

**Unified Government of Athens-Clarke County**  
**Housing and Community Development**  
**Department**

**July 1, 2023-June 30, 2024**



**Consolidated  
Annual  
Performance  
& Evaluation  
Report**



**Housing & Community Development Department**  
**375 Satula Avenue**  
**Athens, Georgia 30601**

## CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Some highlights of the activities in the Annual Action Plan include housing construction and rehabilitation programs designed to keep people housed in their own houses or find a new home, and case management for emergency shelter residents. Housing strategies include infill development, real estate acquisition, construction of single-family housing and multi-family housing, historic preservation, owner-occupied home repairs, accessibility improvements, and rehabilitation of single-family houses and multi-family developments to expand housing choices and increase the availability of safe, decent affordable housing. Although there are homeowners with housing problems in Athens Clarke County (ACC), the greatest housing need is assisting renter households with a housing cost burden greater than 30%-50% of their income. According to 2022: ACS 5-year estimates, 63% rental-occupied housing units and 37% owner-occupied housing units in Athens-Clarke County. The AHIS estimates that over 10,500 cost-burdened renter households with 8,800 of those renters making under \$35,000 and cannot afford rent, though those numbers may be on the rise. There are 24,058 rental units affordable to those households making between 30% and 80% of the Area Median Income (AMI) while there are 24,527 households making 80% or less of the AMI. This indicates a shortfall of nearly 500 affordable units.<sup>1</sup> In order to alleviate this shortfall, the largest and most significant project in the Action Plan was the redevelopment of Jack R. Wells Homes, a large public housing complex that was razed and had a newly constructed mixed-income community built in its place. Federal tax credits paid for 70% of the \$60 million project. HOME funds of \$1.3 million were awarded to assist Phase I (10 HOME-assisted units) of the redevelopment project and \$1 million dollars (7 HOME-assisted units) to assist with Phase III. The community project had three phases of mixed-income housing with 370 dwelling units (338 affordable units). This Columbia Brookside project continues to be a transformational part of the surrounding neighborhood and continues to preserve affordability for HOME-assisted units (Phases I and III) during the compliance period.

Athens Area Habitat for Humanity (AAHFH) served 9 out of 8 projected households with FY24 CDBG funds, completing 3 Brush with Kindness projects, 3 AIM/EHARP projects, and 3 prequalified homeowner units.

Athens Land Trust (ALT) used HOME CHDO funds for rental rehabilitation construction on single-family houses known as 863 & 883 Reese Street. ALT fully renovated 883 Reese Street at the end of the fiscal year and leased unit to an eligible tenant. Project rehab is ongoing for 863 Reese Street with a target completion date of January 2025. ACC approved \$484,000 in HOME CHDO funds (set aside and operating) to Athens Land Trust (ALT) for new construction of three (3) single-family homes known as the Cottages at Dublin Street, Phase I. ALT ribbon cutting

ceremony for Cottages at Dublin Street, Phase I was held on June 25, 2024. Future homebuyers have been approved for all three units, with real estate closings scheduled for late summer 2024. ALT completed historic rental rehabilitation HOME construction project known as 853 Reese Street in 2023. Formerly known as the historic “Mack Burney House”, ALT converted a single-family house into four one-bedroom, one bath units. All units are occupied with eligible tenants. The remaining HOME CHDO funds totaling \$53,813 were drawn down in January 2024 to closeout this project. Since February 2022, agencies have used ARPA funds to prevent homelessness through rent, mortgage, and utility assistance for individuals affected due to the COVID-19 pandemic, serving 774. Forty-three percent (344) were served in FY24 alone.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Development and Redevelopment	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	87		%			
Affordable Housing Development and Redevelopment	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	4	4	100.00%			

Affordable Housing Development and Redevelopment	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	101	252.50%	40	36	90.00%
Affordable Housing Development and Redevelopment	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	3	3	100.00%			
Affordable Housing Development and Redevelopment	Affordable Housing	CDBG: \$ / HOME: \$	Buildings Demolished	Buildings	1	6	600.00%			
Affordable Housing Development and Redevelopment	Affordable Housing	CDBG: \$ / HOME: \$	Other	Other	30	26	86.67%			
Economic Development & Workforce Development	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	465	1194	256.77%	420	320	76.19%
Economic Development & Workforce Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0				

Economic Development & Workforce Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	40	32	80.00%			
Economic Development & Workforce Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	87	240	275.86%			
Education and Enrichment	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	288	82.29%	60	28	46.67%
HCD Administration and Planning	Administration and Planning	CDBG: \$ / HOME: \$85893	Other	Other	1	1	100.00%	1	1	100.00%
HOME	Affordable Housing	HOME: \$	Other	Other	1	1	100.00%			
HOME Administration and Planning	Affordable Housing	HOME: \$	Other	Other	1	1	100.00%			
HOME CHDO Operating	Affordable Housing	HOME: \$	Other	Other	1	1	100.00%			
HOME CHDO Set-aside	Affordable Housing	HOME: \$	Other	Other	1	1	100.00%			
Homeless Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		2828		440	594	135.00%

Homeless Services	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
Homeless Services	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted		62			24	
Homeless Services	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Homeless Services	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	40	75	187.50%			
Public Infrastructure	Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Special Populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	237	440	185.65%	0	58	
Special Populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				

