



**COMMUNITY
REINVESTMENT**
COLUMBUS CONSOLIDATED GOVERNMENT



2026-2027

ANNUAL ACTION PLAN

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COMMUNITY REINVESTMENT

COLUMBUS CONSOLIDATED GOVERNMENT



Executive Summary

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

The 2026–2030 Five-Year Consolidated Plan for the Consolidated Government of Columbus, Georgia is a comprehensive planning document that outlines a coordinated approach to housing and community development activities funded through U.S. Department of Housing and Urban Development (HUD) programs. It identifies the City’s priority needs and guides the use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds over the next five years.

Columbus enters this planning period as a city in transition—experiencing renewed economic momentum, shifting demographics, and reinvestment in key corridors, while still confronting long-standing disparities in housing affordability, neighborhood conditions, and access to opportunity. This Consolidated Plan recognizes that while the city is on the rise, not everyone is rising with it. It is designed to help Columbus manage this period of change equitably, ensuring that growth translates into opportunity for all residents. The plan acknowledges both the progress the city has made and the work that remains to ensure that every resident, in every neighborhood, can share in Columbus’s future.

The 2026 Annual Action Plan identifies how the City will allocate the resources it expects to receive during the first year of the Consolidated Plan. While annual funding levels vary based on the federal budget, the City will receive \$1,708,493.00 in CDBG funds, \$955,158.84 in HOME funds, and \$148,619.00 in ESG funds for the 2026 program year (PY).

The Columbus Community Reinvestment Department administers HUD grant funding and prepared this 2026–2030 Consolidated Plan. Covering the period from July 1, 2026 through June 30, 2030, the plan identifies priority housing and community development needs and outlines strategies to address them. The attached 2026 Annual Action Plan details the specific projects to be funded during the 2026 program year, which begins on July 1, 2026 and ends on June 30, 2027.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

To determine the most pressing needs for the next five years, the City combined quantitative data with extensive community input to understand how housing costs, neighborhood conditions, economic opportunity, and service gaps affect residents across Columbus. The Needs Assessment draws on data from the U.S. Census, the American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy

(CHAS) data, which estimates the number of households experiencing housing needs. Local data regarding homelessness and public housing were also incorporated.

Public input gathered through interviews, focus groups, community meetings, pop-up events, and a citywide survey was paired with this data analysis to identify priority needs related to affordable housing, homelessness, community development, and economic development. Across all engagement methods, residents and stakeholders consistently emphasized the need for more affordable housing options, safer and better-maintained neighborhoods, expanded economic opportunity, stronger public services, and a more coordinated response to homelessness

Together, these insights revealed a clear mandate for the next five years: to expand opportunity, strengthen neighborhood conditions, and ensure that the systems supporting Columbus residents are equipped to meet current and emerging needs.

Priority needs to be addressed over the next five years are listed below:

- Expansion and Maintenance of Affordable Housing
- Community Revitalization
- Economic Development
- Public Services and Community Prosperity
- Reducing and Alleviating Homelessness
- Program Administration

3. Evaluation of past performance

As required by HUD, the City of Columbus prepares a Consolidated Annual Performance and Evaluation Report (CAPER) for each program year that details the activities the City funded using its HUD grant funds and related accomplishments. The City's CAPER is due to HUD ninety (90) days after the closing of each program year (or by September 28) and is posted for a fifteen (15) day public comment period prior to submission. The City's most recent CAPER for PY 2024 (covering activities from July 1, 2024 through June 30, 2025) was submitted to HUD in September 2025 and is posted on the City's website at www.columbusga.gov/communityreinvestment/Planning/CAPER.

During PY2024, the City of Columbus expended \$2,761,739.97 in CDBG, HOME, ESG, and HOME American Rescue Plan (HOME-ARP) funds. The City managed 40 active projects in partnership with community organizations for public service, economic workforce development, and homeowner-occupied rehabilitation.

During PY 2024 and PY 2025, 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. The City proudly supported organizations that have strengthened neighborhoods and provided essential services to residents and households most in need. Funded projects included the North Center Remodel for the Boys and Girls Club of the Chattahoochee Valley, the Food Mill Shared Kitchen, the Nueva Valley affordable housing project with Habitat for Humanity, and homelessness data tracking for United Way Chattahoochee Valley. These accomplishments demonstrate the City's ability to deliver meaningful, community-centered investments, and they also highlight where deeper, more coordinated action is needed to meet the scale of current challenges.

Funded activities were consistent with the priorities established in the 2021-2025 Five-Year Consolidated Plan, as well as specific objectives included in the 2024 Annual Action Plan. These accomplishments also highlighted areas where additional investment is needed, particularly in expanding affordable housing production, strengthening neighborhood infrastructure, and improving coordination across homelessness services, which directly informed the priorities and goals of this new Consolidated Plan.

4. Summary of citizen participation process and consultation process

Through a comprehensive engagement process, the City of Columbus gathered input for the 2026-2030 Five-Year Consolidated Plan and 2026 Annual Action Plan from a wide range of stakeholders, including City staff, government agencies, social service providers, housing developers, homeless shelters, homeless service providers, other nonprofit agencies, neighborhood organizations, beneficiaries of entitlement programs, and Columbus residents. Activities included community meetings, resident and stakeholder focus groups, interviews, on-site pop-up events, and a communitywide survey.

COMMUNITY MEETINGS

The City of Columbus hosted three (3) in-person community meetings to understand housing and community development needs and opportunities in the city. Each meeting began with an overview of the Consolidated Planning process and eligible uses of CDBG, HOME, and ESG funds, followed by interactive discussions about local affordable housing and community development needs. A total of 77 participants attended at least one community meeting.

FOCUS GROUPS

In addition to community meetings, the City held 3 focus groups that gathered community members with lived experience or insight into homelessness, economic development, and community development needs in Columbus. The focus groups were hosted by local organizations and agencies including the United Way of the Chattahoochee Valley, Enrichment Services Program, Inc., and the Community Reinvestment Department. A total of 24 residents participated in a focus group.

TECHNICAL CONSULT INTERVIEWS

The planning team conducted short interviews with 21 professionals in the fields of affordable housing, homelessness, and public services, as well as city staff. Stakeholders provided input via email, phone interviews, and online questionnaires. Participants represented a total of 19 organizations and agencies.

POP-UP EVENTS

Approximately 76 passers-by were engaged in a dot voting exercise ranking a range of housing and community development priorities at 3 different pop-up settings including City Hall, the Metra Transit Center, and the Mildred Terry Library.

COMMUNITY SURVEY

The fifth method for obtaining community input was a 16-question survey available to the public, including people living or working in the city and other stakeholders. Survey questions focused on community development, housing, homelessness, public services and

infrastructure, and economic development need and opportunities. The survey was available online on the project website and in hard copy in English and Spanish from January 13 through February 13, 2026. Hard copies were available at in-person community meetings and pop-up events. A total of 143 survey responses were received, (124 online responses and 19 hard-copy responses).

PUBLICITY FOR COMMUNITY ENGAGEMENT ACTIVITIES

Advertisement for the community meetings and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Public notice of community input opportunities was provided through announcements on the City's website and social media, public newspaper notices, and e-mails to community stakeholders. Meeting advertisements noted that accommodations for language and ADA accessibility were available if needed; no requests for accommodations were received.

5. Summary of public comments

[Comments received during the May 31 - June 29 public comment period will be summarized here before the plan is submitted to HUD]

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

[Any comments not accepted during the May 31 - June 29 public comment period will be summarized here before the plan is submitted to HUD]

7. Summary

Through this planning process, the City identified six priority needs that reflect both the lived experiences of residents and the findings of the Needs Assessment and Market Analysis. These needs form the foundation of the City's strategy for the next five years. The Consolidated Plan links each priority need to specific goals and implementation actions, ensuring that federal resources are directed toward the areas of greatest impact. During the 2026 program year, the City will begin implementing this strategy by funding projects that expand affordable housing,

revitalize neighborhoods, support economic mobility, strengthen public services, and enhance the local homelessness response system based on the priority needs listed below:

- Expansion and Maintenance of Affordable Housing
- Community Revitalization
- Economic Development
- Public Services and Community Prosperity
- Reducing and Alleviating Homelessness
- Program Administration

Taken together, these priorities form more than a compliance framework; they outline a vision for a more inclusive, opportunity-rich Columbus. The Consolidated Plan is a roadmap for directing federal resources toward the neighborhoods and households where they can have the greatest impact, ensuring that as Columbus grows, it grows in a way that lifts all residents.



COMMUNITY REINVESTMENT

COLUMBUS CONSOLIDATED GOVERNMENT



The Process

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
CDBG Administrator	Columbus Consolidated Government	The Community Reinvestment Department
HOME Administrator	Columbus Consolidated Government	The Community Reinvestment Department
ESG Administrator	Columbus Consolidated Government	The Community Reinvestment Department

Narrative

The City of Columbus is an entitlement community under the U.S. Department of Housing and Urban Development’s CDBG, HOME and ESG programs. The Consolidated Plan covers the period from July 1, 2026 through June 30, 2031. The plan identifies priority community development and housing needs in Columbus and provides a strategy to address them. The attached Annual Action Plan discusses specific projects to be funded during the 2026 program year, which begins July 1, 2026 and ends June 30, 2027.

