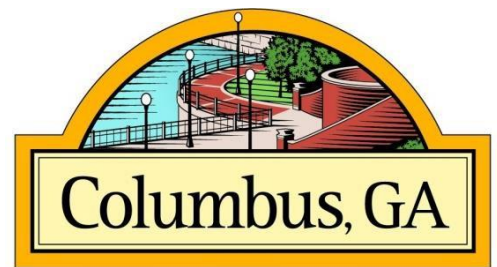


Columbus Consolidated Government

Third Year CAPER
(HUD FY 2018/City FY 2019)
FY 2017 – FY 2021 Five Year Consolidated Plan



CR-05 - Goals and Outcomes

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

The Federal resources provided by the U.S. Department of Housing and Urban Development (HUD) includes funds from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the CDBG/HOME funded activities during HUD's Program Year 2018/City's FY 2019. These projects are monitored towards the accomplishment of the goals/objectives outlined in its Five Year Consolidated Plan (ConPlan). The CAPER shows how the City of Columbus progressed towards the accomplishment of its five-year goals.

Grants:

- The Community Development Block Grant (CDBG) program is the primary source of funding used to provide decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
- The Home Investment Partnership (HOME) program is a grant provided annually to the City of Columbus to implement local housing strategies designed to increase homeownership and affordable housing opportunities for low and very low-income Americans.

The report also outlines the various forms of leveraging that made the City's efforts more successful. The overall goal of the Program Year 2018/City's FY 2019 CAPER is to monitor projects funded with federal dollars and ensure all projects and funds primarily serve very low, low- and moderate-income persons in the following areas:

1.) Increase, create, and sustain affordable housing

- NeighborWorks Columbus
- Open Door Community House - TBRA
- Fair Housing Activities
- Habitat for Humanity

2.) Increase suitable living environments

- Demolition Services
- Access 2 Independence
- Homeless Resource Network
- Boys and Girls Club of the Chattahoochee Valley
- Mercy Medical Counseling
- Mercy Medical Healthcare
- Enrichment Services Program

- Changing Faces Within
- Parks and Recreation
- Direct Service Corporation
- Land Bank Authority of Columbus Georgia
- Lead Based Paint Removal

3.) **Reduce poverty/expand economic opportunity**

- Home for Good/CoC
- Economic Development

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
Economic development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	70	0	0.00%			
Economic development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	0	0.00%	5	0	0.00%
Housing/services for persons who are homeless	Public Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6750	2946	43.64%	1500	2946	196.40%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	3		15	3	20.00%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	15	12	80.00%	2	12	600.00%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	25	125.00%	29	25	86.21%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	11	27.50%	13	11	84.62%
Improve public facilities and infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	940	94.00%	400	940	235.00%
Planning and administration	Administration	CDBG: \$ / HOME: \$	Other	Other	1	1	100.00%	1	1	100.00%
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15680	4805	30.64%	3448	4805	139.36%

Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5740	67	1.17%	48	67	139.58%
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	797		0	797	
Remove slum and blight	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	50	8	16.00%	4	8	200.00%

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.

The activities undertaken by the City of Columbus are consistent with the documented priorities established in the ConPlan. The priorities, goals, and objectives Identified in the ConPlan are designed to assist lower income residents needing housing, jobs, and services. Federal CDBG funds are intended to provide low- and moderate-income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects in Columbus is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

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	2,590	9
Black or African American	6,597	29
Asian	44	0
American Indian or American Native	43	0
Native Hawaiian or Other Pacific Islander	39	0
Total	9,313	38
<i>Hispanic</i>	344	2
<i>Not Hispanic</i>	8,819	36

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

Narrative

As required by HUD, the City of Columbus and its subrecipients follow the Affirmative Marketing Rules. As such, all recipients of HOME funds are required to follow the affirmative marketing requirements. All printed materials are designed to inform the public, owners, or potential tenants wishing to participate in the HOME Program. All materials will include a statement regarding the Columbus Consolidated Government's Affirmative Marketing Plan as well as the applicable fair housing laws. This information is included in all media released and/or reports informing the public about the HOME Program. All newspaper and other media announcements, as well as any printed materials, include the Equal Housing Opportunity logo, slogan or statement. Fair Housing Posters are displayed in the offices of the City's subrecipients.

To market and publicize various housing programs that are available to the public, all of the programs are advertised via the City's website at <http://www.columbusga.org/CommunityReinvestment/> and its associated social media accounts.

Additionally, the websites of some of the City's subrecipients:

- [NeighborWorks Columbus](#)
- [Open Door Community House](#)
- [The Housing Authority of Columbus Georgia](#)
- [Access 2 Independence](#)
- [Habitat for Humanity](#)
- [Land Bank Authority of Columbus Georgia](#)
- [Mercy Medical](#)

- [Homeless Resource Network](#)
- [Boys and Girls Club](#)
- [Direct Service Corps](#)
- [Enrichment Services Program](#)
- [Changing Faces Within, Inc.](#)
- [Parks and Recreation](#)
- [Home for Good](#)

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	2,256,354	1,289,112
HOME	public - federal	1,024,592	929,841

Table 3 - Resources Made Available

Narrative

For the Program Year 2018/City's FY 2019, the City received an entitlement of \$1,521,246 in CDBG and \$920,656 HOME funds. The "Resources Made Available" in Table 3 above includes augmented CDBG and HOME prior year resources and program income. These funds were distributed for housing construction, rehabilitation initiatives, public service activities, economic development, and other eligible activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	All resources are spent within Muscogee County.

Table 4 – Identify the geographic distribution and location of investments

Narrative

All federal funds received are spent on projects within the confines of Muscogee County. Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher. These areas are outlined in the attached map, "LMI Areas," in the Unique Appendices – Maps section. The ConPlan defines "area of minority concentration" and "area of low-income concentration" as those census tracts that have concentrations of minority populations or low-income populations, respectively, statistically and significantly larger than the minority or low-income population for the City as a whole. For the purposes of this report, "Minority concentration" is defined as those tracts with greater than 58.5% (County average) minority concentration. "Poverty concentration" is defined as those tracts with a poverty rate greater than 23.2% (County average). These areas are highlighted in the attached maps, "Minority Concentration" and "Poverty Concentration," in the Unique Appendices - Maps section.

The City utilizes HOME and CDBG funds throughout the jurisdiction to serve low- and moderate-income persons. A portion of HOME and CDBG funds will be used for the rehabilitation and renovation of single-family homes in low-income neighborhoods to improve the housing conditions within those neighborhoods. This method of allocation will enable the City to serve the most disadvantaged residents given the limited funding available.

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.

The nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. In addition, the City encourages applicants and subrecipients to seek out other public and private resources that address the needs and goals identified in the ConPlan. Federal funds provide these organizations with the opportunity to expand their services to benefit low- and moderate-income persons.

The City of Columbus receives a 50% HOME match reduction. For CDBG funds, no match is required, but CDBG funds are often used in tandem with other funding sources. The HOME match requires organizations who receive HOME assistance to provide the necessary match using non-federal funds, which is verified through a report submitted to the City on an annual basis. In this regard, the City continues to partner with nonprofit developers with emphasis of leveraging its entitlement funds in assisting with implementation of policies and programs. During the Program Year 2018/City's FY 2019, the City's total match liability for the HOME funds was \$113,375.

The Home for Good organization focuses on alleviating chronic homelessness in the City. As the lead agency for the Continuum of Care, Home for Good coordinates and performs all federally mandated activities necessary to secure federal homeless funds on behalf of the community's Continuum of Care document, including the annual enumeration, annual funding application, administration of the homeless management information system, and collection and dissemination of performance data. The Home for Good Organization leverages funding from outside organizations as part of the CoC, which assisted 2,946 individuals.

While the City continues to use HOME and a portion of its CDBG funding allocations for new affordable housing opportunities, additional public and private resources are fundamental in assisting with implantation of policies and programs. Programs such as the Low-Income Housing Tax Credit (LIHTC) and Historic Tax Credit (HTC) programs provide additional capital to address the shortage in affordable housing.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	386,821
2. Match contributed during current Federal fiscal year	104,343
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	491,164
4. Match liability for current Federal fiscal year	113,375
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	377,789

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructur e	Site Preparation, Constructio n Materials, Donated labor	Bond Financing	Total Match
3349	11/29/2018	5,464	0	0	0	0	0	5,464
3391	05/29/2019	1,989	0	0	0	0	0	1,989
3409	02/25/2019	4,252	0	0	0	0	0	4,252
3413	11/15/2018	1,145	0	0	0	0	0	1,145
3415	02/22/2019	44,000	0	0	0	0	0	44,000
3433	04/12/2019	318	0	0	0	0	0	318
3434	04/12/2019	401	0	0	0	0	0	401
3435	04/12/2019	120	0	0	0	0	0	120
3436	03/12/2019	367	0	0	0	0	0	367
3438	07/16/2019	18,489	0	0	0	0	0	18,489
3442	02/24/2019	755	0	0	0	0	0	755
3443	04/12/2019	115	0	0	0	0	0	115
3444	07/03/2019	216	0	0	0	0	0	216
3447	07/03/2019	844	0	0	0	0	0	844

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-nig 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 \$
38	571,110	329,811	68	241,337

Table 7 – Program Income

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0

Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	13	11
Number of Non-Homeless households to be provided affordable housing units	28	20
Number of Special-Needs households to be provided affordable housing units	18	24
Total	59	55

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	13	11
Number of households supported through The Production of New Units	17	3
Number of households supported through Rehab of Existing Units	24	25
Number of households supported through Acquisition of Existing Units	5	16
Total	59	55

Table 12 – Number of Households Supported

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

During the HUD Program Year 2018/City FY 2019, various programs exceeded and fell short of their projected goals. The City earmarked \$200,000 in HOME resources toward multifamily affordable housing projects. This amount was made available to leverage additional development of affordable housing units. The annual goal associated with this project was to produce 15 affordable housing units. However, this project was unable to move forward due to the inability of finding partners to carry out a suitable project. These funds will carry over to the next fiscal year, where the City will proactively engage developers and market the availability of these funds.

