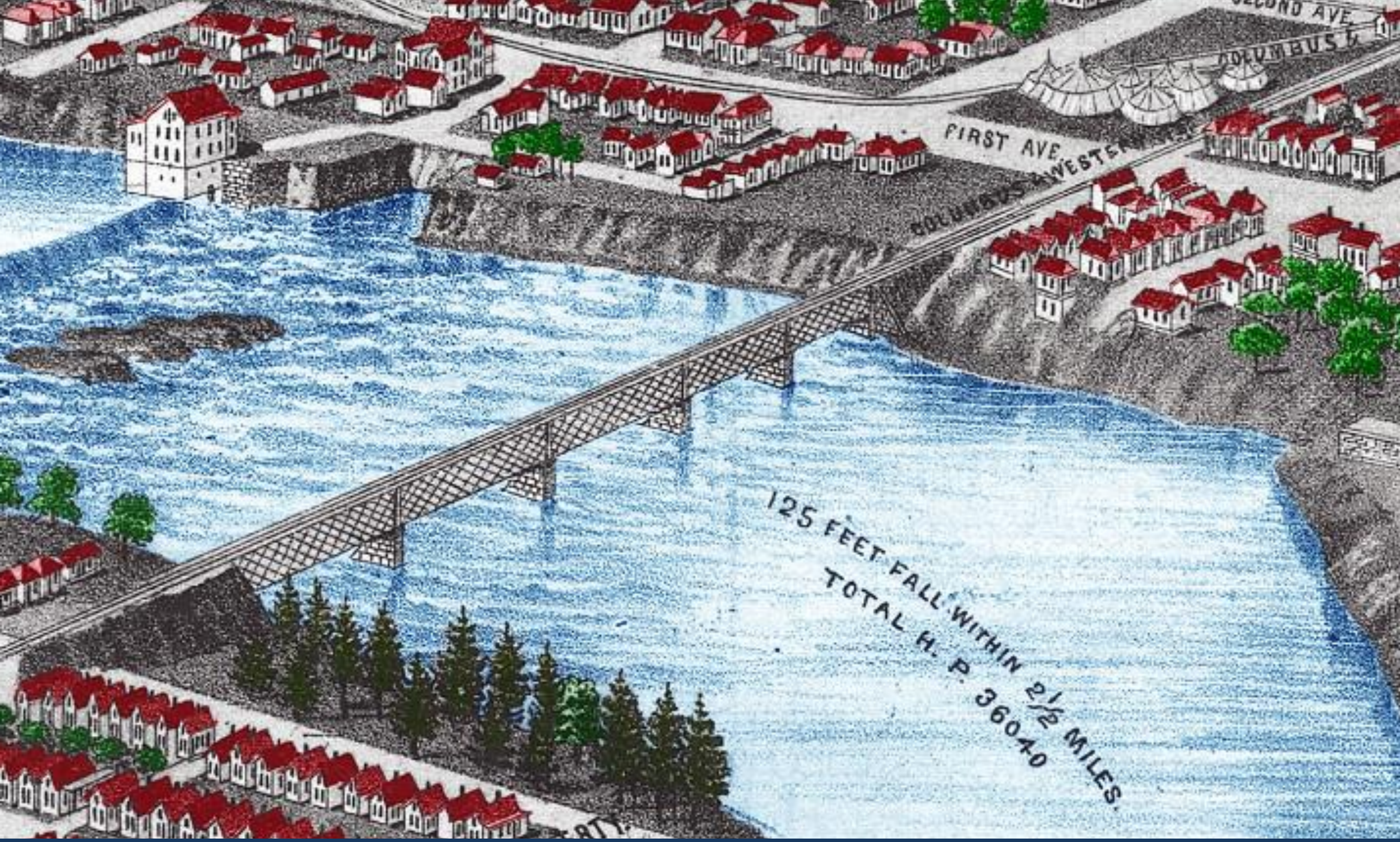


2024-2025

Consolidated Annual Performance and Evaluation Report (CAPER)

August 2025

DRAFT

We do amazing.

Director's Welcome

As Director of the Community Reinvestment Department, it is my honor to present the Consolidated Annual Performance Evaluation Report (CAPER) for City Fiscal Year 2025. This past year has been a remarkable one for the City of Columbus, with more than 35,000 residents served through the impactful programs we've had the privilege to implement.

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

In FY2025, the City managed 40 active projects and invested nearly $3 million in CDBG, HOME, ESG, and HOME-ARP funds. These resources advanced key priorities outlined in our FY2021–2025 Consolidated Plan and FY2025 Annual Action Plan. With a focus on public services and infrastructure, we directed support to the areas where it is needed most, reaching some of our most vulnerable neighbors with care and purpose.

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

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

Sincerely,

Robert Scott

Robert Scott
Director, Community Reinvestment Department
City of Columbus, Georgia

CR-05 - GOALS AND OUTCOMES

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

The City of Columbus, Georgia has prepared its Federal Fiscal Year 2024 (FFY2024) Consolidated Annual Performance Evaluation Report (CAPER) under the federal regulations found in 24 CFR 570. The United States Department of Housing and Urban Development (HUD) provided the following grants to the city to address the needs of low-to moderate income persons in the community. This report informs the public of the progress that the city made using Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG).

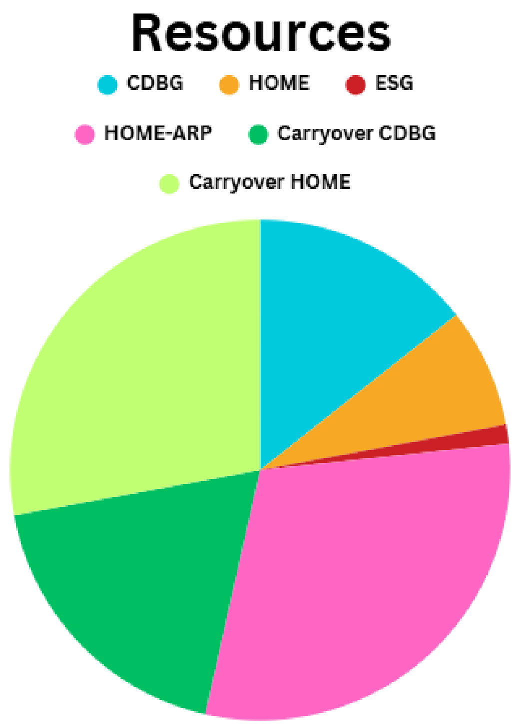
The FFY2024 CAPER covers the period from July 1, 2024 – June 30, 2025. It also provides a detailed description of the city's use of HUD funding and gives an account of the City's progress in reaching its strategic goals outlined in the Fiscal Year 2021-2025 (FY2021-2025) Consolidated Plan and its Fiscal Year 2025 (FY2025) Action Plan.

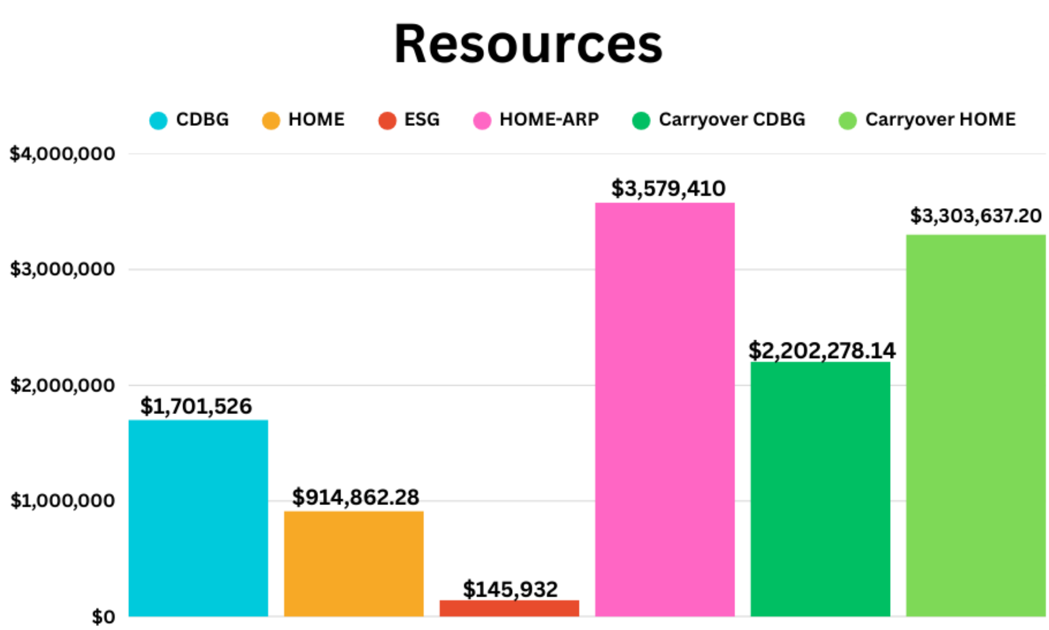
The City of Columbus collaborated with non-profit organizations and other entities to ensure that the city could target their most vulnerable populations. These activities included a wide range of services and programs such as affordable housing, facility and infrastructure improvements, operational support for nonprofits, emergency housing, and supportive services for the homeless. The City of Columbus Community Reinvestment Department successfully managed 40 projects that contributed to the overall success of the program, helping us to achieve strategic priorities.

During FY2025, the City of Columbus expended $2,761,739.97 in Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grant (ESG), and HOME American Rescue Plan (HOME-ARP).

Resources

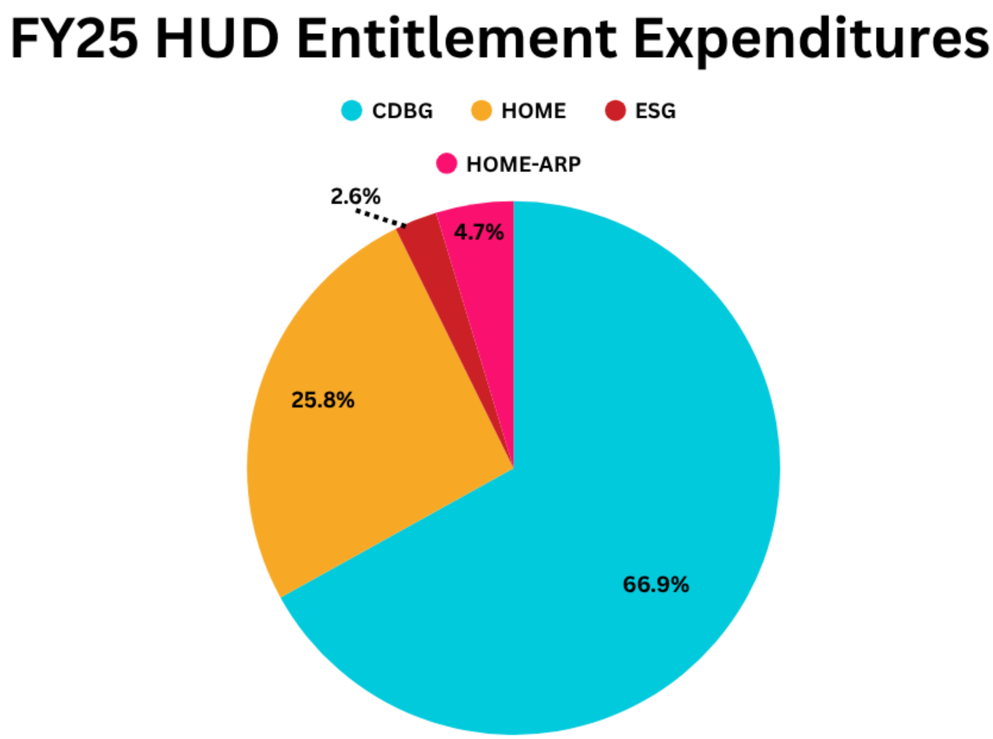
During FY2025, The City of Columbus made available approximately $6,336,375.28 in resources comprised of grant allocations from CDBG ($1,701,526), HOME ($914,862.28), ESG (145,932), and HOME-ARP ($3,579,410.00). The City also carried forward unexpended grant funds from previous fiscal years that totaled $2,202,278.14 for CDBG and $3,303,637.20 for HOME.

