COMMUNITY REINVESTMENT
COLUMBUS CONSOLIDATED GOVERNMENT

2025-2026
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Department's Welcome

It is the pleasure of the Community Reinvestment Department to present the Consolidated Annual Performance Evaluation Report (CAPER) for HUD Program Year 2025/City Fiscal Year 2026. This past year has been a remarkable one for the City of Columbus, with more than 25,000 residents served through the impactful programs we've had the privilege to implement.

Our progress would not be possible without the continued support of the U.S. Department of Housing and Urban Development (HUD), along with the commitment of our nonprofit partners and dedicated community organizations. Together, we have worked tirelessly to meet the needs of our low- to moderate-income residents, expanding access to affordable housing, improving public facilities, and delivering vital services to those facing homelessness and hardship.

In FY2026, the City managed 63 active projects and invested over $3.5 million in CDBG, CDBG-CV, HOME, HOME-ARP, and ESG funds. These resources advanced key priorities outlined in our FY2021–2025 Consolidated Plan and FY2026 Annual Action Plan. With a focus on the expansion of affordable housing supply, infrastructure and public facility improvements, and essential public services, we directed support to the areas where it is needed most, reaching some of our most vulnerable neighbors with care and purpose.

This success reflects the collective effort of our team, our partners, and, most importantly, the residents who trust us to serve. It is through this shared commitment that we continue to shape Columbus into a more inclusive, resilient, and equitable city.

As we look to the future, we remain steadfast in our mission to build stronger communities for all. Thank you for your partnership and support as we carry this work forward, together.

CR-05 - GOALS AND OUTCOMES

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

The City of Columbus, Georgia has prepared its Federal Fiscal Year 2025 (FFY2025) Consolidated Annual Performance Evaluation Report (CAPER) under the federal regulations found in 24 CFR 570. The United States Department of Housing and Urban Development (HUD) provided the following grants to the city to address the needs of low-to moderate income persons in the community. This report informs the public of the progress that the city made using Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG).

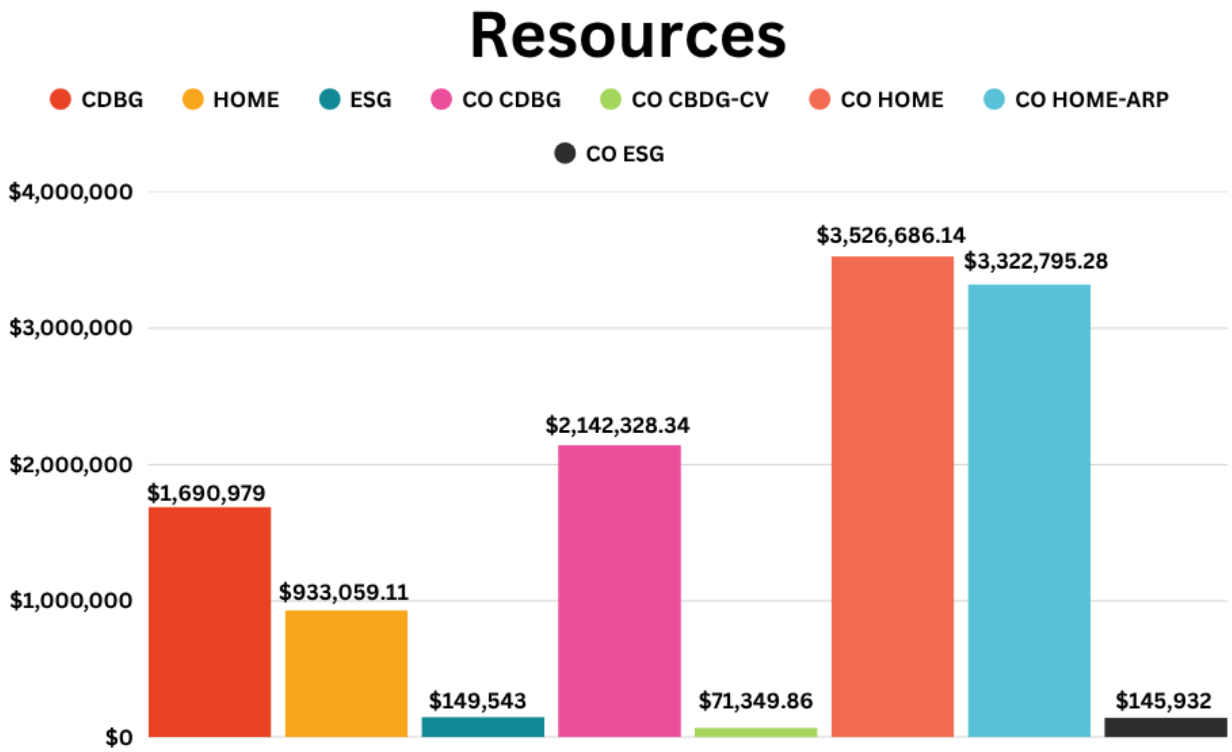
The FFY2025 CAPER covers the period from July 1, 2025 – June 30, 2026. It also provides a detailed description of the city's use of HUD funding and gives an account of the City's progress in reaching its strategic goals outlined in the Fiscal Year 2021-2025 (FY2021-2025) Consolidated Plan and its Fiscal Year 2026 (FY2026) Action Plan.

The City of Columbus collaborated with non-profit organizations and other entities to ensure that the city could target their most vulnerable populations. These activities included a wide range of services and programs such as affordable housing, facility and infrastructure improvements, operational support for nonprofits, emergency housing, and supportive services for the homeless. The City of Columbus Community Reinvestment Department successfully managed 63 activities that contributed to the overall success of the program, helping us to achieve strategic priorities.

During FY2026, the City of Columbus expended $3,509,221.51 in Community Development Block Grant (CDBG), CDBG Corona Virus (CDBG-CV) HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), and HOME American Rescue Plan (HOME-ARP).

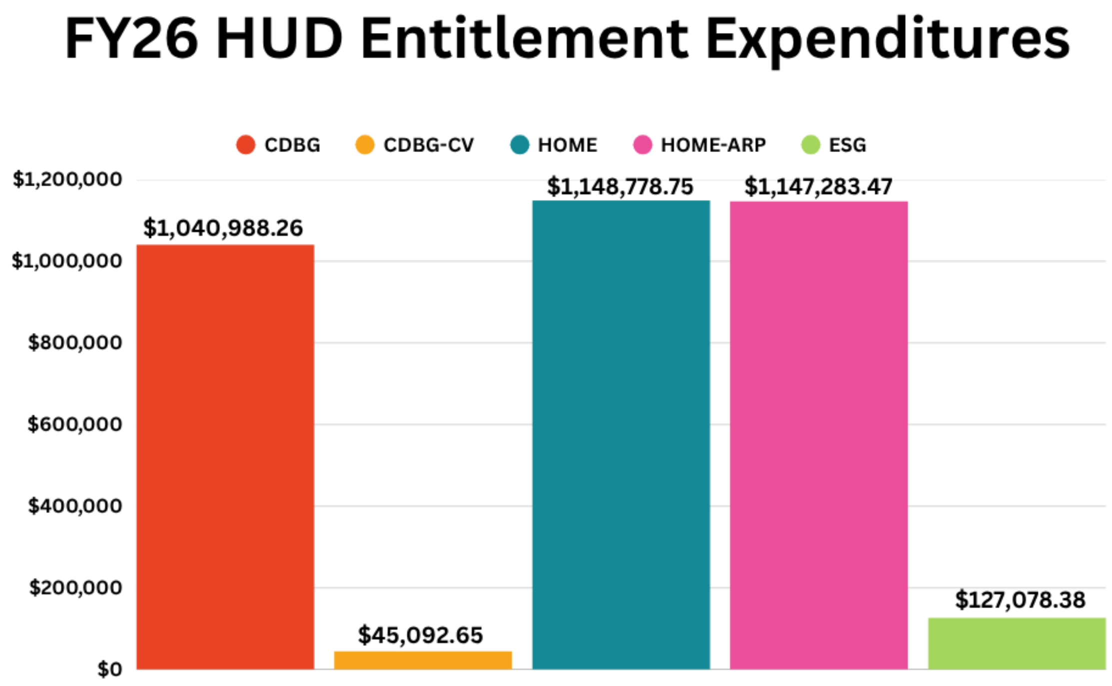
Resources

During FY2026, The City of Columbus made available $2,773,581.11 in resources comprised of grant allocations from CDBG ($1,690,979), HOME ($933,059.11), and ESG (149,543). The City also carried over (CO) unexpended grant funds from previous fiscal years that totaled $2,142,328.34 for CDBG, $71,349.86 for CDBG-CV, $3,526,686.14 for HOME, $3,322,795.28 for HOME-ARP, and $145,932 for ESG.



Expenses

The City of Columbus dispersed a total of $3,509,221.51 in grant funds. According to local financial records, the City dispersed $1,040,988.26 in CDBG funds, $45,092.65 in CDBG-CV funds, $1,148,778.75 in HOME funds, $1,147,283.47 in HOME-ARP funds, and $127,078.38 in ESG funds.



CDBG PROGRAM HIGHLIGHTS

The City of Columbus allocated funds toward a range of community development initiatives aimed at improving the quality of life for low- to moderate-income residents. Investments made in FY2026 focused on critical areas including expansion of affordable housing supply, infrastructure and public facility improvements, and essential public services. These efforts reflect the City's continued commitment to strengthening neighborhoods, supporting vulnerable populations, and fostering equitable access to resources. Highlights of completed community development projects in FY2026 are outlined below.

SHINE
SUPPORTIVE HOUSING PROGRAM
Enrichment Services Program, Inc.