NeighborWorks Columbus operates as a Community Housing Development Organization (CHDO), which primarily assists low- and moderate-income persons in securing affordable housing. Using a combination of CDBG and HOME funds, NeighborWorks Columbus was able to accomplish significant affordable housing related goals. During the HUD Program Year 2018/City FY 2019, NeighborWorks Columbus utilized a \$175,000 deferred payment CDBG loan to acquire 4 single-family properties that will be rehabilitated into affordable housing. In addition, NeighborWorks utilized \$441,004 in HOME funds for the completion of 3 single-family HOME rental units and 1 single-family homebuyer unit.

The City has established a partnership with the Columbus Area Habitat for Humanity and Access 2 Independence in administering the Minor Home Repair Continuing Hope & Accessibility Programs to assist income eligible elderly and disabled individuals with much needed repair, maintenance, weatherization, safety, and beautification of homes:

- The Continuing Hope program administered by Habitat for Humanity anticipated completing 10 minor home repairs but exceeded that by an additional 2 units (12 total). The Continuing Hope program provides correction of actual violations of the Housing Code in eligible residential structures.
- The Accessibility Program administered by Access 2 Independence anticipated completing 8 ADA modifications but exceeded that by an additional 4 units (12 total).

During the HUD Program Year 2018/ City's FY 2019, each organization was able to exceed their goals and complete 24 minor home repair projects.

The City partners with Open Door community House to administer its Tenant Based Rental Assistance (TBRA) Program. The TBRA program provides extremely low-income households with assistance in transitioning from homelessness and/or shelters into rental housing during this reporting period. TBRA vouchers assist individuals with security deposits, utility deposits, and rental assistance for 24 months. There are currently 23 total TBRA voucher holders which include 11 beneficiaries during the HUD Program Year 2018/City's FY 2019. This program anticipated administering 13 TBRA vouchers throughout the year, falling short by just 2 vouchers. The reason for this is because these two clients were evicted from their housing due to non-compliance of the lease.

During the HUD Program Year 2018/City FY 2019 the City saw project completions that were not specifically linked to the goals identified in the HUD Program Year 2018/City FY 2019 Annual Action Plan. HOME funds assisted 11 households through direct homebuying assistance in the form of: 1) \$74,700 was used for bridge loan gap financing for 3 households; and 2) \$44,743 was used for down payment assistance to 8 income eligible households. While not specifically linked to the respectin Annual Action Plan, these accomplishments are a part of the overall goals identified within the ConPlan's Strategic Plan.

Discuss how these outcomes will impact future annual action plans.

In regards to the table referenced above, the projects that have been completed to date and currently programmed with funding are expected to meet or exceed the goals set in the ConPlan for the provision of affordable housing units. The current mismatch is due primarily to the lack of qualified partners to carry out the projects and the time needed for new programs to get their wheels moving. These outcomes will impact future annual action plans by taking this into consideration and being more feasible in our future annual goals.

The City allocated \$200,000 in HOME for multifamily affordable housing developments which will leverage and expand affordable housing options for income eligible renter households. However, this project was unable to move forward due to the inability of finding partners to carry out a suitable project. These funds will carry over to the next fiscal year, where the City will proactively engage developers and market the availability of these funds.

While the Land Bank Authority fell short of its annual goals, overall it acquired 2 two properties: 1 to be conveyed to a local affordable housing developer and the other will be used as a community garden within a low-income neighborhood. The infusion of funds into the Land Bank represents a tremendous opportunity to develop and implement a mission-driven set of activities. However, given the stagnant history of the Land Bank Authority in the absence of dedicated staff, limited capacity among existing City staff, and the particular expertise required to implement land bank activity, a significant amount time was needed to formulate the initial plan of action and systematize coordination. Moving forward, the annual goals and objectives will be modified reasonably.

The Land Bank Authority of Columbus was established in 1992 to address vacancy and abandonment in Columbus, and during a substantial amendment to HUD's Program Year 2017/City's FY 2018, was for the first time infused with funding that may enable the Land Bank Authority to engage in proactive, impactful neighborhood stabilization throughout Columbus. During the HUD Program Year 2018/City FY 2019 reporting period, the Land Bank Authority anticipated acquiring 5 properties to be conveyed for affordable housing. While the Land Bank Authority fell short of its annual goals, overall it acquired 6 properties, 2 of which were with CDBG funding: 1 to be conveyed to a local affordable housing developer and the other will be used as a community garden within a low-income neighborhood. The infusion of funds into the Land Bank represents a tremendous opportunity to develop and implement a mission-driven set of activities. However, given the stagnant history of the Land Bank Authority in the absence of dedicated staff, limited capacity among existing City staff, and the particular expertise required to implement land bank activity, a significant amount time was needed to formulate the initial plan of action and systematize coordination. Moving forward, the annual goals and objectives will be modified accordingly.

Although the City currently works with many community-based organizations, the primary impediment to the City's ability to meet underserved needs is the limited amount of entitlement funding and the fact that most nonprofit organizations operate on shoestring budgets. Fiscal

barriers inhibit the ability to effectively address the need of affordable housing, which often require a deep subsidy to put a project forward.

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	10	2
Low-income	9	24
Moderate-income	5	0
Total	24	26

Table 13 – Number of Households Served

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:

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

As a participant in the local CoC, led by Home for Good, the City is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. The Home for Good organization focuses on alleviating chronic homelessness in the City. As the lead agency for the Continuum of Care, Home for Good coordinates and performs all federally mandated activities necessary to secure federal homeless funds on behalf of the community's Continuum of Care document, including the annual enumeration, annual funding application, administration of the homeless management information system, and collection and dissemination of performance data. The Home for Good Organization leverages funding from outside organizations and assisted 2,946 individuals. Of the total persons, 1,316 were either new or continuing access to a service and 797 homeless persons were given overnight shelter.

Through the CoC, there are three core Street Outreach Providers, the PATH team, Columbus Police Department, and the Homeless Prevention Team. The Mainstream and Outreach Committee (M&O Committee) has a representative from each one of these providers and meets quarterly to get updates on progress being made in key areas. It also meets semi- annually for SOAR training. The Encampment Outreach is a process to eliminate encampments altogether and discourage homeless citizens moving to another area of the community by connecting them with services and housing. Street outreach is conducted, at a minimum, of weekly visits by CPD, biweekly by PATH and random intervals by the Homeless Prevention Team. Each group has specific service areas, such as crisis intervention, survival aid, etc. but all have the same common goal to refer homeless individuals to the CES (211) for intake and individualized services. The local 211 encompasses a nine-county region where outreach teams conduct weekly outreach by placing 211 flyers in stores, churches, and known hub locations of homeless individuals and families.

Coordinated Entry Access was available for all experiencing homelessness effective January 1, 2017 and provides a full needs assessment for individuals and families both sheltered and unsheltered. Furthermore, individuals/families can access support services either by self-presenting at most of the shelter facilities or through referrals. Regional emergency shelters refer participants to agencies that will assist them in obtaining mainstream resources so that they will have the financial ability to start along the road to self-sufficiency. Transitional housing programs generally refer participants to permanent housing programs/locations and provide the assistance necessary in obtaining resources to be successful when they make this transition.

2.) Addressing the emergency shelter and transitional housing needs of homeless persons

Each year, the CoC conducts a Point-in-Time count for the Columbus region of the persons residing in emergency shelters and transitional housing facilities, as well as those living unsheltered. In addition to providing an estimated amount of homeless individuals, this information is used to understand the emergency and transitional needs of homeless persons so that they can be addressed adequately and efficiently. The CoC has implemented a plan to provide emergency shelters the benefits of participation by providing them with statistical data during the Point-in-Time and Housing Inventory Count processes. This data includes information of their clients in the Homeless Management Information System (HMIS) as a result of receiving services from HMIS participating agencies. This system connects the information of eligible clients to the appropriate local non-profit organizations in the City. The City annually provides funding that in part, helps support the HMIS database to track the effectiveness of service providers. Through the HMIS system, the Salvation Army was able to utilize its resources to assess the effectiveness of its shelters relative to their current targeted population. The data utilized by the Salvation Army assisted their decision making by shifting their focus from single individuals to families.

3.) 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 amount of permanent and affordable housing with supportive services is key in helping homeless persons make the transition to permanent housing and independent living. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options that have supplementary supportive services in order to make a successful transition into residential stability. To increase the rate of Placement and Retention, the CoC has started to work on a Housing Stability Plan that will follow clients throughout their journey of housing. This model is based on providing wraparound services that address specific homeless issues, such as chronic family and youth homelessness. This data is derived from the HMIS system and is reported as System Performance Measures. Performance and Outcome Committee of the CoC have begun the process of evaluation of CoC funded and Non CoC funded programs based on Systems Performance Measures.