The Community Reinvestment Department is responsible for planning and implementing the Five-Year Consolidated Plan and related Annual Action Plans. The department administers the CDBG, HOME, and ESG programs for the City, including implementing projects, managing and monitoring subrecipients, conducting community engagement, and preparing all required documentation required for the programs.

Consolidated Plan Public Contact Information

Robert Scott
Director of Community Reinvestment and Real Estate
Columbus Consolidated Government
1111 First Avenue
Community Reinvestment, 3rd Floor
Columbus, GA 31901

PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(I) AND 91.315(I)

1. Introduction

Through a comprehensive engagement process, the City of Columbus gathered input for the 2026-2030 Five-Year Consolidated Plan and 2026 Annual Action Plan from a wide range of stakeholders, including City staff, government agencies, social service providers, housing developers, homeless shelters, homeless service providers, other nonprofit agencies, neighborhood organizations, beneficiaries of entitlement programs, and Columbus residents. Activities included community meetings, pop-up events, resident and stakeholder focus groups, interviews, and a communitywide survey. This section summarizes input gathered from key stakeholders, while the following section focuses on input received from residents.

The City’s primary methods for engaging stakeholders were a series of community meetings and focus groups, as listed below. Each community meeting began with an overview of the Consolidated Planning process and eligible uses of CDBG, HOME and ESG funds before moving into a discussion of local affordable housing and community development needs. Agencies with representatives who participated in one or more of the meetings or focus groups are listed in Table 2.

Across all engagement methods, a consistent story emerged: residents want safe, stable housing; neighborhoods that support opportunity; and services that help families thrive. Stakeholders echoed these themes, noting that while Columbus has made meaningful progress, gaps remain in affordable housing, homelessness response, and access to essential services. This alignment between community voice and stakeholder expertise forms the backbone of the plan’s priorities.

COMMUNITY MEETINGS

Public Meeting #1

Tuesday, January 13, 2026

5:30 PM

Frank Chester Recreation Center

Public Meeting #2

Notice of Funding Availability

Wednesday, January 14, 2026

5:30 PM

Columbus Public Library

Public Meeting #3

Thursday, January 15, 2026

5:30 PM

Asbury United Methodist Church

FOCUS GROUP MEETINGS

Focus Group #1

Persons Experiencing Homelessness

Monday, January 12, 2026

11:00 AM

United Way Chattahoochee Valley

Focus Group #2

Small-Business Owners and Entrepreneurs

Wednesday, January 14, 2026

3:00 PM

Focus Group #3

Childcare Services

Monday, February 9, 2026

1:00 PM

Enrichment Services Inc. (Headstart Program)

FIGURE 1: COMMUNITY MEETING, SURVEY, AND WEBSITE FLYER



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

The City of Columbus works closely with public and private sector providers to ensure successful delivery of services to residents and to promote interagency communication and planning. The City works with Mercy Medical to provide health services to low and moderate-income households. The City also works with NeighborWorks, Habitat for Humanity and the Land Bank Authority to create new housing units and repair existing housing in low- and

moderate-income neighborhoods. Department staff work with a variety of housing, health, mental health, service agencies, and neighborhood organizations to gather data and identify gaps in services for low-moderate income households.

In allocating HUD grant funds, the City considers activities that will enhance linkages between housing and public services. In developing this Consolidated Plan, the City strove to include input from housing providers and health, mental health, and other service agencies.

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

The City of Columbus is represented on the executive committee of the Columbus-Muscogee/Russell County Continuum of Care. Through monthly participation on the executive committee, city staff help decide strategies to address homelessness in the City. The City also supports several homelessness agencies, including Home for Good and Hope Harbour as they provide direct services to the chronically homeless and families transitioning out of homelessness.

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

The City of Columbus is a direct recipient of ESG funds. In the preparation of its Annual Action Plan, the City consults with local agencies, including the local Continuum of Care, to identify areas where ESG funds should be expended. During the City's tenure on the executive committee, the CoC has also updated its Data Quality Management Plan with the HMIS Committee and has introduced system performance measures to lower error rates during data collection.

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

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
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Columbus Planning Department	Local government (City)	• Housing need assessment • Non-homeless special needs • Economic development • Anti-poverty Strategy • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The Community Reinvestment Department will continue to consult with the Columbus Planning Department and aim to address primary housing needs in Columbus and expand workforce housing, LIHTC housing, smaller single-family homes on smaller lots, and missing middle housing.		
Columbus-Muscogee County Emergency Management and Homeland Security	Emergency management agency	• Non-homeless special needs • Emergency management
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with the Columbus-Muscogee County Emergency Management and Homeland Security, including community engagement and outreach and potential uses of HUD grant funds to ensure financial constraints do not hinder recovery efforts, particularly in low-income areas where needs are greatest.		
Columbus Fire and EMS	Emergency management agency	• Non-homeless special needs • Emergency management
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The Community Reinvestment Department will continue to consult with the Columbus Fire and EMS Department and address emergency recovery and community needs including housing stability, access to healthcare and behavioral health services, continuity of basic utilities, and coordinated support for vulnerable populations following major incidents.		

Columbus Housing Authority	Local PHA Services: Housing services for low-income individuals/families, homeless persons and families, veterans, children/youth, victims of DV, persons with disabilities, persons with HIV/AIDs, elderly/seniors	• Housing heed assessment • Public housing needs • Homeless special needs • Market analysis • Anti-poverty strategy • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with the Housing Authority of Columbus in using HUD grants to support continuous funding for publicly assisted housing services.		
Home for Good	Continuum of Care	• Housing heed assessment • Public housing needs • Homeless special needs • Market analysis • Anti-poverty strategy • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via phone interview. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Home For Good in addressing homelessness needs and expanding community outreach and prevention efforts.		
Drawdown Georgia	Regional organization (climate change)	• Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will establish collaboration with Drawdown Georgia and other cross-jurisdictional agencies in addressing greenhouse gas impacts on the region.		

NeighborWorks	Regional agency Services: Housing services for low-income individuals/families	• Housing need assessment • Homeless needs – chronically homeless, families with children • Non-homeless special needs • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with NeighborWorks in exploring City-led affordable housing initiatives that establish shared goals, leveraged public and private resources, and coordinates efforts across nonprofits, lenders, developers, and community partners to ensure investments are strategic.		
Habitat for Humanity	Regional agency Services: Housing services for low-income individuals/families	• Housing need assessment • Homelessness strategy • Homeless needs – families with children • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Habitat for Humanity in providing support for homeownership education preparation, development of smaller homes, and funding repairs to existing homeowner occupied houses.		
Columbus WaterWorks	Agency managing flood-prone areas Agency managing public land/water resources	• Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via phone interview. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Columbus WaterWorks in leveraging public funding for continuing efforts in infrastructure improvements.		
Lower Chattahoochee Workforce Board	Services: workforce development, employment, education	• Non-homeless special needs • Economic development

<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with the Lower Chattahoochee Workforce Board in expanding communication and outreach efforts regarding education and employment opportunities available to the community.		
Regional Valley Commission	Regional agency (planning and economic development)	• Housing need assessment • Market analysis
<u>Method of Consultation:</u> An agency representative provided input via phone interview. <u>Anticipated Outcomes:</u> The City will continue to collaborate with the Regional Valley Commission and evaluate and expand rehabilitation efforts of vacant and abandoned properties and potential development of affordable housing.		
Community Reinvestment	Local government (City) Civic leaders	• Housing Need Assessment • Non-Homeless Special Needs • Market Analysis • Anti-poverty Strategy • Non-Housing Community Development Needs
<u>Method of Consultation:</u> An agency representative provided input via phone interview. <u>Anticipated Outcomes:</u> The Community Reinvestment Department aims to explore how to leverage HUD grants for economic development opportunities including small business support (i.e. funding sources, child-care assistance).		
United Way Chattahoochee Valley	State/local health and child welfare agency Organizations representing protected class members	• Housing need assessment • Public housing needs • Homeless special needs • Market analysis • Anti-poverty strategy • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via phone interview. <u>Anticipated Outcomes:</u> The City will continue to collaborate with United Way in using HUD grants to fund its existing programs that address including housing instability, utilities, employment opportunities, and other basic needs for families.		