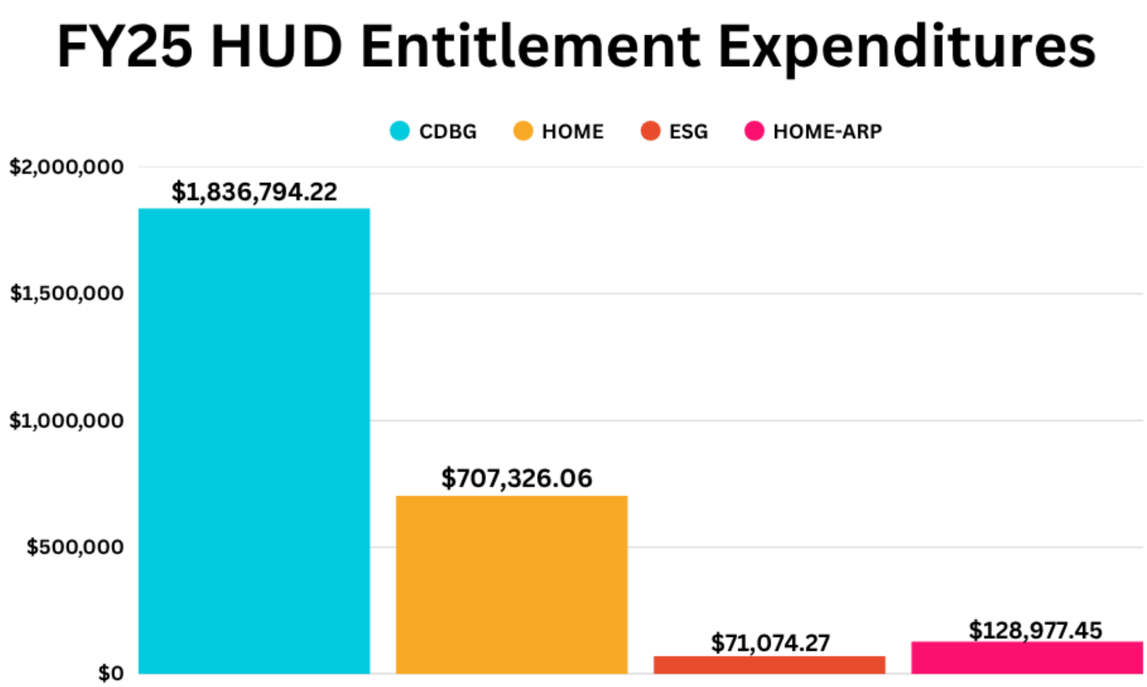




Expenses

The City of Columbus dispersed a total of $2,761,739.97 in grant funds. According to local financial records, The City dispersed $1,836,794.22 in CDBG funds, $707,326.06 in HOME funds, $71,074.27 in ESG funds, and $128,977.45 in HOME-ARP funds.





CDBG PROGRAM HIGHLIGHTS

The City of Columbus allocated funds toward a range of community development initiatives aimed at improving the quality of life for low- to moderate-income residents. Investments made in Fiscal Year 2025 focused on critical areas including housing rehabilitation, blight removal, infrastructure and public facility improvements, and essential public services. These efforts reflect the City's continued commitment to strengthening neighborhoods, supporting vulnerable populations, and fostering equitable access to resources. Highlights of completed community development projects in FY2025 are outlined below.

BOYS & GIRLS CLUBS
OF THE CHATTAHOOCHEE VALLEY

Agency Name: Boys & Girls Club of the Chattahoochee Valley
Project Name: North Center Remodel
Website: https://www.bgc-colsga.org/local-clubs

In Program Year 2024, the City of Columbus proudly supported the renovation of the **Boys & Girls Club North** facility through its Community Development Block Grant (CDBG) Program. This vital investment in public facilities helped transform the existing space into a more vibrant, inclusive, and welcoming environment for the hundreds of youths who rely on it every day.

The renovation project focused on improving safety, accessibility, and overall functionality ensuring the facility can continue to meet the growing needs of the community. Upgrades included modernized interiors, enhanced recreational spaces, and general improvements to the quality of programming and the physical environment.

The newly renovated Boys & Girls Club North now offers an expanded range of services, including academic support, enrichment programs, and wellness activities. These improvements have increased the Club's capacity to serve young people from low- to moderate-income households further aligning with CDBG's mission to create suitable living environments and support community development.

A ribbon-cutting ceremony was held to celebrate the project's completion, attended by local leaders, partners, and families. During the event, **Tavari Turner** was recognized with the "You

Do Amazing" Award for his outstanding commitment to the project. His contributions and continued support were instrumental in helping bring this vision to life.

This project represents more than just a renovation it is a long-term investment in the well-being and success of young people in Columbus. The Boys & Girls Club North serves as a second home for many of its members, and this CDBG-funded transformation will have a lasting impact for years to come.

We are grateful to all partners, stakeholders, and community members who made this project possible.

CDBG PROGRAM HIGHLIGHTS

Agency Name: The Food Mill
Project Name: Shared Kitchen
Website: [The Food Mill]

In Program Year 2024, the City of Columbus supported the transformation of The Food Mill Shared Kitchen through $2,040,500 in leveraged funding, anchored by the Community Development Block Grant (CDBG) program. Located in the Fox Community Center, The Food Mill has become a vibrant hub for economic empowerment, nutrition education, and food security delivering services that uplift families and strengthen neighborhoods throughout Columbus.

With CDBG support, the facility underwent major renovations to expand its capacity and accessibility. Small storage closets were converted into state-of-the-art walk-in freezers, allowing the facility to store fresh produce and perishable food at scale. Classroom space was reimagined for hands-on cooking classes, nutrition workshops, and entrepreneurship training. ADA-compliant bathrooms were added, ensuring a welcoming, inclusive space for all community members. These improvements laid the foundation for programming that supports health, economic growth, and self-sufficiency.

The Shared Kitchen provides certified commercial kitchen space to help small-scale food entrepreneurs launch and grow their businesses. By offering affordable access to shared equipment, the facility lowers traditional barriers to entry for home cooks and cottage food producers. At present, more than 200 entrepreneurs are on the waitlist demonstrating the community's demand for inclusive economic opportunity. Partnerships with organizations like Columbus Tech, Open Door Community House, and Truth Spring Trade School strengthen this work by providing culinary training, mentorship, and wraparound support.

Beyond entrepreneurship, the Food Mill also serves as a cornerstone for community health. Through the Cooking Matters program, funded in part by CDBG public service dollars, residents participate in six-week classes that teach how to prepare affordable, nutritious meals. More than 300 participants have graduated from the program since 2021, gaining knowledge in budgeting, nutrition, and meal planning. The program is often implemented in schools and healthcare settings, where partners refer participants into classes as part of broader food-as-medicine initiatives. These efforts help residents make long-term lifestyle changes that improve household health and financial stability.

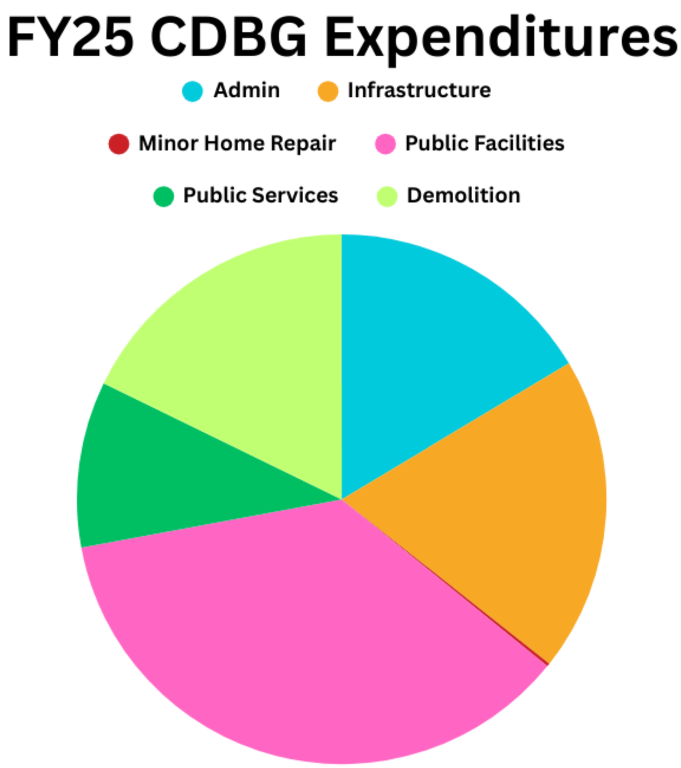
CDBG funds also support the Food Mill's Mobile Market, a 26-foot refrigerated truck that brings fresh, affordable produce directly into neighborhoods facing food insecurity. Last year, the market made 360 stops and served nearly 2,000 residents, with the ability to accept and double SNAP/EBT benefits through the Georgia Fresh for Less program. This consistent, neighborhood-based presence has helped build trust and reliability with customers, while keeping healthy food dollars circulating in the local economy.

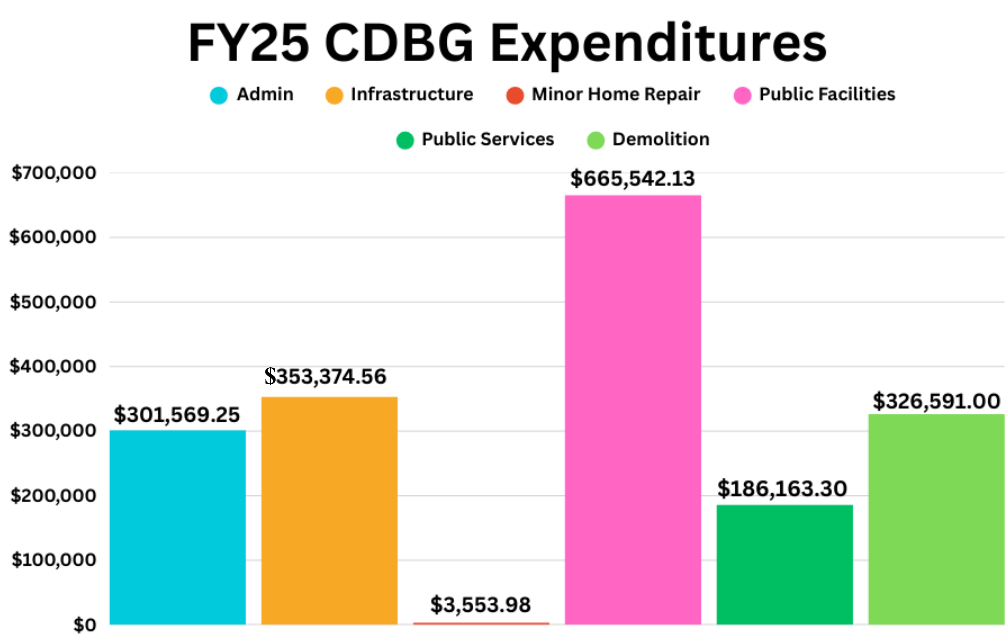
Meanwhile, the on-site Heart-Healthy Food Pantry developed in partnership with the American Heart Association distributed over 250,000 pounds of food in 2023 alone. That number is expected to double in 2024, with 60% of distributed food being fresh produce. While the pantry provides immediate relief, it is also part of a broader effort to reduce dependence on emergency food assistance by promoting long-term wellness and self-sufficiency.

Together, these initiatives demonstrate the transformative impact of strategic investment in people, infrastructure, and partnerships. The Food Mill Shared Kitchen is not only addressing urgent needs it is laying the groundwork for sustainable community change, where every resident has the tools to thrive.

CDBG Expenditures

The City of Columbus dispersed a total of $1,836,794.22 in CDBG funds. The following chart illustrates the fiscal distribution of CDBG Expenditures in relationship to its eligible activity.





HOME PROGRAM HIGHLIGHTS

In FY2025, the City of Columbus continued to prioritize affordable housing, with a strong focus on new construction and homeownership opportunities. This year served as a true "builder year" for the Community Reinvestment Department laying the groundwork for multiple large-scale projects that will deliver lasting benefits in the years ahead. While few units reached completion this year, we launched significant developments that will expand both homebuyer and rental housing options for low- to moderate-income residents.

Through the Nueva Valley project, in partnership with Habitat for Humanity, seven new single-family homes are now under construction, with the goal of assisting each buyer with down payment assistance at closing.

We also invested HOME dollars into Miles Crossing, a partnership with the Housing Authority, which will secure two floating rental units for income-qualified tenants alongside 90 additional units that will be available to low-income households.

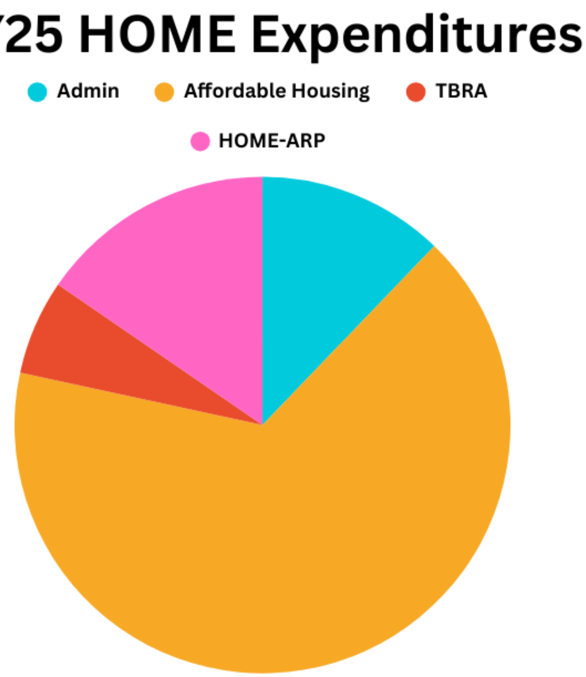
At Elliot's Walk, we funded the construction of two additional single-family homes, both of which will be sold to income-eligible homebuyers. Providence Pointe, a new rental development for elderly residents, also broke ground this year, expanding affordable housing options for seniors in our community.

