broaden existing emergency shelter and homelessness prevention activities, emphasize rapid re-housing, and assist individuals quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. Eligible uses of the funds may only reimburse costs directly related to: (1) street outreach and engagement, (2) emergency shelter essential services, shelter rehabilitation and renovation, and shelter operations, (3) homelessness prevention and rapid re-housing, relocation and stabilization financial assistance, rental assistance, and services costs, particularly case management, (4) homeless management information system (HMIS) costs, and (5) ESG administration costs. The City provides these services directly through City staff or by contract with sub-recipients and in consultation with the local Atlanta Continuum of Care (CoC).

Evaluation of ESG recipients and sub-recipients is based on the ESG outcomes and performance metrics described below. The City of Atlanta maintains a written Emergency Solutions Grant (ESG) Program Manual, which outlines the City’s policies and procedures for operating and administering the ESG Program. ESG-funded projects are required to comply with HUD regulations. ESG-funded projects are also required to participate in the local Continuum of Care in accordance with CoC policies and procedures (including, but not limited to, participation in the Homeless Management Information System (HMIS) and participation in the Coordinated Access System (CAS)) and are required to coordinate with other homeless programs. CoC policies and procedures are made available through the Atlanta CoC website.

1. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Atlanta Homeless CoC has developed a process for Coordinated Entry that utilizes both a No Wrong Door approach as well as Central Access Point (CAP) agencies.

The Atlanta Homeless Continuum of Care’s coordinated entry process is designed to be able to help homeless individuals and family’s access services and housing resources no matter where or how they present. Through coordinated entry, long wait times for access to resources and homeless individuals and families being screened out for services are eliminated. Coordinated entry prioritizes assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. The gaps in homeless service needs are identified and filled with necessary resources through coordinated entry. The Atlanta CoC Coordinated Entry system includes a uniform and standard assessment process. The VI-SPDAT is used to give each client a vulnerability score that is used in determining prioritization for permanent supportive housing (PSH) and Rapid Rehousing (RRH) as well as shelter and transitional housing (Housing Queue). Homeless families and individuals are recorded on the housing queue in the order of their vulnerability score to prioritize housing through Coordinated Access Point. Clients throughout our community have access to a stationary access point that is open to homeless individuals and families in need of housing and/or services (Mobile Access Points). For those unable to visit the stationary access point, outreach workers in the community have access to the VI-SPDAT assessment and the option to submit the clients’ information into the housing que. The goal is to make an individual or families’ homelessness “Rare, Brief and Non-reoccurring.”

1. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City of Atlanta conducts an open application process annually through the Notice of Funding Availability (NOFA). The process begins with a widely advertised public meeting in early spring. All current recipients of City Consolidated Plan funds, including ESG, and all interested parties who have requested to be placed on the application mailing list are invited to the meeting. The annual application, with instructions and scoring criteria, is posted online, and is emailed as requested to potential applicants. Scoring criteria are based on the policies and objectives adopted in the current Five-Year Consolidated Plan, on regulatory requirements, and on factors such as agency performance and capacity.

Applications submitted via the Neighborly portal upon release of the annual NOFA sprint deadline are reviewed by the Evaluation Committee. ESG-eligible applications are reviewed by the Evaluation Committee and recommendations are submitted to DGCD.  The ESG funding recommendations are formulated with due consideration given to developments in the broader service and funding arena, including the actions of other major governmental and institutional funders, to ensure that critical programs are supported as feasible. Funding recommendations are presented at a second public hearing, after which final funding decisions are made by the Atlanta City Council.

1. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City legislation establishing the Atlanta CoC requires the Board of Directors to be representative of the continuum as defined in 24 CFR Part 578, including membership on the board by a homeless or formerly homeless individual. For ESG-funded projects that provide housing to homeless persons, the City’s contract document requires that the funded agencies have a resident participation policy; compliance with this requirement is determined during the project monitoring process.

1. Describe performance standards for evaluating ESG.

The current ESG performance and reporting standards are included in the City of Atlanta ESG Guidance Manual; see attached pdf. All providers are required to provide data in the HMIS.  DGCD continues to work with the CoC to refine performance standards and reporting under the HMIS software.

The City of Atlanta has implemented a policy to remain compliant with the federal Build American Buy American Act.

New awards under DGCD administered federal financial assistance programs subject to the BABAA requirements made on or after November 15, 2022, as well as new funding obligated to existing awards or through renewal awards on or after November 14, 2022, must comply with the following domestic preference 1:

1. All iron, steel, manufactured product, and construction material used in the project are produced in the United States. This means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
2. All manufactured products purchased with federal financial assistance must be produced in the United States. For a manufactured product to be considered produced in the United States, the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States must be greater than 55% of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation.
3. All construction materials are manufactured in the United States. This means that all manufacturing processes for the construction material occurred in the United States.