Mercy Med Columbus	Public institutions/systems that may discharge into homelessness (e.g. hospitals, mental health facilities, foster care systems, corrections)	• Non-homeless special needs • Anti-poverty strategy • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Mercy Med in connecting uninsured or low-income patients with physical healthcare, pharmacy, dietary/nutrition, dentistry, behavioral health, and other affordable healthcare services.		
National Alliance on Mental Illness	Services: health services (including children/youth, elderly, homeless persons)	• Non-homeless special needs • Anti-poverty strategy • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via phone interview. <u>Anticipated Outcomes:</u> The City will continue to collaborate with National Alliance on Mental Illness in expanding community outreach and education efforts around mental health treatment, and wrap-around services, particularly focusing on the needs of transitional age youth, foster youth, youth exiting care, young adults between the ages of 18 and 30, and low-income families at risk.		
Hope Harbour	Services: Victims of Domestic Violence	• Non-homeless special needs • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Hope Harbour in expanding shelter and housing services for victims of domestic violence.		
Safe House Ministries	Services: food, clothing, shower services (including children, elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons)	• Non-homeless special needs • Non-housing community development needs

<u>Method of Consultation:</u> An agency representative provided input via email. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Safe House Ministries in expanding case management services, continuing ESG funding for rapid rehousing, and directing funding towards other high performing programs.		
Easterseals West Georgia, Inc.	Services: elderly, children/youth with disabilities	• Non-homeless special needs • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via stakeholder questionnaire. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Easterseals West Georgia Inc. in continuing support for children’s programming and poverty reduction efforts.		
Open Door Community House, Inc.	Services: low-income households	• Non-homeless special needs • Non-housing community development needs
<u>Method of Consultation:</u> An agency representative provided input via stakeholder questionnaire. <u>Anticipated Outcomes:</u> The City will continue to collaborate with Open Door Community House Inc. in addressing funding concerns for safe and affordable permanent housing options and accessible treatment options for mental health and other essential services in the city.		
Tri-City Latino Association	Civic Leaders Other: Organizations representing protected class members	• Housing Need Assessment • Non-Homeless Special Needs • Non-Housing Community Development Needs
<u>Method of Consultation:</u> An organization representative provided input via phone interview. <u>Anticipated Outcomes:</u> The City will continue to seek opportunities for collaboration with the Tri-City Latino Association as part of its overall strategy for strengthening engagement with Columbus’s Latino community.		

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

Efforts were made to consult a wide variety of community stakeholders throughout Columbus. Flyers advertising the public meetings were posted on several agency websites and social media pages. A total of 74 professionals were invited to participate in the stakeholder forums. Invitations to participate were emailed to stakeholders representing the following fields: housing developers, mortgage lenders, real estate agents, landlord organizations, housing authority staff, colleges and universities, homeless services, domestic violence services, school

districts, non-profit organizations, health service providers, workforce development organizations, businesses, faith-based coalitions, fair housing advocates, ethnic group organizations, disability services, LGBTQ advocates, mental health providers, senior services, transit authorities, elected officials, county staff, participating city staff, libraries, emergency management agencies, cable internet providers and regional planning organizations. No agency types were excluded from outreach efforts.

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

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care Point-in-Time Homeless Count (2024)	Columbus-Muscogee/Russell County CoC	The Point-in-Time Count identifies the number of homeless individuals in the Continuum of Care in order to understand levels of need for homeless housing and services, which are discussed in the Strategic Plan.
Columbus 2025 Plan	Greater Columbus, GA Chamber of Commerce	The guiding principles of the Columbus 2025 Plan include “increasing prosperity, improving quality of life and reducing poverty.” Quality of life goals described in the Columbus 2025 Plan overlap with the Strategic Plan’s goals of infrastructure and public facility improvements and expansion of affordable housing supply.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2024 Annual Moving to Work Plan	Housing Authority of Columbus, GA	Goals of the 2022 Annual Moving to Work Plan include the completion of RAD conversion/demolition for its remaining public housing developments. The creation of additional units for low-income households overlaps with the Strategic Plan goal to expand affordable housing supply.
Columbus Consolidated Government 2038 Comprehensive Plan	Columbus Consolidated Government	Some of the goals highlighted in the 2038 Comprehensive Plan include expanding opportunities for walking, biking and transit, growing and expanding businesses, and improving access to affordable, quality housing. These goals, along with others listed in the Comprehensive Plan, align with the Strategic Plan goals to rehab housing, expand affordable housing supply, provide public services, and improve infrastructure and public facilities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
River Valley Regional Commission Comprehensive Economic Development Strategy (CEDS)	River Valley Regional Commission	The goals of the CEDS Plan include assisting the workforce of the region, improving infrastructure and improving housing stock – which align with the Strategic Plan goals of housing rehabilitation and infrastructure improvements.
Columbus Consolidated Government Hazard Mitigation Plan 2024-2029	Columbus-Muscogee County, GA Homeland Security & Emergency Management	The Columbus Consolidated Government Hazard Mitigation Plan Update is the first phase of a multi-hazard mitigation strategy for the entire community. This Plan encourages cooperation among various organizations and crosses political subdivisions. The Plan aligns with the Strategic Plan in guiding mitigation efforts and funding allocations for local emergency management agencies and other disaster response organizations to reduce damage from disasters.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Childcare as a Pathway for Workforce Stability – Insights and Policy Directions from the Chattahoochee Valley	United Way Chattahoochee Valley	LIIF partnered with UWCV to identify childcare challenges and explore employer-driven solutions across the Chattahoochee Valley, especially for parents and caregivers experiencing workforce instability. The study assessed parental needs and engaged cross-sector employers to develop a set of strategies to improve the supply of early care and education. The study aligns with the Strategic Plan in guiding investments to support working families and drive economic growth while advancing the goal of reducing poverty.
Young Gamechangers Report and Final Recommendations	Georgia Municipal Association	The Young Gamechangers report and final recommendations collected insights and “big ideas” from young professionals aged 25 - 40 in Muscogee County. The study aligns with the Strategic Plan by providing relevant economic development and community development recommendations.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Columbus Regional Housing Study	United Way of the Chattahoochee Valley	The Columbus Regional Housing Study outlined characteristics of Columbus' low-income renter and owner populations and assessed the strengths and weaknesses of Columbus' housing market. The study aligns with the Strategic Plan by making recommendations that improve the overall housing market, including housing for low-income households.
METRA Transit Development Program, 2022-2026	Department of Transportation/METRA Transit System, Columbus Consolidated Government	The Transit Development Plan assessed the transit needs of the City from 2022-2026. The plan aligns with the Strategic Plan by identifying areas where transit needs in low-income areas match eligible activities for HUD funding.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Columbus implements its Consolidated Plan through a broad network of public-sector partnerships that extend well beyond traditional housing collaborations. In addition to its close coordination with the Georgia Department of Community Affairs and its role as a pass-through for OneGeorgia infrastructure funding, the City works closely with the

Housing Authority of Columbus, Georgia (HACG) to support new affordable housing through infrastructure improvements, rehabilitation assistance, and LIHTC development. These housing partnerships are complemented by strong cooperation with the local Continuum of Care, Home for Good, ensuring alignment between City-funded homelessness activities and regional system-level planning, data sharing, and coordinated outreach.

The City also collaborates extensively with other public entities whose work directly affects low- and moderate-income residents. This includes coordination with METRA Transit on route planning that supports access to jobs and affordable housing, and ongoing engagement with the River Valley Regional Commission on regional transportation, economic development, and demographic analysis. Workforce development partnerships with WorkSource Georgia, Columbus Technical College, and Columbus State University help connect residents to training and employment opportunities, while collaboration with the Columbus Health Department, New Horizons Behavioral Health, and DFCS strengthens the safety net for vulnerable households. Public safety agencies, the Muscogee County School District, and various City departments (e.g., Public Works, Parks & Recreation, and Columbus Water Works) also play active roles in neighborhood revitalization and community development. Together, these partnerships reflect a coordinated, cross-sector approach that enhances the City's capacity to implement the Consolidated Plan effectively and equitably.

PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)

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

Summarize citizen participation process and how it impacted goal-setting

City of Columbus residents were invited to provide input for this Consolidated Plan by attending one of three community meetings or participating in a public survey regarding housing and community development priorities. The City also held a series of focus groups designed to elicit input from groups of residents, including people with lived experience and small-business owners, with the potential to be impacted by HUD grant programs. Additionally, the planning team conducted short intercept interviews with passers-by at various locations across the city. This section outlines the community participation process, while input from the public is summarized in Table 4.

Community meetings were held in the evening at the Frank Chester Recreation Center, the Columbus Public Library, and the Asbury Methodist Church. Each meeting began with an overview of the Consolidated Planning process and eligible uses of CDBG, HOME, and ESG funds before moving into a discussion of local affordable housing and community development priorities.

A Housing and Community Needs Survey was available to residents in both English and Spanish via the project website, www.ColumbusGAConPlan.com. The survey was available from January 13 to February 13, 2026. A total of 143 responses were received from members of the public. The survey was available online and in hard copy at meetings and community events.

Advertising for the public meetings and survey targeted the general public, as well as non-profits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Notice was given to residents through advertisements placed on the Community Reinvestment Department Facebook page, newspaper ad, website, press release and an email to the department's contact list.

The City held a 30-day public comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the Commissioner's Court and submission to HUD. The comment period began on May 31, 2026 and ended on June 29, 2026. During that time, copies of the draft were available for public review, and residents and stakeholders could provide written comments. The City also held a

public hearing to discuss key findings and receive input from residents and stakeholders on the draft plans on June 16, 2026, prior to City Council approval.

The City received [TBD] written comments on the plan.

A summary of community outreach efforts and responses is shown below, with complete survey results and evidence of outreach materials available as an appendix.