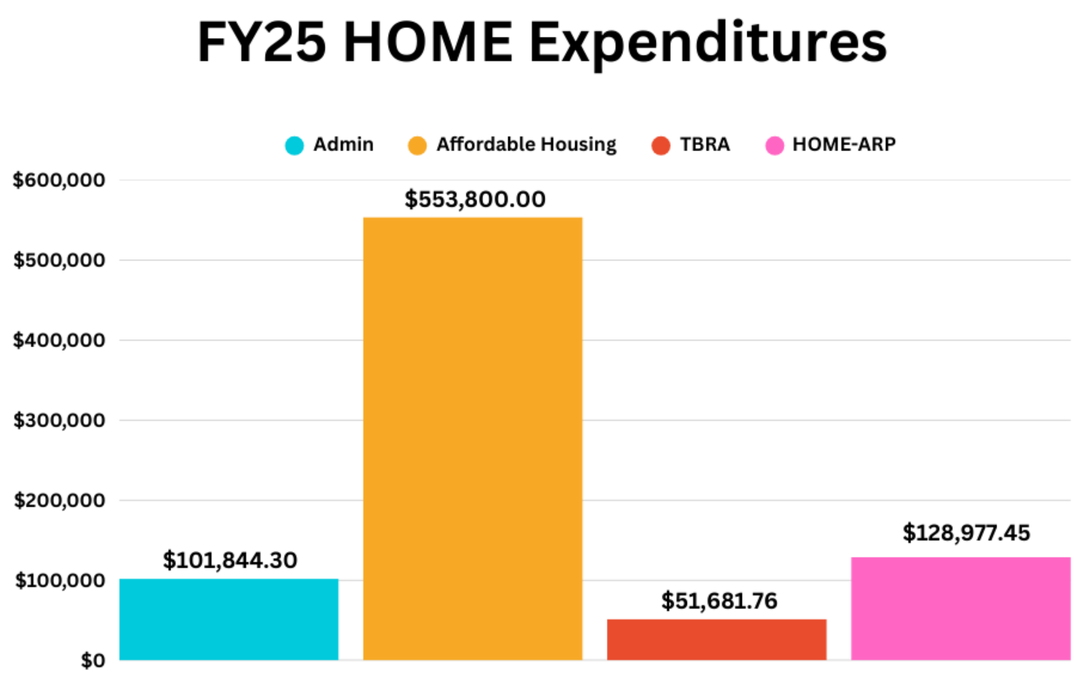
In addition, the City increased the amount of assistance offered through the Sweet HOME Columbus program, our flagship down payment assistance initiative, making it possible for more residents to achieve homeownership. We are already working closely with local lenders and realtors to connect prospective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

While FY2025 was largely a planning and construction year, the investments made set the stage for transformative results. These projects represent a substantial expansion of the City's affordable housing portfolio, and next year's CAPER will reflect the many completions and success stories that began with the groundwork laid this year.

HOME Expenditures

The City of Columbus dispersed a total of $707,326.06 in HOME funds and $128,977.45 in HOME-ARP funds. The following chart illustrates the fiscal distribution of HOME Expenditures in relationship to its eligible activity.





ESG PROGRAM HIGHLIGHTS

In FY2025, the City of Columbus utilized Emergency Solutions Grant (ESG) funds to support the United Way's Homeless Management Information System (HMIS), a critical tool for tracking and analyzing homelessness in our community. HMIS enables service providers to collect consistent data, measure program performance, and coordinate resources more effectively to meet the needs of individuals and families experiencing homelessness.

This year also marked a "building phase" for our ESG program, as we focused on strengthening systems, partnerships, and infrastructure to better position our community for expanded services in the years ahead. By investing in both data capacity and program foundations, the City is laying the groundwork for more strategic, impactful homelessness prevention and intervention efforts in the future.

ESG Expenditures

The City of Columbus dispersed a total of $71,074.27 in ESG funds.

NCDW HIGHLIGHT

National Community Development Week (NCDW) 2025: Celebrating Impact and Engagement

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

NCDW 2025 was a success, highlighting the impact of our programs through a series of engaging activities: the You Do Amazing Awards, a classroom visit at Ms. Seldon's Sweeties, the Community Book Nook installation, a Sweet HOME Columbus Lunch & Learn, and our culminating CDBG Bus Tour.

Columbus, Georgia

Georgia's First Consolidated Government

Proclamation

WHEREAS, The U.S. Department of Housing and Urban Development established the Community Development Block Grant (CDBG) Program in 1974 to provide local governments with the financial resources necessary to address the needs of low- to moderate-income individuals and neighborhoods; and

WHEREAS, The City of Columbus has successfully partnered with nonprofit organizations, neighborhood-based groups, and community stakeholders to respond to local challenges and improve the quality of life for all residents; and

WHEREAS, The CDBG Program has made a significant and lasting impact on the Columbus community through investments in homeowner-occupied rehabilitation, new home construction, parks and recreational facilities, and critical infrastructure improvements; and

WHEREAS, The HOME Program has made a significant and lasting impact on the Columbus community through investments in the availability and accessibility aspects of affordable housing development; and

WHEREAS, The Community Reinvestment Department of the City of Columbus has demonstrated high-impact, high-outcome performance in administering CDBG-funded initiatives—leveraging resources, maximizing community benefit, and delivering transformative programs that align with the city's strategic goals; and

WHEREAS, The City has utilized the HUD Entitlement funding as a powerful tool to identify, prioritize, and resolve pressing challenges in underserved areas through inclusive, community-centered approaches.

NOW, THEREFORE, I, B.H. "Skip" Henderson III, Mayor of Columbus, Georgia, do hereby proclaim April 21-25, 2025, as

National Community Development Week

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of Columbus, Georgia, to be affixed this seventh day of April 2025.

HONORABLE B.H. "SKIP" HENDERSON III
MAYOR
COLUMBUS, GEORGIA

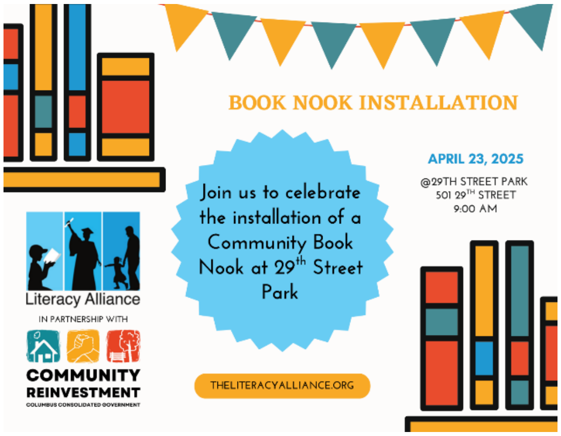
Monday – You Do Amazing Awards

We launched the week by honoring the individuals who make our work possible. The "You Do Amazing Awards" recognized 48 internal staff and external partners who advanced our CDBG and HOME initiatives. Each recipient received a custom chocolate bar and handwritten card signed by the team. Many shared that it was their first formal recognition, highlighting the power of acknowledgment in fostering motivation and connection.

Tuesday – Ms. Seldon's Sweeties

Engaging the next generation, CDAC members visited our adopted 1st-grade class to read *We're Better Together: A Book About Community*. Students received personal copies of the book along with summer goodies. The event reinforced civic engagement, literacy, and the idea that even our youngest residents play a role in community development.

Wednesday Morning – Community Book Nook Installation
A tangible example of CDBG impact, partnering with the Literacy Alliance, the Community Book Nook was installed near a recreation center and playground. Built with CDBG-funded materials and volunteer support, it provides free books for all residents and symbolizes the possibilities that federal funding enables when combined with grassroots effort.



Wednesday Afternoon – Sweet HOME Columbus Lunch & Learn
City employees participated in a Lunch & Learn about the Sweet HOME Columbus Down-Payment Assistance Program, which provides up to $39,999 for first-time, low- to moderate-income homebuyers. Attendees gained valuable information to share with their networks, helping turn staff into community ambassadors for affordable housing.

Thursday – CDBG Bus Tour

The week culminated in a citywide CDBG Bus Tour, highlighting five projects:

- **Boys & Girls Club** – Expanded programming made possible through CDBG funding, serving more youth with academic support, meals, and mentorship.
- **The Food Mill Shared Kitchen** – A hub for local food entrepreneurs, nutrition education, and mobile markets addressing food insecurity.
- **1st Avenue Dragonfly Trail** – Improved mobility and connectivity for Housing Authority residents, linking neighborhoods to economic opportunities.
- **5th Avenue Continuance** – Restored historic street infrastructure supporting new affordable housing, illustrating how CDBG and HOME investments work together.
- **Rigdon Park** – New playground and outdoor fitness equipment providing equitable health and recreation access.

Attendees, including media, partners, and residents, engaged with each site through testimonials, visuals, and discussions. Many experienced these projects firsthand for the first time, leaving with a clearer understanding of how CDBG and HOME investments transform communities.

NCDW 2025 combined education, celebration, and visible impact. From honoring individuals to showing tangible projects, the week emphasized that CDBG and HOME programs are not just funding streams they are tools that empower local solutions and strengthen community pride. The week reaffirmed our mission: sharing the impact of these programs should be an everyday practice, not just an annual event.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Blight Removal	Affordable Housing	CDBG: $326,591.00	Buildings Demolished	Buildings	40	14	35.00%	4	4	100.00%
COVID-19 Response	COVID-19 Response	CDBG: $0.00	Other	Other	0	0	N/A	0	0	N/A
Expanding the Availability of Homeless Services	Homeless	ESG: $0.00	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	N/A	5	0	0.00%
Expanding the Availability of Homeless Services	Homeless	ESG: $71,074.27	Homeless Person Overnight Shelter	Persons Assisted	0	0	N/A	40	0	0.00%
Expanding the Availability of Homeless Services	Homeless	ESG: $0.00	Homelessness Prevention	Persons Assisted	0	0	N/A	5	0	0.00%

Expansion of Affordable Housing Supply	Affordable Housing	CDBG: $0.00 / HOME: $0.00	Rental units constructed	Household Housing Unit	0	0	N/A	1	0	0.00%
Expansion of Affordable Housing Supply	Affordable Housing	CDBG: $0.00 / HOME: $553,800	Homeowner Housing Added	Household Housing Unit	25	11	44.00%	0	2	N/A
Expansion of Affordable Housing Supply	Affordable Housing	CDBG: $0.00 / HOME: $0.00	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	N/A	11	0	0.00%
Fair Housing	Fair Housing	CDBG: $0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	N/A	0	0	N/A
Fair Housing	Fair Housing	CDBG: $0.00	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	71	N/A	0	0	N/A
Housing Rehabilitation	Affordable Housing	CDBG: $3,553.98	Homeowner Housing Rehabilitated	Household Housing Unit	120	61	50.83%	8	1	12.5%

Infrastructure and Public Facility Improvements	Non-Housing Community Development	CDBG: $1,018,916.69	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9590	32973	343.83%	4871	4,672	95.91%
Program Administration	Program Administration	CDBG: $301,569.25 / CDBG-CV: $16,998.53 / HOME: $101,844.30 / HOME-ARP: $83,796.02 / ESG: $0.00	Other	Other	0	0	N/A	0	0	N/A
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $0.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	N/A	0	0	N/A
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $182,723.45	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13,580	100,296	738.60%	10484	29,828	284.50%

Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $3,439.85	Homeless Person Overnight Shelter	Persons Assisted	0	1965	N/A	0	78	N/A
Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: $0.00	Businesses assisted	Businesses Assisted	5	0	0.00%	0	0	N/A

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

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

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

The City of Columbus undertakes activities aligned with the priorities set forth in the Consolidated Plan. These priorities, goals, and objectives focus on supporting lower-income residents in need of housing, employment, and essential services. This year served as a planning and "builder year," where groundwork was laid for multiple large-scale projects that will generate measurable results in the coming program year. CDBG funds were used to advance 40 projects totaling nearly $3 million, with activities concentrated in housing rehabilitation, blight removal, infrastructure and public facility improvements, and public services. These investments addressed immediate needs while also positioning the City for long-term community revitalization.

CDBG investments in infrastructure and public facility improvements were particularly impactful, reaching 4,672 residents, or 95.9% of the annual goal, and far exceeding long-term expectations with more than 32,973 residents serving over the strategic period—343% of the goal. Public services also performed exceptionally well, serving 29,906 residents, nearly three times the annual goal. Not reflected in the chart above is the Tenant-Based Rental Assistance (TBRA) program, as it is categorized as an older activity. However, during this year the City served 29 families through TBRA, utilizing $51,681.76 in funding. Also not reflected is the HOME-ARP program, which provided assistance to 306 people with an expenditure of $128,977.45.

While these accomplishments reflect significant success, new housing construction and direct financial assistance to homebuyers did not achieve completion this year, even though projects like Nueva Valley, Elliot's Walk, Providence Pointe, and Miles Crossing are underway and will deliver outcomes in the coming year.

Through these efforts, the City ensured that FY2025 resources directly aligned with the highest priority objectives in the Consolidated Plan: expanding affordable housing opportunities, revitalizing neighborhoods, and strengthening services for at-risk populations. Although many activities were still in early phases this year, the significant commitments made will translate into substantial completions and outcomes in FY2026, fulfilling the City's long-term vision for inclusive and sustainable community development.

CR-10 - Racial and Ethnic composition of families assisted

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

	CDBG	HOME
White	1,577	1
Black or African American	4,483	28
Asian	63	0
American Indian or American Native	41	0
Native Hawaiian or Other Pacific Islander	19	0
Total	**6,183**	**29**
Hispanic	940	0
Not Hispanic	5,243	29

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

	HESG
American Indian, Alaska Native, or Indigenous	64
Asian or Asian American	24
Black, African American, or African	6,599
Hispanic/Latina/e/o	314
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	64
White	3,582
Multiracial	64
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	10,711

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

Narrative

The charts above display the total beneficiaries by race and ethnicity who received direct assistance through HUD funding during the 2024-2025 program year. Please note that the race and ethnicity data is based on self-reported information, and as such, may not align perfectly. The figures in the CDBG and HOME columns refer to households rather than individuals, with the race being that of the household's primary respondent.