Agency Name: Enrichment Services Program, Inc.
Project Name: Supportive Housing for Independence and Nurturing Environments (SHINE)
Website: https://enrichmentservices.org/

In FY2026, the City of Columbus proudly supported the acquisition of two properties for the purpose of providing single-parent families with stable housing to rent while addressing barriers to self-sufficiency. Through the Community Development Block Grant (CDBG) Program, this vital investment in acquisition will provide services tailored to each family's needs and goals, identifying additional support to maintain stability and connecting households to resources and benefits they qualify for.

The SHINE initiative by Enrichment Services Program, Inc. addresses the critical lack of affordable housing by providing supportive housing and comprehensive services to single-parent families with children in Early Head Start and Head Start programs.

Both families served are single-mother households who now are in safe and stable housing so that they can grow their families to be successful within their communities. By acquiring these properties, Enrichment Services can provide assessments, goal setting, and case management services to families who rent so that they are able to become economically stable.

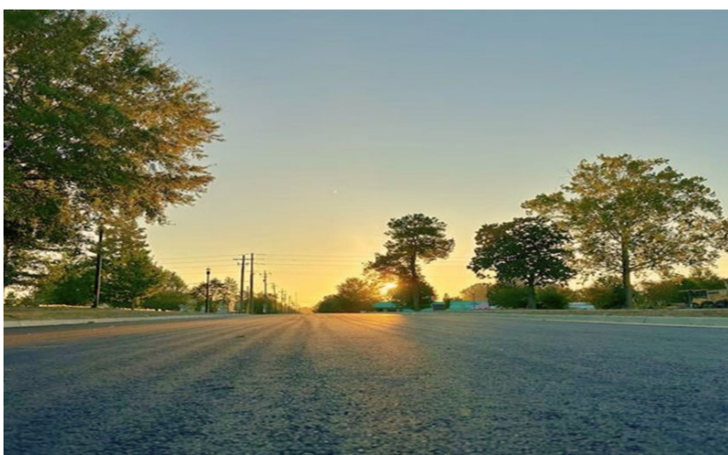
The Housing Authority of Columbus, Georgia

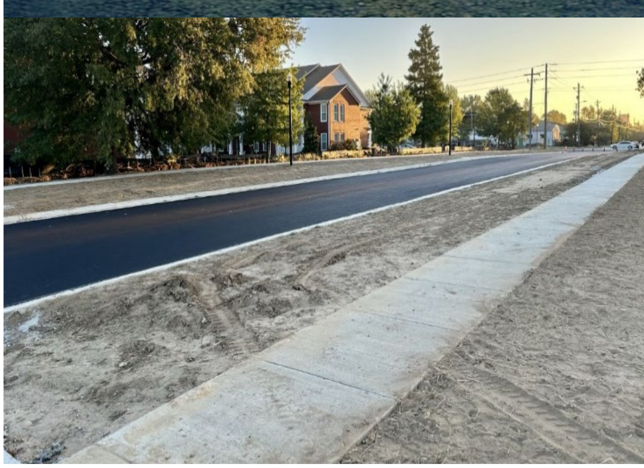
Agency Name: The Housing Authority of Columbus, Georgia
Project Name: 5th Street Continuance
Website: https://columbushousing.org/

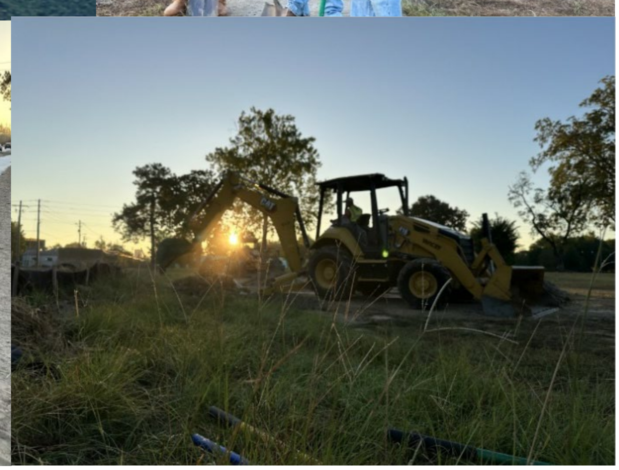
In FY2026, the City of Columbus supported the continuance of 5th Street through $500,000 in leveraged funding by the Community Development Block Grant (CDBG) program.

The 5th Street Continuance Project marked a significant milestone in urban revitalization, restoring the historical grid pattern by reconnecting 5th Street between 5th and 6th Avenues.

This effort not only honors the city's heritage but also paves the way for a brighter future in affordable housing. The infrastructure improvements directly support the development of 90 new housing units for seniors, with 80 designated as affordable, addressing critical housing needs for the community's aging population.

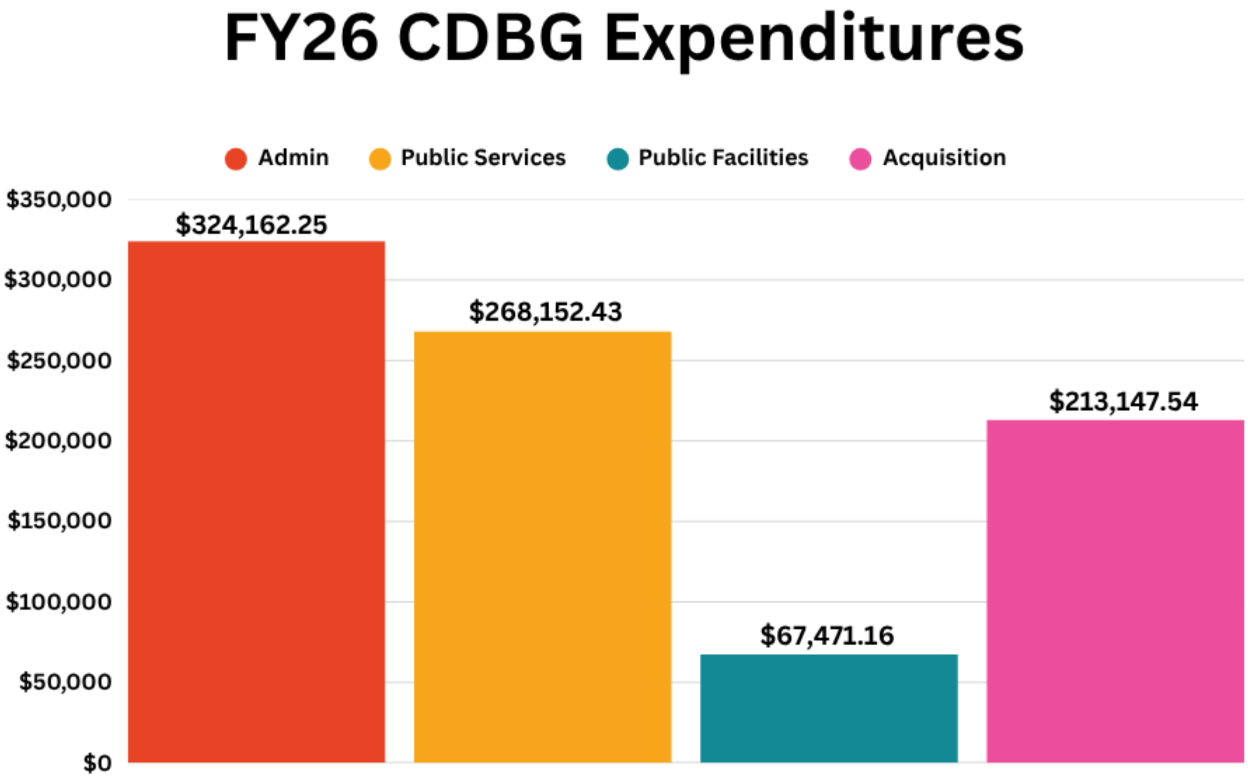






CDBG Expenditures

The City of Columbus dispersed a total of $1,086,080.91 in CDBG and CDBG-CV funds. The following chart illustrates the fiscal distribution of CDBG Expenditures in relationship to its eligible activity.



HOME PROGRAM HIGHLIGHTS

In FY2026, the City of Columbus continued to prioritize affordable housing, with a strong focus on new construction and homeownership opportunities. Last year served as a true "builder year" for the Community Reinvestment Department, which laid the groundwork for the projects that were completed in FY2026 with HOME funding. Highlights of completed HOME projects in FY2026 are outlined below.

Agency Name: Community Reinvestment Department
Project Name: Sweet HOME Columbus
Website: [Community Reinvestment > HOME Program > Sweet Home Columbus]

With home prices at record highs and inventory at record lows, affordability continues to hold many low-income households back from achieving homeownership. With this challenge in mind, Community Reinvestment sought to build a down-payment assistance program that could offer meaningful support to low- and moderate-income residents striving to create stability and opportunity for themselves and their families.

When the program was reintroduced in FY2022, it became clear that the assistance amount was not sufficient to meet the needs of first-time homebuyers, particularly due to the program's income qualifications. Community Reinvestment paused implementation and revamped the program to better align with the realities facing prospective buyers in Columbus. To strengthen the program's viability, the City of Columbus committed to providing up to $49,999.00 in down-payment assistance to income-eligible first-time homebuyers. This increase served as a strategic response to market conditions and to the evolving needs of households seeking homeownership.

As a result of this expanded assistance, the City was able to support 12 first-time homebuyers in FY26. Staff attended each of the 12 closings, allowing those who worked on the files to meet the homeowners and hear their stories firsthand. No two stories were alike. We assisted young families securing stable housing for their children. We supported a young woman purchasing her family home, returning to her roots and beginning her homeownership journey where her parents once did. We helped a single mother who not only received down-payment assistance but also purchased a newly constructed home funded through our HOME programs Community Development Housing Organization (CDHOD) allocation. One buyer, a fellow City employee, connected with the program through Sweet HOME Columbus lunch-and-learn sessions offered earlier in the fiscal year. And another homeowner achieved his goal at age 60, sharing that he had doubted it would ever be possible.