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

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,**

**giving special attention to the highest priority activities identified.**

The primary mission of the strategic plan for affordable housing is to create & maintain affordable housing in the community. ACC has pursued several means of achieving this goal. The top priority is an adequate supply of reasonably priced homes in neighborhood revitalization areas. Subrecipients acquire vacant or dilapidated homes for development or rehabilitation for resale to avoid relocation and displacement issues. Eliminating barriers to affordable housing through fair, unbiased access to housing is a priority in the Annual Action Plan and the Analysis of Impediments (AI) to Affirmatively Further Fair Housing (AFFH) Plan. As a recipient of HUD grant funds, Athens-Clarke County is committed to providing equal housing opportunities for existing and future residents. Through the federally funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs, ACC works to affirmatively further fair housing and to ensure programs are administered in compliance with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act of 1968. The Housing and Community Development Department conducted an Analysis of Impediments to Fair Housing Choice (AI) for Athens-Clarke County (ACC) in 2020 to affirmatively further fair housing and to meet federal fair housing regulations. The AI analyzes and develops strategies to overcome any impediments to fair housing choice. ACC's Housing and Community Development Department partnered with the UGA Athens Wellbeing Project to commence creation of its Analysis of Impediments submission in compliance with the fair housing planning process that promotes housing choice and fosters inclusive communities free from housing discrimination. The AI certifies that our jurisdiction continues to affirmatively further fair housing. During Fair Housing month, April 2024, HCD conducted two public fair housing events: 1. Tenant Rights: A Community Event for Renters and Landlords, presented by Georgia Legal Services and 2. Fair Housing Rights and Illegal Practices, presented by Metro Fair Housing, Inc. HCD continues to update its Fair Housing webpage for easier use and accessibility and has an identified key staff member to serve as the Fair Housing community liaison for Athens-Clarke County. HCD will continue to promote community Fair Housing rights and responsibilities awareness to ensure residents and organizations understand fair housing laws. ACC expended \$457,596.35 in HOME funding, and \$545,593.92 in CDBG funding that directly addressed Impediment #1 as identified in the ACC Analysis of Impediments of Fair Housing Choice. Impediment # 1 states that "Athens has a high percentage of cost-burdened residents and thus, there is an inadequate supply of affordable housing for the population. Previously used buildings, now dilapidated, need serious renovation before they can become residences again and affordable housing may not be in the best locations relative to jobs, schools, and shopping."

#### **CR-05 Jurisdiction use of funds narrative cont.**

Existing housing must be free of safety hazards such as lead-based paint, which has a devastating long-term impact on the community. ACC and

the various subrecipient agencies continue to evaluate and abate lead-based paint hazards where necessary. For all properties built prior to 1978, a presumption of Lead-Based Paint requires safe work practices be adopted for any rehabilitation project. Any project exceeding services above the \$5,000 threshold requires the consultation and services of a Qualified Environmental Professional for recommendations in the management or abatement of lead-based paint surfaces according to all EPA and HUD guidelines. In June 2024, ACC was awarded \$541,501 to implement and carry out the Lead Hazard Reduction Capacity Building Program, which is a 3-year program to provide community outreach and training, capacity building and lead abatement of homes in Athens. This program will hopefully lead to further funding to support large-scale lead abatement activities in the future. HCD is currently finalizing updates to its policies and procedures to increase the total rehabilitation limits and will incorporate relevant LBP regulatory practices upon implementation, and ACC has dedicated \$2 million in funding to also support homeowner occupied activities, including lead abatement. Government housing assistance programs, including those provided by HUD, significantly reduce housing needs and homelessness but are not available for all those who need assistance. Though significant progress was made in addressing housing needs through new construction of single-family homes and rental housing properties, many ACC residents are experiencing housing stress and instability. Housing needs cut across all areas of the community and include all racial and ethnic groups, regardless of whether they live in town, the suburbs, or rural areas in the county. Athens Area Habitat for Humanity used CDBG funds for minor homeowner rehabilitation activities such as emergency home repairs and handicap accessibility ramps. The Athens Land Trust utilized HOME and CDBG funds for the construction of three single-family homebuyer units and the rehabilitation six affordable rental units. HCD also supported programs with public services funds that benefited seniors, youth, housing and budget counseling and educational and training assistance. To address economic development goals, CDBG assisted with vendor development classes and business coaching for vendors at the West Broad Farmers Market through an eight-week Grow Your Business program, and provided experience in entrepreneurship for at-risk youth from Classic City High School (ages 16-24) through the ongoing Young Urban Farmer Development Program at the West Broad Market Garden and Farmers Market. Operation One Family at a Time is a program for assisting residents in the East Athens community to gain healthcare job skills and employment. EADC partnered with Innovative Health Care Institute to provide a certified nursing assistant training, phlebotomy technology, and patient care training programs in East Athens. CDBG funds also supported small business owner start-up training, direct service assistance activities and support of existing microenterprise businesses through Goodwill of North Georgia's GoodBiz program.