In addition to permanent affordable housing, the City's strategy for ending chronic homelessness addresses each of the issues that most often cause this problem:

- The high prevalence of substance abuse among chronically homeless individuals
- Inadequate education and/or job skills among many homeless persons
- The shortage of affordable housing in the City of Columbus

By placing emphasis on the above issues and with efficient coordination and collaboration with local non-profit agencies serving the homeless population, the City of Columbus can strategically pivot itself in addressing homelessness and chronic homelessness. To capitalize on this, the CoC implemented a comprehensive Homeless Prevention Strategy to effectively identify, assess, and prevent individuals and families from becoming homeless, and to divert them in a housing crises from homelessness. The City continues to fund non-profit organizations such as Home for Good that provide services to homeless individuals and families.

4.) 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 recognizes the need for neighborhood-based homelessness prevention programs, such as a crisis response, stabilization team, street outreach program, housing search placement specialists, and increased employment opportunities that provide temporary rental assistance and other services. The CoC has implemented a cohesive comprehensive system to increase access to employment and mainstream benefits. Through its Coordinated Entry System, client's needs are assessed through its intake process and subsequently connected to the appropriate services and programs. Prioritization is given to those individuals who are unsheltered and/or those meeting category 1 of HUD's definitions assessment. The length of time homeless, disability status (chronic), and vulnerability risks are also considered.

CoC funded programs/projects are required to attend Soar Training, quarterly resource fairs, and job fairs. Additionally, projects are assigned case managers/life skill managers that coordinate assistance. The Systems Performance Measures Committee assessment of the funded and non- funded programs enables the CoC to have a systematic approach to reviews.

The CoC has a Moving on Strategy, also known as a Moving Forward Strategy, which was originally written and implemented as a pilot in 2011 by the House of T.I.M.E (HOT). Since then, the CoC has extended the Strategy to all Permanent Supportive Housing (PSH) programs in the CoC area. The CoC reviews permanent housing treatment plans on all tenants and identifies those that qualify for the Moving Forward Strategy. Individual service providers assist tenants with new housing locations and whether it will be independent of continued housing services or

through public housing. The Moving Forward Strategy also identifies barriers from moving tenants from PSH to other stable housing opportunities.

The CoC collaborates with the Housing Authority of Columbus Georgia (HACG), which serves as the primary public housing agency (PHA) on behalf of the City of Columbus. The HACG has a Homeless Admission Preference and provides homeless individuals with tenant-based Housing Choice Vouchers.

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

Actions taken to address the needs of public housing

The HACG is a key player in the provision of affordable, decent, and safe housing in Columbus, and there is a strong collaborative relationship between the HACG and the City. Public supported housing serves as a bridge for families seeking to escape poverty and obtain decent, safe, and affordable housing.

In addition to public housing, the HACG offers rental assistance through the Section 8 voucher program. Currently, the HACG has 3,496 vouchers with 3,291 in use or obligated for use with 151 families on the waiting list. The waiting list for HCV tenant-based vouchers was open for 5 days in 2017 and the HACG took about 1100 applications over the phone.

During HUD's Program Year 2018/City's FY 2019, the HACG did not convert any units to RAD and did not directly utilize any CDBG or HOME funds. A fair-housing educational training seminar as part of public services was provided to 63 staff members at the Housing Authority of Columbus, Georgia on April 22, 2019.

Although the public housing is generally in fair physical condition and well-maintained, continued maintenance of these units is cost-prohibitive, especially as units begin to age. The HACG continues to identify economically feasible ways to address capital improvements of public housing units.

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

During the HUD Program Year 2018/City FY 2019, the HACG continued these services: At each of its public housing sites, the HACG has resident councils, security task forces, educational opportunities, and youth programming. Each of which, provide resources for residents of public housing seeking to improve their economic condition and quality of living. Additionally, the HACG reserves one spot on its board for a public housing resident and actively encourages residents to participate in planning meetings.

HACG is a Moving to Work (MTW) agency, which began in 2013 and provides the agency with more flexibility in how it uses federal funds. The Family Self-Sufficiency (FSS) program is a voluntary self-sufficiency program that provides participating families the opportunity to identify needs, improve skill sets, and work towards life goals, economic independence, and housing self-sufficiency. The FSS program has a Program Coordinator to assist residents in finding beneficial resources.

As stated on its website, *"HACG will continue to work collaboratively with all its stakeholders, such as residents, property owners, and community constituencies in the opportunity to create and study original, locally-developed housing and self-sufficiency strategies that encourage public housing and HCV families to become self-sufficient."*

Actions taken to provide assistance to troubled PHAs

Not applicable. HACG is designated as a "High Performer."

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 course of the past year, the City and its partners continued to reduce barriers to affordable housing, such as allocating CDBG funding for housing rehabilitation that will preserve existing affordable housing. These programs, known locally as the Continuing Hope and Home Accessibility programs, assist elderly households and households that have members with disabilities with much needed repairs and modifications. The City also provided HOME funds to further affordable housing through acquisition, rehab, and new construction.

The City continues to budget for fair housing education and outreach on an annual basis. A fair-housing educational training seminar was provided to 63 staff members at the Housing Authority of Columbus, Georgia on April 22, 2019.

In order to continue to address and eliminate any potential barriers to affordable housing, the City has identified the following actions:

- 1.) Develop partnerships to build and increase the number of affordable units,
- 2.) Support and coordinate with developers for housing tax credit project applications proposed within the City,
- 3.) Provide homebuyer education, and
- 4.) Make efforts to coordinate the Land Bank Authority of Columbus Georgia in the provision of affordable housing units

The City's limited CDBG and HOME funds are the primary impediment to meeting underserved needs. As such, additional public and private resources are fundamental in assisting with implantation of policies and programs. Programs such as the LIHTC and HTC programs provide additional capital to address the shortage in affordable housing. Regarding the items listed above, during the Program Year 2018/City's FY 2019, the City of Columbus allocated \$200,000 for multifamily affordable housing developments which will leverage and expand affordable housing options for income eligible renter households. The project(s) that these funds establish will be reported on in subsequent CAPERs.

The Land Bank Authority has contracted for technical assistance with Center for Community Progress – they are considered the national expert on land banks and land banking and other tools to support neighborhood stabilization. Their work has provided the Land Bank Authority with an action plan moving forward. As part of their recommendations, the Land Bank Authority

has retained a Real Estate Specialist. Given the stagnant history of the Land Bank Authority in the absence of dedicated staff, limited capacity among existing City staff, and the particular expertise required to implement land bank activity, this new dedicated employee will greatly systematize coordination. During the HUD Program Year 2018/City FY 2019, the Land Bank Authority was able to rebrand itself with a new website in collaboration with the Chattahoochee Valley Community College Visual Communications Course. It petitioned the Tax Commissioner to initiate judicial in rem tax sale on 10 properties: 3 of which saw the owner come forward and pay taxes, 1 was acquired by a third-party bidder, and the final 6 were acquired by the Land Bank Authority.

Neighborworks Columbus is a HUD approved and Georgia DCA recognized housing counseling agency that provides homebuyer education. They provide classes that will assist prospective homebuyers with the financial aspect of purchasing a home in addition to other important lessons. The homebuying process, all of its complexities and costs, present challenges for low- and moderate-income individuals. Homebuyer education is a necessity for the community as it teaches the basic “financial literacy” skills of budgeting, saving, credit and debt management.

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

During the Program Year 2018/City’s FY 2019, total funds contributed as match amounted to \$78,475. Although the City currently works with many community-based organizations, the primary impediment to the City’s ability to meet underserved needs is the limited amount of entitlement funding and the fact that most nonprofit organizations operate on shoestring budgets. The City allocated \$145,150.73 in CDBG to qualified organizations that administer public services through the jurisdiction.

The City has established a partnership with the Columbus Area Habitat for Humanity and Access 2 Independence in administering the Minor Home Repair Continuing Hope & Accessibility Programs to assist income eligible elderly and disabled individuals with much needed repair, maintenance, weatherization, safety, and beautification of homes. Together, these two programs were able to assist 24 households.

The Home for Good Organization leveraged additional funding from outside organizations and assisted 2,946 individuals. Of the total persons, 1,316 were either new or continuing access to a service and 797 homeless persons were given overnight shelter.

The current playground at 29th Street Recreation Center is in dire need of replacement. During the HUD PY 2018/City FY 2019, the Columbus Parks and Recreation Department utilized \$149,973 in CDBG funding towards installing a new and updated playground at 29th Street Recreation Center. This new and updated playground will serve an area where 89.36% of the population is low- and moderate-income. This playground will serve the community in that neighborhood as well as provide quality of life for those children.

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

The City continues to make every effort to protect persons and the environment through compliance of HUD regulations of controlling lead-based paint hazards in housing receiving federal assistance. The City has established a partnership with Habitat for Humanity and Access 2 Independence in administering minor home repair and accessibility modifications for income eligible elderly and disabled individuals with much needed repair, maintenance, weatherization, safety, and beautification of homes. These programs are required to implement all aspects of HUD's lead-based paint regulations with particular emphasis on properties built prior to 1978. Both organizations continue their efforts to reduce lead-based paint hazards on all of their rehabilitation projects by providing outreach on the dangers, identification, and reduction of lead-based paint hazards to all program participants. The City supplements these efforts by allotting \$14,154.55 in CDBG which was used to conduct 20 lead-based paint inspections.