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meetings	Non-targeted/Broad Community	77 Attendees	<u>Housing Needs</u> • Need for more affordable rental housing • House prices have increased rapidly • Strict requirements make housing inaccessible and unaffordable (i.e. incomes 3xt the rent, high credit scores, no past evictions) • Lack of maintenance for rental units and hazardous living conditions (i.e. pests infestations, leaking units) • Vacant and aging properties in need of rehabilitation • Home repairs for low-moderate income households and seniors (i.e. window replacement, roofing, electrical work, energy-efficiency improvements) • Tree removal/trimming and yard debris removal • Lack of emergency transfer plans for victims and survivors of domestic violence • Supportive housing for people with disabilities (more emphasis on people with intellectual disabilities) • Affordable housing located near public transportation and essential services and amenities	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				<u>Homelessness Needs</u> • Need for more jobs that pay a living wage • More emergency shelters • Day-shelters, or a center, where unhoused individuals can find safety/sanctuary, store personal items, etc. • Lack of address is a barrier for securing employment and housing • High need for mental health support • Case management and wrap-around services to secure permanent housing, employment, and self-sufficiency <u>Community Development Needs</u> • Need for beautification and revitalization efforts in areas with high vacant property rates and lower household incomes • More community-oriented activities and events (family friendly festivals, community gardening, youth mentorship, supporting elderly neighbors, etc.) <u>Economic Development Needs</u> • Economic instability due to low-wage or stagnant-wage jobs and rising costs of living • Workforce development needed to connect people to	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				high-demand jobs • More seasonal businesses/amenities (i.e. bowling alleys, drive-in theatres, skating rinks) <u>Public Facilities and Infrastructure Needs</u> • Lack of accessible and reliable public transportation options • Lack of safe pedestrian infrastructure (i.e. complete sidewalks, crosswalks, street lighting, ADA accessibility) • Parks, playgrounds, and recreational centers with modern amenities/renovations needed in all neighborhoods • Litter control, particularly in certain corridors/streets <u>Public Services Needs</u> • High need for affordable childcare • Youth activities after-school and during summer (i.e. recreational, volunteering, internship programs) • Inclusive programs and activities for children with disabilities (i.e. intellectual disabilities) • Transportation services for youth and seniors to access programs/activities <u>Desired Solutions and Recommendations</u>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				• Improved communication on existing resources available (i.e. homelessness, housing assistance, youth programs, small-business support) • Code enforcement (i.e. landlords not maintaining properties) • Enforcement of tenants-rights and increased protections (i.e. fear of retaliation from landlords, improved awareness of HUD housing provisions for victims/survivors of domestic violence) • Address vacant/abandoned properties and squatting issues • Transfer ownership of vacant properties to local and community-based investors, developers, and nonprofit organizations • Increased integration and outreach for homeless/unhoused community members • Build more affordable housing that is attainable to working class/low-income households	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
2	Focus Groups	- Families with children - Lived experience of housing instability - Small business owners/entrepreneurs		<u>Economic Development Needs</u> - Lack of strategic vision for the City's economic growth - Lack of funding and start-up resources for small-business owners (i.e. grants, low-interest loans, revolving loan funds, etc.) - Expensive permitting/licensing fees - Interest in attracting new and niche businesses (i.e. growing the art/fashion community) - More career and entrepreneurship development for youth - Rehabilitation of vacant properties for commercial use - Need for workshops held in Columbus - Improved communication about existing resources <u>Community Development</u> - Investment and resource gaps across neighborhoods (i.e. Downtown vs. Uptown or South Columbus) - More beautification and revitalization efforts (i.e. façade improvements, landscaping, debris cleanup, etc.)	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				• More variety of community events <u>Homelessness</u> • Many forms of homelessness/housing instability (i.e. extended stays in hotels, living with friends or family) • Displacement pressure is growing due to rental units converted into Airbnb or short-term rentals and rising rental prices • Very short eviction timelines (Georgia state law only allows 7 days to move) • Varying definitions of “homeless” (i.e. different language used by HUD, schools, grants make some people ineligible to qualify for all resources or services) • Transportation barriers make it difficult to access permanent housing options or essential services • Strict eligibility requirements for housing programs (i.e. sobriety, mental health diagnoses, and history of substance use) • Employment challenges and other financial burdens • Funding cuts to transitional housing and prevention programs	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				<u>Housing Needs</u> • Affordable housing that matches local wages; current wages (e.g., \$7.25/hour) are not enough to cover rent or basic expenses. • More housing vouchers and faster processing; Section 8 waitlists are extremely long (e.g., applied in 2019 and still on the list). • Increase in housing costs in the last 5 years has caused housing instability and cost burdens • Landlord neglect results in costs passed to tenants (i.e. water leaks that lead to high utility bills) • Housing that is safe and healthy, including units without mold, dust, or missing smoke detectors. <u>Public Services</u> • Affordable childcare: current costs (\$150–\$175/week) are unaffordable, and income caps remove assistance too quickly. • Supportive services for families managing health issues, including asthma triggered by poor housing conditions. • Better transportation options, especially for parents with	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				children; buses have long headways (45–60 minutes) and limited routes. • More accessible workforce development and job training information. • Expanded literacy classes and adult education opportunities. <u>Desired Solutions and Recommendations</u> • More school-based support (i.e. school contacts that help connect families to resources) • Expanded prevention funding • Tenant protection policies (i.e. longer notice periods, stronger enforcement of landlord responsibilities) • Expanded and improved public transportation services • Improved outreach efforts for reaching homeless/unhoused people (i.e. street outreach or finding people who are doubled up and not connected to services) • More support for local small-business owners and entrepreneurs • Improved communication about existing resources and	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				services available (i.e. housing assistance programs, funding/resources for small business owners) • Faster, more accessible utility assistance. • Stronger oversight of nonprofit assistance programs to ensure fairness. • More beautification and revitalization efforts (i.e. demolition or rehabilitation of vacant properties, façade and street improvements, sidewalk expansion, etc.)	
3	Pop-Up Events	Non-targeted community	76	<u>Homelessness Needs</u> • Unhoused/homeless individuals in need of somewhere to go during the day • Concentration of unhoused individuals in Uptown District • Homelessness prevention <u>Economic Development Needs</u> • Business incubators and/or start-up funding for entrepreneurs <u>Public Services Needs</u>	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				- Domestic violence services - Home repair programs - Food programs for kids - Legal services (i.e. Heirs property issues) <u>Community Development Needs</u> - Park renovations and upgrades on the south side of the city - Trash/litter clean up and visible signage around bus stops	
4	Community Survey	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	143 responses	<u>Housing Needs</u> - Housing for families - Construction of new housing for homeownership that is affordable to the average worker - Down payment assistance or other help for first-time homebuyers - Combination of new construction and repairing existing vacant/aging housing stock - Home repair assistance for seniors - Regulation of rental costs to limit price gouging in the	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				current market <u>Homelessness Needs</u> • Homelessness prevention • Transitional or permanent supportive housing • Homeless shelters • Mental health/counseling services • Shower and laundry facilities • Employment or educational services <u>Public Services Needs</u> • Childcare financial assistance • Domestic/family violence services, including for children • Community events and activities • Extended hours for parks and recreational programs beyond 9am-5pm • Revitalize vacant lots into community gardens or other community-centered uses <u>Public Facilities and Infrastructure Needs</u> • Community centers (i.e. youth centers, senior centers,	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
				cultural centers) • Childcare or afterschool centers • Street and road improvements • Trash/blight clean-up • Maintenance of existing facilities (i.e., public restrooms along riverwalk) • Inclusive improvements across all city parks and playgrounds for children with disabilities <u>Community and Economic Development Needs</u> • Redevelopment or demolition of abandoned properties • Incentives for creating jobs • Financial assistance for community organizations, small-business owners, and entrepreneurs • Improved transportation services • Higher paying jobs with benefits • Financial assistance to new developers creating affordable housing for our community	

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

The City of Columbus will use CDBG, HOME, and ESG funds during the 2026 program year to begin implementing the priorities identified in the 2026–2030 Consolidated Plan. While annual allocations vary based on the federal budget, the City’s approach to resource deployment remains consistent: target investments toward the highest-need households and neighborhoods, leverage partnerships with nonprofit and development partners, and coordinate funding across programs to maximize impact. These resources form the foundation for expanding affordable housing, revitalizing neighborhoods, supporting economic mobility, strengthening public services, and improving the local homelessness response system.

Anticipated Resources

TABLE 5 - EXPECTED RESOURCES – PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Acquisition Housing Rehabilitation Public Services Public Infrastructure Economic	\$ 1,708,493.00	\$0	\$0	\$ 1,708,493.00	\$6,833,972.00	Block grant from HUD to address housing, community development and economic development needs in the City.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		Development Energy Efficiency Improvements Historic Preservation Relocation Admin and Planning						
HOME	Public – Federal	Acquisition Downpayment Assistance Tenant Based Rental Assistance Homebuyer rehabilitation Multifamily rental and for-sale units Single-family rental and for-	\$955,158.84	\$0	\$0	\$955,158.84	\$3,820,635.36	Grant from HUD to address affordable housing needs in the City.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		sale units Energy Efficiency Improvements Relocation Admin and Planning						
ESG	Public - Federal	HMIS Transitional Housing Emergency Shelter Admin and Planning	\$148,619.00	\$0	\$0	\$148,619.00	\$594,476.00	Grant from HUD to address the needs of persons experiencing homelessness or at risk of becoming homeless.