These stories reflect the true impact of the program: not just financial assistance, but the opportunity to build stability, generational growth, and a sense of belonging. As market challenges persist, Community Reinvestment remains committed to reducing barriers and expanding pathways to homeownership for residents across Columbus. The success of FY26 underscores what is possible when resources meet people’s determination and it strengthens our dedication to helping more families realize the dream of owning a home.

Agency Name: NeighborWorks Columbus
Project Name: Elliott's Walk
Website: [NeighborWorks Columbus, GA - Your Dream, Our Passion]

1274 Providence Lane

1274 Providence Lane is newly constructed by NeighborWorks Columbus as a part of Elliott's Walk subdivision which culminated with it being sold to a homebuyer with a total household income which was less than 80% of the applicable fiscal year's Area Median Income (AMI). This homebuyer is a single/nonelderly household. The homebuyer purchased the new 3-bedroom and 2-bathroom home for $153,900. The home buyer also received downpayment assistance from the Sweet HOME Columbus Program. By all indicators, this project has been highly a highly successful one which benefited not only an income eligible homebuyer, but also a neighborhood in need of revitalization, and a city in need of such safe, decent, and sanitary affordable housing options for its citizens.

2455 Brownie Lane

2455 Brownie Lane is newly constructed by NeighborWorks Columbus as a part of Elliott's Walk subdivision which culminated with it being sold to a homebuyer with a total household income which was less than 80% of the applicable fiscal year's Area Median Income (AMI). This homebuyer is a single/nonelderly household. The homebuyer purchased the new 3-bedroom and 2-bathroom home for $274,590.47 By all indicators, this project has been highly a highly successful one which benefited not only an income eligible homebuyer, but also a neighborhood in need of revitalization, and a city in need of such safe, decent, and sanitary affordable housing options for its citizens.

Upcoming Affordable Housing Projects

The City of Columbus continues to prioritize affordable housing with a strong focus on new construction and homeownership opportunities. This past year has served as a continues builder year for Community Reinvestment, laying the groundwork for multiple large-scale projects that will deliver lasting benefits in the years ahead.

Nueva Valley, a project in partnership with Habitat for Humanity, is currently in the construction phase. Building seven new single-family homes with the goal of assistance each buyer with down payment assistance at closing.

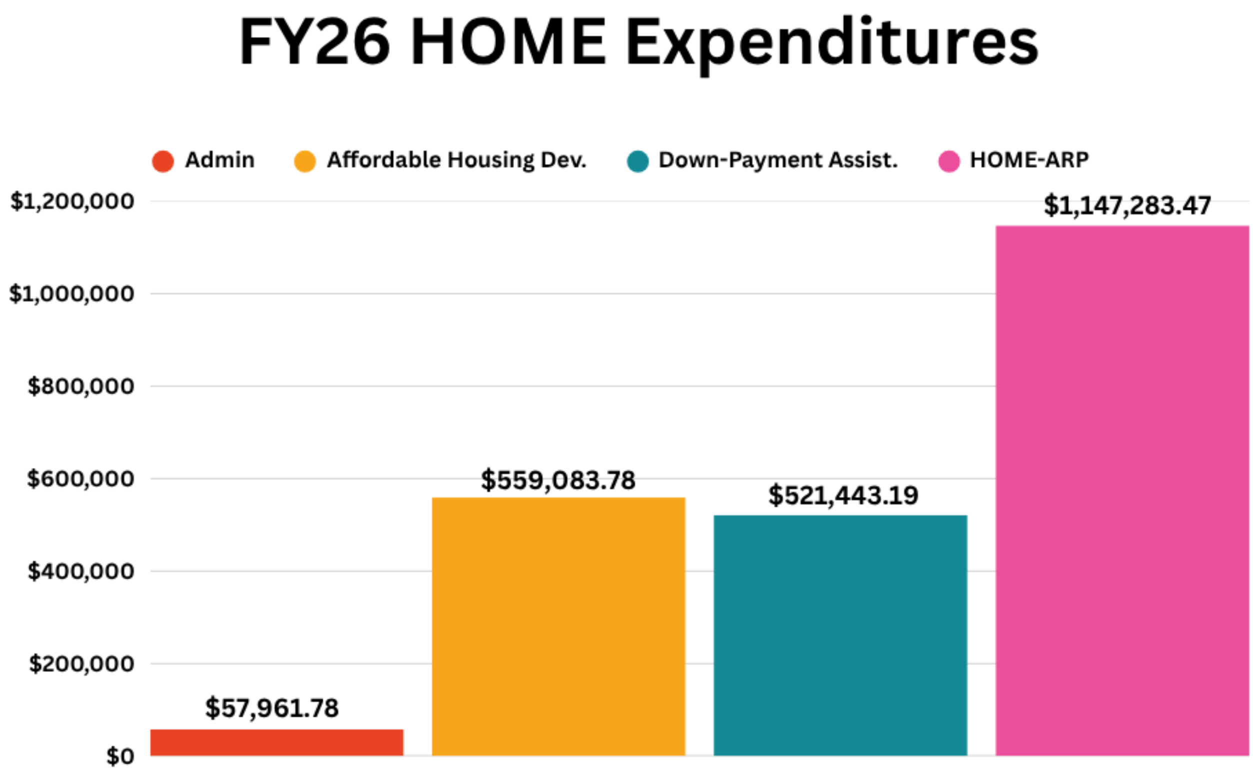
Two projects, in partnership with the Housing Authority of Columbus, Georgia (HACG) are in the beginning stages as well. Both Providence Point and Patriots Pointe will bring new affordable rental opportunities to Columbus residents. One project, Miles Crossing, completed construction this past year and has provided 90 new rental units which are now open and available to income-eligible households.

In addition, the City increased the amount of assistance offered through the Sweet HOME Columbus program, our flagship down payment assistance initiative, making it possible for more residents to achieve homeownership. We are already working closely with local lenders and realtors to connect prospective buyers with this resource and pave the way toward housing stability for individuals and families in Muscogee County.

These investments set the stage for transformative results. These projects represent a substantial expansion of the City's affordable housing portfolio, and next year's CAPER will reflect the many completions and success stories that began with the groundwork laid this year.

HOME Expenditures

The City of Columbus dispersed a total of $1,148,778.75 in HOME funds and $1,147,283.47 in HOME-ARP funds. The following chart illustrates the fiscal distribution of HOME Expenditures in relationship to its eligible activity.



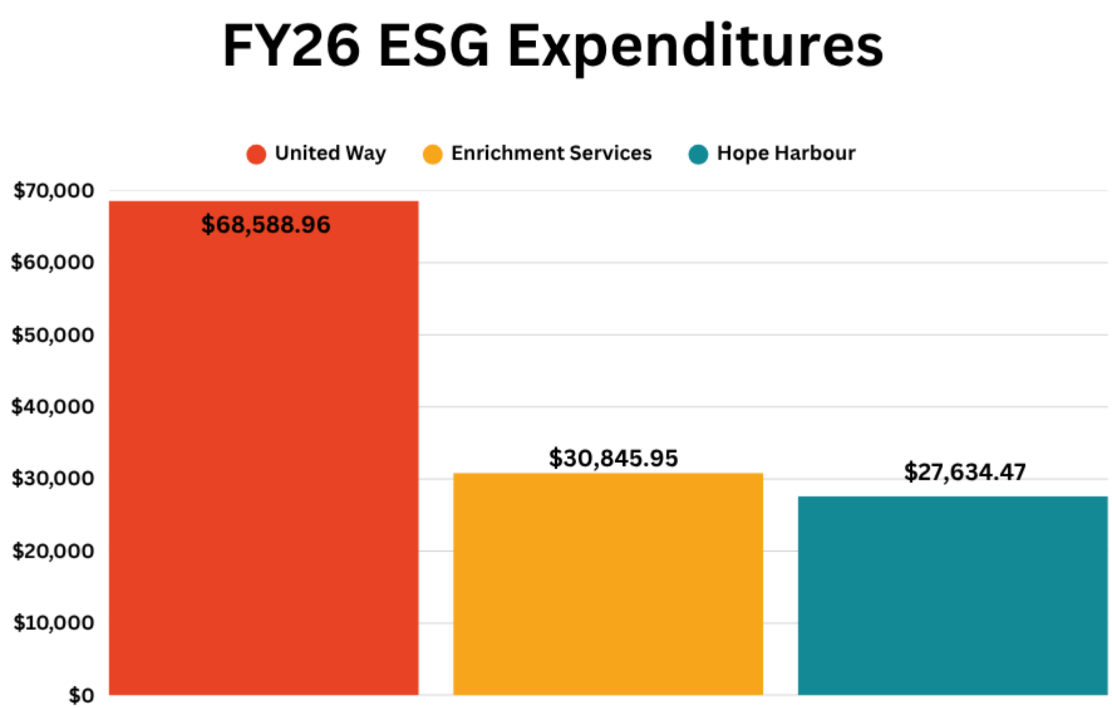
ESG PROGRAM HIGHLIGHTS

In FY2026, the City of Columbus utilized Emergency Solutions Grant (ESG) funds to support the United Way's Homeless Management Information System (HMIS), a critical tool for tracking and analyzing homelessness in our community. HMIS enables service providers to collect consistent data, measure program performance, and coordinate resources more effectively to meet the needs of individuals and families experiencing homelessness.