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

The City of Columbus plays an active role in reducing poverty and expanding economic opportunity for job creation and development. The poverty rate is based on whether a household's income can adequately provide for basic needs, which indicates a strong correlation between the labor market and the poverty rate. Ensuring there are opportunities to those who earn the least is key to reducing the number of poverty-level families.

Economic development through direct technical and business assistance are the catalyst for the retention and creation of new jobs, subsequently providing opportunities for economic mobility. For the Program Year 2018/City's FY 2019 CAPER, the City promoted economic development through the following means:

- Economic Development Activities – The City is currently working on a business incubator project in partnership with StartUP Columbus and the Greater Columbus Chamber of Commerce. Proposed project will provide individuals of all income levels the opportunity to explore business ideas and accelerate their programs. The environmental review for this proposed project has been completed and the project itself is anticipated to be complete during the upcoming fiscal year.

The City continues its partnership with Home for Good, whom is the lead agency for the CoC. The CoC has implemented a cohesive comprehensive system to increase access to employment and mainstream benefits. Through its Coordinated Entry System, individuals are assessed through its intake process and subsequently connected to the appropriate services and programs.

The City is currently looking into the feasibility of a NRSA which would provide a way to target its CDBG funding resources in economically disadvantaged neighborhoods. Within an NRSA, the city of Columbus can designate comprehensive strategies to address economic development and housing needs in the targeted area. Job creation and retention activities will

be part of the NRSA designation and strategy.

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

The City's Community Reinvestment Department continues to strengthen its working relationships with social service agencies. It is critical that public and autonomous agencies work cooperatively in executing tasks. The City continues to coordinate amongst its partner agencies to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The City has a Community Development Advisory Council (CDAC) that consists of board members appointed by the mayor and council members to act as the voice of residents per the Citizen Participation Plan. This committee meets throughout the year to provide recommendations on the City's consolidated planning process.

The City continues to work closely with partner agencies and community stakeholders to develop social response programs based on community need. For example, the Community Reinvestment Department and other City representatives are active members in the CoC board and subcommittees, 211 response line through the United Way of the Chattahoochee Valley, the Columbus 2025 Initiative for Economic, Community, and Workforce Development, and Neighborhood CDBG Programs. Each program provides a response by the City to respond to the institutional needs of community partners and the individuals they serve.

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

The City has established a number of 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 will continue to do so. Examples Include:

- Single- and multifamily housing: the City partners with organizations such as NeighborWorks and the HACG to coordinate the funding, development, and monitoring of single- and multifamily housing units funded through the HOME and CDBG programs.
- Tenant Based Rental Assistant: the City partners with a local non-profit, Open Door Community House, to manage the HOME tenant-based rental assistance program. This program is prioritized for homeless individuals and households. Support Services are offered to all TBRA households through CoC Programs.
- Single-family Housing Rehabilitation: the City partners with the Columbus Area Habitat for Humanity and Access 2 Independence to provide minor home repair and accessibility modifications for income eligible elderly and disabled individuals.
- Fair Housing: the City hosts fair housing activities in April to honor Fair Housing Month. The City of Columbus, Georgia Community Reinvestment Department partnered with the HACG to administer a fair housing training seminar to the HACG's employees.

The City provides CDBG funding annually and partners with Home for Good (a local nonprofit homeless provider) who serves as the Collaborative Applicant for the Muscogee/Russell County Continuum of Care (CoC). Home for Good coordinates a number of homelessness reduction system-wide strategies involving both public and private agencies.

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

During HUD's Program Year 2018/City's FY 2019, the City continued to provide funding to support fair housing activities to promote awareness of the fair housing model. The City held a fair housing training seminar in April to honor Fair Housing Month. A Fair Housing Educational Training was provided to the employees (property managers, maintenance and supervisors) at the Housing Authority of Columbus, Georgia. A fair-housing educational training seminar as part of public services was provided to 63 staff members at the Housing Authority of Columbus, Georgia on April 22, 2019. These efforts will continue throughout the remainder of the ConPlan, where the City will place particular emphasis in the following:

- Continue outreach within targeted communities at locations such as recreation centers, community/neighborhood centers, churches, and Boys and Girls Clubs.
- Contract with a HUD-certified fair housing organization to conduct paired real estate testing in the local rental market. Publish the results in local newspapers as a means of public education and deterrence against future discrimination by landlords.
- Educate elected officials and City department staff responsible for CDBG/HOME funds in their legal obligation to affirmatively further fair housing.
- Target education and outreach to landlords who rent a small number of units, as they are likely to be unaware of fair housing laws and their legal responsibilities.
- Designate an existing staff person as the local fair housing officer and establish a formal internal process for referring housing discrimination complaints to the Georgia Commission on Equal Opportunity or to HUD.

The City continues its outreach to individuals with limited English proficiency within targeted communities. For example, the Community Reinvestment Department is active on the Hispanic Outreach Committee. The City is currently developing an adequate formal policy for ensuring that persons with limited English proficiency can access its housing and community development services and programs.

As a way to streamline programs such as CDBG/HOME, the city will host another HUD Grant Workshop this fall/winter. This will be the second workshop of its kind and it will provide an overview of CDBG and HOME Programs to interested non-profit organizations and affordable housing developers. The workshop will streamline the annual application process and prepare non-profit organizations and affordable housing developers for funding applications that are due in January-February 2020.

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

Each organization receiving CDBG and/or HOME funds are required to submit quarterly reports until the projects are complete. The quarterly and year-end reports include information on the number of clients served, income level and race/ethnicity. During the period of affordability, but subject to specific agreements, it is the responsibility of the housing provider to submit an annual tenant report to document compliance with the applicable regulations, specifically household income and fair market rents.

The Community Reinvestment Department conducts at least one monitoring visit and/or desk monitoring for each project and retains communications through email and correspondence. For the Program Year 2018/City's FY 2019 CAPER, the Community Reinvestment Department monitored all developers, subrecipients, and projects to ensure compliance required by HUD for monitoring the CDBG and HOME grant programs. Developers and subrecipients are notified in advance of a pending monitoring visit. Developers and subrecipients are also monitored on an ongoing basis through a review of reimbursement requests to substantiate the progress in accomplishing the goals/objectives of its funded activity.

This City is currently modifying its Section 3 policy, which will require contractors/vendors to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status. The City has currently certified one business for Section 3, W.T. Miller LLC, a demolition contractor. HUD has no exclusions or exemptions for Section 3 compliance and monitors the performance of contractors, reviews annual reports from recipients, and investigates complaints. As such, the City will report to HUD the annual accomplishments regarding employment and other economic opportunities provided to low- and very low-income persons under Section 3.

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.

The federal requirements for the ConPlan regulations require the City to make annual performance reports for federal grants available to citizens for a sufficient period of time (15

days) to permit citizens to comment on the report before being submitted to HUD. Per the City's Citizen Participation Plan, community residents and providers are informed and invited to participate in the consolidated planning process to ensure projects meet community needs.

In order to obtain the views of citizens, public agencies and other interested parties, the City placed a draft copy of the Program Year 2018/City's FY 2019 on public display in the following locations during normal business hours beginning on September 6, 2019 and running through September 23, 2019:

- 420 10th Street - Columbus Consolidated Government Annex Building, 2nd Floor, Community Reinvestment Division
- 3111 Citizens Way - Columbus Consolidated Government, Citizen Services Center
- 3000 Macon Road - Columbus Public Library
- 640 Veterans Parkway - Mildred L. Terry Public Library
- 5689 Armour Road - North Columbus Public Library
- 2034 South Lumpkin Road - South Columbus Public Library

The Program Year 2018/City's FY 2019 CAPER was made available for public review for 15 days and also made available for review on the City's website, accessible at: <http://www.columbusga.org/CommunityReinvestment/>.

In addition, the Community Reinvestment Staff held an open house on September 19, 2019 at 2:00 PM – 6:00 PM at the Columbus Library Synovus Room, 3000 Macon Road, Columbus. The open house provided a forum to discuss fair housing and related issues, economic development, public services, and services to the homeless. Residents with suggestions or concerns about the HUD Program Year 2018/City FY 2019 CAPER and other community concerns were provided an opportunity to voice those issues. This event included exhibitors from NeighborWorks Columbus, Columbus Area Habitat for Humanity, Census 2020, and Legal Aid. A total of 35 people attended this event. We provided citizens the opportunity to provide community feedback through comments cards. The comments we received are attached under 'Public Participation - Sign-in Sheet and Comment Cards'.

The City of Columbus encourages residents to participate and be candid in their concerns. It is the responsibility of the Community Reinvestment Department, on behalf of the Columbus Consolidated Government to formulate citizen concerns and address them reasonably within future Annual Action Plans.

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.

During the HUD Program Year 2018/City FY 2019, there were no changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences. The projects that have been completed to date and currently programmed with funding are expected to meet or exceed the goals set in the ConPlan.

The City of Columbus amended its Program Year 2018 / City's FY 2019 Annual Action Plan to include the following two activities: Substantial Amendment #1: The City of Columbus will transfer \$20,000 of CDBG funds originally allocated for Section 3 Job Training and \$145,461 in CDBG funds originally allocated for property acquisition/disposition into \$165,461 in Brownfield remediation and cleanup. Substantial Amendment #2: The City of Columbus will transfer \$657,691 of this NSP Program Income into the CDBG program. From this amount \$131,538 will be allocated towards program admin and \$526,153 will be allocated towards eligible projects. These projects are currently programmed with funding and accomplishments will be reported in subsequent CAPER reports as no accomplishments have been made thus far.