#### **CR 05 - continued**

Hundreds of citizens were assisted through various public service programs that support accessing housing and expanded economic opportunities. Business and Job Development is a priority goal in the strategic plan. Objectives to address the goal include the provision of job skills training, GED preparation, business planning assistance, capital loans for small businesses, and job placement programs to reduce barriers to employment. Public services funds were used for homeless services, youth development and after-school tutoring, and transportation

assistance to allow for elderly community members to remain in their home and maintain crucial appointments such as medical and social service activities. Affordable Housing Development and Redevelopment objectives constitute over half of all activities in the Annual Action Plan and include property acquisition, construction of single-family homes and multi-family developments, housing rehabilitation, and owner-occupied home repairs to remove hazards. Housing Services objectives include re-housing, financial assistance for individuals and families experiencing homelessness, housing counseling, financial literacy and fair housing analysis, and demolition assistance. Community Improvement objectives include projects that eliminate or reduce factors that encourage crime and blight in neighborhoods, public infrastructure projects, assistance with neighborhood preservation, and enhancement of areas in transition or in need of repair, rehabilitation, and redevelopment. The East Athens Development Corporation Youth Program reduces crime and the potential for crime by providing after-school and weekend programs for children in East Athens. These programs are Athens Tutorial Program (ATP) after-school and tutoring program and the Chess and Community Conference (CCC) after-school mentoring and strategic thinking through chess. Both programs provide learning opportunities, leadership and structure for low-income, at-risk youth. To further the housing priorities, the following activities are addressing the need for affordable housing in ACC: new construction, rehabilitation and home repairs, acquisition, demolition, accessibility improvements, in-fill housing, first-time homebuyer programming, and housing counseling activities. Specialized housing needs and housing needs for persons with disabilities are being addressed by the following programs: 1. HUD Continuum of Care Homeless Assistance programs that move homeless households from literal homelessness to permanent housing and provide client case management assistance. 2. The Housing Rehabilitation Program is utilized for emergency repairs and for architectural barrier removals necessary to aid elderly households and persons with disabilities in maintaining habitable and accessible housing conditions.

## **CR-10 - Racial and Ethnic composition of families assisted**

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

	<b>CDBG</b>	<b>HOME</b>
White	319	1
Black or African American	871	9
Asian	4	0
American Indian or American Native	7	0
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>1,202</b>	<b>10</b>
Hispanic	83	0
Not Hispanic	1,119	10

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

### **Narrative**

In addition to the race assisted above, we had 52 families as Other Multi-Racial that were served with CDBG but could not be added to the total above. As identified by the race categories provided, CDBG funds assisted 1,202 individuals during the program year. Approximately, 72% of the individuals served identified as Black or African American, approximately 26% identified as White, 7% identified as Hispanic, and 93% identified as non-Hispanic. CDBG assisted 1254 total families.

HOME funds assisted 10 families during the program year. Black or African American families served represent 90%, and 10% identified as White.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,299,486	1,439,818
HOME	public - federal	852,608	457,596
Other	public - federal	0	

Table 3 - Resources Made Available

### Narrative

New CDBG funds for 2023-2024, \$1,220,765

New HOME funds for 2023-2024, \$852,608

The ACC Housing and Community Development Department (HCD) is responsible for administering Housing and Urban Development (HUD) funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs along with other federal, state, and local funds to support and assist community development efforts to sustain viable neighborhoods by providing decent housing, a suitable living environment, and expanding economic opportunities for low to moderate-income residents. CDBG and HOME-funded programs assist housing and community development activities. The Consolidated Plan is carried out through annual action plans. Each annual action plan provides a summary of actions, activities, and specific federal resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan's strategic plan. The table summarizes the source of funds available to carry out Action Plan IV activities.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
East Athens Neighborhood Revitalization Plan	25	25	Efforts to assist residents in low-income census tracts 301, 302, 6 and 9.
Hancock Corridor Neighborhood Revitalization Plan	25	25	West Broad Initiative Study

Table 4 – Identify the geographic distribution and location of investments

## **Narrative**

ACCGov is a consolidated city/county government and is the only governing body within the jurisdiction. ACC, comprising 125 square miles, has the smallest land area of Georgia's 159 counties. It was the twenty-fifth county created in the state and is located approximately 65 miles NE of Atlanta, Georgia. The Athens Metropolitan Statistical Area (MSA) encompasses the following counties and all of the incorporated municipalities within them: Clarke, Oconee, Madison, and Oglethorpe. Athens-Clarke County is the recognized population nucleus for Northeast Georgia.

Athens-Clarke County is a HUD Entitlement Community and as such required to prepare a Consolidated Plan and Annual Action Plan for receipt of HUD funding. The Athens-Clarke County (ACC) Housing and Community Development Department (HCD) is responsible for administering Housing and Urban Development (HUD) funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs along with other State, Federal, and local funds.

## Leveraging

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

CDBG-funded public services agencies have been required to provide and produce evidence of a 25% cash match for their programs. ACC requires all funded agencies to seek and obtain other private, state, and local grant funds to leverage CDBG funding awards. While CDBG and HOME-funded housing agencies are not required to provide matching funds for their programs, the Athens Land Trust, Athens Area Habitat for Humanity, and the Hands-on Historic Athens (Formerly ACC Heritage Foundation) receive donations by private individuals and foundation grants to leverage their federal grant funds. CDBG-funded housing programs do not currently use publicly owned land to address housing needs identified in the plan but have acquired privately owned properties for affordable housing. The East Athens Development Corporation (EADC), which is one of ACC's Community Based Development Organizations (CBDO), provides its economic development programs and services from an ACC-owned building, the Miriam Moore Community Service Center, in the East Athens neighborhood revitalization target area. The Hancock Community Development Corporation (HCDC) serves the neighborhood revitalization target area in the west Athens Hancock Corridor, providing affordable housing services, and VITA Tax assistance out of an ACC-owned building located at 300 W. Henderson Extension.