ESG was also utilized to support Emergency Shelter services through Enrichment Services' SAFE Program and Hope Harbour. These programs provide essential, immediate assistance to individuals and families fleeing crisis situations, ensuring access to safe accommodations, basic necessities, and supportive services. By funding these emergency interventions, the City helps stabilize residents during their most vulnerable moments and creates a pathway toward longer-term housing solutions. This investment strengthens the community's overall response system and enhances coordination among local service providers.

ESG Expenditures

The City of Columbus dispersed a total of $127,078.38 in ESG funds.



NCDW HIGHLIGHT

National Community Development Week (NCDW) 2026: Celebrating Impact and Engagement

Our goal for National Community Development Week (NCDW) was twofold: to inform the community about CDBG and HOME programs and to celebrate the people and projects that bring these programs to life. Feedback often reminds us, “I didn’t know this was happening,” reinforcing the need to share our story more frequently and effectively.

NCDW 2026 was a success, highlighting the impact of our programs through a series of events: Art of Community Development, Affordable Housing 101, We are Better Together Reading with the Mayor, and Project Awareness books.

Monday – Art of Community Development

The "Art of Community Development" Art Walk, held in partnership with the Columbus Museum and Columbus Public Library, served as a visual and interactive interpretation of federally funded impact. Fourteen partner organizations represented their work through curated visual displays, each tied directly to funding sources such as CDBG, HOME, ESG, and ARP.

Partners were not passive participants; they were tasked with engaging attendees and explicitly explaining how federal funding enabled their programs and expanded their reach. This approach transformed complex funding structures into accessible, human centered stories, allowing residents to see and understand how investments translate into real outcomes in their community.

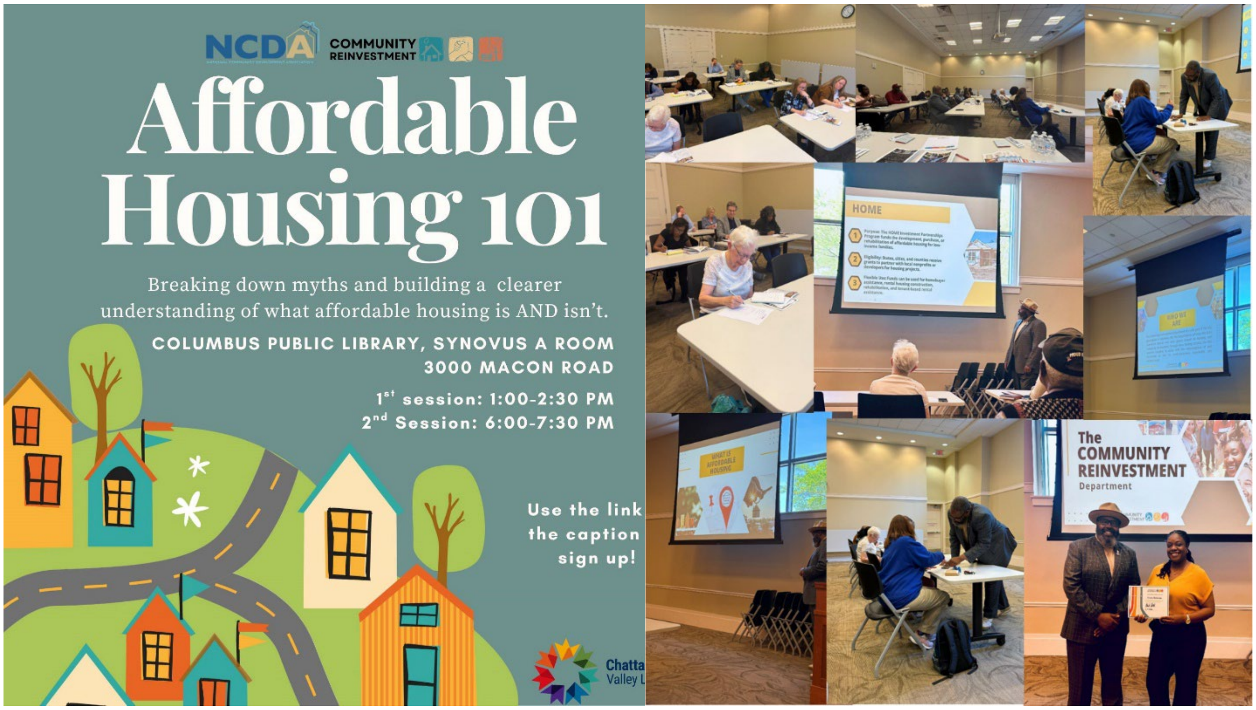
The exhibit remained on display in the public library throughout the month, extending the educational impact beyond the event itself and reinforcing the message that "I am the community."

Wednesday – Affordable Housing 101

The Affordable Housing 101 workshop directly addressed one of the most critical and misunderstood topics in the community. Through two fully attended sessions, the City provided a structured, HUD-aligned explanation of what affordable housing is, and what it is not, while correcting misinformation and aligning community understanding.

Participants were not only educated but empowered as ambassadors. Each attendee received a certificate of completion and supporting materials, including a custom developed Affordable Housing guide. As a result, the City cultivated a network of approximately 60 informed individuals capable of accurately communicating housing concepts and advocating within their own spheres of influence.

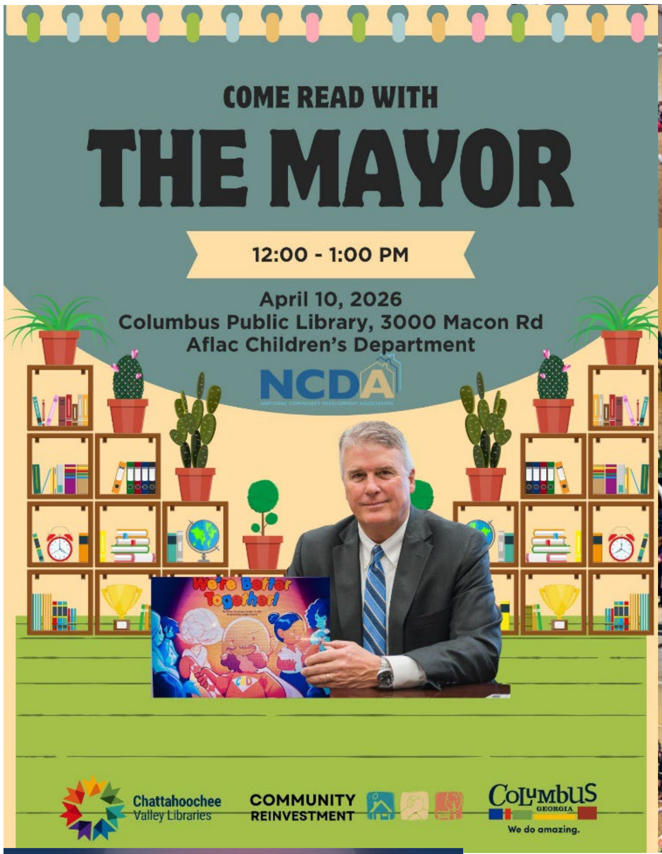
This effort produced immediate outcomes, including a 100% increase in call volume to the City's down payment assistance program, demonstrating both increased awareness and actionable engagement.

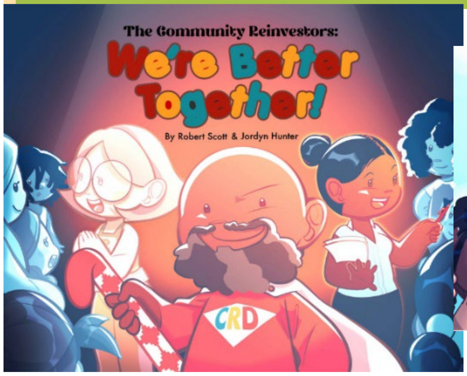


Friday – We are Better Together

The "We Are Better Together" reading event, led by the Mayor and centered on a children's book authored by the department, introduced the principles of community development and federal funding impact in an accessible, intergenerational format. The event reached approximately 95 attendees, including children and families, and reinforced the message that community outcomes are the result of collective investment and collaboration.

By embedding community development concepts into storytelling, the City created an early awareness pipeline, ensuring that even its youngest residents begin to understand the value and purpose of public investment.





Project Awareness
During this week we also released four different books, three highlighting projects from our American Rescue Plan Funding, and our Affordable Housing 101 booklet to accompany our Affordable Housing 101 class.

It is important for us as a city because we have a responsibility to show that we are not just managing federal funds, we are translating them into meaningful outcomes. Whether it is expanding access to affordable housing, supporting small businesses, improving infrastructure, or strengthening neighborhoods, this week allows us to showcase the results in a way that people can see, understand, and take pride in. Our Transforming Community series as well as our Affordable Housing 101, does just this to ensure that Columbus knows the impact of the federal funding that is being fused into their community. It is just as important to equip citizens with language to share meaningfully about the programs and become ambassadors for the work Community Reinvestment does with federal funding.