The City of Columbus is currently not receiving any Section 108 loans or BEDI Grants.

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

No

CR-50 - HOME 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in §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 the HOME regulations state that on-site inspections must only be conducted every three years following the initial 12-month post completion inspection, the City of Columbus has chosen to expand on this by requiring our developers/ owners to conduct additional in-house inspections. This policy has been adopted into all of our written agreements as a means of mitigating potential increased repair and maintenance costs due to negligence/ignorance of issues with a rental properties. No Inspections were conducted during this program year as it did not fall on the third year for any of our older HOME rental projects and none of our newer projects had reached the 12-month preliminary post-completion inspection requirement

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

As required by HUD, the City of Columbus and its subrecipients follow the Affirmative Marketing Rules. All recipients of HOME funds are required to follow the affirmative marketing requirements. All printed materials designed to inform the public, owners, or potential tenants wishing to participate in the HOME Program includes a statement regarding the Columbus Consolidated Government's Affirmative Marketing Plan as well as the applicable fair housing laws. This information is included in all media released and/or reports informing the public about the HOME Program. All newspaper and other media announcements, as well as any printed materials, include the Equal Housing Opportunity logo, slogan or statement. Fair Housing Posters are displayed in the offices of all of the City's subrecipients.

To market and publicize various housing programs that are available to the public, all of the programs are advertised via the City's website and social media accounts. The Community Reinvestment Department utilizes Facebook as a social media tool to reach a greater and diverse audience when publicizing its events. Generally speaking, the use of social media has resulted in an increase of individuals showing up to 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

There was no PI Carryover from the prior year (PY 2016 / FY 2017). There was \$571,110 of PI received during the year and \$1,338.40 of PI draws. At the end of the reporting year the City

had a PI carryover to the next fiscal year of \$241,337.

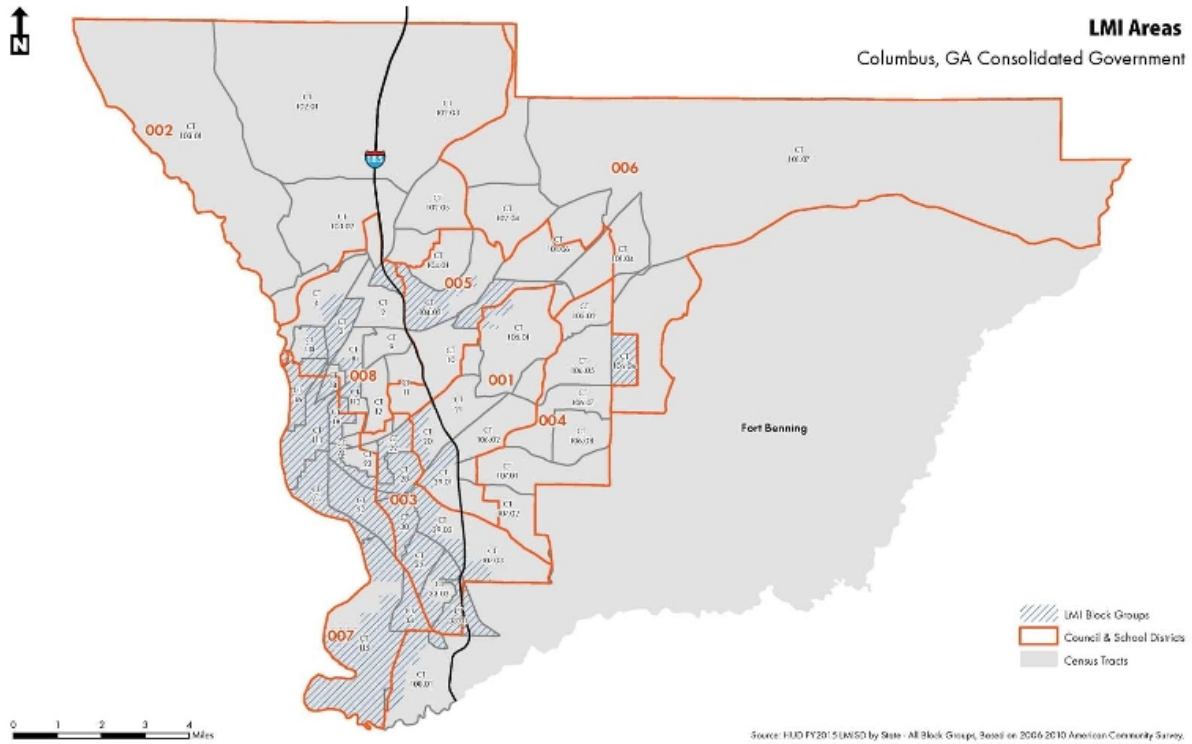
**Describe other actions taken to foster and maintain affordable housing. 91.220(k)
(STATES ONLY: Including the coordination of LIHTC with the development of
affordable housing). 91.320(j)**

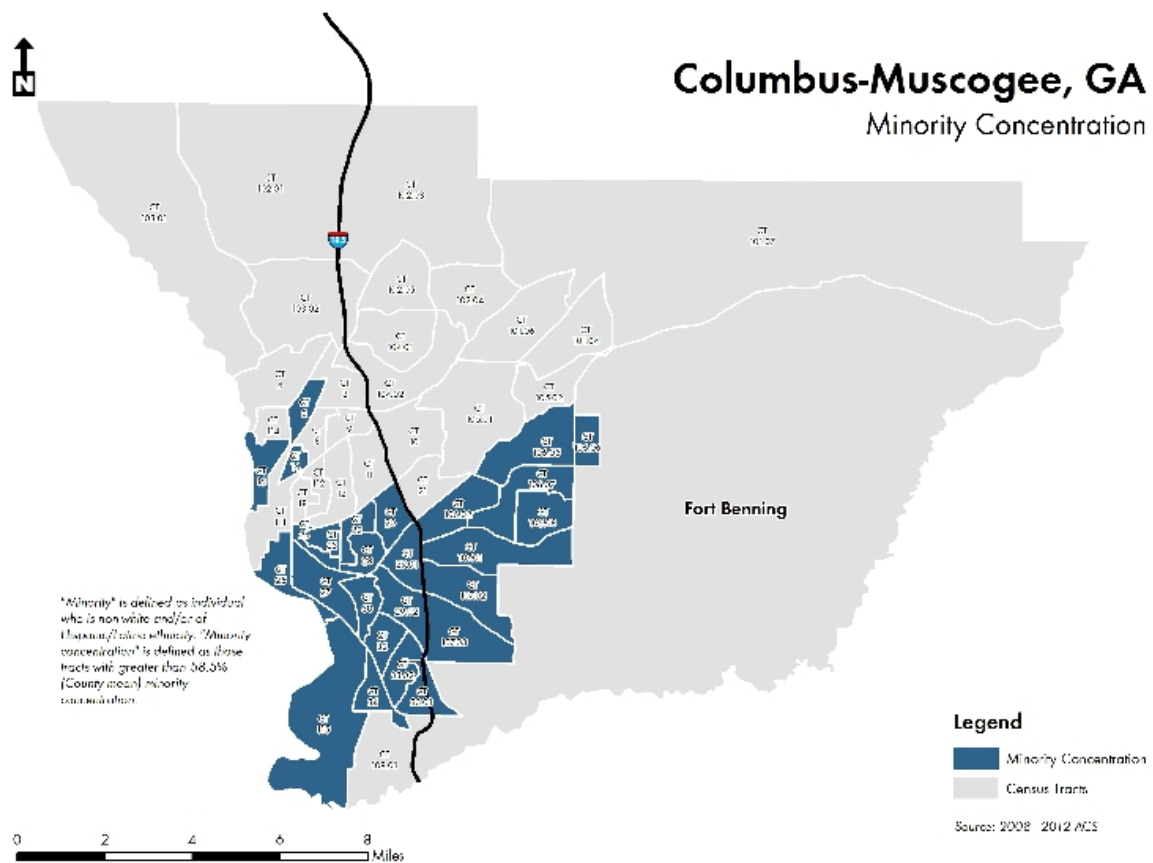
The City will continue to use HOME funds and a portion of CDBG funds for new affordable housing and to rehabilitate existing housing units. In addition to its annual allocation and prior year resources, the City has available program income from the Neighborhood Stabilization Program. The City has continued to work affordable housing providers to further affordable housing related goals.