Athens Land Trust leverages substantial private funding for its programs. They receive funding from many partners, members and donors to include the Kresge Foundation, the Kendeda Fund, Synovus, Mary Reynolds Babcock Foundation and Wells Fargo Housing Foundation, and the Athens-Clarke County Government. ACC allocated \$100,000 for a youth build program called the Young Urban Builders (YUB). This program provides practical building construction skills, leadership training and education to youth so that they will stay in school and learn marketable skills. YUB mainly benefits low-income, elderly residents in need of housing repairs.

The ACC government also provided \$130,000 to Advantage Behavioral Health Systems for a homeless street outreach worker to streamline unsheltered individuals into service to obtain housing: case management, crisis stabilization, housing services, Coordinated Entry System and prioritization, mental health and counseling, and substance use services.

ACC recently allocated \$1 million local general funds towards an Acquisition Strike Fund to purchase properties that can be deeded to developers for the purposes of creating affordable housing units. ACC is also currently working to reinstitute its Land Bank Authority so that publicly owned lands may be sold at reduced costs or granted for development of affordable

housing units.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	1,551,729
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,551,729
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,551,729

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
0	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

#### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period									
	Total	Minority Business Enterprises				White Non-Hispanic			
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic				
<b>Contracts</b>									
Dollar Amount	487,775	0	0	0	151,648	336,127			
Number	86	0	0	0	13	73			
<b>Sub-Contracts</b>									
Number	0	0	0	0	0	0			
Dollar Amount	0	0	0	0	0	0			
	Total	Women Business Enterprises	Male						
<b>Contracts</b>									
Dollar Amount	487,775	0	487,775						
Number	86	0	86						
<b>Sub-Contracts</b>									
Number	0	0	0						
Dollar Amount	0	0	0						

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0			
Businesses Displaced	0	0			
Nonprofit Organizations Displaced	0	0			
Households Temporarily Relocated, not Displaced	0	0			
Households Displaced	Total	Minority Property Enterprises			White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	
Number	0	0	0	0	0
Cost	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	18
Number of Non-Homeless households to be provided affordable housing units	1,080	810
Number of Special-Needs households to be provided affordable housing units	237	47
<b>Total</b>	<b>1,357</b>	<b>875</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	3	7
Number of households supported through The Production of New Units	6	4
Number of households supported through Rehab of Existing Units	48	27
Number of households supported through Acquisition of Existing Units	2	0
<b>Total</b>	<b>59</b>	<b>38</b>

**Table 12 – Number of Households Supported**

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

Some agencies still continue to experience high turnover in key personnel staff, impacting outcomes for affordable housing units. All affordable housing partners have been awarded multiple awards (ARPA, CDBG and HOME) for the development of affordable housing units, so reduced capacity inhibits their ability to carry out the large scale projects they are contracted to complete. Increased labor, materials and supplies costs, and inflation continue to pose large barriers to subrecipient agencies' ability to carry out the proposed number of projects, sometimes resulting in decreased levels of work conducted

to account for budget constraints. The HCD department will continue to monitor affordable housing activities to achieve goals identified in the Annual Action Plan, and the Affordable Housing Investment Strategy plan. CD will also continue seeking further sources of funding and new partners to support increased project costs, demand to construct more affordable housing units, and ongoing community needs.

### **Discuss how these outcomes will impact future annual action plans.**

The HCD department will continue to monitor agency progress and capacity, seek external funding sources to support increased project costs, implement updated policies, and demonstrate flexibility with performance measurement requirements to account for inflated costs and increased demands for services currently impacting subrecipient goal achievement. HCD will also continue to proactively seek out new housing partners to carry out development projects, including multifamily projects, that will fill the gaps and meet the affordable housing needs in our community.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	68	3
Low-income	105	7
Moderate-income	100	0
<b>Total</b>	<b>273</b>	<b>10</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

CDBG funds served sixty-eight extremely low-income households, one-hundred and five low-income households, and one hundred moderate income households. Sixty three percent of the total households served by CDBG were extremely low-to low-income households. HOME funds served seven low-income persons and three extremely low-income person with rental and homebuyer units. Athens Housing Authority assisted 77 people with CDBG affordable housing mainstream services including referrals for housing counseling and housing assistance, and potential homebuyer applications. Athens Land Trust (ALT) assisted 197 households with CDBG funds. ALT maintains affordability for 96 apartments known as Fourth Street Village, data not collected for approximately 439 households served under outsourced rental management. With CDBG funds, ALT also provided down payment assistance to three new low-to-moderate income homebuyers. ALT sold 876 Waddell Street HOME-assisted unit to lease purchaser on August 31, 2023. The organization manages a housing portfolio of rental housing, owner-occupied, single-family homes, and single-family homes under lease-purchase contracts. ALT staff regularly processes applications for all housing properties, which includes conducting income qualifications and meeting with applicants. Athens Area Habitat for Humanity (AAHFH) assisted 9 households with CDBG

affordable housing activities. In addition, AAHFH completed renovations of 110 Carpenters Circle, 175 Dublin Street and 175 Carter Street for pre-approved homeowners. AAHFH's Brush with Kindness program provided 3 LMI homeowners with minor to moderate rehabilitation assistance, and its EHARP program assisted 3 LMI homeowners with handicap accessibility rehabilitation activities. Athens-Clarke Heritage Foundation-ACHF (now Historic Athens) assisted 13 households through their Hands on Athens project. Historic Athens provides home repairs and landscape improvements that directly benefit LMI homeowners of historic houses, eligible historic houses, and homes over 50 years old in ACC. Homeowner income levels included five extremely low incomes, eight very low incomes. Thirteen homeowners are African Americans.