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

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

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

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$1,701,526	$1,836,794.22
HOME	public - federal	$914,862	$707,326.06
ESG	public - federal	$145,932	$71,074.27

Table 3 - Resources Made Available

Narrative

In the 2024 program year, the City of Columbus received CDBG, HOME, and ESG funds in the amounts of $1,701,526, $914,862, and $145,932 respectively. In addition to these new grant funds, the City also carried forward unexpended grant funds from previous fiscal years totaling $2,202,278.14 for CDBG and $3,303,637.20 for HOME. Columbus dispersed a total of $2,615,194.55 between the three programs with older funds from prior program years expended before the new grant funding awarded to the City for PY 2024.

Additional HOME-ARP resources remained available to the City from the pandemic-related HOME funding rounds. The City began the program year with a balance of $3,574,055 in HOME-ARP funding available and expended $128,977.45 from these sources. Due to an administrative error, HUD notified the City that it received $5,355 less in HOME-ARP funds than it was entitled to, so the City made a minor amendment to our HOME-ARP plan and those funds should be expended in this upcoming program year.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

The South Columbus NRSA (Neighborhood Revitalization Strategy Area) is a smaller district within the city, housing approximately 10.8% of the total population. In this area, an estimated 72% of residents have low or moderate incomes. In keeping with FY2025's role as a "builder year," the City is laying the groundwork to expand the South Columbus Neighborhood Revitalization Strategy Area (NRSA) to create greater flexibility and opportunity for targeted investment within its boundaries. This expansion will allow the City to undertake a wider range of eligible projects, such as housing development, infrastructure improvements, and economic revitalization, tailored to the community's needs.

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

Leveraging

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

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

HOME funds, in contrast, do carry a statutory match requirement of 25 percent. The City typically uses HOME as gap financing, which draws in multiple financing sources to complete affordable housing projects. Subrecipients are required to document non-federal contributions that are applied alongside HOME funding to satisfy the match requirement. At the beginning of FY2025, the City carried forward an "excess match" balance of $1,278,971.72 from prior years. During the program year, the City incurred a match liability of $169,427.95. This ensures the City remains in compliance with the HOME match requirement while also enhancing the effectiveness of each HOME dollar invested.

Although no publicly owned land or property was used during FY2025 to address Consolidated Plan needs, the City's leveraging of outside resources, in partnership with nonprofit developers and housing providers, significantly extended the reach and impact of federal investments.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$1,278,671.72
2. Match contributed during current Federal fiscal year	$550,000.00
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	$1,828,671.72
4. Match liability for current Federal fiscal year	$169,427.95
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$1,659,243.77

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
3725	4/1/2025	$550,000	-	-	-	-	-	$550,000

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 beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
$0.00	**$0.00**	**$0.00**	**$0.00**	**$0.00**

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						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

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

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	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	16	0
Number of Non-Homeless households to be provided affordable housing units	12	30
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**28**	30

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	16	29
Number of households supported through The Production of New Units	12	0
Number of households supported through Rehab of Existing Units	0	1
Number of households supported through Acquisition of Existing Units	0	0
Total	**28**	30

Table 12 – Number of Households Supported

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

In PY2024, a total of 30 households were provided with affordable housing units. The City supported 29 households through tenant-based rental assistance. No new homes were constructed and sold to income-qualifying homebuyers, due to current market conditions and developer capacity. These deficiencies have been difficult to address during this program year. However, the City has nurtured relationships with a wider range of housing developers, including Habitat for Humanity, the Housing Authority of Columbus, GA and NeighborWorks Columbus, to create a sustainable platform for future affordable housing development. Columbus has also adopted a "First in, First ready, First serve" funding application model to accelerate affordable housing development. The City currently has 9 houses that are in development and will be reflected in the next program years' CAPER. Additionally, through a partnership with the Columbus Habitat for Humanity, one housing unit was rehabilitated.

Discuss how these outcomes will impact future annual action plans.

The outcomes of this year will shape how the City sets and manages goals in future Annual Action Plans. While FY2025 did not produce a large number of completed housing units, several projects are underway including nine homes in development and new construction efforts with partners such as Habitat for Humanity, the Housing Authority of Columbus, and NeighborWorks Columbus that will be reflected in upcoming CAPERs. These pipeline projects demonstrate progress toward the City's long-term Consolidated Plan goals, even if the results are not immediately visible in a single year. Moving forward, the City will continue to balance ambitious housing priorities with realistic expectations based on limited funding and the capacity of local nonprofit developers. Future Action Plans will set achievable targets while still advancing toward the larger five-year objectives, supported by strategies such as the "First in, First ready, First serve" funding approach and broader outreach to nonprofit and private partners. In this way, annual outcomes may vary, but the overall trajectory remains steady toward expanding affordable housing opportunities for Columbus residents.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4,167	119
Low-income	2,168	0
Moderate-income	532	0
Total	**6,867**	**119**

Table 13 – Number of Households Served

Narrative Information

HOME projects require that all assisted units include a family size count, which ensures compliance with program rules regarding income eligibility and occupancy standards. These figures encompass Tenant-Based Rental Assistance (TBRA) families, HOME rental units, and HOME-ARP families receiving supportive services, and they are pulled directly from IDIS to maintain accurate federal reporting.

In contrast, CDBG projects do not universally require family size data. However, certain activities, such as some public services and housing rehabilitation projects, do track household composition to demonstrate compliance with national objectives and to ensure that assistance reaches eligible households. For these projects, CDBG beneficiary information, including family size when applicable, is collected through subrecipient reports submitted via Neighborly Software, allowing for consistent and verifiable reporting across all funded activities.

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

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care

facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

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

- The high prevalence of substance abuse among chronically homeless individuals

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

- The shortage of affordable housing in Columbus

By focusing on these issues and fostering effective coordination with local nonprofit agencies, the City of Columbus is positioning itself to tackle chronic homelessness strategically. To support these efforts, the CoC has implemented a comprehensive Homeless Prevention Strategy to identify, assess, and prevent individuals and families from becoming homeless and to divert those in a housing crisis.

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

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

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

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

Actions taken to address the needs of public housing

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

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

In February 2025, HACG converted Warren Williams Homes (182 units) to project-based vouchers and plans to convert Elizabeth Canty Homes (249 units) within the next 1-2 years. Warren Williams Homes received 4% LIHTC/Bonds through the Georgia Department of Community Affairs and is currently being substantially renovated. Upon completion of these RAD conversions, HACG's portfolio will consist entirely of project-based and tenant-based vouchers.

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

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

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

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

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

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

Actions taken to provide assistance to troubled PHAs

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

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

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

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

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

- Develop partnerships to increase the number of affordable housing units.
- Support and coordinate with developers applying for housing tax credit projects within the city.
- Collaborate with the Land Bank Authority of Columbus, Georgia, to develop affordable housing units.

During the 2023–2024 program year, the City reviewed the Housing Authority's policies under the Violence Against Women Act (VAWA) to identify potential barriers to fair and affordable housing. As a result, Community Reinvestment requested an amendment, which was approved by the Housing Authority Board in December 2023, establishing the "Right to Report from Home."

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

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

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

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

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

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

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

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

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

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

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

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

In the year 2024 program, the City’s Community Reinvestment Department continues to make substantial investments in staff training, particularly for new employees, and in enhancing policies and procedures to strengthen the department's effectiveness and the programs it funds and operates. Staff continues to update and implement comprehensive written guidelines to ensure that all programs and operations are conducted sustainably and in compliance with federal regulations.

The Community Reinvestment Department continues to strengthen Columbus's social service infrastructure by fostering partnerships with local agencies and offering informational workshops on key topics. One example includes participation in Radiant Real Estate Services' Mortgage Fair, where the department shared information about Sweet HOME Columbus, the down payment assistance program. Collaborative efforts between public entities and local organizations are essential for effectively carrying out community development goals. The City remains committed to coordinating with partners to promote a shared understanding of community needs, develop joint strategies to address them, and remain responsive to changing conditions.

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

Furthermore, the City continues to collaborate closely with partner agencies and community stakeholders to develop social response programs tailored to community needs. For instance, the Community Reinvestment Department and other City representatives are active members of the Continuum of Care (CoC) board and subcommittees, the 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.

The Community Reinvestment Department has been building connections with other City departments, such as Engineering, Parks and Recreation, and Public Works, to help them understand the Community Development Block Grant (CDBG) program and the resources available through the Community Reinvestment Department to support their missions. These collaborations have resulted in tangible projects, including the installation of new parks and workout equipment through partnership with Parks and Recreation, and the expansion of the Dragonfly Trail in partnership with the Engineering Department. By fostering proactive engagement across departments, the City can provide coordinated quality-of-life improvements for its residents.

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

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

- **Single- and Multifamily Housing**: The City collaborates with The Housing Authority of Columbus, Georgia, Habitat for Humanity, and NeighborWorks to coordinate the funding, development, and monitoring of both single-family and multifamily housing units funded through the HOME and CDBG programs.

- **Tenant-Based Rental Assistance**: The City works with the local nonprofit Open Door Community House to manage the HOME tenant-based rental assistance program, which prioritizes homeless individuals and families. Support services are available to all households receiving Tenant-Based Rental Assistance (TBRA) through Continuum of Care (CoC) programs.
- **Single-Family Housing Rehabilitation**: The City partners with Columbus Area Habitat for Humanity and Access 2 Independence to provide minor home repairs and accessibility modifications for income-eligible elderly and disabled individuals.

The City provides annual ESG funding and partners with Home for Good, a local nonprofit serving as the collaborative applicant for the CoC. Home for Good coordinates several system-wide strategies aimed at reducing homelessness, including Coordinated Assessment, Housing First, and Rapid Rehousing, in collaboration with both public and private agencies.

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

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

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

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

CR-40 - Monitoring 91.220 and 91.230

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

In Program Year 2024, the City of Columbus has made significant strides in enhancing its capacity and planning for subrecipient monitoring. The monitoring policies and procedures have been thoroughly revised to ensure compliance with all HUD regulations and guidance, and City staff have received training on these updated protocols, including a focus on implementing and conducting risk analyses.

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

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

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

On August 27, 2025, the 2024 CAPER was advertised for public comment in the *Columbus Ledger-Enquirer*. The Community Reinvestment Department distributed the Public Notice to organizations that serve low-to-moderate income persons, minorities, or protected classes throughout the city via Community Reinvestments mailing list and on Facebook. The City received public comments over a 15-day period from Wednesday, September 3, 2025, through Thursday, September 17, 2025, and held a public meeting on Thursday, September 11, 2025. Citizen comments will be shared as an attachment. See appendix A.

CR-45 - CDBG 91.520(c)

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

This CAPER assesses the outcomes from the third year of the City's 2021-2025 Consolidated Plan. The 2024 program year has not diverged significantly from the City's initial program objectives.

During the creation of the 2021-2025 Consolidated Plan, several priority needs were identified, including the expansion of affordable housing, housing rehabilitation, blight removal, infrastructure and public facility improvements, public services, fair housing initiatives, COVID-19 response, and program administration. The Consolidated Plan outlines specific goals, measurable objectives, and implementation actions for each component. The 2023 program year has continued to align closely with the program objectives established in the 2021-2025 Consolidated Plan and the 2023 Annual Action Plan.

Funding for PY 2024 projects was allocated in accordance with these priorities. Throughout the remainder of the City's consolidated plan period, the Community Reinvestment Department will continue to conduct annual needs assessments to evaluate whether any adjustments to strategic priorities are necessary.

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

No.

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

Not Applicable.

CR-50 - HOME 24 CFR 91.520(d)

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

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

While HOME regulations require on-site inspections every three years following the initial 12-month post-completion inspection, the City of Columbus has expanded this standard by requiring developers and owners to conduct additional in-house inspections. This policy, incorporated into all written agreements, helps mitigate potential repair and maintenance costs by addressing issues proactively. During the 2024–2025 program year, NeighborWorks inspected 23 HOME-assisted rental units, and all units passed inspection. The inspections included evaluation of kitchens, dining rooms, living rooms, bedrooms, bathrooms, laundry areas, and exteriors. Routine maintenance, such as replacing HVAC filters, smoke detector batteries, lightbulbs, and applying pest control, was typically performed at the time of inspection, ensuring the long-term quality and safety of the housing stock.

2025 HOME Rental Inspections		
Address	**Inspection Date**	**Inspection Result**
526 Walnut Street	7/23/2025	Pass
705 Church Avenue	7/23/2025	Pass
1490 Rochester Avenue	7/24/2025	Pass
2587 Harwich Circle	7/24/2025	Pass
3829 6th Avenue	7/23/2025	Pass
4803 13th Avenue, # A	7/23/2025	Pass
4803 13th Avenue, # B	7/23/2025	Pass
4806 13th Avenue, # A	7/23/2025	Pass
4806 13th Avenue, # B	7/23/2025	Pass
4811 13th Avenue, # A	7/23/2025	Pass
4811 13th Avenue, # B	7/23/2025	Pass
4814 13th Avenue, # A	7/23/2025	Pass
4814 13th Avenue, # B	7/23/2025	Pass
4831 13th Avenue	7/23/2025	Pass
4907 11th Avenue, # A	7/23/2025	Pass
4907 11th Avenue, # B	7/23/2025	Pass
4909 11th Avenue, # A	7/23/2025	Pass
4909 11th Avenue, # B	7/23/2025	Pass
5027 12th Avenue	7/23/2025	Pass
5031 12th Avenue	7/23/2025	Pass
425 Walnut Street	7/23/2025	Pass

426 Central Circle	7/23/2025	Pass
506 23rd Street	7/24/2025	Pass

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

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

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

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

The City did not use any HOME program income for projects in PY 2024.