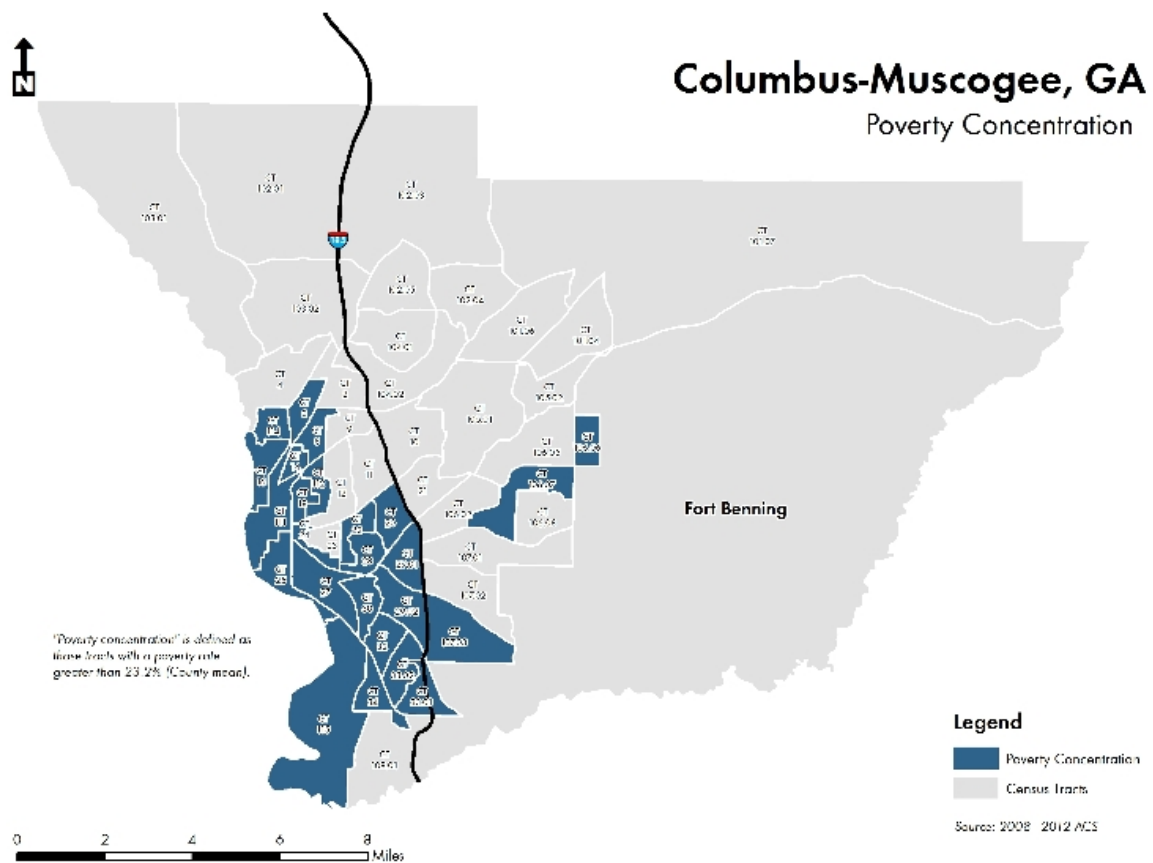
Unique Appendices

Maps

COLUMBUS, GA CP | UNIQUE APPENDICES







CITY OF COLUMBUS, GEORGIA
HOME PROGRAM RESALE/RECAPTURE PROVISIONS

Revised 8/1/2016

I. BACKGROUND

Section 215 of the HOME statute establishes specific requirements that all HOME-assisted homebuyer housing must meet in order to qualify as affordable housing. Specifically, all HOME-assisted homebuyer housing must have an initial purchase price that does not exceed 95 percent of the median purchase price for the area, be the principal residence of an owner whose family qualifies as low-income at the time of purchase, and be subject to either resale or recapture provisions. The HOME statute states that resale provisions must limit subsequent purchase of the property to income-eligible families, provide the owner with a fair return on investment, including any improvements, and ensure that the housing will remain affordable to a reasonable range of low-income homebuyers. The HOME statute also specifies that recapture provisions must recapture the HOME investment from available net proceeds in order to assist other HOME-eligible families. The Columbus, Georgia HOME Program utilizes the resale/recapture methods for HOME homebuyer programs in accordance with 24 CFR 92.254(a)(5). The City of Columbus will not provide development subsidies through its HOME program, so resale provisions will not be established.

The HOME rule at §92.254(a)(5) establishes the resale and recapture requirements HOME PJs must use for all homebuyer activities. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects through a written agreement with the homebuyer, and enforced via lien, deed restrictions, or covenants running with the land. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability.

When undertaking HOME-assisted homebuyer activities, including projects funded with HOME program income, the Columbus, Georgia HOME Program must establish resale or recapture provisions that comply with HOME statutory and regulatory requirements and set forth the provisions in its Consolidated Plan. HUD must determine that the provisions are appropriate. The written resale/recapture provisions that the City submits in its Annual Action Plan must clearly describe the terms of the resale/recapture provisions, the specific circumstances under which these provisions will be used, and how the City will enforce the provisions.

II. DEFINITIONS

Development Subsidy – a development subsidy is defined as financial assistance provided by the City to offset the difference between the total cost of producing a housing unit and the fair market value of the unit. When provided independently and absent any additional subsidy that could be classified a direct subsidy, development subsidy triggers resale.

Direct Subsidy – a direct subsidy is defined as financial assistance provided by the City that reduces the purchase price for a homebuyer below market value or otherwise subsidizes the homebuyer [i.e. down-payment loan, purchase financing, assistance to CHDO to develop and sell unit below market, or closing cost assistance]. A direct subsidy triggers recapture.

Net Proceeds – the sales prices minus superior loan repayment (other than HOME funds) and any closing costs.

Homebuyer Investment – The homeowner's down-payment and any capital improvement investment made by the owner since purchase.

III. PERIOD OF AFFORDABILITY

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing.

a. Period of Affordability Under Resale Provisions

The City of Columbus will not provide development subsidies through its HOME program, so resale provisions will not be established. Should the City change this policy, the resale/recapture revisions will be revised.

b. Period of Affordability Under Recapture Provisions

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the HOME-funded Direct Subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

The following table outlines the required minimum affordability periods.

If the total HOME investment (resale) or Direct Subsidy (recapture) in the unit is:	The Period of Affordability is:
Under \$15,000	5 years
Between \$15,000 and \$40,000	10 years
Over \$40,000	15 years

IV. RECAPTURE PROVISIONS

The City's Recapture Provisions permit the original homebuyer to sell the property to any willing buyer, at any price the market will bear, during the period of affordability while the City is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

a. Applicability

Recapture Provisions are applicable to all City HOME funded homebuyer activities, as the City will provide direct subsidies only through its HOME program. Recapture Provisions are required to be used in cases involving a Direct Subsidy to a homebuyer.

b. Effect

If a homeowner chooses to sell during the Period of Affordability, the full amount of the HOME Program Direct Subsidy (less the Homebuyer Investment)) shall be recaptured and repaid to the City provided that net proceeds are sufficient. Recaptured funds shall be reinvested in other affordable housing for low to moderate income persons. If net proceeds are insufficient to repay the total HOME investment due, only a pro-rata share of the net proceeds, as set forth in the formulas below, will be recaptured. In the event that net proceeds are zero, the recapture provision still applies, but there are no funds to recapture.

c. Imposing Recapture Provisions

A clear, detailed written agreement, executed before or at the time of sale, ensures that all parties are aware of the specific HOME requirements applicable to the unit (i.e., period of affordability, principal residency requirement, terms and conditions of either the resale or recapture requirement). The HOME written agreement must be a separate legal document from any loan instrument and must, at a minimum, comply with the requirements at §92.504(c)(5) of the HOME rule. If the City provides HOME funds to a subrecipient, developer or CHDO to develop and sell affordable housing, the City must prepare and execute the agreement with the buyer, or be a party to the agreement along with the entity it funded.

The written agreement between the homebuyer and the City, as well as mortgage and lien documents are all used to impose the Recapture Provisions in HOME-assisted homebuyer projects under the recapture option. The purpose of these enforcement mechanisms is to ensure that the City recaptures the Direct Subsidy to the HOME-assisted homebuyer if the HOME-assisted property is transferred. Deed restrictions, covenants running with the land, or other similar mechanisms are required by the HOME rule to be used in homebuyer projects under the recapture option.

As provided in §92.254 (a)(5)(ii)(A), there are several options that the City may use that are acceptable to HUD to recapture funds and no option may capture more than the net proceeds, if any. The option that the City of Columbus has elected to use, in the event that the net proceeds are not sufficient to recapture the entire Direct HOME Subsidy amount, is the shared net proceeds option in combination with a pro rata reduction over time. The shared net proceeds formula will include

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the sales price minus loan repayment (other than HOME funds), closing costs, and homebuyer investment made during the period of affordability.

If the net proceeds are insufficient to recapture the full HOME investment, only a pro-rata share of the net proceeds, as set forth in the formulas below, will be recaptured. If there are insufficient net proceeds available at sale to recapture the full pro rata amount due, the City is not required to repay the difference between the prorated direct HOME subsidy due and the amount the City is able to recapture from available net proceeds.

- To determine the pro rata amount recaptured by the City of Columbus:

$$\frac{\text{Number of Years Homebuyer Occupied Home}}{\text{Period of Affordability}} \times \text{Total Direct HOME Subsidy} = \text{Recapture Amount}$$

- To calculate the amount of net proceeds (or shared appreciation to be returned to the City of Columbus:

$$\frac{\text{Direct HOME Subsidy}}{\text{Direct HOME Subsidy} + \text{Homebuyer Investment}} \times \text{Net Proceeds} = \text{Recapture Amount}$$

- To calculate the amount of net proceeds (or shared appreciation) available to the homebuyer:

$$\frac{\text{Homebuyer Investment}}{\text{Direct HOME Subsidy} + \text{Homebuyer Investment}} \times \text{Net Proceeds} = \text{Amount to Homebuyer}$$

d. Foreclosure

Homebuyer housing with a Recapture Provision is not subject to the affordability requirements after the City has recaptured the HOME funds in accordance with its written agreement. If the ownership of the housing is conveyed pursuant to a foreclosure or other involuntary sale, the City shall attempt to recoup any net proceeds that may be available through the foreclosure sale. The City is subject to the limitation that when there are no net proceeds or net proceeds are insufficient to repay the HOME investment due, the City may only recapture the actual net proceeds, if any. Upon distribution of proceeds, all obligations for continued affordability are satisfied.