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

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

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

Homeless Count:

The annual Point-In-Time (PIT) count of homelessness took place on January 23, 2024. During the 2024 Sheltered PIT count, the ACC Housing & Community Development Department counted 205 unduplicated individuals. The number of sheltered homeless individuals counted in 2024 increased by 22% compared to 2023. The 2024 PIT count reported 386 individuals - 205 sheltered and 181 unsheltered.

HCD staff collaborated with the following agencies to conduct the sheltered PIT count: Advantage Behavioral Health Street Outreach, Athens Area Homeless Shelter, Bigger Vision Shelter, Family Promise (formerly Interfaith Hospitality Network), Project Safe, and The Salvation Army. Information was collected through the Homeless Management Information System (HMIS), provider-level surveys, and client-level surveys.

Outreach to unsheltered homeless:

The Athens Resource Center for Hope (ARCH) is a central source of homeless resources in the community; several organizations are co-located within the facility to provide an array of services. One program housed within ARCH is the Homeless Day Service Center (HDSC), which provides day services and acts as the primary coordinated entry point into the ACC Continuum of Care. HDSC services include but are not limited to shower, laundry, mail services, employment assistance, and job search services, SSI/SSDI Outreach, Access, and Recovery (SOAR) assistance, and access to mental health and substance abuse clinical staff and case managers. The Street Outreach Program exists to provide outreach and engagement to the unsheltered homeless community; this initiative resulted in approximately 400 engagements with monthly, 796 service referrals and supported 72 housing placements. Additionally, Sparrow's Nest offer daily breakfast and lunch with access to staff/volunteers who can provide resource referrals.

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

Athens Area Homeless Shelter (AAHS), Bigger Vision Shelter, Family Promise, Project Safe, and The Salvation Army provide emergency shelter beds through ESG and other funding sources. Collectively, these organizations provide 177 beds for those experiencing homelessness and those who are fleeing domestic violence. Athens Area Homeless Shelter, ABHS, Bigger Vision, Family Promise, Live Forward, Lydia's Place and Project Safe provide a total of 62 transitional housing beds for those experiencing homelessness and those who are fleeing domestic violence. Agencies reporting in HMIS (AAHS, Family Promise, Salvation Army) served a total of 308 clients.

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

Permanent Supportive Housing:

The ACC Continuum of Care provides 132 permanent supportive housing beds, 93 for individuals and 38 for families. CoC-funded units are targeted at those experiencing homelessness with a mental health diagnosis and/or HIV/AIDS diagnosis, with 16 beds designated for chronic homelessness. Additionally, the VA supplies 79 beds through VASH Vouchers.

Supportive Services:

Agencies provide a variety of support services for low-income individuals and families, including food and clothing assistance, mental health and substance use treatment, employment, housing, financial counseling, transportation assistance, and health care.

**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**

Rapid rehousing programs operated by Athens Area Homeless Shelter, HOPE Atlanta, and Project Safe provide 53 beds for individuals and families experiencing homelessness and those who are fleeing domestic violence. Continuum of Care agencies utilize Housing First and Harm Reduction models to expedite housing. Support services for individuals experiencing homelessness include food and clothing distribution, shower and laundry facilities, connection to government assistance programs, housing and employment counseling, transportation assistance, mental health and substance use treatment, crisis intervention, and healthcare. One of the outcomes of the CoC is to establish supportive housing for all sub-populations of the homeless community as a high priority within the community, including the elderly, persons with mental & physical disabilities, persons with substance addictions, persons with HIV/AIDS, & persons living in public housing. Supportive Housing and Services for the Elderly & Frail Elderly private-sector corporations have built a number of assisted living establishments to serve the nearly 10% of the population that is over 65 in the area. A majority of the assisted living establishments take private pay clients only & have spaces available. Nursing homes that serve the oldest and more debilitated elderly are commonly filled to capacity. The Athens Housing Authority designated Denny Tower and 25 units, also known as Vine Circle, for the exclusive use of the elderly. To assist individuals with substance use disorders in obtaining Permanent Supportive Housing, Advantage Behavioral Health Services (ABHS) currently operates several facilities throughout the ACC area which cater to men,

women, and women with children suffering from drug and alcohol addictions. Acceptance Recovery Center (ARC) is a residential treatment center that provides intensive services to help individuals transition to sobriety, accountability, and sustainable housing upon completion. To address the needs of veterans in the community, the Department of Veterans Affairs employs a case manager that works closely with the coalition to ensure veterans receive prompt services. Additionally, ACCGOV's judicial circuit administers Veterans Court and employs a Veterans Court Coordinator to assist veterans that are or could be charged with a felony or misdemeanor criminal offense stemming from mental illness or substance abuse problems associated with service.