The Outcome
On June 12, 2026, the City of Columbus was recognized by the National Community Development Association (NCDA) as one of its recipients for the 2026 John. A. Sasso Community Development Award for the department's exceptional efforts in highlighting the value and impact of Federal programming during Nation Community Development Week. The award celebrates not just transformative community development but celebrates the art of translating policy to positive outcomes and engaging the citizenry along the way. At its core, this week is about making sure our story is seen, understood, and supported. It allows us to highlight the greatness of what has been accomplished while reinforcing a simple truth: when these resources are invested well, they work, and with continued support, they can do even more.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Blight Removal	Affordable Housing	CDBG: $	Buildings Demolished	Buildings	40	14	35.00%	0	0	0.00%
COVID-19 Response	COVID-19 Response	CDBG: $9,412.00	Other	Other	0	0	0.00%	0	1305	0.00%
Expanding the Availability of Homeless Services	Homeless	ESG: $0.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	5~~0~~	0	0.00%	0	0	0.00%
Expanding the Availability of Homeless Services	Homeless	ESG: $58,489.42	Homeless Person Overnight Shelter	Persons Assisted	40~~0~~	~~0~~896	~~0.00%~~2,240%	40	~~0~~888	~~0.00~~2,220%
Expanding the Availability of Homeless Services	Homeless	ESG: $68,588.96	Homelessness Prevention	Persons Assisted	5~~0~~	~~0~~10,087	~~0.00%~~201,704%	~~0~~5	~~0~~4,232	~~0.00~~84,640%
Expansion of Affordable Housing Supply	Affordable Housing	CDBG: $0.00 / HOME: $0.00	Rental units constructed	Household Housing Unit	0	2	0	0	0	0.00%

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Expansion of Affordable Housing Supply	Affordable Housing	CDBG: $0.00 / HOME: $364,258.72	Homeowner Housing Added	Household Housing Unit	25	13	52.00%	5	2	40.00%
Expansion of Affordable Housing Supply	Affordable Housing	CDBG: $0.00 / HOME: $491,443.19	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0.00%	0	11	0.00%
Fair Housing	Fair Housing	CDBG: $0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Fair Housing	Fair Housing	CDBG: $0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	71	0.00%	0	0	0.00%
Housing Rehabilitation	Affordable Housing	CDBG: $0.00	Homeowner Housing Rehabilitated	Household Housing Unit	120	61	50.83%	0	0	0.00%

Infrastructure and Public Facility Improvements	Non-Housing Community Development	CDBG: $67,471.16	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9,590	33,978	354.30%	4871	1005	20.63%
Program Administration	Program Administration	CDBG: $288,481.60 / HOME: $48,968.47 / ESG: $0.00	Other	Other	0	0	0.00%	0	0	0.00%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $~~0.00~~222,497.04	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	28,912	0.00%	10,484	21,566	205.70%

Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $~~0.00~~36,243.39	Homeless Person Overnight Shelter	Persons Assisted	0	2586	0.00%	0	1,249	0.00%
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $0.00	Businesses assisted	Businesses Assisted	5	0	0.00%	0	0	0.00%

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

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

Federal Community Development Block Grant (CDBG) funds aim to create viable communities for low-to-moderate income households by providing decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities encompass community facility improvements, infrastructure improvements, housing rehabilitation and preservation, affordable housing development, public services, as well as planning and grant administration.

The City of Columbus undertakes activities aligned with the priorities set forth in the Consolidated Plan. These priorities, goals, and objectives focus on supporting lower-income residents in need of housing, employment, and essential services. CDBG funds were used to advance 28 projects totaling just over $1 million, with activities concentrated in infrastructure and public facility improvements, acquisition, and public services. HOME funds were used to advance 22 projects totaling just over $1.1 million, with activities focused on down-payment assistance and producing new units of affordable housing. These investments addressed immediate needs while also positioning the City for long-term community revitalization.

CDBG investments in infrastructure and public facility improvements were impactful, reaching 1,005 residents. We didn't reach 100% of our annual goal, but we have far exceeded long-term expectations with more than 33,978 residents serving over the strategic period—354% of the goal. We are continuing to build up our pipeline of projects within infrastructure and public facilities through partnerships with Parks and

Recreation on Mellon Street Pocket Park , as well as with the Urban League of Columbus on facility improvements to expand services. Community Reinvestment is also working on securing partnerships with other City Departments and Non-profits to be able to utilize funding in a way that is impactful to the Columbus community.Public services performed exceptionally well, serving 22,815 residents, nearly two times the annual goal. Not reflected in the chart above is the Supportive Housing for Independence and Nuturing Environments (SHINE) program. However, during this year the City served 2 families through the acquisition of two rental housing, utilizing $213,147.54 in CDBG funding.

HOME investments this year made incredible strides and will continue. 12 households were provided with down-payment assistance through the Sweet HOME Columbus first time homebuyer program. 9 new affordable housing units were built, 2 being completed and sold to two income elligble families. The other 7 will be fully completed in FY2027. Also not reflected is the HOME-ARP program, which spent a total of $1,147,283.47 in funding. Of that, $10,173.57 was used to fund supportive services which provided assistance to 38 people. The other funding was a mix of Affordable Housing Preservation with the Housing Authority, which is an ongoing project, and HOME-ARP Administration.

Through these efforts, the City ensured that FY2026 resources directly aligned with the highest priority objectives in the Consolidated Plan: expanding affordable housing opportunities, revitalizing neighborhoods, and strengthening services for at-risk populations. Significant commitments have been made that have translated into substantial completions, fulfilling the City's long-term vision for inclusive and sustainable community development.

CR-10 - Racial and Ethnic composition of families assisted

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

	CDBG	HOME
White	1,750	4
Black or African American	3,720	9
Asian	119	0
American Indian or American Native	27	0
Native Hawaiian or Other Pacific Islander	9	0
Other Multi-Racial		1
Total	**5,625**	**14**
Hispanic	911	1
Not Hispanic	4,714	13

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

	HESG
American Indian, Alaska Native, or Indigenous	~~0~~17
Asian or Asian American	~~0~~6
Black, African American, or African	~~0~~3,260
Hispanic/Latina/e/o	~~0~~101
Middle Eastern or North African	~~0~~1
Native Hawaiian or Pacific Islander	~~0~~9
White	~~0~~1,151
Multiracial	~~0~~184
Client doesn't know	~~0~~8
Client prefers not to answer	0
Data not collected	~~0~~417
Total	**~~0~~4,264**

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

Narrative

The charts above display the total beneficiaries by race and ethnicity who received direct assistance through HUD funding during the 2025-2026 program year. Please note that the race and ethnicity data is based on self-reported information, and as such, may not align perfectly. The figures in the CDBG and HOME columns refer to households rather than individuals, with the race being that of the household's primary respondent.

To promote and publicize the various housing programs, information is made available on the City's website at http://www.columbusga.org/CommunityReinvestment/ and on the City's social media accounts at https://www.facebook.com/ccgcommunityreinvestment/.

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Federal funds support residents with incomes at or below 80% of the area median income. Ongoing efforts include distributing information through minority publications and media outlets such as the Courier Eco Latino to raise awareness among minority populations.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$1,690,979	$1,040,988.26
HOME	public - federal	$933,059.11	$1,148,778.75
ESG	public - federal	$149,543	$127,078.38

Table 3 - Resources Made Available

Narrative

In FY2026, the City of Columbus received CDBG, HOME, and ESG funds in the amounts of $1,690,979, $933,059.11, and $149,543 respectively. In addition to these new grant funds, the City also carried forward unexpended grant funds from previous fiscal years totaling $2,142,328.34 for CDBG, $3,526,686.14 for HOME, and $145,932 for ESG. Columbus dispersed a total of $2,316,845.39 between the three programs with older funds from prior program years expended before the new grant funding awarded to the City for FY2026.

Additional HOME-ARP resources remained available to the City from the pandemic-related HOME funding rounds. The City began the fiscal year with a balance of $3,322,795.28 in HOME-ARP funding available and expended $1,147,283.47 from these sources. The City also had additional CDBG-CV funds in the amount of $71,349.86 and expended $45,092.65 from it.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	80	80%	The Citywide target area encompasses the entirety of the City of Columbus, allowing the City to direct CDBG and HOME funds to eligible activities throughout the city.
South Columbus NRSA	20	20%	The City is working to expand the South Columbus Neighborhood Revitalization Strategy Area (NRSA) to increase opportunities for targeted investment and development within its boundaries. Efforts include identifying a qualified Community Based Development Organization (CBDO) and enhancing internal technical capacity to implement a broader range of projects that promote housing, infrastructure, and economic revitalization in this designated area.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Columbus allocated 100% of its available resources to citywide projects, prioritizing CDBG funding for areas where 51% or more of the population are low-to-moderate income individuals. According to the Consolidated Plan, an "area of minority concentration" and an "area of low-income concentration" are defined as census tracts where the minority or low-income populations are statistically and significantly higher than the citywide average.

The South Columbus NRSA (Neighborhood Revitalization Strategy Area) is a smaller district within the city, housing approximately 10.8% of the total population. In this area, an estimated 72% of residents have low or moderate incomes. FY2026 the City worked on expanding it's NRSA boundary as apart of their new five year Consolidated Plan that starts in FY2027 to create greater flexibility and opportunity for targeted investment within its boundaries. This expansion will allow the City to undertake a wider range of eligible projects, such as housing development, infrastructure improvements, and economic revitalization, tailored to the community's needs.

As part of this effort, the City is working to identify a qualified Community Based Development Organization (CBDO) and strengthen internal technical capacity, ensuring that once the expansion is approved, projects can move forward efficiently and effectively. These steps position the NRSA to become a more powerful tool for driving visible, lasting change in South Columbus in the years ahead.

Leveraging

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

Federal funds administered by the City of Columbus continue to leverage significant additional resources from nonprofit partners, foundations, and other public and private entities. Nonprofit subrecipients funded through CDBG and HOME often supplement federal awards with their own fundraising campaigns, foundation grants, and other local resources, which allows them to expand services and maximize impact for low- to moderate-income residents. The City also encourages applicants to pursue outside funding streams that align with the priorities in the Consolidated Plan. While CDBG funds do not require a match, they are frequently combined with other funding sources, allowing the City's participation to leverage additional investments in public services, infrastructure, and housing.

HOME funds, in contrast, do carry a statutory match requirement of 25 percent. The City typically uses HOME as gap financing, which draws in multiple financing sources to complete affordable housing projects. Subrecipients are required to document non-federal contributions that are applied alongside HOME funding to satisfy the match requirement. At the beginning of FY2026, the City carried forward an "excess match" balance of $1,~~659,243.77~~772,694.46 from prior years. During the program year, the City incurred a match liability of $~~169,427.95~~91,064.68. This ensures the City remains in compliance with the HOME match requirement while also enhancing the effectiveness of each HOME dollar invested.