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

The non-profit organizations receiving CDBG, HOME and ESG funds from the City have additional financial capacity through other federal funding streams, state grants, low income housing tax credits, and private fundraising. The City encourages applicants and subrecipients to seek out other public and private resources that address the needs and goals in the Consolidated Plan. HUD grant funds provide these organizations with the opportunity to expand their services to benefit low- to moderate-income persons.

HUD's HOME program requires a 25% match from non-federal fund sources. To meet the match requirement, the City requires organizations who receive HOME funding to provide the necessary match using non-federal funds, which is verified through documentation provided with each HOME activity.

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

Publicly owned land in the City is primarily used to address the recreational needs of the City's residents. The City has historically placed an emphasis on developing parks in lower-income communities by adding playgrounds and exercise equipment. The City will seek out opportunities to utilize publicly owned land for housing and economic development activities.

Discussion

CDBG resources will support public services, public facility improvements, and targeted neighborhood revitalization activities, with a continued emphasis on South Columbus, where aging infrastructure, concentrated housing problems, and limited access to amenities create persistent barriers to opportunity. HOME funds will expand and preserve affordable housing through new construction, down payment assistance for first-time homebuyers, and support for CHDO-led development. ESG funds will strengthen the homelessness response system by supporting emergency shelter operations, rapid rehousing, homelessness prevention, and HMIS activities. Together, these resources allow the City to make measurable progress toward the Consolidated Plan's priority needs while laying the groundwork for deeper investments over the next five years.



COMMUNITY REINVESTMENT

COLUMBUS CONSOLIDATED GOVERNMENT



Annual Goals and Objectives

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 6 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Protect and Preserve LMI Household Assets	2026	2030	Affordable Housing Public Services	Citywide South Columbus NRSA	Protect and Preserve LMI Household Assets	CDBG: \$0	Homeowner Housing Rehabilitated: 0 Persons Assisted: 0
2	Expand Access to Sustainable, Affordable Housing	2026	2030	Affordable Housing	Citywide South Columbus NRSA	Expand Access to Sustainable, Affordable Housing	HOME: \$859,339.84	Household/ Housing Units: 1 Households Assisted: 8 Other: 0
3	Strengthen the Homeless Response System	2026	2030	Homelessness	Citywide South Columbus NRSA	Strengthen the Homeless Response System	ESG: \$137,472.58	Persons Assisted: 55 Other: 8,000
4	Enhance the Social Safety	2026	2030	Public Services Public Facilities	Citywide South	Enhance the Social Safety	CDBG: \$721,655	Persons Assisted: 5,585

	Net			/ Infrastructure	Columbus NRSA	Net		
5	Expand Access to Recreation and the Arts	2026	2030	Public Services Public Facilities / Infrastructure	Citywide South Columbus NRSA	Expand Access to Recreation and the Arts	CDBG: \$645,139	Persons Assisted: 3,020
6	Enhance Safety and Reduce Expose to Environmental and Health Hazards	2026	2030	Public Facilities / Infrastructure	Citywide South Columbus NRSA	Enhance Safety and Reduce Expose to Environmental and Health Hazards	CDBG: \$0	Persons Assisted: 0 0 acres remediated
7	Support and Sustain Businesses Serving LMI Communities	2026	2030	Economic Development	Citywide South Columbus NRSA	Support and Sustain Businesses Serving LMI Communities	CDBG: \$0	Businesses Assisted: 0 Other: 0
8	Program Administration	2026	2030	Administration	Citywide	Program Administration	CDBG: \$341,698.60 HOME: \$95,515.80 ESG:	N/A

							\$11,146.42	
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Goal Descriptions

Goal Name	Goal Description
Protect and Preserve LMI Household Assets	Safeguard owner-occupied housing and prevent displacement through strategic rehabilitation, accessibility improvements, and targeted interventions.
Expand Access to Sustainable, Affordable Housing	Remove structural and financial barriers to housing entry and stability through development, preservation, and homeownership support.
Strengthen the Homeless Response System	Increase resources and coordination for individuals and families at risk of or experiencing homelessness.
Enhance the Social Safety Net	Provide targeted assistance that stabilizes households and prevents crisis-driven displacement.
Expand Access to Recreation and the Arts	Invest in community spaces and programming that promote quality of life, health, and neighborhood cohesion.
Enhance Safety and Reduce Expose to Environmental and Health Hazards	Address safety and environmental risks that disproportionately impact LMI communities through mitigation and infrastructure investment.
Support and Sustain Businesses Serving LMI Communities	Strengthen neighborhood-serving businesses to promote economic resilience and local job creation.
Program Administration	Plan and administer HUD Entitlement Funding for community development and housing activities with transparency, community involvement, and full compliance with Federal regulations.

AP-35 PROJECTS – 91.220(D)

Introduction

The projects selected for the 2026 program year represent the first year of implementation for the 2026–2030 Consolidated Plan and are designed to advance the City’s highest priority needs: expanding and maintaining affordable housing, revitalizing neighborhoods, supporting economic mobility, strengthening public services, and reducing homelessness. Each project aligns with one or more of the Strategic Plan goals and reflects the needs identified through the Needs Assessment, Market Analysis, and extensive community engagement process.

CDBG resources will support public services, public facility improvements, and targeted neighborhood revitalization activities, with a continued emphasis on South Columbus, where aging infrastructure, concentrated housing problems, and limited access to amenities create persistent barriers to opportunity. These investments include improvements to community facilities, support for youth and family services, and infrastructure upgrades that enhance safety and quality of life.

HOME funds will be used to expand the supply of affordable housing and increase access to homeownership. Planned activities include the construction of new affordable units, down payment assistance for first-time homebuyers, and support for CHDO-led development. These investments respond to the citywide shortage of affordable units, the aging housing stock, and the strong demand for homeownership opportunities among low- and moderate-income households.

ESG funds will strengthen the homelessness response system by supporting emergency shelter operations, rapid rehousing, homelessness prevention, and HMIS activities. These projects reflect the City’s commitment to reducing and alleviating homelessness through coordinated, data-driven strategies developed in partnership with the Continuum of Care.

Together, the projects in AP-35 represent the first steps in a five-year effort to expand opportunity, stabilize neighborhoods, and ensure that Columbus’s growth benefits all residents.

Projects

TABLE 7 – PROJECT INFORMATION

#	Project Name
1	CDBG Administration
2	CDBG Public Services
3	CDBG Public Facilities and Infrastructure
4	HOME Administration
5	Community Housing Development Organization (CHDO) Reserve
6	Community Housing Development Organization (CHDO) Operating
7	Affordable Housing
8	ESG

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

The allocation priorities for the 2026 program year reflect the priority needs identified in the 2026–2030 Consolidated Plan, the findings of the Needs Assessment and Market Analysis, and the input gathered through extensive community and stakeholder engagement. Resources are directed toward activities that address the most significant and persistent challenges facing low- and moderate-income residents, including the shortage of affordable housing, aging housing stock, neighborhood disinvestment, limited access to public services, and gaps in the homelessness response system. The City has also prioritized investments in South Columbus, where housing problems, infrastructure needs, and socioeconomic disparities are most concentrated.

CDBG funds are allocated to public services, public facility improvements, and neighborhood revitalization activities that stabilize communities and expand access to essential resources. HOME funds are directed toward the production and preservation of affordable housing and support for first-time homebuyers, reflecting the strong demand for affordable units and the need to expand homeownership opportunities. ESG funds are allocated to emergency shelter operations, rapid rehousing, homelessness prevention, and HMIS activities to strengthen the local homelessness response system and support households at risk of housing instability.

Despite these targeted investments, several obstacles continue to limit the City’s ability to fully address underserved needs. Rising construction costs and limited availability of affordable units

constrain the pace of housing development. Aging housing stock and high rehabilitation costs create challenges for preserving existing units, particularly for low-income homeowners. Service providers face capacity constraints, including staffing shortages and limited funding for supportive services. Additionally, households with extremely low incomes, individuals with disabilities, and residents in historically disinvested neighborhoods continue to face barriers related to transportation, childcare, and access to opportunity. These obstacles underscore the need for continued coordination, resource leveraging, and strategic investment over the five-year Consolidated Plan period.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$341,698.60
	Description	CDBG Program Administration
	Target Date	6/30/2027
	Estimate the number and type of persons that will benefit from the proposed activity	N/A
	Location Description	Department of Community Reinvestment and Real Estate, 1111 1 st Avenue, Columbus, GA 31901
	Planned Activities	Salaries, administrative service delivery costs, program planning activities, fair housing education, outreach services, community engagement efforts

2	Project Name	CDBG Public Services
	Target Area	Citywide South Columbus NRSA
	Goals Supported	Protect and Preserve LMI Household Assets
	Needs Addressed	Protect and Preserve LMI Household Assets Enhance the Social Safety Net Expand Access to Recreation and the Arts
	Funding	CDBG: \$256,273.95
	Description	Provisions of broad public services within our community.
	Target Date	06/30/2027
	Estimate the number and type of persons that will benefit from the proposed activity	5,940 persons assisted
	Location Description	Citywide
	Planned Activities	Community services that assist low- and moderate-income residents and other special needs populations, including but not limited to: • Childcare services • Mental health care services • Transportation assistance and services • Structured youth programs and improved access for children or teens with disabilities, i.e. intellectual disabilities. • Medical, dental, and mental health care