### **Specific Special Needs Objectives 91.215**

Supportive Housing for People with Mental Disabilities, Mental Retardation, and Severe Emotional Disabilities/Mental Health Residential Services, ABHS provides various levels of support and assistance in locating, obtaining, and maintaining housing for people 18 years of age and older who have been diagnosed with a severe and persistent mental illness (SPMI). Referrals and placements in personal care homes are also available for those who cannot safely live independently or who require assistance with personal care. Other residential options are transitional living for those who are moving from an institutional/hospital setting back into the community; long-term care for persons who choose to live independently but have an ongoing need for staff assistance; group living for individuals who require on-site support staff and who benefit from social interaction with peers; crisis stabilization/limited stay, for those who would otherwise be admitted to a psychiatric hospital; and partial hospitalization, which is an intensive day treatment program and focuses on symptom management as well as the enhancement of living skills. According to ABHS, approximately 170 individuals from ACC are receiving residential assistance from their organization. They have seen steady growth in the number of people who need service. The greatest area of need with respect to housing their clients is the availability of affordable rental properties. The average client of ABHS pays for housing with a fixed-income social security check, which is on average about \$735 a month. Finding housing even at 50% of their monthly income is difficult in Athens where the median rent for a one bedroom is between \$1100-\$1200. Housing that is available within that price range is often in unsafe, dilapidated areas. One way that ABHS is working with this situation is by housing individuals together in a roommate-type situation where possible. Another problem faced by the population is that individuals who have been convicted of felony crimes are prohibited from living in public housing, which might otherwise be a clean, safe, and ideal option for ABHS clients. Many individuals with mental illnesses do have criminal records, often for crimes such as vagrancy or breaking into an abandoned home for shelter. There is a need for the community to increase the stock of affordable rental housing for persons with mental illnesses and disabilities. Georgia Options is a nonprofit agency that supports individuals with disabilities. Georgia Options funding comes from Medicaid waivers, state funding, and private contributions. Services provided assist individuals by allowing them to live in their own homes and have typical, normal life experiences. The organization provides assistance with finding where their clients want to live, with whom they want to live, and how they want to live. Direct Support Staff assist people, providing support at varying levels, ranging from a few hours a day to 24/7 support. Staff provides one-on-one support in all areas of the personal life, enabling each individual to pursue his or her hopes and dreams, be active

in the community, and live the best life possible. ACC does not directly receive Housing Opportunities for People with AIDS (HOPWA) funds. Live Forward (formerly AIDS Athens) is the regional HOPWA recipient serving Athens and surrounding counties. During the 2023-2024 program year, Live Forward received \$830,745 in HOPWA funding. Live Forward served 144 clients in ACC according to the HMIS HOPWA report. HOPWA activities in ACC include facility-based housing (emergency motel shelter vouchers, transitional housing), short-term rental assistance, mortgage, and utility assistance, tenant-based rent assistance, shelter plus care support, and supportive services.

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

### **Actions taken to address the needs of public housing**

The Athens Housing Authority constantly strives to strengthen and improve its routine operations and develop partnerships and opportunities for the provision of quality affordable housing for low-income families. The Athens Housing Authority currently administers and maintains 1,134 public housing dwelling units in the Athens community. However, the AHA actually provides housing for a total of 1,261 Athens-Clarke County families within its public housing program. This includes 127 public housing families within the mixed-income development of Columbia Brookside---a result of the transformation of the former Jack R. Wells public housing development. This mixed-income development is managed by Columbia Residential. In addition to serving Athens's residents, in 2018, HUD transferred to the AHA 30 units, formerly belonging to the Comer Housing Authority (a HUD-designated "troubled" Authority). Reaching into Madison County, Georgia, this transfer expanded the AHA's affordable housing program to the "greater" Athens metropolitan area. Therefore, through partnerships and the expansion of operations to Comer, Georgia, the Athens Housing Authority assists a total of 1,291 low-income families.

This report will focus on the 1,134 public housing units in Athens, Georgia which comprise the AHA's core management. Of the 1,134 units, twelve apartments are set aside as HUD-approved "non-dwelling" units utilized to house organizations that provide services for AHA residents---including the resident leadership organization the "Inter-Community Council." To provide an understanding of the customers served by the Athens Housing Authority, the AHA offers the following resident statistics:

Thirty-six percent (36%) of the families residing in Athens Housing Authority neighborhoods derive their income from wages, representing 2% increase from last year. In addition, fifty-three percent (53%) of AHA families receive income from either Social Security or Supplemental Security Income (SSI). Less than one percent (<1%) of families served by the Authority receive Temporary Assistance for Needy Families (TANF)—no change from last year.

According to HUD statistics, eighty-nine percent (89%) of AHA residents are African American, seven percent (7%) are Caucasian, and three percent (3%) identify as "Other". Four hundred fifty-six (456) persons are over the age of fifty-five (55) and one thousand two hundred ninety-nine (1,299) children under the age of eighteen (18) are currently residing within the 1,134 households in the AHA's core public housing program. There are currently 6,388 families on the Athens Housing Authority (AHA) waiting list, representing 3,430 more families than last year. Eighty percent (80%) have extremely low incomes making less than thirty percent of the Area Median Income (AMI). Only six percent (6%) of those waiting for affordable housing have incomes between fifty percent and eighty percent of AMI. Nineteen percent (19%) of families on the waiting list are elderly families with members who have disabilities. The Athens Housing Authority has taken a comprehensive approach to addressing the affordable housing needs of the Athens-Clarke County Community. Strategies include providing public housing, revitalizing neighborhoods by developing new, mixed-income properties and building

affordable homes for first-time homeownership. Finally, the AHA works inclusively with residents to build leadership skills, ensure their involvement in AHA management decisions, as well as, those decisions that affect the greater Athens community.