Although no publicly owned land or property was used during FY2026 to address Consolidated Plan needs, the City's leveraging of outside resources, in partnership with nonprofit developers and housing providers, significantly extended the reach and impact of federal investments.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$1,659,243.77
2. Match contributed during current Federal fiscal year	$~~0.00~~113,450.69
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	$~~1,659,243.77~~1,772,694.46
4. Match liability for current Federal fiscal year	$91,064.68
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$1,681,629.78

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
3788	7/25/2025	$56,760.90	-	-	-	-	-	56,760.90
3787	7/25/2025	$56,689.79	-	-	-	-	-	56,689.79

Table 6 – Match Contribution for the Federal Fiscal Year

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HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	Amount received during reporting period $	Total amount expended during reporting period $	Amount expended for TBRA $	Balance on hand at end of reporting period $
$0.00	$0.00	$0.00	$0.00	$0.00

Table 7 – Program Income

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

	Total	**Women Business Enterprises**	**Male**
Contracts			
Number	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**
Sub-Contracts			
Number	**0**	**0**	**0**
Dollar Amount	**0**	**0**	**0**

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired	**0**	**0**				
Businesses Displaced	**0**	**0**				
Nonprofit Organizations Displaced	**0**	**0**				
Households Temporarily Relocated, not Displaced	**0**	**0**				
Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	**0**	**0**	**0**	**0**	**0**	**0**
Cost	**0**	**0**	**0**	**0**	**0**	**0**

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	0
Number of Non-Homeless households to be provided affordable housing units	5	16
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**15**	16

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	10	0
Number of households supported through The Production of New Units	5	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	14
Total	**15**	**16**

Table 12 – Number of Households Supported

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

In FY2026, a total of 16 households were provided with affordable housing units. The City supported two households through the acquisition of two rental houses through a partnership with Enrichment Serviecs and their SHINE program. Two new homes were constructed and sold to income-qualifying homebuyers, in partnership with NeighborWorks Columbus. Down-payment assistance was provided to 12 first-time homebuyers through the City's Sweet HOME Columbus program. All the goals were not met, but strides have been made in order to ensure the City is moving in a direction that supportive of affordable housing infrastructure in Columbus. The City comtomies to nurture relationships with a wider range of housing developers, including Habitat for Humanity, the Housing Authority of Columbus, GA and NeighborWorks Columbus, to create a sustainable platform for future affordable housing development. Currently the City has an affordable housing project with Habitat for Humanity that is ongoing. Seven new units of affordable housing will be created and sold to income eligible homebuyers at the end of project. There are also two new affordable housing projects in the pipeline in partnership with the

Housing Authority of Columbus, Providence Point and Patriots Pointe. Both projects will provide rental housing to income eligible persons.

Discuss how these outcomes will impact future annual action plans.

The outcomes of this year will shape how the City sets and manages goals in future Annual Action Plans. While FY2026 did not produce a large number of completed housing units, several projects are underway including seven homes in development and new construction efforts with partners such as Habitat for Humanity and the Housing Authority of Columbus that will be reflected in upcoming CAPERs. These pipeline projects demonstrate progress toward the City's long-term Consolidated Plan goals, even if the results are not immediately visible in a single year. Moving forward, the City will continue to balance ambitious housing priorities with realistic expectations based on limited funding and the capacity of local nonprofit developers. Future Action Plans will set achievable targets while still advancing toward the larger five-year objectives, supported by strategies such as the "First in, First ready, First serve" funding approach and broader outreach to nonprofit and private partners. In this way, annual outcomes may vary, but the overall trajectory remains steady toward expanding affordable housing opportunities for Columbus residents.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	1
Low-income	0	13
Moderate-income	0	0
Total	**2**	14

Table 13 – Number of Households Served

Narrative Information

HOME projects require that all assisted units include a family size count, which ensures compliance with program rules regarding income eligibility and occupancy standards. These figures encompass HOME newly constructed units for homebuyers and down-payment assistance and they are pulled directly from IDIS to maintain accurate federal reporting.

In contrast, CDBG projects do not universally require family size data. However, certain activities, such as some acquisitions projects, do track household composition to demonstrate compliance with national objectives and to ensure that assistance reaches eligible households. The figures encompass two rental houses acquired through CDBG funding.

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

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

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

As a partner in the local Continuum of Care (CoC), led by Home for Good, the City collaborates to address homelessness and meet the priority needs of homeless individuals, families, and subpopulations. The CoC coordinates efforts with three primary Street Outreach Providers: the Projects for Assistance in Transition from Homelessness (PATH) team, the Columbus Police Department (CPD), and the Homeless Prevention Team.

Street outreach is conducted regularly, with CPD carrying out weekly outreach, PATH conducting outreach biweekly, and the Homeless Prevention Team engaging on a random basis. Representatives from each of these groups serve on the Mainstream and Outreach Committee (M&O Committee), which meets quarterly to coordinate efforts and review progress in key areas. Each group focuses on specific services, such as crisis intervention or survival assistance, but they all share the common goal of connecting individuals to the Coordinated Entry System (211) for intake and personalized support services.

Individuals and families in need can access services by directly presenting themselves at most shelter facilities or through referrals. Regional emergency shelters also refer participants to agencies that help them access mainstream resources. Transitional housing programs similarly refer to participants and provide the necessary support to secure resources that facilitate successful transitions into stable housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Each year, the Continuum of Care (CoC) conducts a Point-in-Time (PIT) count to assess the number of individuals residing in emergency shelters, transitional housing facilities, and those living unsheltered in the Columbus area. This count helps identify the emergency and transitional housing needs of homeless individuals, ensuring that these needs are addressed effectively. The CoC has developed a plan to encourage greater participation in the count by emergency shelters, highlighting the benefits of the statistical data collected through the PIT and Housing Inventory Count processes. This data includes information on homeless clients tracked via the Homeless Management Information System (HMIS), which captures service usage from HMIS-participating agencies. The system allows local nonprofits to monitor the services provided to eligible clients in the city. The City provides annual ESG funding to support the HMIS database, which tracks the effectiveness of service providers.

ESG was also utilized to support Emergency Shelter services through Enrichment Services' SAFE Program and Hope Harbour. These programs provide essential, immediate assistance to individuals and families fleeing crisis situations, ensuring access to safe accommodations, basic necessities, and supportive services. By funding these emergency interventions, the City helps stabilize residents during their most vulnerable moments and creates a pathway toward longer-term housing solutions. This investment strengthens the community's overall response system and enhances coordination among local service providers.

With HOME-ARP funding, the City is supporting the development of a new non-congregate shelter in partnership with the Salvation Army, which was completed in Spring of 2026. Additionally, $50,000 of the City's HOME-ARP funding is allocated to address homelessness among domestic violence survivors.

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

Increasing the availability of permanent, affordable housing with supportive services is crucial to helping homeless individuals transition to stable, independent living. Many chronically homeless people struggle with severe mental illness and/or substance abuse, requiring long-term affordable housing combined with supportive services to achieve residential stability. To enhance placement and retention rates, the Continuum of Care (CoC) recently completed a Housing Stability Plan, which will guide clients through the process of securing permanent housing. Home for Good has hired a Vice President of Poverty Reduction to lead the plan's implementation. The Chattahoochee Valley Poverty Reduction Coalition has played a pivotal role in coordinating efforts across various agencies and organizations, supporting poverty-reduction initiatives, including the new poverty czar role. The position's first five years of funding, totaling $500,000, have been secured through ARP resources.

A key element of the CoC's strategy to end chronic homelessness is addressing the underlying factors contributing to the problem:

- The high prevalence of substance abuse among chronically homeless individuals

- The lack of adequate education and job skills among many homeless persons

- The shortage of affordable housing in Columbus

By focusing on these issues and fostering effective coordination with local nonprofit agencies, the City of Columbus is positioning itself to tackle chronic homelessness strategically.

The City of Columbus also receives Emergency Solutions Grant funding for eligible services in emergency shelter, homelessness prevention, rapid rehousing, HMIS, and the administration of the ESG program.

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

families who were recently homeless from becoming homeless again

The City of Columbus acknowledges the importance of neighborhood-based homelessness prevention programs, including crisis response and stabilization teams, street outreach initiatives, housing search and placement specialists, expanded employment opportunities, and temporary rental assistance services. The Continuum of Care (CoC) has developed a comprehensive system to enhance access to employment and mainstream benefits. Through the Coordinated Entry System, clients' needs are assessed during intake, and they are connected to the appropriate services and programs. CoC-funded programs and projects are required to participate in SOAR training, quarterly resource fairs, and job fairs. Additionally, each project is assigned case managers or life skills managers to coordinate and provide ongoing assistance to clients.

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

Actions taken to address the needs of public housing

The Housing Authority of Columbus, Georgia (HACG) provides publicly supported housing for residents and operates under the Moving to Work (MTW) designation, which grants it greater flexibility in using operating and capital funds, as well as implementing policies not typically allowed under HUD regulations. In addition to public housing, HACG offers rental assistance through the Section 8 Voucher Program.

While HACG's public housing stock is generally well-maintained and in fair condition, the cost of maintaining aging units is increasingly prohibitive. Through the Rental Assistance Demonstration (RAD) program, public housing agencies can leverage public and private funds to reinvest in their housing stock. Under RAD, units transition to a Section 8 platform with long-term contracts that are legally required to be renewed, ensuring the units remain permanently affordable to low- and moderate-income households.