		• Job readiness and job search assistance • Food access and nutrition programs • Addiction recovery services • Senior services • Poverty reduction efforts
3	Project Name	CDBG Public Facilities and Infrastructure
	Target Area	Citywide South Columbus NRSA
	Goals Supported	Enhance the Social Safety Net Expand Access to Recreation and the Arts Enhance Safety and Reduce Exposure to Environmental and Health Hazards
	Needs Addressed	Enhance the Social Safety Net Expand Access to Recreation and the Arts Enhance Safety and Reduce Exposure to Environmental and Health Hazards
	Funding	CDBG: \$1,010,520.45
	Description	Improvements to recreational facilities, sidewalks, street improvements in low-to-moderate income census tracts.
	Target Date	06/30/2027
	Estimate the number and type of persons that will	2,665 Persons Assisted

	benefit from the proposed activity	
	Location Description	Citywide South Columbus NRSA
	Planned Activities	Enhance the living environment for Columbus residents through public improvements including but not limited to: • Nonprofit facilities such as childcare centers or homeless shelters • City-owned community centers, parks and recreation spaces, or other facilities • Safe pedestrian infrastructure i.e., sidewalk expansion, crosswalks, ADA accessibility, bike lanes, and/or bike paths • Expanded public transportation services • Neighborhood safety improvements (e.g., streetlighting, streetscaping, speed bumps) • Site evaluation of vacant properties to determine physical conditions and potential for rehabilitation. • Demolition of dilapidated and unsafe properties. • Improve beautification efforts in areas in need, including landscaping, façade improvements, clear abandoned or dilapidated properties.
4	Project Name	HOME Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$95,155.58
	Description	HOME Program Administration
	Target Date	06/30/2027

	Estimate the number and type of persons that will benefit from the proposed activity	N/A
	Location Description	Department of Community Reinvestment and Real Estate, 1111 1 st Avenue, Columbus, GA 31901
	Planned Activities	Salaries, administrative service delivery costs, program planning activities, fair housing education, outreach services, community engagement efforts
5	Project Name	Community Housing Development Organization (CHDO) Reserve
	Target Area	Citywide South Columbus NRSA
	Goals Supported	Expand Access to Sustainable, Affordable Housing
	Needs Addressed	Expand Access to Sustainable, Affordable Housing
	Funding	HOME: \$143.273.83
	Description	Acquisition and/or rehabilitation of homebuyer properties
	Target Date	06/30/2027
	Estimate the number and type of persons that will	1 Household/Housing Units

	benefit from the proposed activity	
	Location Description	Citywide South Columbus NRSA
	Planned Activities	Projects and activities that increase or maintain the supply of affordable rental and for-sale housing in Columbus, including: • Rehabilitation or acquisition/rehab of existing affordable rental properties. • Rehabilitation of owner-occupied housing, particularly homeowners who are low income, elderly, or disabled. • Downpayment assistance for first time home buyers or lower income households. • Tenant-based rental assistance programs • Property acquisition and/or land development activities to support the construction of new affordable rental apartments and for-sale housing. • Strategic transit-oriented development co-locating housing near essential services and amenities. • Workforce housing expansion and preventing displacement of residents due to pressures from increased cost of living and housing costs. • Increase housing stock overall to prevent displacement of lower-income residents due to new industries and jobs attracting new residents.
6	Project Name	Community Housing Development Organization (CHDO) Operating
	Target Area	Citywide South Columbus NRSA
	Goals Supported	Expand Access to Sustainable, Affordable Housing
	Needs Addressed	Expand Access to Sustainable, Affordable Housing
	Funding	HOME: \$47,757.94
	Description	Funding for operating expenses, which are defined as reasonable and necessary costs for the organization's operation.

	Target Date	06/30/2027
	Estimate the number and type of persons that will benefit from the proposed activity	N/A
	Location Description	Citywide
	Planned Activities	Salaries, wages, and other employee compensation and benefits; employee education, training, and travel; rent; utilities; communication costs; taxes; insurance; equipment; materials; and supplies.
7	Project Name	Affordable Housing
	Target Area	Citywide South Columbus NRSA
	Goals Supported	Expand Access to Sustainable, Affordable Housing
	Needs Addressed	Expand Access to Sustainable, Affordable Housing
	Funding	CDBG: \$100,000.00 HOME: \$668,971.49
	Description	Development of affordable single-family rental and homeowner units. Down payment assistance. Housing Rehabilitation.
	Target Date	06/30/2027

	Estimate the number and type of persons that will benefit from the proposed activity	4 Household/Housing Units 4 Households Assisted 2 Homeowner Housing Rehabilitated
	Location Description	Citywide South Columbus NRSA
	Planned Activities	Projects and activities that increase or maintain the supply of affordable rental and for-sale housing in Columbus, including: • Rehabilitation or acquisition/rehab of existing affordable rental properties. • Rehabilitation of owner-occupied housing, particularly homeowners who are low income, elderly, or disabled. • Downpayment assistance for first time home buyers or lower income households. • Tenant-based rental assistance programs • Property acquisition and/or land development activities to support the construction of new affordable rental apartments and for-sale housing. • Strategic transit-oriented development co-locating housing near essential services and amenities. • Workforce housing expansion and preventing displacement of residents due to pressures from increased cost of living and housing costs. • Increase housing stock overall to prevent displacement of lower-income residents due to new industries and jobs attracting new residents.
8	Project Name	ESG
	Target Area	Citywide
	Goals Supported	Strengthen the Homeless Response System
	Needs Addressed	Strengthen the Homeless Response System
	Funding	ESG: \$148,619.00
	Description	Funds will be used to support ESG eligible services in emergency shelter, homelessness

		prevention, rapid rehousing, and HMIS.
	Target Date	06/30/2027
	Estimate the number and type of persons that will benefit from the proposed activity	55 Persons Added 8,000 Other
	Location Description	Citywide
	Planned Activities	Projects and activities that respond to and prevent homelessness through activities including but not limited to: • Rapid re-housing or homelessness prevention • Street outreach • Lowering barriers to accessing services • Emergency shelter or transitional housing • Wrap-around services and case management

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

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

The City directs its CDBG, HOME, and ESG funds into two geographic areas: a Citywide target area and the South Columbus NRSA. The Citywide target area encompasses the entirety of the City of Columbus, allowing the City to direct CDBG, HOME, and ESG funds to eligible activities throughout the city. This citywide approach ensures that federal resources remain flexible enough to address needs wherever they arise, while still allowing the City to strategically concentrate investments in areas with the highest levels of housing need and socioeconomic disparity. Within the Citywide target area, neighborhoods where the percentage of LMI persons is 51% or higher will be prioritized for CDBG funding.

The South Columbus NRSA is a smaller area within the city limits, which is home to approximately 10.8% of the city’s total population. An estimated 72% of the residents in the South Columbus NRSA have low or moderate incomes. The Needs Assessment and Market Analysis identified South Columbus as an area with some of the city’s most significant concentrations of housing problems, aging housing stock, and limited access to opportunity, making it a priority location for targeted revitalization efforts. Eligible activities within both the South Columbus NRSA and Citywide target area include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, planning, and administration.

Geographic Distribution

TABLE 8 - GEOGRAPHIC DISTRIBUTION

Area Name	Area Type	Percentage of Funds
South Columbus NRSA	Strategy Area	20%
Citywide	Local Target Area	80%

Rationale for the priorities for allocating investments geographically

Aligned with the goals and regulations of the federal CDBG, HOME, and ESG programs, and informed by the priority needs identified in the Consolidated Plan, the City of Columbus will prioritize funding in neighborhoods predominantly composed of low- and moderate-income (LMI) households with significant needs related to housing quality and affordability, public facilities, infrastructure, and economic development.

The criteria for project selection are based on the following key factors. These criteria help ensure that limited resources are directed toward neighborhoods and populations where investments will have the greatest and most equitable impact.