### **Affordable Housing Initiatives**

The Athens Housing Authority was approached by Athens-Clarke County staff several years ago to research scenarios for the redevelopment of an area north of downtown Athens containing a functionally obsolete housing complex. As a result of this work the citizens of Athens-Clarke County approved \$45 million for an affordable housing initiative in the 2020 SPLOST referendum. \$39 million of this SPLOST was earmarked for the purchase and transformation of the Bethel Midtown Village Apartment site. This 12 acre site which currently houses 190 Section 8 units, along with an adjacent 5 acre site which currently houses 32 Public Housing units owned by AHA, is planned to be transformed into a new mixed-income community. AHA, along with private affordable housing development partners, Columbia Residential and Jonathon Rose Company engaged JHP Architects to facilitate a yearlong community driven Master Plan for this redevelopment area. The Master Plan was adopted by the Athens-Clarke County Mayor and Commission. This plan anticipates the demolition of existing buildings and construction of approximately 600 new dwelling units in a mixed-income community in five (5) phases. The unit mix will be Section 8, PHA, Tax Credit, and Market Rate units. AHA purchased the Bethel property, using SPLOST funds, in December 2020. Georgia DCA has awarded a Tax Credit allocation for Phase I (120 dwelling units) of the redevelopment. Building and site designs are approved with demolition of 77 units (Phase I) completed in July 2022 and construction began in the winter of 2023 and anticipated lease up of the units beginning November 2024. Phase II is presently in the planning stages. This public/private partnership will eliminate a blighted property from the community while increasing the stock of affordable housing close to downtown Athens-Clarke County.

### **Public Housing Redevelopment Strategies**

AHA's transformation of the former Jack R. Wells/Pauldoe public housing neighborhood into Columbia Brookside mixed-income community is now providing quality, affordable housing in ACC. Columbia Brookside now has 127 public housing units (50% AMI), 117 Tax credit units (60% AMI), 109 market rate units and 17 HOME units (50% AMI - 80% AMI). All three phases are complete and fully leased-up. In conjunction with the strategic planning process, AHA will develop a development pipeline to address the physical needs of the Authority and prioritize funding to best serve the affordable housing needs of the community.

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

The Athens Housing Authority manages a total of 1,164 apartments in its traditional public housing program in Athens and Comer, Georgia. Two housing managers oversee the Authority's nine developments. The Authority utilizes a combination of Capital Fund Program (CFP) and Operating

Budget funds to provide housing, programs and services for these properties. Public Housing Resident Involvement-The Athens Housing Authority remains committed to customer service as demonstrated through a variety of resident involvement activities and initiatives. Athens Housing Authority residents remain actively involved in the management of their housing. The Inter-Community Council (ICC), an independent 501c3 corporation, comprised of representatives from all neighborhoods, meets regularly to discuss Authority-wide issues. The Executive Director and/or a member of the executive staff attends these meetings to provide a regular update on Authority operations and to listen carefully to resident concerns. In July 2024, the Inter-Community Council (ICC) opened the Cameron-Mattox Resource Center. This allowed the Inter-Community Council to provide peer assistance in preparation of job applications, computer skills, and location of resources. The AHA and its partners have a long history of providing programming to assist residents in preparing for self-sufficiency with access to computer labs, after-school tutoring, children's reading programs, parenting programs, and leadership development. Adults may participate in money management, GED, and job skills assessment classes. The AHA will continue to explore alternative methods of providing these services.

Since 1991, residents have had representation on the AHA Board of Commissioners—initially through two liaison resident members. In October 1999, immediately following the change in State law, the Board petitioned Local Government to increase the AHA Board membership to include a Resident Commissioner with all rights and privileges of board membership. Since that time, the Board has included a Resident Commissioner appointed by the Mayor. The ICC appoints a Resident Advisory Board each year to assist in the development of the Authority's Five-year and Annual Agency Plans. This Resident Advisory Board meets with AHA staff at various times throughout the year as needed to address proposed changes in the Plan.

### **Homeownership Initiative**

The Athens Housing Authority continues a long-established and comprehensive approach to promote affordable homeownership in Athens-Clarke County through various partnerships with Athens-Clarke County government, local lenders, and private organizations. The revitalization of older neighborhoods through new construction is one strategy Athens Housing Authority and Athens-Clarke County utilize to address the need for affordable housing. This began 20 years ago. During the summer of 2000, the Athens Housing Authority initiated a new homeownership program--ACT I Homes. Athens-Clarke County granted the Authority funding through the CDBG and HOME programs to acquire dilapidated properties and build homes in East Athens and the Hancock Corridor. AHA recently constructed two ACT I homes, which were completed and sold to first-time homeowners in 2022, utilizing HOME funds through the Athens-Clarke County Department of Housing and Community Development. Two additional homes were bid on in spring 2023 but no contract was awarded due to bids being well over budget and HUD cost limits. They will be re-bid in fall 2024. AHA also developed the first phase of a 36 parcel subdivision in 2008 for affordable homeownership. Savannah Heights has a tiered financial structure assisting families with incomes below 80% of the Area Median Income (AMI) with HOME funds and families under 115% AMI utilizing a second mortgage program financed by AHA. AHA was approved for FY25 HOME funds to allow the construction of additional houses in early 2025. AHA programming- both

in house and through community partnerships-focuses on jobs, economic development, financial management, and homeownership readiness skills to prepare a larger portion of its resident population for participation in these programs.