In 2026, HACG has been preparing for the demolition of Elizabeth Canty Homes (249 units) to rebuild better and more sustainable units. This in the beginning stages. HACG has also partnered with TBG Residential on Harper Wood a 198 Unit Senior Housing scheduled to close in December of 2026.

In February 2025, HACG converted Warren Williams Homes (182 units) to project-based vouchers. Warren Williams Homes received 4% LIHTC/Bonds through the Georgia Department of Community Affairs and is currently being substantially renovated. Upon completion of these RAD conversions, HACG's portfolio will consist entirely of project-based and tenant-based vouchers.

Also in 2025, HACG, along with NeighborWorks Columbus, was awarded 4% LIHTC/bonds for the construction of Providence Pointe, a new 102-unit multifamily development for people ages 55 and older. This development will have 102 HCV PBV units.

In 2024, HACG began construction of BTW South (Miles Crossing), a new 90-unit mixed-income multifamily development for people ages 55 and older. Miles Crossing was completed in January 2026. This development was funded by utilizing 9% LIHTC funding and will have 52 HCV PBV units. The City of Columbus has allocated CDBG and HOME funds to this project..

HACG's RAD conversion efforts are ongoing, pending the allocation of 4% LIHTC/bonds by the Georgia Department of Community Affairs. The housing authority is also actively working on modernization and aesthetic improvements across its properties. To support these efforts, the City of Columbus has allocated HOME-ARP funding to HACG for the preservation of a limited number of public housing units as "triage units," temporarily housing individuals from the Continuum of Care's coordinated entry list. Through these initiatives, the City and HACG continue to collaborate in developing and preserving affordable housing for residents.

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

At each of its public housing sites, the Housing Authority of Columbus, Georgia (HACG) supports resident councils, security task forces, educational opportunities, and youth programs. These initiatives provide residents with valuable resources to enhance their economic conditions and overall quality of life. HACG also reserves a seat on its board for a public housing resident and actively encourages resident participation in planning meetings.

HACG offers several programs, including the Moving to Work (MTW) program, established in 2013, which provides greater flexibility in the use of federal funds. Additionally, the Family Self-Sufficiency (FSS) program is a voluntary initiative designed to help families identify needs, improve skills, and work toward life goals such as economic independence and housing self-sufficiency. The FSS program includes a dedicated coordinator who assists participants in accessing resources to support their progress.

Actions taken to provide assistance to troubled PHAs

Not applicable. As a Moving To Work agency, the HACG is not scored through the Public Housing Assessment System (PHAS).

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Over the past year, the City and its partners have continued efforts to reduce barriers to affordable housing by leveraging HOME and other resources to support new construction of affordable housing units. The City also collaborates with the Housing Authority and community partners to identify and address regulatory, financial, and procedural barriers that may limit housing opportunities for vulnerable populations.

To further address and eliminate barriers to affordable housing, the City has identified the following actions:

- Develop partnerships to increase the number of affordable housing units.
- Support and coordinate with developers applying for housing tax credit projects within the city.

The City has worked with thee Housing Authority's policies under the Violence Against Women Act (VAWA) to identify potential barriers to fair and affordable housing. As a result, Community Reinvestment requested an amendment, which was approved by the Housing Authority Board in December 2023, establishing the "Right to Report from Home."

This policy ensures that victims of domestic violence, dating violence, sexual assault, or stalking can report crimes or request emergency assistance from their residence without fear of fines, eviction, or other penalties. The amendment protects victims' housing stability by allowing them to seek help from law enforcement or emergency services without risking loss of housing.

Despite these efforts, limited CDBG and HOME funds remain the primary challenge in meeting underserved needs, underscoring the importance of additional public and private resources to successfully implement these policies and programs.

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

The primary challenge in addressing underserved needs in Columbus continues to be limited entitlement funding and the constrained budgets of many nonprofit organizations. Reduced resources at the local, state, and federal levels have further limited the City's ability to meet the growing demand for affordable housing and community services. To address these obstacles, the City has shifted its strategy to prioritize multifamily affordable housing development in partnership with the Housing Authority of Columbus, GA, leveraging additional resources to expand housing options for income-eligible renters. The City has also activily implementing the SHINE program (Supportive Housing for Independence and Nurturing Environments), which has acquired two homes for low-income families to rent, helping reduce housing cost burdens and support stable, independent living. With current funding one more house is in the pipeline to be bought plus allcoations from our 2026-2030 Consolidated Plan will also be put into the SHINE program. The City continues to support affordable housing acquisition and rehabilitation, providing resources for the acquisition, renovation, and resale of homes to income-eligible residents, many of whom are first-time homebuyers.

As part of the 2021–2025 Consolidated Plan, the City established a Neighborhood Revitalization Strategy Area (NRSA) in South Columbus. This designation allows for more flexible use of CDBG funds and fosters collaboration between government, civic organizations, private businesses, and nonprofits to revitalize neighborhoods where at least 70% of residents are low- to moderate-income. To enhance capacity and maximize outcomes, the City is working on engaging Community-Based Development Organizations (CBDOs) to support NRSA activities, opening additional funding opportunities and increasing technical expertise. The NRSA has also been expanded as a part of the 2026-2030 Consolidated Plan and will continue to be used in a more impactful way for South Columbus.

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

Columbus is actively engaging in compliance measures under programs funded by the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), and other housing-related initiatives. These programs require lead-paint inspections and remediation before housing rehabilitation, acquisition, or rental assistance is provided for units built before 1978.

The City also requires all subrecipients to conduct lead-based paint testing and follow federal regulations for applicable projects, including documentation of assessments, remediation, and tenant notifications. These actions contribute to creating safer housing environments, particularly for low-income families, and help prevent the detrimental health effects associated with lead exposure. Continued funding and collaboration with community partners are essential to expanding these efforts across Columbus, emphasizing both education and hazard remediation.

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

The City of Columbus actively contributes to reducing poverty by directing federal resources toward housing, public services, and neighborhood improvements that support low- to moderate-income residents. Poverty rates are closely tied to the ability of households to meet basic needs, and programs funded through CDBG, HOME, and ESG help address these needs by expanding access to affordable housing, preventing homelessness, and improving public facilities and services. By focusing resources on stabilizing families and strengthening neighborhoods, the City works to lessen the impact of poverty and create more equitable opportunities for residents.

Additionally, the City maintained its partnership with Home for Good, the lead agency for the Continuum of Care (CoC). The CoC has implemented a comprehensive system designed to increase access to employment and mainstream benefits. Through the Coordinated Entry System, individuals are assessed and connected to appropriate services and programs that support their economic stability.

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

In FY2026, the City's Community Reinvestment Department continues to make substantial investments in staff training, particularly for new employees, and in enhancing policies and procedures to strengthen the department's effectiveness and the programs it funds and operates. Staff continues to update and implement comprehensive written guidelines to ensure that all programs and operations are conducted sustainably and in compliance with federal regulations.

The Community Reinvestment Department continues to strengthen Columbus's social service infrastructure by fostering partnerships with local agencies and offering informational workshops on key topics. One example includes participation in National Community Development Week, where the department did an Affordable Housing 101 seminar to break down myths and building a clearer understanding of what Affordable Housing is and is not. This seminar empowered citizens to understand HOME funding and how it defines Affordable Housing and equipped them with language to use when adovacting for federal funding within the community. Collaborative efforts between public entities and local organizations are essential for effectively carrying out community development goals. The City remains committed to coordinating with partners to promote a shared understanding of community needs, develop joint strategies to address them, and remain responsive to changing conditions.

The City maintains a Community Development Advisory Council (CDAC), consisting of members appointed by the Mayor and Council, which serves as the voice of residents in accordance with the Citizen Participation Plan. To strengthen engagement, the CDAC bylaws were updated in FY2025 to encourage greater participation from board members, and the meeting schedule was revised from quarterly to bi-monthly to ensure members remain actively informed. Through these efforts, CDAC has played an important role in helping to share the story of how federal funding is used locally, ensuring the community has a clearer understanding of the impact of federal programs.

The Community Reinvestment Department has been building connections with other City departments, such as Engineering, Parks and Recreation, and Public Works, as well as Emergency Management to help them understand the Community Development Block Grant (CDBG) program and the resources available through the Community Reinvestment Department to support their missions. These collaborations in past years have resulted in tangible projects, including the installation of new parks and workout equipment through partnership with Parks and Recreation, and the expansion of the Dragonfly Trail in partnership with the Engineering Department. Community Reinvesment is continuing to engage City departments to hopefully strengthen relationships and continue finding projects that align with federal funding and the needs of the community. By fostering proactive engagement across departments, the City can provide coordinated quality-of-life improvements for its residents.

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

The City has developed various cooperative partnerships and collaborations with public and supportive housing providers, local government, and mental health and social service agencies to address its priority needs, and it will continue to pursue these efforts. Notable examples include:

- **Single- and Multifamily Housing**: The City collaborates with The Housing Authority of Columbus, Georgia, Habitat for Humanity, and NeighborWorks to coordinate the funding, development, and monitoring of both single-family and multifamily housing units funded through the HOME and CDBG programs.
- **Single-Family Housing Rehabilitation**: The City partners with Columbus Area Habitat for Humanity and Access 2 Independence to provide minor home repairs and accessibility

modifications for income-eligible elderly and disabled individuals.

The City provides annual ESG funding and partners with Home for Good, a local nonprofit serving as the collaborative applicant for the CoC. Home for Good coordinates several system-wide strategies aimed at reducing homelessness, including Coordinated Assessment, Housing First, and Rapid Rehousing, in collaboration with both public and private agencies. The City also partners with Hope Harbour and Enrichment Services. Hope Harbour provides hotel/motel vouchers to victims of domestic violence and Enrichement Services provides emergency shelter services to families in need.