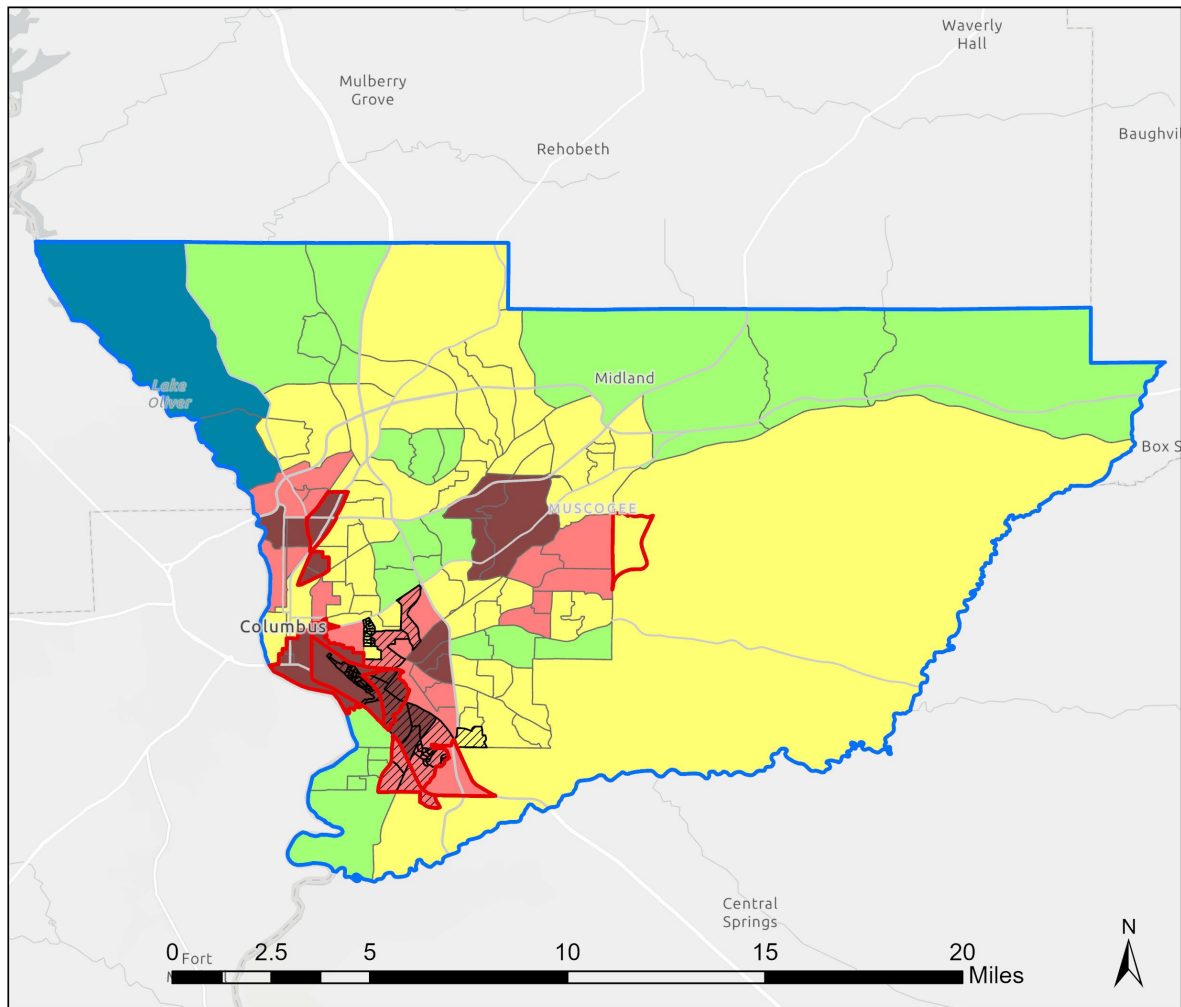
- Compliance with statutory requirements of the CDBG program
- Addressing the needs of LMI residents
- Prioritizing investment in the South Columbus NRSA
- Targeting LMI areas or neighborhoods
- Coordinating and leveraging resources
- Responding to community-identified needs
- Ensuring sustainability and long-term impact
- Demonstrating measurable progress and success

Discussion

Each year, the City strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income population, substandard housing stock, and need for other improvements. Additionally, the City funds projects that address priority needs of income-eligible households and special needs populations living throughout the city.

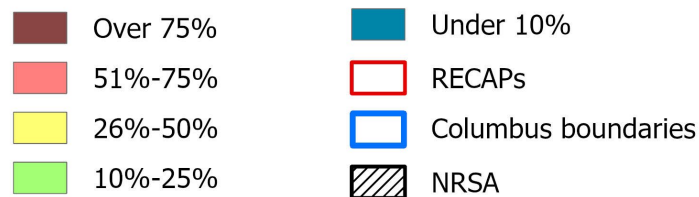
Figure 23 identifies low- and moderate-income census tracts (51% or more low- and moderate-income population) in Columbus, showing that a large concentration of the city's LMI tracts are in the southern parts of the city, including the NRSA designated areas. These patterns mirror the findings of the Consolidated Plan's Needs Assessment, which highlighted South Columbus as an area with overlapping challenges related to housing quality, infrastructure conditions, and socioeconomic disparities. Additionally, over 75% of households in most of the NRSA area and surrounding tracts are low-to moderate income and contain Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as defined by HUD. By concentrating a portion of its annual allocation in South Columbus while maintaining citywide eligibility, the City balances targeted revitalization with the flexibility needed to respond to emerging needs across all neighborhoods.

FIGURE 2: LOW-TO MODERATE-INCOME TRACTS IN COLUMBUS



Percent of Households who are Low- to Moderate-Income

Note: Areas in light or dark RED designate areas where 51% or more of households are low- to moderate-income, indicating eligibility for CDBG-benefit activities.





COMMUNITY REINVESTMENT

COLUMBUS CONSOLIDATED GOVERNMENT



Affordable Housing

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

During the 2026 program year, the City of Columbus will support affordable housing primarily through the production of new units and direct assistance to low- and moderate-income homebuyers. While no rental assistance or multifamily rehabilitation activities are planned for this year, the City will invest HOME and CDBG resources to create new affordable homeownership and rental opportunities and to help income-eligible households access stable, long-term housing. These efforts include the construction of a CHDO-developed homeownership unit, the development of four new affordable rental units, and down payment assistance for six first-time homebuyers. Together, these activities will expand the supply of affordable housing and increase access to homeownership for lower-income households.

TABLE 9 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total	7

TABLE 10 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	5

Discussion

The City’s affordable housing activities for PY 2026 focus on expanding access to homeownership and increasing the supply of newly constructed affordable units. Of the seven non-homeless households expected to be assisted, one will benefit from a CHDO-developed homeownership unit, while six households will receive down payment assistance to purchase their first home. These investments help lower-income households build long-term stability and wealth through homeownership.

In addition, the City anticipates supporting the production of five new units, including one new affordable homeownership unit and four new affordable rental units. Although no rehabilitation or rental assistance activities are planned for this program year, the emphasis on new construction and homebuyer assistance reflects the City’s broader strategy to address rising housing costs, limited affordable inventory, and the need for quality, energy-efficient units in neighborhoods with high housing demand.

Together, these activities contribute to the City’s long-term goal of expanding and maintaining affordable housing options for low- and moderate-income residents while strengthening neighborhood stability and increasing access to homeownership.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Founded in 1938, the Housing Authority of Columbus, Georgia (HACG) provides publicly supported housing options for Columbus residents. The HACG also manages and maintains (but does not own) the Harris County, Ellaville, and Buena Vista Housing Authorities. In 2013, the HACG became one of 39 initial Moving To Work agencies. Having shown success with this designation, the HACG has expressed its long-term plans to become a regional Moving To Work agency.

Currently, the HACG provides HUD-subsidized through its 14 Housing Communities. The HACG's housing programs and services include:

- Assisted Housing: Columbus Villas (88 units)
- Permanent Supportive Housing (PSH): Willow Glen (28 one-bedroom apartments)
- Section 8 Housing Choice Vouchers (HCV): 3,194 vouchers

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

During its 2025 Moving To Work Plan Year, the HACG plans to continue the RAD/Section 18 Blend conversion process for the remaining 242 public housing units throughout the city. Under this conversion process, the conventional public housing units at Elizabeth F. Canty Homes will become project-based Section 8 voucher units. Once converted there will be no more conventional public housing properties in Columbus, GA.

In 2024, HACG began construction of 90 new mixed-income housing units. The new senior development called BTW South will contain 80 units for low-income seniors earning no more than 60% AMI, and 10 market rate units. This project will be funded utilizing 9% LIHTC, along with other funding sources such as HUD MTW funds, HOME and CDBG. As part of the RAD/Section 18 Blend conversion of Warren Williams + Rivers Homes, the property will be substantially rehabilitated through the use of 4% LIHTC and private activity bonds allocated by the Georgia Department of Community Affairs (DCA). All 182 units at Warren Williams and Rivers Homes will be reserved for low-income families earning 60% or below AMI and project-based Section 8 voucher holders earning no more than 50% AMI. All current residents will be temporarily relocated during construction and relocated back to the site once construction is complete.

The HACG was also selected to receive 4% Housing Tax Credit/Bonds funding for the Providence Pointe project. Providence Pointe will be a multifamily rental property with 102 apartments for

Housing for Older Persons (ages 55 and over). This project will be co-developed with NeighborWorks Columbus as part of their Elliot's Walk master planned community.

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

The HACG a Family Self Sufficiency (FSS) Program to help residents achieve economic independence over a 5-year period and gain self-sufficiency¹. FSS participants work with an FSS coordinator who can assess their strengths, barriers, and establish goals. The voluntary program provides a variety of courses that address career counseling, self-esteem, money management, and homeownership. While homeownership is not a mandated outcome of the program, if a participant's income increases, HACG will put a portion of the participant's rent into an escrow savings account.

Residents are also encouraged to become involved in management with the HACG. The housing authority provides a placement for an HACG resident to serve as a commissioner on the HACG leadership team. Residents are also invited to participate in hearings regarding its Annual Moving To Work Plan and year-end report. The HACG collects and replies to residents' comments on these plans. Resident comments are recorded in the final version of the annual plan.

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

Not applicable.