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

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

Looking ahead, the City is preparing to launch the SHINE Program (Sustainable Housing Initiatives for Neighborhood Empowerment), which will further increase access to affordable housing by supporting innovative development approaches and partnerships that address critical community needs. Moving forward, the City will continue to assess its HOME Program activities and take a proactive approach in funding projects that respond to the affordable housing needs of Columbus residents.

CR-58 – Section 3

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

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

Table 14 – Total Labor Hours

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

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The City recognizes the importance of integrating Section 3 activities into its HUD entitlement programs and is actively learning and refining how these initiatives can best be implemented within its departments. Looking ahead, the City is committed to continuing this learning process, developing a framework for Section 3 activities that creates meaningful workforce and training opportunities while aligning with the City's goals and future HUD-funded projects.

Appendix A:

Participation Record

Public Comments

The City of Columbus conducts a variety of public outreach activities to garner input from city staff, government agencies, non-profit agencies, affordable housing developers, local service providers, and Columbus residents in planning its CDBG, HOME, and ESG programs throughout the program year.

During the preparation of this **Consolidated Annual Performance and Evaluation Report (CAPER)**, the City held a formal public hearing on **September 11, 2025**, to gather input from interested stakeholders. Public comments on the draft CAPER were solicited during a **15-day public comment period from September 3, 2025, through September 17, 2025**.

The City **did receive questions** during this comment period. A summary of the questions and the City's responses is provided in the section that follows.

Emma Kimbrel

From: Emma Kimbrel
Sent: Thursday, September 25, 2025 12:30 PM
To: Emma Kimbrel
Subject: RE: [EXTERNAL] Attn: Robert Scott, 2025 Annual Performance and Evaluation Report

Emma Kimbrel
Community Reinvestment Planner
Columbus Consolidated Government
Direct: 706.225.3931
Kimbrel.Emma@columbusga.org
Community Reinvestment | Home (columbusga.gov)

From: Robert D Scott <Scott.Robert@columbusga.org>
Sent: Tuesday, September 16, 2025 9:02 AM
To: [redacted]
Cc: Emma Kimbrel <Kimbrel.Emma@columbusga.org>
Subject: RE: [EXTERNAL] Attn: Robert Scott, 2025 Annual Performance and Evaluation Report

Good Morning,

Please see below:

Question: Charitable organizations and government properties are exempt from property taxes. **I believe** Boys and Girls Club is not only partly funded by the government but they are a nonprofit organization. Perhaps, the abandoned Boys and Girls club building that sits on Morris rd isn't delinquent on property taxes for this reason? Do we have a policy in place for government-funded public spaces and charitable organizations that occupy property should they vacate or be evicted to prevent abandoned buildings from accumulating? Fyi, I am still interested in revitalizing the abandoned Boys and Girls club into a Jr. NBA League training center.

Response: We are lay people in this instance since it's outside of our purview. We are not responsible for policies in place; we cannot tell you if they are or aren't, as it is outside of our wheelhouse. You keep referencing the old Boys and Girls Club on Morris Road. They do not own that building anymore. While they might have at one point received Federal funding, they obviously don't now, and that location has not been funded through our office with HUD entitlement funds or any other Federal funds provided by the city through THIS office. If you want to acquire this building, reach out to the current property owner, if they are unavailable and non-responsive to your inquiries, there is nothing we can do to make them respond to you. As you run for Mayor, maybe your influence can be catalytic to the city council to take action and create ordinances or review the issue at that level of which we are not a part of.

Response Summary:

1) Former Boys & Girls Club on Morris Road / “vacant exempt” properties

- **The Morris Road site is not owned by Boys & Girls Club and is not funded through HUD entitlement programs administered by this office.**
- **Whether a nonprofit is tax-exempt does not alter ownership rights: the deed holder controls the property.**
- **The City may only intervene when tax delinquency, code enforcement violations, or voluntary sale occur.**
- **Any policy changes around long-term vacant exempt properties would require City Council ordinance, not HUD authority.**

  Next step: If you are interested in that property, engagement must be through the current owner.

Question: After carefully reviewing 24 CFR 570.201 and 92.205 , HUD entitlement program HOME-ARP is an ideal source under "public facilities and improvements" 570.203(b)(3) to develop new shelters or add to existing shelters as they are a community center and are non-profits, in efforts to meet this goal moving forward. Although you mention "there's a shrinking supply of affordable units", these funds are here to construct units for the homeless. You mentioned "developers are shifting away from rental properties", these statutes do not mention that homeless households or special needs households must pay rent either in order to house them. So looking at the HOME-ARP funds that were made available in the amount of $3,574,055 this fiscal year, I only see that $128,977.45 of HOME-ARP funds were expended.

Response: 24 CFR 570.201 and 92.205 ARE NOT APPLICABLE TO HOME ARP. HOME ARP is governed by CPD Notice 21-10 and is a once-in-a-lifetime funding opportunity. The $128,977.45 which was expended from HOME-ARP funding consists of Administration costs and one of our HUD-approved projects' supportive services Costs. While CDBG and HOME might be good starts, it’s not a matter of having funds available to support the initiative. There are additional considerations to consider. Things like non-profit partners having developed capacity (principally fiscal), or a strategic plan, etc. to bring about those changes, and not just bring about the changes, but to be able to be sustainable post Federal funding infusion.

Question: Is there a carryover amount for HOME-ARP funds for this fiscal year?

Response: Yes, Carryover amount simply means the funding has not been expended. You will continue to see carryover amounts across all of our funding. Understand that just because the funds carry over doesn’t mean they are not committed to an activity. In Fact, the funding has a 10-year expenditure period, meaning we don’t have to fully expend the funds until 2032. While you might not see a full expenditure or any expenditure in a fiscal year does not mean the funds are not actively committed to an ongoing project. In fact, HUD approved 4 activities with the funding. The activities and their funding amounts are listed below.

Name	Amount Allocated	Expenses	Balance
HOME-ARP Administration			
HOME-ARP Admin	$ 536,108.00	$ 232,562.23	$ 303,545.77
HOME-ARP			
Warren Williams-Rivers Homes (Housing Authority - Affordable Housing Preservation)	$ 1,820,000.00	$ -	$ 1,820,000.00
The Salvation Army - Non-Congregate Shelter Development	$ 1,167,947.00	$ -	$ 1,167,947.00
Supportive Services			
Hope Harbour - Supportive Services	$ 55,355.00	$ 49,360.88	$ 5,994.12
Amount Committed to Activities	**$ 3,579,410.00**	**$ 281,923.11**	**$ 3,297,486.89**
Amount Available to Commit to Activities	**$ -**		
Balance	**$ 3,297,486.89**		

Please be advised that The Salvation Army Project (10M+ - 19 Family Units (NCS)) and the Housing Authority Project ($49M – 182 Units (AH)) while having a small amount of HOME-ARP funding, are multimillion-dollar projects, and there is not enough HOME-ARP funding to fully facilitate the TDC associated with bringing these activities to life.

Multimillion-dollar projects take time to develop; however, the effort is well worth it from a time-to-implement standpoint, as we are now in a position to lock these activities in through a security deed, which has a 20-year lifespan. So for the next 20 years after the doors open, the commitment to the activity is maintained with enforceable mechanisms associated with it as to ensure the projects continually align with the spirit of the funding.

Response Summary:

- **The regulations at 24 CFR 570.201 (CDBG) and 24 CFR 92.205 (HOME) do not apply to HOME-ARP. HOME-ARP is a one-time allocation governed by CPD Notice 21-10.**
- **The $128,977.45 you referenced reflects administration and supportive services. Development activities require multi-source financing and proceed on that timeline.**
- **“Carryover” means funds are not yet expended at a point in time, but they are committed to HUD-approved activities. HOME-ARP has a 10-year expenditure window (through 2032).**

Question: Funds made available for HOME were in the amount of $914,862.28, with $707,326.06 expended, leaving $207,536.22 unexpended for this fiscal year. However, there is a carryover amount for HOME in the amount of $3,303,637.20. Can we see a breakdown of the amounts that carried forward for this year only separated from the rest of the fiscal years?

Response: Please see the image below:

HOME Carry Over	
PY19	$ 65,166.72
PY20	$ 694,593.75
PY21	$ 693,516.02
PY22	$ 883,702.75
PY23	$ 966,657.96

Just like previously stated in the HOME-ARP response - Multimillion-dollar projects take time to develop; however, the effort is well worth it from a time-to-implement standpoint, as we are now in a position to lock these activities in through a security deed, which has a 20-year lifespan. So for the next 20 years after the doors open, the commitment to the activity is maintained with enforceable mechanisms associated with it as to ensure the projects continually align with the spirit of the funding. Please keep in mind that unexpended does not mean uncommitted. For Example, one of these projects is bringing 130 new affordable rental housing units to this community and is a roughly a $40M project where we have committed to infusing $1.5M in HOME funding.

Response Summary: Unexpended does not mean uncommitted. For example, $1.5M in HOME is committed to a ~$40M development producing -130 new affordable rental units.

Question: Where can we locate Continuum of Care (CoC), PATH, and Columbus Police Department reports on their outreach to the homeless. I'm showing a representative are to go out weekly and bi-weekly.

Response: This falls outside of our purview. Reach out to them directly. For CoC/Path reach out to United Way. For Columbus Police Department reports on their outreach to homelessness, reach out to the Columbus Police Department. They should be able to provide you with the information that you are looking for.

Response Summary: These reports are created and owned by the respective agencies and are not produced by our office:

- **Continuum of Care / PATH: United Way of the Chattahoochee Valley – *Home for Good***
- **Columbus Police Department outreach: CPD Administration**

Scope note: The CAPER reflects only HUD entitlement-funded activities managed by our department. It is not a repository for all homeless services data.

Thank you for your questions. They have been recorded along with the responses, and both will be included in our CAPER submission.

Thanks

From: [redacted]
Sent: Friday, September 12, 2025 4:25 AM
To: Aysia Merritt <Merritt.Aysia@columbusga.org>; Robert D Scott <Scott.Robert@columbusga.org>; Emma Kimbrel <Kimbrel.Emma@columbusga.org>
Subject: Re: [EXTERNAL] Attn: Robert Scott, 2025 Annual Performance and Evaluation Report

Good morning,

I am following up again on my questions as shown below as I believe the public comment period is still open until September 17th. I do however, see updates in CAPER since my original questions and more engagements on Facebook for people like myself to understand more about what you all do to serve the underserved. Thank you.

1. What are the procedures for a property funded by the government and tax exempt when they are moving?. E.g. Boys and Girls club on morris rd.
2. Where can we locate Continuum of Care, PATH, and Police Dept reports for their weekly, bi-weekly outreach? Transparency in this report feature will let people know why 16 homeless people weren't housed this fiscal year.
3. If home repairs are available for seniors, disabled, and low-income individuals are we including low-income, non-disabled?

Thank you in advance.

- Where can we locate Continuum of Care (CoC), PATH, and Columbus Police Department reports on their outreach to the homeless. I'm showing a representative are to go out weekly and bi-weekly.

On Sep 3, 2025, at 8:15 PM, [redacted] wrote:

Thank you kindly for responding Robert. Pursuant to 24 CFR 91.105(d) and 24 CFR 91.115(d) your response to #2 and #8 as shown below warrants a follow up question regarding HOME-ARP funds and the unmet goal in question.

2. Original question

I tried to reach the owners of the abandoned Boys and Girls Club to transition it to a Jr. NBA League training center and the mail was returned to me. By law, what do we do with properties with non-responsive owners? If there is no law, are we open to creating one to reduce the number of abandoned buildings we are seeing that makes Columbus, Ga streets look dull?

Robert Scott Response. **This is not governed by the CAPER process (24 CFR 91.105(d)), but here's the legal framework:**

> **As long as owners pay property taxes, the City cannot seize or repurpose their land. This limitation is rooted in the Fifth Amendment's Takings Clause, which prohibits government from taking private property for public use**

without just compensation. HUD regulations (24 CFR 570.606) reinforce that only when federal funds are used for acquisition, rehabilitation, or demolition do displacement and acquisition rules apply.

Local ordinances can supplement, but government authority remains constrained by constitutional protections, statutory authority, and political feasibility. In practice, abandoned-looking buildings with tax-compliant owners remain outside our reach until a trigger—such as tax delinquency, code enforcement, or voluntary sale occurs.

Context: This is why you may see empty or underutilized properties across Columbus. While frustrating, private ownership rights are strongly protected under law.

Follow-up question #2.