E. Enforcement

In the event of non-compliance by the homebuyer which includes failure: to maintain property as principal residence, pay taxes, assessments or insurance premiums, the City will consider this as a breach of covenant and the City may, at its option and without notice, declare the entire indebtedness due.

V. RESALE PROVISIONS

The City of Columbus will not provide development subsidies through its HOME program, so resale provisions will not be established. Should the City's policy change, the resale/recapture provisions will be revised.

VI. MONITORING RESALE & RECAPTURE PROVISIONS

For HOME-assisted homebuyer projects, the City shall require its CHDOs, developers and subrecipients, through written CHDO, Developer or Subrecipient agreements, to perform ongoing monitoring of the principal residency requirement during the period of affordability. Confirmation that the buyer is using the property as his or her principal residence may be accomplished by verifying that the buyer's name appears on utility company records or insurance company records for the home. In addition, postcard or letters mailed with "do not forward" instructions may demonstrate whether the buyer is receiving mail at the home.

Failure to comply with the resale or recapture requirements means that:

- 1) The original HOME-assisted homebuyer no longer occupies the unit as his or her principal residence (i.e., unit is rented or vacant), or
- 2) The home was sold during the period of affordability and the applicable resale or recapture provisions were not enforced.

In the case of foreclosure, the City reserves the right of first refusal on the property and will attempt to find an income eligible buyer to purchase the unit.

In cases of noncompliance under either resale or recapture provisions, the City must repay to its HOME Investment Trust Fund in accordance with §92.503(b), any outstanding HOME funds invested in the housing. The amount subject to repayment is the total amount of HOME funds invested in the housing (i.e., any HOME development subsidy to the developer plus any HOME down-payment or other assistance (e.g., closing costs) provided to the homebuyer) minus any HOME funds already repaid (i.e., payment of principal on a HOME loan). Any interest paid on the loan is considered program income and cannot be counted against the outstanding HOME investment amount.

Public Participation - Open House Press Release



For Immediate Release: 9/9/2019

**Columbus Consolidated Government
Community Reinvestment Department
706-225-4613**

City Hosts Community Reinvestment Open House

Columbus, GA: Do you ever wonder how Columbus leverages federal Housing and Urban Development (HUD) funds? The Community Reinvestment Department of the Columbus Consolidated Government welcomes the community to drop in to our Open House and learn more. The event is free and open to the public and takes place on Thursday, September 19th from 2pm-6pm in the Synovus Room at the Columbus Main Library. Visitors will have the opportunity to learn more about topics such as:

- Developing Affordable Homes
- Removing Blighted Properties
- Expanding Economic Opportunities
- Addressing Homelessness
- Community Development

We'll have a variety of posters that share information on each topic. Each poster will be staffed by a subject matter expert to speak with you and answer your questions. Posters are designed to demonstrate how our City focuses HUD funds to meet the needs of our community. Not only is it a good opportunity for people to learn more from our staff, but it's also a chance for us to listen and hear from our community about what's important to you.

We are also happy to count on the participation of partner organizations who will set up informational tables including.

- Census 2020
- Neighborworks Columbus
- Columbus Area Habitat for Humanity
- Legal Aid

For more information about this event, please contact the CCG Community Reinvestment Department at 706-225-4613.

OPEN HOUSE



Topics

- *Leveraging HUD funds in Columbus*
- *Developing Affordable Homes*
- *Expanding Economic Opportunities*
- *Community Development*

Exhibitors

- *Community Reinvestment Department*
- *Neighborworks Columbus*
- *Columbus Area Habitat for Humanity*
- *Census 2020*
- *Legal Aid*

September 19 • Thursday • 2 to 6 PM
Columbus Main Library 3000 Macon Rd.



Public Participation - Sign-in Sheet and Comment Cards



CAPER OPEN HOUSE SIGN-IN SHEET

Thursday, September 19, 2019
(Please Print)

NAME	ADDRESS	E-MAIL ADDRESS
JEFF KEEFE		JKEEFE@MOONMEEKS.COM
Seth Perdue		S PERDUE@MOONMEEKS.COM
Julian Poppo		julian.poppo@gmail.com
Tamara Mahoney		tamaramahoney@gmail.com
Lance Rindera		
Pauline L Johnson		
Nancy Glynn		
Tom Carroll		
Mike Johnson		
MY BROWN	Waverly Terrace 613 FARR RD.	MYB21@yahoo.com



CAPER OPEN HOUSE
SIGN-IN SHEET

Thursday, September 19, 2019
(Please Print)

NAME

ADDRESS

E-MAIL ADDRESS

Chris Kelley
Terrell Fowler
PAT FOWLER
TAMMIE BROWN
TERRY GALLUS
Yolanda Fears
Charles Walker
Mary Walker
Cordelia Jackson
DALIA

CHRISTOPHER, KELLER MAIL HOUSE, GOV
PE Fowler 15@Gmail.com
PAT FOWLER 14@THECU.ORG
TAMMIE BROWN 14@THECU.ORG
TERRY GALLUS 14@THECU.ORG
yolanda.d.fears@2020 Census.gov



CAPER OPEN HOUSE
SIGN-IN SHEET

Thursday, September 19, 2019
(Please Print)

NAME

ADDRESS

E-MAIL ADDRESS

Edna Murray
Rachel Robinson
William Wilson
Alicia Harris
Myraon Lawrence

5965 Walters Loop
Geddes Ridge
5005 Kinder GIB
1104 Birkhead Rd P.O. Box 3000
904 B. 114 St P.O. Box

em19562001@yahoo.com
william.wilson714@gmail.com
lamar.kidd@disney.com



CAPER OPEN HOUSE
SIGN-IN SHEET

Thursday, September 19, 2019
(Please Print)

NAME	ADDRESS	E-MAIL ADDRESS
Elizabeth Young ^{River Valley} Attt	710 Front Ave Col., GA 31801	e.young@rivervalleyrecsaa.org
Patrice Pickett		
Heather Franklin	1815 28th Cir. Phenix City AL 36870	heather@safefhouse-ministries.com
Clara Strode	6904 Rebble Ct Columbus	strodeg@mediacumbb.net
Jaylen Pasos	6330 Thornhill Drive	
Liz Wilson	4B Kildarby Court	l.wilson.s.c@jcsd.com
Asante Higgs	2100 Comer Ave. Columbus, GA 31907	asante.higgs@dph.ga.gov
Amber Sipe	2432 Gardenia St. Col Ga	ambersipe8@gmail.com
Sirley Lewis		
Ruby Polite (Habitat)	3520 River Road 31902	ruby@columbiawarhabitat.com

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

mdenson@columbusga.org

Name

Phone

How did you hear about the Open House? *

Facebook

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☒	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☒	☐

Have you attended a Community Reinvestment Event before?

- ☐ No
- ☒ Yes
- ☐ Not Sure

What can we improve?

Continue to keep the public informed, this is great information.

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

dmvwhorter@columbusga.org

Name

Phone

How did you hear about the Open House? *

Team meeting

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☒	☐

Have you attended a Community Reinvestment Event before?

- ☐ No
- ☒ Yes
- ☐ Not Sure

What can we improve?

Offer media to reach high school aged students.

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

nglynn2@yahoo.com

Name

Nancy Glynn

Phone

7063582484

How did you hear about the Open House? *

At the SCCC meeting Carolina made an announcement

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☒	☐	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☒	☐	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☒	☐

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

Inclusive brochure with all agencies in one

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

ruby@columbusareahabitat.com

Name

Ruby

Phone

Polite

How did you hear about the Open House? *

CAHFH

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☒	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☒	☐

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

NA

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

ajamison@nwcolumbus.org

Name

Aimee Jamison

Phone

706324

How did you hear about the Open House? *

direct email

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☒	☐	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

community awareness before the event

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

gloria.b.strode@2020census.gov

Name

Gloria B. Strode

Phone

678-938-1086

How did you hear about the Open House? *

CCG Staff

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☐ No
- ☒ Yes
- ☐ Not Sure

What can we improve?

Advertisements

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

dmcwhorter@columbusga.org

Name

Pauline I. Johnson

Phone

7066821438

How did you hear about the Open House? *

Carolina Rodriguez

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

Have more organizations to participate with this Open House for Community Reinvestment

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

civery@glsp.org

Name

Cheryl Ivery

Phone

917-562-9047

How did you hear about the Open House? *

Represented Georgia Legal Services

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☐	☒
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

yolanda.d.fears@2020census.gov

Name

Yolanda Fears

Phone

678-938-9112

How did you hear about the Open House? *

coworker

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☐
Format	☐	☐	☐	☐	☐
Subject Matter	☐	☐	☐	☐	☐
Staff	☐	☐	☐	☐	☐

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

Event was excellent. Very considerate to use Gluten free.

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

jdjasp01@gmail.com

Name

Joe Jasper

Phone

706-457-4411

How did you hear about the Open House? *

Vendor

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☐	☒
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

cecile@columbusareahabitat.com

Name

Cecile Terry

Phone

706-653-6003

How did you hear about the Open House? *

Facebook-email

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☒	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☒	☐

Have you attended a Community Reinvestment Event before?