¹ <https://columbushousing.org/resident-services/family-self-sufficiency-program/>

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

The City of Columbus is a partner in the Columbus-Muscogee/Russell County Continuum of Care, led by Home For Good since 2015. The Continuum of Care secures and distributes funding for direct service providers in the housing and homeless community and provides guidance to strengthen policies and programs. The City of Columbus will continue to partner with Home for Good and local homelessness service providers to achieve the City's homelessness response goals.

For the 2026-2027 program year, Columbus will allocate \$148,619.00 in Emergency Solutions Grant (ESG) entitlement funding to support eligible services, including emergency shelter, homelessness prevention, rapid rehousing, HMIS, and ESG program administration.

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

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

One of the City's priorities for the 2026-2030 Consolidated Plan is to expand the availability of housing services and homelessness prevention. Activities funded under this priority may include outreach to unsheltered homeless persons. The City will continue to partner with local service providers, such as the United Way of the Chattahoochee Valley and Mercy Med, which offer food, clothing, and other essential resources to those in need.

In the 2026 program year, the City will support homeless outreach efforts by:

- Providing funding to the Continuum of Care for homeless outreach services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through the City's HOME-ARP funding, Columbus will invest \$1,167,947 in developing 17 family shelter units operated by the Columbus Salvation Army. An additional \$50,000 in HOME-ARP funds will support Hope Harbour, the region's domestic violence emergency shelter. Columbus may also allocate ESG funding to emergency and transitional housing providers, including The

Salvation Army and Hope Harbour. These organizations will continue to provide critical housing and support services for individuals experiencing homelessness.

Actions to address emergency shelter and transitional housing needs in the 2026 program year include:

- Funding through ESG for emergency shelter, homelessness prevention, rapid rehousing, and HMIS
- Funding through HOME-ARP to support development of 17 new family shelter units
- Funding supportive services for victims of domestic violence
- Conducting rapid re-housing for homeless families

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 and the Columbus-Muscogee/Russell County CoC embrace the Housing First Model, which prioritizes permanent housing while providing case management and supportive services. This approach aligns with the CoC's goals of expanding access to affordable and permanent supportive housing.

Actions to assist residents experiencing homelessness in making the transition to permanent housing in the 2026 program year include:

- Funding supportive services and housing services for victims of domestic violence
- Conducting rapid re-housing for homeless families

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

Housing and service providers in Columbus collaborate to prevent homelessness among vulnerable and at-risk populations. These include extremely low-income individuals and families, those exiting institutions, and individuals receiving housing, health, social services, education, or youth assistance. Local organizations, such as The Salvation Army, help by providing rent and utility assistance.

Additionally, the City will use its ESG funding to support Home for Good's administration of the HMIS system. This digital management system will track clients who seek resources and help refer them to local agencies that can provide services.

Actions to prevent homelessness in the 2026 program year include:

- Support the local Continuum of Care's administration of the HMIS system.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction:

Columbus has a significant need for income-limited rental housing and affordable housing for purchase. In particular, the City has a pressing need to focus on a range of rental housing options for families earning less than 30% AMI – CHAS data indicates that the current amount of housing available to families at this income level is only sufficient for 15% of that population in Columbus. In addition, the 2025 Columbus Regional Housing Study notes that Columbus needs to construct an additional 3,035 new residential workforce housing units in the next ten years in order to keep up with projected population growth, or an average of 304 units per year. In the five-year period from 2020 to 2024, the American Community Survey shows that Columbus constructed a total of 872 units, or 174 per year. This means that Columbus would need to increase its current yearly production rate by 75% in order to ensure enough workforce housing by the year 2035.

Other barriers to affordable housing include aging housing stock, wages that are not keeping pace with cost-of-living increases, and a discrepancy between HUD-designated fair market rents and the actual rental market.

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

Columbus is an active participant in the 2025 Columbus Regional Housing Study, which analyzes housing needs and provides recommendations for removing barriers throughout the Chattahoochee Valley. Columbus remains invested in supporting the goals and findings of regional study and will continue to work with local and regional efforts in implementing these strategies as outlined in SP-55.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction:

This section details Columbus’s plans to ensure safe and affordable housing for its residents, meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies. These actions directly support the priority needs identified in the Consolidated Plan and help ensure that federal resources are deployed strategically to address the community’s most significant housing and community development challenges.

Actions planned to address obstacles to meeting underserved needs

Over the past decade, the City of Columbus has greatly expanded its partnerships with both local service providers and with regional providers, planning entities, economic development organizations, and more. This growth, particularly in the area of regional networking, has allowed the City to more accurately assess needs and develop solutions that take into account broader regional factors in order to more easily overcome obstacles to meeting underserved needs. In particular, the Community Reinvestment Department has greatly expanded efforts in historically disinvested areas of South Columbus in the last five to ten years. The City plans to continue funding and expanding these and other efforts in order to find and address obstacles to meeting underserved needs throughout the jurisdiction.

Actions planned to foster and maintain affordable housing

In PY 2026–2027, the City of Columbus will foster and maintain affordable housing primarily through targeted HOME and CDBG investments that expand supply, preserve existing units, and support low-income households’ long-term stability. The City will dedicate \$668,971.49 in HOME funds and \$100,000 in CDBG funds to develop new affordable single-family rental and homeowner units, provide down payment assistance to first time and lower income buyers, and rehabilitate owner occupied homes, particularly those occupied by elderly, disabled, or low-income residents. These activities will produce or preserve units, assist homebuyers, and prevent displacement in neighborhoods experiencing rising housing costs.

The City will also strengthen its development partners through CHDO Reserve (\$143,273.83) for acquisition/rehab and CHDO Operating funds (\$47,757.94) to maintain organizational capacity. These investments help ensure a steady pipeline of affordable units and sustained nonprofit development activity.

Preservation remains a core strategy. Rehabilitation of owner-occupied homes and acquisition/rehab of existing affordable units will extend the life of Columbus’ naturally

occurring affordable housing stock and stabilize vulnerable households. Complementary CDBG Public Facilities and Infrastructure investments will improve neighborhood conditions such as pedestrian safety, ADA accessibility, and community facility upgrades in low- and moderate-income areas, supporting long term housing viability.

Finally, through CDBG and HOME administration, the City will continue fair housing education, community engagement, and program oversight to ensure equitable access to housing resources and alignment with broader housing goals.

Actions planned to reduce lead-based paint hazards

The City of Columbus follows HUD's Lead Safe Housing Rule in all of the City's federally funded affordable housing development activities. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties. The Georgia Department of Public Health West Central Health District conducts home investigations to find lead sources in homes when a child has a confirmed elevated blood lead level as part of the Childhood Lead Poisoning Prevention Program. These efforts are especially important in older housing stock prevalent in South Columbus and other historically disinvested neighborhoods.

Actions planned to reduce the number of poverty-level families

Reducing the number of families living at or below the poverty line requires a coordinated strategy that strengthens economic opportunity while removing the everyday barriers that keep families from achieving stability. The plan focuses first on expanding access to quality employment by partnering with local employers to create job pipelines, apprenticeships, and training programs that align with high-growth industries. At the same time, investments in adult education, vocational training, and early childhood learning help ensure that both current and future generations have the skills needed to succeed in a changing labor market.

Alongside workforce development, the approach emphasizes stabilizing families through improved access to affordable housing, childcare, transportation, and essential health and social services. Expanding rental assistance, increasing the supply of affordable units, and offering financial coaching help families build a foundation for long-term stability. Childcare subsidies, transit support, and access to healthcare (including mental-health and substance-abuse services) reduce the practical obstacles that often prevent parents from maintaining steady employment. By pairing these supports with small-business development opportunities and strong community partnerships, the plan aims to create a more resilient local

economy where families have the tools, resources, and pathways needed to rise out of poverty and build lasting financial security.

Actions planned to develop institutional structure

The City will continue to work within existing partnerships and coalitions, such as the Continuum of Care, to work toward meeting local housing and service needs while also continuing to pursue new community partnerships. The Community Reinvestment Department will continue to work closely with state and local agencies and governments, nonprofit organizations, and other service providers to coordinate delivery of services to city residents. Columbus Consolidated Government will continue to consult with various housing, homelessness, social service, elderly and disability resource agencies to gather data and identify service gaps. The City will also support capacity-building efforts among nonprofit partners to strengthen the overall institutional delivery system and improve service coordination.

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

The City of Columbus will continue to be an active participant in the Columbus- Muscogee Continuum of Care. The Continuum of Care brings together nonprofit, government, and business leaders to provide a shared approach to goals of ending homelessness. Membership includes emergency, transitional, and permanent housing providers; nonprofit social service organizations; and government agencies. Additionally, the City will continue support of and participation in regional planning efforts, such as the 2025 Columbus Regional Housing Study and the 2022 River Valley Comprehensive Economic Development Strategy. These partnerships help ensure that housing and service strategies are aligned across systems and that federal resources are leveraged effectively to address the community's most pressing needs.

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

Introduction:

This section describes program specific requirements for CDBG, HOME, and ESG funds. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income over the 2026 Program Year period is 70.00%.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0

2a. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit – A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%
2b. Specify the years covered that include this Annual Action Plan.	2026 Program Year