Charitable organizations and government properties are exempt from property taxes. I believe Boys and Girls Club is not only partly funded by the government but they are a nonprofit organization. Perhaps, the abandoned Boys and Girls club building that sits on Morris rd isn't delinquent on property taxes for this reason? Do we have a policy in place for government funded public spaces and charitable organizations that occupy property should they vacate or be evicted to prevent abandoned buildings from accumulating?
Fyi, I am still interested in revitalizing the abandoned Boys and Girls club into a Jr. NBA League training center.

8. Original Question.

Table (11) on page (14). Is there a reason the goal to help (16) Homeless households to be provided affordable housing units was not met considering that we only have (5) shelters with less than (17) units each within Columbus, Ga according to 211. Is there a reason why there is no goal for special needs for housing considering the waiting list that exists at the Columbus Housing Authority? Perhaps the Continuum of Care (CoC), PATH, and Columbus Police Department who make up the Mainstream and Outreach Committee may have this information in their weekly, bi-weekly, and random outreach report requirements to homeless people? I encourage you all to start at the Sonics on victory drive.

Robert Scott Reponse: Goals come from the Consolidated Plan created in 2021 and authorized through 24 CFR 91.215 and flow into Annual Action Plans. The unmet goal reflects:

- **Funding caps under 24 CFR 570.201 and 92.205.**
- **A shrinking supply of affordable rental units.**
- **Developer focus shifting away from rental opportunities.**

Reporting is required under 24 CFR 91.520, even when factors beyond our control limit outcomes. These numbers represent HUD-funded activities only and not the full continuum of community services.

Context: The CAPER is not designed to reflect every activity in the homeless services system. It only shows outcomes funded by HUD entitlement

dollars. While those numbers may appear small, they fit into a much larger ecosystem of services funded by state, philanthropic, and local partners.

Follow-up questions to #8.

After carefully reviewing **24 CFR 570.201 and 92.205 ,** HUD entitlement program HOME-ARP is an ideal source under "public facilities and improvements" **570.203(b)(3)** to develop new shelters or add to existing shelters as they are a community center and are non-profits, in efforts to meet this goal moving forward. Although you mention "there's a shrinking supply of affordable units", these funds are here to construct units for the homeless. You mentioned "developers are shifting away from rental properties", these statutes do not mention that homeless households or special needs households must pay rent either in order to house them.

So looking at the HOME-ARP funds that were made available in the amount of $3,574,055 this fiscal year, I only see that $128,977.45 of HOME-ARP funds were expended.

- Is there a carryover amount for HOME-ARP funds for this fiscal year?

  Funds made available for HOME were in the amount of $914,862.28 with $707,326.06 expended leaving $207,536.22 unexpended for this fiscal year. However, there is a carryover amount for HOME in the amount of $3,303,637.20.

- Can we see a breakdown of the amounts that carried forward for this year only separated from the rest of the fiscal years?
- Where can we locate Continuum of Care (CoC), PATH, and Columbus Police Department reports on their outreach to the homeless. I'm showing a representative are to go out weekly and bi-weekly.

In conclusion to targeting demographics, I recommend we specify non-disabled low-income in its own category so that it cannot be confused with a single individual who may fit into more than one category e.g. an elderly disabled who is also low-income.

Thank you for your response.

Thank you,
[redacted]

On Sep 3, 2025, at 5:17 PM, Robert D Scott <Scott.Robert@columbusga.org> wrote:

Good Evening,

Thank you for reaching out regarding the DRAFT of the Consolidated Annual Performance and Evaluation Report (CAPER). This is exactly why HUD requires us to open a formal public comment period. Pursuant to 24 CFR 91.105(d) (for local governments) and 24 CFR 91.115(d) (for states), jurisdictions must provide citizens reasonable notice, access to documents, and an opportunity to comment on performance. We have opened our 15-day comment period (September 3–17), and in compliance with these requirements, we will hold a public hearing on September 11 at 2:00 PM in the Annex Building, first floor. This ensures the CAPER reflects not just performance data but also community dialogue.

Before diving into your specific questions, I want to underscore that the programs you referenced—City-Owned Real Estate, the Land Bank Authority, and HUD Entitlement Programs (CDBG, HOME, HOME-ARP, CDBG-CV)—are distinct entities governed by separate statutes and regulations. While they sometimes intersect, they operate under different authorities:

Land Bank Authority: Created under Georgia law (O.C.G.A. § 48-4-60 et seq.), its core function is extinguishing delinquent tax liens and returning blighted properties to productive use.

City-Owned Real Estate: Managed by our department, subject to HUD property standards under 24 CFR 570.505 if federal funds are invested.

HUD Entitlement Programs: Governed by federal regulations—CDBG (24 CFR Part 570), HOME (24 CFR Part 92), ESG (24 CFR Part 576) are applicable.

Understanding these boundaries is **ESSENTIAL** for credibility, especially since you are both a citizen and a declared candidate for Mayor. I strongly encourage you to attend the September 11 public hearing or the September 23 City Council meeting, where the CAPER presentation will be given. You'll also meet the Community Development Advisory Council (CDAC), a citizen body established to advise on these matters, consistent with 24 CFR 91.105(e).

In terms of the Executive Summary of the DRAFT CAPER, Table 1 in CR-05 has all of the information that we have at the time. The report is system-generated in HUD's system based on information that we are providing over the course of our Fiscal year. So while the information is correct, the formatting doesn't allow rows to repeat at the top, so the headers don't carry over. In the HUD world, we know what we are looking at, but I could see how a layperson could see how that would be a problem.

Now let's dive into responses to your questions:

1. Are properties (residential and commercial) owned or acquired by the city are all governed or controlled by the Columbus Land Bank Authority? If not, who and/or what department oversees these city-owned properties/land? So far, I only see the acquisition of (8) residential properties for sale.

   No. This question falls outside the CAPER's scope (24 CFR 91.105(d) governs citizen comment for HUD programs only), but clarification is important.

   Land Bank Authority: Established under Georgia law (O.C.G.A. § 48-4-60 et seq.), its primary function is extinguishing tax liens and repurposing blighted parcels. It does not manage general city-owned property.

   City-Owned Real Estate: Administered through my department, subject to HUD requirements under 24 CFR 570.505 if acquired or improved with federal funds.

   These are separate entities with different missions, though both are tools for community revitalization.

   Context: Understanding this distinction matters because citizens often assume "city-owned" and "land bank" are interchangeable. In reality, they serve

different purposes and are funded through different sources. The Land Bank acts as a tool to stabilize neighborhoods by tackling long-term blight, while city-owned real estate decisions often tie directly into capital planning or redevelopment strategies.

2. I tried to reach the owners of the abandoned Boys and Girls Club to transition it to a Jr. NBA League training center and the mail was returned to me. By law, what do we do with properties with non-responsive owners? If there is no law, are we open to creating one to reduce the number of abandoned buildings we are seeing that makes Columbus, Ga streets look dull?

   This is not governed by the CAPER process (24 CFR 91.105(d)), but here's the legal framework:

   As long as owners pay property taxes, the City cannot seize or repurpose their land. This limitation is rooted in the Fifth Amendment's Takings Clause, which prohibits government from taking private property for public use without just compensation. HUD regulations (24 CFR 570.606) reinforce that only when federal funds are used for acquisition, rehabilitation, or demolition do displacement and acquisition rules apply.

   Local ordinances can supplement, but government authority remains constrained by constitutional protections, statutory authority, and political feasibility. In practice, abandoned-looking buildings with tax-compliant owners remain outside our reach until a trigger—such as tax delinquency, code enforcement, or voluntary sale occurs.

Context: This is why you may see empty or underutilized properties across Columbus. While frustrating, private ownership rights are strongly protected under law.

3. There are currently no online appointments available for the enrichment services program. Did we exhaust $1,500,000 since the application date? August 26, 2025, Enrichments services visited Arbor Pointe targeting only seniors and individuals with disabilities disregarding low-income households that aren't disabled or of senior age.

   The $1.5M ARP allocation served more than 2,000 households (over 4,000 individuals). Eligibility was tied to HUD's definition of low-income households at or below 80% of Area Median Income (24 CFR 5.609). Funds have been fully expended. Enrichment Services administers many programs independently; not all are tied to HUD funds.

   Context: The ARP utility assistance program was a one-time pandemic response effort. Unlike recurring HUD allocations, these funds are temporary, which is why they addressed a critical need quickly but are now exhausted. This demonstrates both the scale of need in our community and the importance of sustainable, ongoing HUD investments.

4. Where is the affirmative marketing policy for HOME funded opportunities?

   HOME regulations require affirmative marketing policies under 24 CFR 92.351. These ensure outreach to those least likely to apply for HOME-assisted housing. Our Affirmative Marketing Policy is embedded in our program policies and procedures (see attached document).

   Context: Affirmative marketing is not just a compliance exercise. It ensures fairness in how housing opportunities are publicized, especially to historically underrepresented groups.

5. Columbus Area Habitat for Humanity linked to your website is only providing home repairs to seniors over 62 years and older and the disabled individuals. They did not address services to the low-income population which is contrary to the purpose of HOME funds. I am still having trouble finding the application where citizens can apply for Home Repairs. Can you help me with that? According to Cynthia, the applications are closed according given that $128,977.45 was expended? May I ask the status of the 700 applications already received by Columbus Area Habitat for Humanity for home repairs that are to be approved by Tracey Herring (excuse the misspelling)?

   HUD's CDBG rules at 24 CFR 570.208(a)(2) allow activities serving "presumed benefit" groups—including seniors and persons with disabilities—to qualify as meeting the low-moderate income benefit requirement. Thus, Habitat's repair program meets federal

standards even though it does not serve all low-income households.

The $128,977.45 expenditure you cited does not relate to Habitat. That figure comes from our HUD-funded HOME ARP Program, which is a HUD funding source committed to other activities. The HARP Program, for which Habitat for Humanity was awarded $3M in ARP funding for the administration. The program has received over 700 applications before closing the application. Those submitted applicants are being processed in the order they were received, with full expenditure anticipated by year-end 2026.

Context: This distinction is important because HUD regulations recognize that some groups—like seniors and people with disabilities—are statistically very likely to be low- or moderate-income. By allowing "presumed benefit" qualification, HUD reduces administrative burden on subrecipients like Habitat while still ensuring compliance. For citizens, this means repair programs may appear limited in scope, but in reality they are designed to target populations with clear, federally recognized needs. At the same time, the City supplements these efforts through broader initiatives such as the ARP-funded HARP program, which is open to a wider cross-section of low-income households.

6. Your facebook page (www.facebook.com/ccgcommunityreinv

estment) only shows posts that reach 1.1k followers. Are there any facebook ads to comply with the affirmative marketing policy to reach potential tenants and homebuyers in Columbus, Ga directly? I notice you posted the public meeting announcement in the ledger inquirer but with my business hat on, the verbiage isn't strategic enough to grab the attention of non-disabled low-income individual tenants and potential homebuyers.

Two separate issues:

Affirmative Marketing: Implemented at the project level by partners, subject to 24 CFR 92.351 for HOME and 24 CFR 570.601 for CDBG nondiscrimination requirements.

Public Notice of CAPER: Required by 24 CFR 91.105(b)(2). Legal advertisements in the Ledger-Enquirer are not designed as marketing—they must follow precise HUD notice requirements. Social media outreach supplements, but does not replace, these statutory postings.

Context: Federal law distinguishes between “public notice” (legal compliance) and “marketing” (outreach). This sometimes creates tension—legal notices can look technical, while citizens expect more engaging communication. That’s why we pair HUD-required postings with broader outreach through Facebook and other channels.

7. Table (2) clients' races are blank. Do the applications for clients do not have an ethnicity section when applying?

   HUD requires self-reported race/ethnicity data under OMB standards and HUD's data collection rules. Applicants may decline to answer, resulting in blanks. Because this is a Draft CAPER, some tables are incomplete. Final data will be certified in IDIS and submitted to HUD by September 30 (24 CFR 91.520).

   Context: This is a reminder that HUD data reflects both compliance and human choice. While some participants prefer not to disclose race/ethnicity, the system is designed to capture as much accurate demographic information as possible while respecting individual privacy.

8. Table (11) on page (14). Is there a reason the goal to help (16) Homeless households to be provided affordable housing units was not met considering that we only have (5) shelters with less than (17) units each within Columbus, Ga according to 211. Is there a reason why there is no goal for special needs for housing considering the waiting list that exists at the Columbus Housing Authority? Perhaps the Continuum of Care (CoC), PATH, and Columbus Police Department who make up the Mainstream and Outreach Committee may have this information in their weekly, bi-weekly, and random outreach report requirements to homeless people? I encourage you all to start at the Sonics on victory drive.

Goals come from the Consolidated Plan created in 2021 and authorized through 24 CFR 91.215 and flow into Annual Action Plans. The unmet goal reflects:

- **Funding caps under 24 CFR 570.201 and 92.205.**
- **A shrinking supply of affordable rental units.**
- **Developer focus shifting away from rental opportunities.**

Reporting is required under 24 CFR 91.520, even when factors beyond our control limit outcomes. These numbers represent HUD-funded activities only and not the full continuum of community services.

Context: The CAPER is not designed to reflect every activity in the homeless services system. It only shows outcomes funded by HUD entitlement dollars. While those numbers may appear small, they fit into a much larger ecosystem of services funded by state, philanthropic, and local partners.