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

Looking ahead, the City of Columbus is working to strengthen its efforts around community education on fair housing. The Community Reinvestment Department has identified several priorities to guide this work in upcoming program years, including:

- **Expanded Outreach:** Increasing outreach efforts in targeted communities by connecting through recreation centers, neighborhood centers, and faith-based organizations.
- **Educating Officials:** Providing fair housing education to elected officials and City department staff responsible for administering CDBG, HOME, and ESG funds to reinforce their obligation to affirmatively further fair housing.
- **Landlord Engagement:** Developing education and outreach opportunities for landlords, particularly those managing a small number of rental units, who may have less awareness of fair housing laws and responsibilities.
- **Staff Training:** Ensuring all Community Reinvestment Department staff receive training to properly refer potential housing discrimination complaints to HUD when appropriate.
- By setting these goals, the City seeks to expand capacity for fair housing education and strengthen its ability to affirmatively further fair housing across Columbus.

To streamline programs such as CDBG, HOME, and ESG, the City will continue hosting an annual HUD Grant Workshop. This workshop aims to provide an overview of the CDBG, HOME, and ESG programs to interested nonprofit organizations and affordable housing developers. It will help simplify the annual application process and better prepare organizations for the City's funding application process.

CR-40 - Monitoring 91.220 and 91.230

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

In FY2026, the City of Columbus has made significant strides in enhancing its capacity and planning for subrecipient monitoring. The monitoring policies and procedures have been thoroughly revised to ensure compliance with all HUD regulations and guidance, and City staff have received training on these updated protocols, including a focus on implementing and conducting risk analyses.

The City has conducted an annual risk analysis on all open activities to assess financial capacity, management effectiveness, planning quality, and alignment with national objectives. Risk analysis scores are averaged to determine which activities require on-site monitoring or desk audits to ensure compliance with federal and local regulations. This monitoring plan has proven successful, with four on-site monitoring's completed and one desk monitoring completed and one desk monitoring currently in progress, demonstrating the effectiveness of the City's approach in maintaining oversight and supporting subrecipient compliance

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

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

On ~~August 27, 2025~~August 30, 2026, the FY2026~~2024~~ CAPER was advertised for public comment in the *Columbus Ledger- Enquirer*. The Community Reinvestment Department distributed the Public Notice to organizations that serve low-to-moderate income persons, minorities, or protected classes throughout the city via Community Reinvestments mailing list and on Facebook. The City will receive public comments over a 15-day period from ~~Wednesday~~Sunday, September ~~3~~6, 202~~5~~6, through ~~Thursday~~Monday, September ~~17~~21, 2026~~5~~, and hold a public meeting on ~~Thursday~~Wednesday, September 9~~11~~, 2026~~5~~. During the Community Advisory Council Advisory meeting on September 10, 2026, another presentation of the FY26 will be given. Citizen comments will be here if any are received.

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CR-45 - CDBG 91.520(c)

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

This CAPER assesses the outcomes from the fifth year of the City's 2021-2025 Consolidated Plan. FY2026 has not diverged significantly from the City's initial program objectives.

During the creation of the 2021-2025 Consolidated Plan, several priority needs were identified, including the expansion of affordable housing, housing rehabilitation, blight removal, infrastructure and public facility improvements, public services, fair housing initiatives, COVID-19 response, and program administration. The Consolidated Plan outlines specific goals, measurable objectives, and implementation actions for each component. FY2026 has continued to align closely with the program objectives established in the 2021-2025 Consolidated Plan and the 2025 Annual Action Plan.

Funding for FY2026 projects was allocated in accordance with these priorities. This year marks the final year of the City's Consolidated Plan. The Community Reinvetmenst Department has conducted annual needs assessments to evaluate for the upcoming Consolidated Plan and evaluate adjustments that will be needed to the new strageic priotities that are necessary for the next five years.

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

No.

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

Not applicable.

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

While HOME regulations require on-site inspections every three years following the initial 12-month post-completion inspection, the City of Columbus has expanded this standard by requiring developers and owners to conduct additional in-house inspections. This policy, incorporated into all written agreements, helps mitigate potential repair and maintenance costs by addressing issues proactively. During the 2025–2026 program year, NeighborWorks inspected 23 HOME-assisted rental units, and all units passed inspection. The inspections included evaluation of kitchens, dining rooms, living rooms, bedrooms, bathrooms, laundry areas, and exteriors. Routine maintenance, such as replacing HVAC filters, smoke detector batteries, lightbulbs, and applying pest control, was typically performed at the time of inspection, ensuring the long-term quality and safety of the housing stock.

2026 HOME Rental Inspections		
Address	**Inspection Date**	**Inspection Result**
526 Walnut Street	6/17/2026	Pass
705 Church Avenue	6/18/2026	Pass
1490 Rochester Avenue	6/18/2026	Pass
2587 Harwich Circle	6/18/2026	Pass
3829 6th Avenue	6/17/2026	Pass
4803 13th Avenue, # A	6/17/2026	Pass
4803 13th Avenue, # B	6/17/2026	Pass
4806 13th Avenue, # A	6/17/2026	Pass
4806 13th Avenue, # B	6/17/2026	Pass
4811 13th Avenue, # A	6/17/2026	Pass
4811 13th Avenue, # B	6/17/2026	Pass
4814 13th Avenue, # A	6/17/2026	Pass
4814 13th Avenue, # B	6/17/2026	Pass
4831 13th Avenue	6/17/2026	Pass
4907 11th Avenue, # A	6/17/2026	Pass
4907 11th Avenue, # B	6/17/2026	Pass
4909 11th Avenue, # A	6/17/2026	Pass
4909 11th Avenue, # B	6/17/2026	Pass
5027 12th Avenue	6/17/2026	Pass
5031 12th Avenue	6/17/2026	Pass
425 Walnut Street	6/17/2026	Pass

426 Central Circle	6/17/2026	Pass
506 23rd Street	6/18/2026	Pass

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

In accordance with 24 CFR Part 92.351, the City of Columbus and its subrecipients adhere to Affirmative Marketing requirements. The Community Reinvestment Department has an Affirmative Marketing Strategy embedded within its policies and procedures to ensure that all HOME-funded housing opportunities are marketed in a fair and inclusive manner. These policies guide how the City and its partners notify and reach potential tenants and homebuyers.

To promote various housing programs available to the public, all initiatives are advertised through the City's website at http://www.columbusga.org/CommunityReinvestment/ and on social media platforms. The Community Reinvestment Department uses Facebook at https://www.facebook.com/ccgcommunityreinvestment/ to engage a wider and more diverse audience in publicizing its events, leading to increased attendance at public meetings and forums.

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

The City did not use any HOME program income for projects in FY2026.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City of Columbus has actively sought to strengthen its partnerships with nonprofit housing organizations and private agencies to enhance the supply of affordable housing. This includes close collaboration with the Housing Authority of Columbus, Georgia, Habitat for Humanity, NeighborWorks Columbus, and other entities pursuing housing projects in the city. These partnerships expand capacity and create new opportunities for both homeownership and rental housing. The City has also made strides in improving housing affordability through initiatives such as Sweet HOME Columbus, the City's down payment assistance program, which works with local lenders and realtors to help income-eligible households achieve homeownership.

The City has launched the SHINE Program (Sustainable Housing Initiatives for Neighborhood Empowerment), which will further increase access to affordable housing by supporting innovative development approaches and partnerships that address critical community needs. Currently two homes have be acquired for rental housing for single parent households.

Moving forward, the City will continue to assess its HOME Program activities and take a proactive approach in funding projects that respond to the affordable housing needs of Columbus residents.

CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 14~~15~~ – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding child care.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 15~~16~~ – Qualitative Efforts - Number of Activities by Program

Narrative

The City recognizes the importance of integrating Section 3 activities into its HUD entitlement programs and is actively learning and refining how these initiatives can best be implemented within its departments. Looking ahead, the City is committed to continuing this learning process, developing a framework for

Section 3 activities that creates meaningful workforce and training opportunities while aligning with the City's goals and future HUD-funded project

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	COLUMBUS
Organizational DUNS Number	139202217
UEI	
EIN/TIN Number	581097948
Indentify the Field Office	ATLANTA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mrs
First Name	Pamela
Middle Name	J
Last Name	Hodge
Suffix	
Title	Deputy City Manager

ESG Contact Address

Street Address 1	1111 1st Avenue
Street Address 2	4th Floor
City	Columbus
State	GA
ZIP Code	-
Phone Number	7062254206
Extension	
Fax Number	
Email Address	phodge@columbusga.org

ESG Secondary Contact

Prefix	Ms
First Name	Kimberly
Last Name	Mitchell
Suffix	
Title	Assistant Director
Phone Number	7062253916
Extension	
Email Address	Mitchell.kimberly@columbusga.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

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

Subrecipient or Contractor Name	**Enrichement Services Inc.**
City	Columbus
State	Georgia
Zip Code	31906
DUNS Number	06-647-9528
UEI	
Is subrecipient a vistim services provider	
Subrecipient Organization Type	Non-Profit
ESG Subgrant or Contract Award Amount	$24,987.10

Subrecipient or Contractor Name	**United Way of the Chattahoochee Valley**
City	Columbus
State	Georgia
Zip Code	31901
DUNS Number	02-064-9484
UEI	
Is subrecipient a vistim services provider	
Subrecipient Organization Type	Non-Profit
ESG Subgrant or Contract Award Amount	$80,000.00

Subrecipient or Contractor Name	**Columbus Alliance for Battered Women, Inc. dba Hope Harbour**
City	Columbus

State	Georgia
Zip Code	31901
DUNS Number	
UEI	
Is subrecipient a vistim services provider	
Subrecipient Organization Type	Non-Profit
ESG Subgrant or Contract Award Amount	$33,340.17