- ☐ No
- ☒ Yes
- ☐ Not Sure

What can we improve?

An intro to the sessions

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

rpgstamp@aol.com

Name

Charles Walker

Phone

7063239366

How did you hear about the Open House? *

from daughter

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☒	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

I was impressed by the scope and vitality of services provided by these programs.

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

taniahmahoney@gmail.com

Name

Taniah Mahoney

Phone

7066622829

How did you hear about the Open House? *

Pop-up

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☐	☒
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

Announcement

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

julian.pupil@gmail.com

Name

Julian Plowder

Phone

7063936271

How did you hear about the Open House? *

Facebook

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☐	☒
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☐ No
- ☒ Yes
- ☐ Not Sure

What can we improve?

CDBG funds talking to communities before being used.

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

waverlyterraceWM@gmail.com

Name

Mike Johnson

Phone

2283592821

How did you hear about the Open House? *

Invitation by Laura Johnson

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☐	☒
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

Thanks!

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

pefowler15@gmail.com

Name

Perrell Fowler

Phone

7065369505

How did you hear about the Open House? *

Building Inspections & Code Enforcement

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☒	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☒	☐

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

You were great

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

pat@unitedwayofthecv.org

Name

Pat Frey

Phone

7064648064

How did you hear about the Open House? *

Email

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☒	☐
Location	☐	☐	☐	☒	☐
Format	☐	☐	☐	☒	☐
Subject Matter	☐	☐	☐	☒	☐
Staff	☐	☐	☐	☒	☐

Have you attended a Community Reinvestment Event before?

- ☐ No
- ☒ Yes
- ☐ Not Sure

What can we improve?

All CDBG funded programs represented by current staff

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

Comment Card: Open House 9/19/19

Meaningful feedback is essential for improving our efforts to engage the public.

Email address *

tredding@unitedwayofthecv.org

Name

Tammie Redding

Phone

7063273255

How did you hear about the Open House? *

The City

How helpful were the following?

	not at all helpful	slightly helpful	somewhat helpful	very helpful	extremely helpful
Time	☐	☐	☐	☐	☒
Location	☐	☐	☐	☐	☒
Format	☐	☐	☐	☐	☒
Subject Matter	☐	☐	☐	☐	☒
Staff	☐	☐	☐	☐	☒

Have you attended a Community Reinvestment Event before?

- ☒ No
- ☐ Yes
- ☐ Not Sure

What can we improve?

This form was created inside of The Land Bank Authority of Columbus, GA.

Google Forms

PR-26



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
COLUMBUS, GA

DATE: 10-25-19
TIME: 13:39
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	1,521,246.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	569,117.05
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,090,363.05

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	667,590.64
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	667,590.64
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	299,682.43
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	967,273.07
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,123,089.98

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	438,504.45
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	149,973.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	588,477.45
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	88.15%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	101,038.91
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	101,038.91
32 ENTITLEMENT GRANT	1,521,246.00
33 PRIOR YEAR PROGRAM INCOME	3,164.30
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,524,410.30
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	6.63%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	299,682.43
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	299,682.43
42 ENTITLEMENT GRANT	1,521,246.00
43 CURRENT YEAR PROGRAM INCOME	569,117.05
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	2,090,363.05
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	14.34%



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2018
COLUMBUS, GA

DATE: 10-25-19
TIME: 13:39
PAGE: 2

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	41	3416	6254578	HEART Program	01	LMA	\$165,484.49
					01	Matrix Code	\$165,484.49
2018	5	3419	6211527	Direct Service Corporation	05A	LMC	\$1,100.00
2018	5	3419	6217814	Direct Service Corporation	05A	LMC	\$2,072.00
2018	5	3419	6225061	Direct Service Corporation	05A	LMC	\$1,036.00
2018	5	3419	6238858	Direct Service Corporation	05A	LMC	\$1,036.00
2018	5	3419	6268336	Direct Service Corporation	05A	LMC	\$1,036.00
					05A	Matrix Code	\$6,280.00
2018	4	3420	6225061	Boys and Girls Club of the Chattahoochee Valley	05D	LMC	\$2,379.72
2018	4	3420	6238858	Boys and Girls Club of the Chattahoochee Valley	05D	LMC	\$3,548.75
2018	4	3420	6254578	Boys and Girls Club of the Chattahoochee Valley	05D	LMC	\$3,444.05
					05D	Matrix Code	\$9,372.52
2018	1	3425	6243632	Mercy Medical / Counseling	05F	LMC	\$6,250.00
					05F	Matrix Code	\$6,250.00
2018	7	3426	6217814	Changing Faces Within, Inc.	05H	LMC	\$156.00
2018	7	3426	6225061	Changing Faces Within, Inc.	05H	LMC	\$246.00
2018	9	3427	6268336	Parks and Recreation - Youth Programs	05H	LMA	\$1,490.00
					05H	Matrix Code	\$1,892.00
2018	2	3424	6225061	Mercy Medical / Healthcare	05M	LMC	\$25,000.00
					05M	Matrix Code	\$25,000.00
2018	3	3421	6225061	Homeless Resource Network	05Z	LMC	\$4,706.90
2018	3	3421	6238858	Homeless Resource Network	05Z	LMC	\$2,952.36
2018	3	3421	6254578	Homeless Resource Network	05Z	LMC	\$4,232.58
2018	10	3422	6217814	Home For Good/CoC	05Z	LMC	\$15,683.75
2018	10	3422	6225061	Home For Good/CoC	05Z	LMC	\$10,878.73
2018	10	3422	6254578	Home For Good/CoC	05Z	LMC	\$13,790.07
					05Z	Matrix Code	\$52,244.39
2017	25	3406	6188931	Habitat for Humanity	14A	LMH	\$49,982.00
2017	25	3406	6211527	Habitat for Humanity	14A	LMH	\$21,962.00
2017	25	3406	6268336	Habitat for Humanity	14A	LMH	\$32,616.10
2017	31	3407	6188931	Access 2 Independence	14A	LMH	\$16,214.00
2017	31	3407	6211527	Access 2 Independence	14A	LMH	\$19,382.00
2017	31	3407	6225061	Access 2 Independence	14A	LMH	\$9,997.90
2017	31	3407	6268336	Access 2 Independence	14A	LMH	\$7,672.50
					14A	Matrix Code	\$157,826.50
2018	26	3437	6238858	Lead-Based Paint	14I	LMH	\$8,159.05
2018	26	3437	6254578	Lead-Based Paint	14I	LMH	\$4,498.20
2018	26	3437	6268336	Lead-Based Paint	14I	LMH	\$1,497.30
					14I	Matrix Code	\$14,154.55
Total							\$438,504.45

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	5	3419	6211527	Direct Service Corporation	05A	LMC	\$1,100.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	5	3419	6217814	Direct Service Corporation	05A	LMC	\$2,072.00
2018	5	3419	6225061	Direct Service Corporation	05A	LMC	\$1,036.00
2018	5	3419	6238858	Direct Service Corporation	05A	LMC	\$1,036.00
2018	5	3419	6268336	Direct Service Corporation	05A	LMC	\$1,036.00
					05A	Matrix Code	\$6,280.00
2018	4	3420	6225061	Boys and Girls Club of the Chattahoochee Valley	05D	LMC	\$2,379.72
2018	4	3420	6238858	Boys and Girls Club of the Chattahoochee Valley	05D	LMC	\$3,548.75
2018	4	3420	6254578	Boys and Girls Club of the Chattahoochee Valley	05D	LMC	\$3,444.05
					05D	Matrix Code	\$9,372.52
2018	1	3425	6243632	Mercy Medical / Counseling	05F	LMC	\$6,250.00
					05F	Matrix Code	\$6,250.00
2018	7	3426	6217814	Changing Faces Within, Inc.	05H	LMC	\$156.00
2018	7	3426	6225061	Changing Faces Within, Inc.	05H	LMC	\$246.00
2018	9	3427	6268336	Parks and Recreation - Youth Programs	05H	LMA	\$1,490.00
					05H	Matrix Code	\$1,892.00
2018	2	3424	6225061	Mercy Medical / Healthcare	05M	LMC	\$25,000.00
					05M	Matrix Code	\$25,000.00
2018	3	3421	6225061	Homeless Resource Network	05Z	LMC	\$4,706.90
2018	3	3421	6238858	Homeless Resource Network	05Z	LMC	\$2,952.36
2018	3	3421	6254578	Homeless Resource Network	05Z	LMC	\$4,232.58
2018	10	3422	6217814	Home For Good/CoC	05Z	LMC	\$15,683.75
2018	10	3422	6225061	Home For Good/CoC	05Z	LMC	\$10,878.73
2018	10	3422	6254578	Home For Good/CoC	05Z	LMC	\$13,790.07
					05Z	Matrix Code	\$52,244.39
Total							\$101,038.91

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	24	3429	6211527	CDBG Administration	21A		\$101,371.44
2018	24	3429	6217814	CDBG Administration	21A		\$28,824.13
2018	24	3429	6225061	CDBG Administration	21A		\$33,870.49
2018	24	3429	6238858	CDBG Administration	21A		\$31,145.04
2018	24	3429	6243632	CDBG Administration	21A		\$39,546.70
2018	24	3429	6254578	CDBG Administration	21A		\$38,583.79
2018	24	3429	6268336	CDBG Administration	21A		\$26,340.84
					21A	Matrix Code	\$299,682.43
Total							\$299,682.43