9. Is there a reason why Section 3 is blank and minority businesses and women owned businesses aren't given an opportunity to serve? Are you still looking for assistance in creating a system to track such data? If so, I can help you with accomplishing this. I do see a solicitation here for a DCA grant application back in March, view here, are these solicitations only on your website? If not, how else are

these opportunities presented to minority and women owned businesses?

Section 3 is governed by 24 CFR Part 75. Table 8 in the CAPER reflects only HOME-funded activities, which are modest in volume. Minority- and women-owned businesses do actively participate in other HUD-funded initiatives, particularly ARP-funded HARP contracts, but those are not reflected in this specific HOME-only table.

Context: Section 3 reporting often appears incomplete in HUD tables because it is tied to specific thresholds and funding streams. The reality is that Columbus leverages multiple funding sources to ensure MWBE participation, even when not captured in HUD's HOME-only reporting line.

10. According to table 8 and table 10, how do we determine a displaced business, nonprofit business, temporarily relocated homes?

Definitions come from the Uniform Relocation Act (URA) at 49 CFR Part 24, incorporated into HUD rules at 24 CFR 570.606:

- **Businesses/Nonprofits: Displaced if permanently and involuntarily moved by HUD-assisted acquisition, demolition, or rehabilitation.**
- **Residents: Displaced if permanently moved, or if temporary relocation exceeds one year (24 CFR 570.606(b)(2)(i)(D)).**

- **Temporary Relocation: Tenants must be reimbursed for reasonable out-of-pocket costs; if not, HUD considers them displaced.**

Our department complies with 24 CFR 570.606(c), which directs grantees to minimize displacement wherever possible.

Context: HUD's displacement rules reflect a balance between redevelopment goals and protecting vulnerable populations. Columbus has crafted its projects intentionally to avoid triggering displacement, recognizing that stabilizing communities requires both investment and protection of existing residents and businesses.

11. Which programs make up the 35,000 residents served in the welcome paragraph of the annual performance and evaluation report?

    For the past Fiscal Year, the outcomes are principally generated by the partners listed below:

    - **Housing Authority of Columbus GA**
    - **NeighborWorks Columbus**
    - **Columbus Area Habitat for Humanity**
    - **Boys & Girls Club**
    - **Home for Good (United Way)**
    - **Girls, Inc.**
    - **Open Door Community House**
    - **Chattahoochee Valley Episcopal Ministries**

- **Hope Harbour**
- **MercyMed HealthCare**
- **The Food Mill**
- **Literacy Alliance**

Context: This list demonstrates that the City's HUD funds act as a catalyst rather than a sole provider. By working through trusted local organizations, we multiply impact—reaching 35,000 residents annually with housing, health, youth, and economic mobility services.

12. Are you aware that CoC, uses a google doc form to intake homeless people? I see there was over $72k granted to them from the ESG funds. Nothing wrong with a google doc form however, I assume those funds were for a staff member to read the google doc submissions. This question is consistent with 211 responses telling me there are only 5 shelters with minimum units having a tenant duration of (6) months to (1) year. A confirmed waiting list for those who applied for housing through the Columbus Housing Authority, and 300 + unhoused people from your point-in-time count.

    ESG regulations at 24 CFR 576.100(b) require data entry into a HUD-compliant Homeless Management Information System (HMIS). Our CoC, Home for Good, uses Georgia's statewide HMIS (ClientTrack). While internal tools (like Google Docs) may be used, official reporting and compliance occur through HMIS.

    The Point-in-Time Count and shelter operations fall under the CoC's

purview, not ours. Our role is grants management and capacity-building through HUD entitlement funds.

Context: This distinction is critical. The City's role is to allocate and monitor funds, not to dictate the specific administrative tools used by partners. HUD ensures accountability through HMIS, while partners retain flexibility in how they manage day-to-day intake.

I apologize for the lengthy response because your questions deserved comprehensive answers. I encourage you to attend the September 11 CAPER hearing and consider joining our Citizen Service Academy or one of the City's advisory boards. The HUD-related questions and comments have been recorded and included in our CAPER submission. Please be mindful of the statements that you generate around the work of the department. I encourage you to seek understanding so that you are best informed. I've attached additional documentation that will help you understand some of the initiatives that we undertake. We realize engagement ensures citizens are both informed and empowered in understanding community development priorities, and we want to ensure they are receiving objective-based information.

Thank you again for your thoughtful questions.

Best,

<image002.png>

Robert Scott

Director of Community Reinvestment

Columbus Consolidated Government

Direct: 706.225.3918

scott.robert@columbusga.org

Community Reinvestment | Home (columbusga.gov)

From: [redacted]
Sent: Tuesday, September 2, 2025 7:34 PM
To: Emma Kimbrel <Kimbrel.Emma@columbusga.org>; Aysia Merritt <Merritt.Aysia@columbusga.org>
Subject: [EXTERNAL] Attn: Robert Scott, 2025 Annual Performance and Evaluation Report

Robert Scott,

Thank you for your service and taking the time to answer these specific questions pursuant to **Citizen Participation Plan 91.105(d); 91.115(d)** and as a candidate in the 2026 Mayoral Race. FYI, I have read the entire report and it starts to cut off after table 1.

1. Are properties (residential and commercial) owned or acquired by the city are all governed or controlled by the Columbus Land Bank Authority? If not, who and/or what department oversees these city owned properties/land? So far, I only see the acquisition of (8) residential properties for sale.

1a. I tried to reach the owners of the abandoned Boys and Girls Club to transition it to a Jr. NBA League training center and the mail was returned to me. By law, what do we do with properties with non-responsive owners? If there is no law, are we open to creating one to reduce the number of abandoned buildings we are seeing that makes Columbus, Ga streets look dull?

2. There are currently no online appointments available for the enrichment services program. Did we exhaust $1,500,000 since the application date? August 26, 2025, Enrichments services visited Arbor Pointe targeting only seniors and individuals with disabilities disregarding low-income households that aren't disabled or of senior age.

3. Where is the affirmative marketing policy for HOME funded opportunities?

- Columbus Area Habitat for Humanity linked to your website is only providing home repairs to seniors over 62 years and older and the disabled individuals. They did not address services to the low-income population which is contrary to the purpose of HOME funds. I am still having trouble finding the application where citizens can apply for Home Repairs. Can you help me with that? According to Cynthia, the applications are closed according given that $128,977.45 was expended? May I ask the status of the 700 applications already received by Columbus Area Habitat for Humanity for home repairs that are to be approved by Tracey Herring (excuse the misspelling)?

- Your facebook page (www.facebook.com/ccgcommunityreinvestment) only shows posts that reach 1.1k followers. Are there any facebook ads to comply with the affirmative marketing policy to reach potential tenants and homebuyers in Columbus, Ga directly? I notice you posted the public meeting announcement in the ledger inquirer but with my business hat on, the verbiage isn't strategic enough to grab the attention of non-disabled low-income individual tenants and potential homebuyers.

4. Table (2) clients' races are blank. Do the applications for clients do not have an ethnicity section when applying?

5. Table (11) on page (14). Is there a reason the goal to help (16) Homeless households to be provided affordable housing units was not met considering that we only have (5) shelters with less than (17) units each within Columbus, Ga according to 211. Is there a reason why there is no goal for special needs for housing considering the waiting list that exists at the Columbus Housing Authority? Perhaps the Continuum of Care (CoC), PATH, and Columbus Police Department who make up the Mainstream and Outreach Committee may have this information in their weekly, bi-weekly, and random outreach report requirements to homeless people? I encourage you all to start at the Sonics on victory drive.

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Thank you for taking the time to answer these robust questions.

--

Sincerely,

[redacted]

communication from your system.
Thank you.

<CAPER Public Meeting.jpg>
<HOME Program Policies-Procedures.pdf>
<CDBG 50 Executive Summary 1.pdf>
<FY25.PY24 CAPER Draft.pdf>

Emma Kimbrel

From: Emma Kimbrel
Sent: Thursday, September 25, 2025 12:40 PM
To: Emma Kimbrel
Subject: FW: [EXTERNAL] Special Needs Housing

Emma Kimbrel
Community Reinvestment Planner
Columbus Consolidated Government
Direct: 706.225.3931
Kimbrel.Emma@columbusga.org
Community Reinvestment | Home (columbusga.gov)

From: Robert D Scott <Scott.Robert@columbusga.org>
Sent: Thursday, September 4, 2025 3:13 PM
To: [redacted]
Cc: Emma Kimbrel <Kimbrel.Emma@columbusga.org>; Kimberly A Mitchell <Mitchell.Kimberly@columbusga.org>
Subject: RE: [EXTERNAL] Special Needs Housing

Good Afternoon,

Thank you so much for reaching out. We are so excited that you took time out of your schedule to not just be better informed, but BEST informed, and for raising the important question about whether individuals with Intellectual and Developmental Disabilities (IDD) are included under HUD's definitions of special needs groups in programs like the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG), especially in light of the zeros reflected in CR-20 of the Consolidated Annual Performance and Evaluation Report (CAPER) for special needs households assisted.

As the City's Director of the Community Reinvestment Department, I want to provide clarity:

CDBG (Community Development Block Grant)

HUD regulations at 24 CFR 570.208(a)(2) identify "severely disabled adults" as a *presumed benefit group* for CDBG activities. Individuals with Intellectual and Developmental Disabilities (IDD) are fully recognized within this category. This means that when CDBG-funded programs serve IDD households, they are presumed to principally benefit low- and moderate-income persons, without requiring separate income verification.

HOME (HOME Investment Partnerships Program)

The HOME program, governed by 24 CFR Part 92, does not use the “presumed benefit” framework. Instead, eligibility for HOME-funded housing is determined by household income, which must generally be at or below 80% of the Area Median Income (AMI) (§92.252 for rental housing, §92.254 for homeownership assistance). Persons with IDD can certainly benefit from HOME activities — such as the development of affordable rental units, tenant-based rental assistance, or homebuyer assistance — but their qualification is based on income limits rather than disability status.

ESG (Emergency Solutions Grant)

Unlike CDBG, ESG eligibility is tied to homeless or at-risk of homelessness status under 24 CFR Part 576. ESG does not designate presumed benefit groups. Persons with IDD may qualify under ESG if they meet these definitions, but they are not automatically presumed eligible on the basis of disability alone.

CR-20 Reporting Context

The presence of zeros in CR-20 should not be interpreted to mean that persons with IDD are excluded from benefit. Rather, the zeros reflect that no CDBG-, HOME-, or ESG-funded housing units were specifically designated or developed as “special needs” housing during the reporting period. Our Consolidated Plan and Annual Action Plan did not set numeric production goals for housing units targeted exclusively to IDD or other special needs groups.

That said, IDD households remain eligible beneficiaries across all three programs:

- **CDBG** treats IDD individuals as part of the presumed benefit group of severely disabled adults, BUT ONLY ADULTS, NO CHILDREN.
- **HOME** allows IDD households to qualify if they meet income requirements, but does not presume eligibility by disability status.
- **ESG** eligibility depends on homeless/at-risk status, regardless of disability.

Should future projects be developed with explicit targeting to special needs populations (such as supportive housing or designated affordable units for persons with disabilities), those accomplishments would be reflected in CR-20 reporting.

Closing Note

This distinction matters. Individuals with IDD are recognized and protected within HUD’s frameworks, but our current portfolio of funded housing production did not generate units earmarked as “special needs.” I appreciate the Commission’s thoughtful review of the CAPER, and I value the perspective you bring as a Muscogee County representative for the Department of Behavioral Health and Developmental Disabilities. Continued dialogue between your Commission and the City will help ensure that future planning considers both regulatory requirements and the housing priorities of persons with disabilities.

Best,

Robert Scott
Director of Community Reinvestment
Columbus Consolidated Government
Direct: 706.225.3918
scott.robert@columbusga.org
Community Reinvestment | Home (columbusga.gov)

From: [redacted]
Sent: Thursday, September 4, 2025 10:17 AM
To: Emma Kimbrel <Kimbrel.Emma@columbusga.org>
Subject: [EXTERNAL] Special Needs Housing

Good morning,

I sit on the Mayor's Commission for Persons with Disabilities and am a Muscogee Representative for Department of Behavioral Health and Developmental Disabilities. I had a couple of questions about the Special Needs Housing section on a draft presentation. It would be pages 14-16:

https://www.columbusga.gov/Portals/CommunityReinvestment/pdfs/Full%20CAPER%20Draft.pdf?ver=_GPZiq6bxhIuM-qxwc5UJQ%3D%3D

1. Are Intellectual and Developmental Disabilities (IDD) included in the Special Needs Group? If not, what special needs are being included?

2. Why is the goal set at 0?

I thank you in advance for your help with this. Stewart Community Home is our only Homeless Shelter that I am aware of for those with disabilities especially IDD. They are almost always at capacity. IDD also does not receive disability specific vouchers unlike Mental Health and Substance Abuse and most often receive the lowest amount of benefits for SSDI. I personally know a family facing homelessness now because the property they rent is being sold.

Sincerely,

[redacted]

CAPER Public Meeting Questions

1. A citizen asked if Miles Crossing, an affordable housing development project, is part of the Liberty District redevelopment plan.

   Answer: Community Reinvestment encouraged the citizens to reach out to the Planning Department for information about the Liberty District. Miles Crossing is not a part of that plan.

2. A CDAC Board Member asked about the carryover amounts and if that funding sits in a City account or a HUD account

   Answer: HUD Funding doesn't sit in a City account. The City pays for a project and then the Finance Manager does a request for draw to HUD, as the funds are in HUDs account waiting to be drawn for eligible expenditures.

3. A citizen asked if Community Reinvestment does renter occupied rehabilitation.

   Answer: No, the Department focused on homeowner occupied rehabilitation and American Disability Act (ADA) compliance. While not outside the realm of eligibility, there extensive documentation requirements and it takes willingness from the landlord to meet a national objective that flows to the tenant, so it is much more complicated than homeowner occupied rehabilitation.

4. A citizen asked about homeowner occupied rehabilitation and who qualifies for those repairs.

   Answer: Community Reinvestment works with Habitat for Humanity through their Continuing Hope program, and they serve elderly citizens. Under **24 CFR 570.208(a)(2)**, seniors and people with disabilities are considered a "presumed benefit" group, meaning their programs automatically meet low- and moderate-income requirements. Currently the Department is not funding Continue Hope through HUD funding, but through ARP funding.

5. A citizen asked about our administration budget and if we have enough funding for a marketing position.

Answer: Unfortunately, due to the 20% cap on administrative costs there is no room within either CDBG or HOME (10% cap) admin budgets. In fact, due to rising salary costs, FY2026 was the first time in the Departments history that the City leveraged general fund dollars to support the administrative activities and preserve not exceeding the caps. In short, while the normal looks large on paper, for a team of six, adding another person would put further strain on general fund dollars. The City does have a Communications Director who should handle all City communication to its external partners, without it being the direct responsibility of the department.

6. A citizen asked why the funding in the Executive Summary doesn't match the chart in CR-10 1:1.
   Anwer: Some of the activities mentioned in the CAPER presentation are not tied to the Annual Action Plan goals for this year. They were projects from previous Annual Action Plans that are reflected in previous years' CAPER, but some projects take time. So, we still include activities and the funding that was spent, even if it isn't within the chart from this specific year's Annual Action Plan.

7. A citizen asked how we could better promote our programs and services.
   Answer: As previously stated about hiring a Marketing person, just as those fiscal pieces have limitations, there are also limitations in receiving a full-time person to market something. Also, there isn't enough activity happening to warrant a full-time position for marketing, let alone a part-time one. The Department's current strategy evolves around our Facebook and Contact List. Anytime a public meeting is happening The Department shares on Facebook and through an email blast to the contact list. Facebook is also used to share updates on projects and what is going on in other areas of our Department.

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
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Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
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El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
	IPL0264477	Legal Ad - IPL0264477		2.0	138.0L

ATTENTION: Emma Kimbrel
420 10th Street
Columbus, GA 31901
kimbrel.emma@columbusga.org

To whom it may concern:

This is to certify the legal advertisement in the above stated case has been published in the Columbus Ledger-Enquirer, legal organ of Muscogee County on

1.0 insertion(s) published on:
08/27/25 Print

COLUMBUS CONSOLIDATED GOVERNMENT
PUBLIC NOTICE
Notice of Availability for Review and Public Hearing of Consolidated Annual Performance and Evaluation Report (CAPER)

Purpose and Summary: In accordance with federal regulations found at 24 CFR Part 91, the Columbus Consolidated Government must prepare an annual performance report (CAPER) to report on the projects funded through the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) Programs. The CAPER must be made available to citizens for a sufficient period (15 days) to permit citizens to comment on the report before it is submitted to HUD.

The HUD Program Year 2024 / Columbus FY 2025 CAPER will accomplish the following:

- Provide a description of how the City carried out its activities during its last program year that was funded with Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) Funds,
- Evaluate projects designed to expand the supply of decent, affordable housing for low and very low-income families,
- Outline existing strategies for increasing local capacity to carry out affordable housing programs,
- Share efforts to coordinate assistance to participants in the development of affordable low-income housing; and
- Discuss improvements to public infrastructure and public service activities within the community.
- A summary of the Community Reinvestment Department's FY 2025 program performance is provided in the executive summary of the CAPER draft.

Summary of HUD Program Year 2024 / Columbus FY 2025 Program Expenditures:

HUD Programs	Expenditures
CDBG	$1,836,794.22
HOME	$707,326.06
ESG	$71,074.27
HOME-ARP	$128,977.45
Grand Total	**$2,761,739.97**

To obtain the views of citizens, public agencies and other interested parties, **the City will hold a public comment period for the CAPER draft from September 3, 2025, to September 17, 2025**. The City has placed its HUD Program Year 2024 / City FY 2025 CAPER draft on public display in the following locations:

- 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 S Lumpkin Road – South Columbus Library

Public comments on the documents should be directed to Emma Kimbrel, Planner, Community Reinvestment Department at 706-225-3931 or Kimbrel.Emma@columbsuga.org.

A community meeting will be held on Thursday, September 11, 2025, at 2:00 pm to discuss the findings in the CAPER report. Members of the public are welcome to attend this in-person meeting at the Citizens Service Center, 3111 Citizens Way, in the Community Room.

The final CAPER for PY24/FY25 is expected to be submitted to HUD for review and approval on or before September 30, 2025.
IPL0264477
Aug 27 2025

Print Tearsheet Link

Marketplace Link

Julie Ambry

DIGITALLY SIGNED

Julie Ambry

Amanda Rodela

DIGITALLY SIGNED

Sworn to and subscribed before me on

Aug 27, 2025, 11:55 AM ED

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

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IPL0264477
Aug 27 2025

Press Esc to close

CCG Community Reinvestment
Published by Emma Kimbrel ·
21 August ·

Come join us for our CAPER Public Meeting + Meet & Greet! 🎉

The HUD CAPER (Consolidated Annual Performance and Evaluation Report) highlights how federal funds were invested over the past year to support and uplift low- and moderate-income residents in our community.

This event is also your chance to:
✨ Learn about the work accomplished during this federal fiscal year
✨ Meet our Community Development Advisory Council (CDAC) board members
✨ Connect with your community

📍 Annex – 1st Floor Conference Room (420 10th Street)
We'd love for you to come listen, learn, and connect! **See less**

Edit | Boost post

4 | 11 | 23

Comment as CCG Community Reinves...

FY2025 CAPER

The City of Columbus's PY24/FY25 Consolidated Annual Performance and Evaluation Report (CAPER) Draft is now ready for review. We invite you to share your valuable feedback during the comment period, which runs from September 3, 2025, to September 17, 2025.

Please direct any comments or inquiries to our Planner, Emma Kimbrel, at Kimbrel.Emma@ColumbusGA.org. We look forward to hearing from you!

¿Hablas Español? Si lo solicitas, tendrás disponible una versión en Español del plan.

Community Reinvestment Department

Our Promise From Us to You:

"We want to leave a mark on this community that is visibly recognized beyond the terms of our civil service."

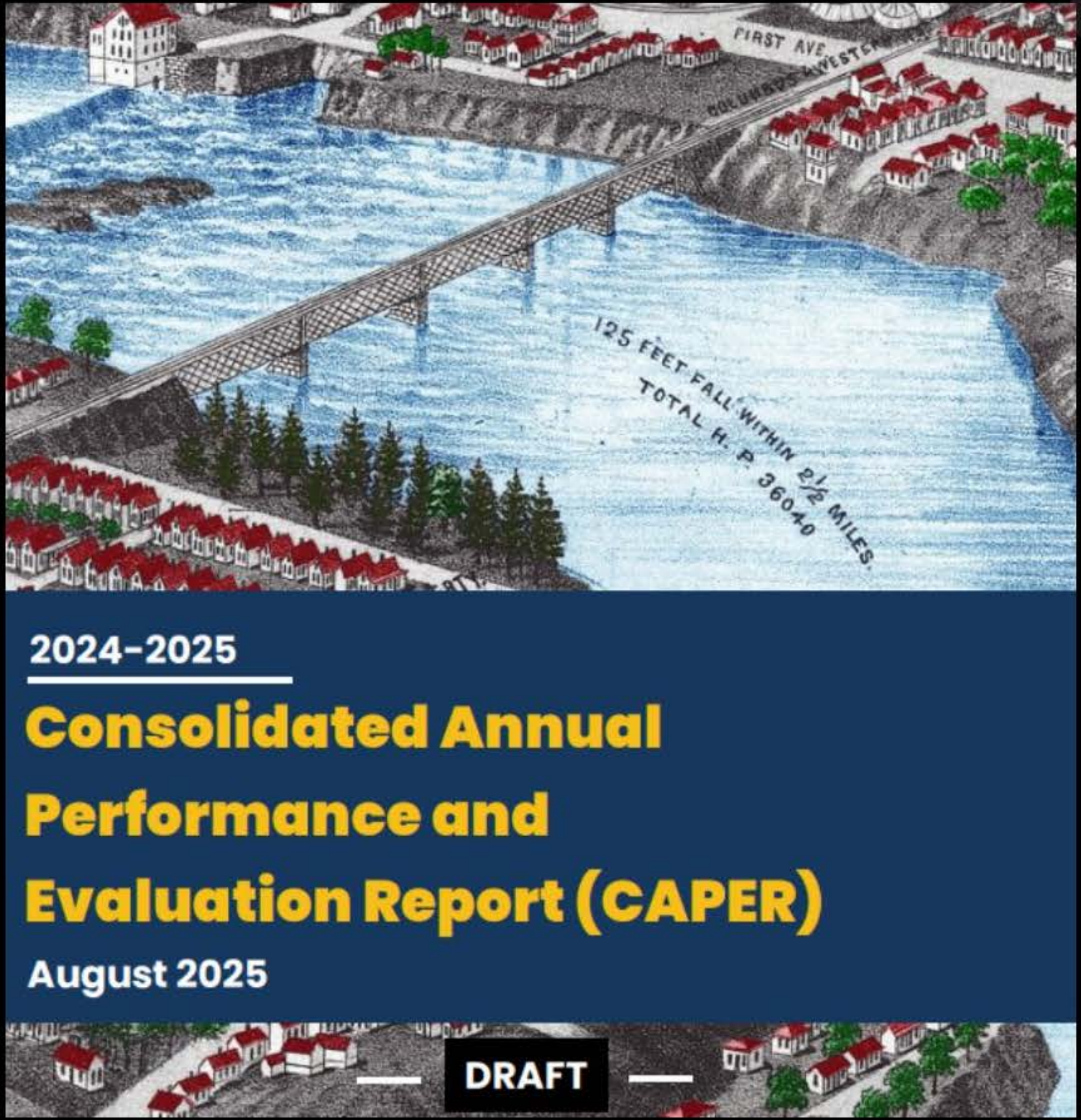
Our Mission

Branding our organization to be a center of excellence with respect and integrity to serve the community in a capacity where the hard work that we put in translates into outcomes that are pragmatic and oriented to succeed.

Our Vision

Our vision for the future is centered around excellence and striving to change the status quo as this community is transitioning to become a high performing community.

A world where our federal investments are leveraged in a way that is equitable but most of all sustainable for long term growth.



CCG Community Reinvestment
Published by Emma Kimbrel ·
3 September at 08:55 ·

Now Available: CAPER Draft for Public Review

The City of Columbus's Program Year 2024 / Fiscal Year 2025 Consolidated Annual Performance and Evaluation Report (CAPER) Draft is ready for review!

🗓️ Public Comment Period: September 3 – September 17, 2025
We welcome your thoughts and feedback; your input helps shape how we invest in our community.

📖 View the CAPER:
🔗 Online: https://www.columbusga.gov/communityreinvestment/

📍 In person: At any local library branch or the Citizen's Service Center.

💬 Share your comments or ques minimize our Planner, Emma Kimbrel, at Kimbrel.Emma@ColumbusGA.org

Your voice matters!! Thank you for helping us build a stronger Columbus! **See less**

Edit Boost post

COMMUNITY REINVESTMENT
COLUMBUS CONSOLIDATED GOVERNMENT

CAPER Public Meeting
September 11, 2025
SIGN IN SHEET

Name	Organization	Email
Mary B Garcia	Boy&GirlsClubs Chatt Valley	mgarcia@bgc-colsga.org
Susan Gallagher	NewHorizons BH	sgallagher@nhbh.org
Lindsey McLemore	Clerk of council	mclemore.lindsey@columbusga.org
Anthony Montgomery	CDAC	Anthony.montgomery@kpdl.com
James Jordan	CDAC	jordanj@stifel.com
Asante' Hilts	Valley Healthcare	a.hilts@valleyhealthcolumbus.com
Theresa Clay	citizen/public	twonyclay@gmail.com
Edward Hilts	DBHDD	EDWARD.HILTS1@DBHDD.GA.GOV
Karen Gaskins	citizen	kdagaskins@aol.com
John Anker	citycouncilor	Anker.John@columbusga.org
Dr. Xavier McCaskey	CDAC	XMcCaskey@Gmail.com
Travis Anderson	CDAC	
Denise Cambridge	CDAC Board Chair	


2024–2025
Consolidated Annual Performance and Evaluation Report (CAPER)
August 2025
DRAFT
The comment period runs from September 3, 2025, to September 17, 2025.
CDAC NEWSLETTER
Welcome from the Board Chair
CAPER Public Meeting
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CDBG
Program Highlight:
Mellon Street Pocket Park
The Mellon Street Pocket Park will be a revitalized community space created through a partnership with the city's Parks and Recreation Department.
This project contributes to the city's broader effort to enhance urban areas, promote community engagement, and provide more recreational opportunities.
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