### **Actions taken to provide assistance to troubled PHAs**

Athens Housing Authority has been consistently recognized by the U.S. Department of Housing and Redevelopment Authorities (HUD) as a “High Performer” or “Standard Performer” since the inception of Public Housing Assessment System in 2002.

Periodically, the Athens Housing Authority has been requested to supply assistance to other public housing authorities, including those designated “troubled” by HUD. In the fall of 2015, the HUD Atlanta Field Office requested the AHA’s assistance to provide emergency management services for the Comer Housing Authority following the resignation of the staff and board of that designated “troubled” housing authority. Following several years of providing property management services for that PHA and at the request and upon approval of the Comer Housing Authority, Comer local government, and HUD, the Comer Housing Authority dissolved. Effective July 1, 2018, HUD authorized the transfer of the 30 units from Comer to the Athens Housing Authority. The AHA completed a long-overdue modernization program for the 30 units of that development in September 2022.

### **Public Housing continued**

The Athens Housing Authority continues to address the affordable housing needs in Athens-Clarke County through the provision of public housing; the offering of a variety of programs and services to assist low, very low, and extremely low-income households; the redevelopment of neighborhoods providing multi-family, mixed-income communities; construction of affordable homes for homeownership; and property management assistance to neighboring communities within the Athens Metropolitan Statistical Area.

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

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

Actions taken by ACC to enhance our natural and built environment and the quality of life through clean air, clean water & attractive surroundings, are the preservation of river and stream corridors, other green spaces, & the expansion of the greenway system. The ACC tree ordinance seeks to achieve & maintain a tree canopy goal of 40% county-wide, by preserving some trees during development & planting others. The stormwater ordinance reduces flood damage & contamination from urban run-off. An amendment to the building code addresses dust control resulting from the demolition of facilities containing asbestos or lead-based paint. ACC has adopted the US Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system for all new county buildings. Six projects built include the Dance Center, two Police Substations, the Family Protection Center, Fire Station #9 & the Environmental Services Building. This "green building" policy will also have application to other County projects in an effort to reduce energy consumption, environmental impacts, & operating costs. ACC Sustainability Department works to ensure that the community is developing environmentally sound policies for growth, building, & environmental stewardship. The project areas include natural resource management, energy, water conservation, local agriculture, economic vitality & transportation. The Energy Sustainability program will provide appropriate energy-efficient and/or energy-reductions sub-projects in government facilities & transportation elements. ACC recently made bus service fare-free, & increased the number of bus routes, adding stops in underserved, outlying areas. ACC leadership is also considering zoning ordinance changes to reduce barriers to the development of affordable housing based on the approved Affordable Housing Investment Strategy (AHIS).

With HCD's participation, ACC is undertaking major community-wide initiatives to address growth, housing, infrastructure, the environment, & quality of life services. The ACCGov Strategic Plan outlines 6 goals with strategies and initiatives that ACCGov will work to implement between fiscal years 2023-2025. (July 1, 2022-June 30, 2025). ACC has an inactive Land Bank Authority that is currently being reviewed for reinstatement to support AHIS strategies & housing trust fund activities. The AHIS recommends restoring the ACC Land Bank Authority (LBA) to advance public land disposition efforts. The LBA is an important tool for acquiring & disposing of land because it has the regulatory backing that gives it the right to acquire vacant & abandoned property. An LBA can acquire real property, including properties that are tax delinquent, the subject of forfeiture proceedings under Georgia law, properties acquired by donation or intergovernmental transfer, properties that do not comply with building and property maintenance codes & are the subject of state or local nuisance abatement proceedings. Secondly, the LBA fosters the return of non-revenue-generating or nontax-producing property to an effective utilization status to provide opportunity for housing, new industry, & jobs for ACC citizens.

### **Other Actions Continued**

On November 10, 2020, the Mayor and Commission adopted redevelopment plans to establish six tax allocation districts (TADs) within Athens-Clarke County. Following adoption by the Mayor & Commission, the Georgia Department of Revenue certified the tax allocation increment base for each of the six TADs. TAD districts were put into effect in 2021, including the first half of FY22. The established tax allocation districts include the following: TAD #1: Mall Area; TAD #2: West Broad/Hawthorne Area; TAD #3: Newton Bridge; TAD #4: East Downtown; TAD #5: North Avenue; and TAD #6: Lexington Road. These 6 TADS will encourage redevelopment of blighted, distressed, or deteriorating urban areas or those areas lacking adequate infrastructure while ensuring a portion of the taxes received due to redevelopment are used to further improve the district and people most affected. In March 2023, Commission approved a \$650 million dollars for the Athens mall redevelopment TAD plan, which will include 99 total apartments earmarked for affordable rental housing units and will reduce the rent prices of 14,000 square feet of commercial space for the Clarke County School District, the Boys and Girls Club, and minority and women owned businesses. ACCGov adopted inclusionary zoning ordinances intended to provide multi-family residential projects in Athens-Clarke County that are incentivized to contain a defined percentage of housing affordable to low-income and moderate-income households; and encouraged to implement housing for residents of mixed income levels consistent with the goals of the 2018 Athens-Clarke County Comprehensive Plan and the 2019 Proposal to Improve Housing Affordability in Athens. ACCGov has engaged in multiple discussions with developers on future projects that plan to use the IZ ordinance. ACCGov continues to administer an award of \$2.85 million to the Boys & Girls Club of Athens for youth development and violence prevention activities. Alternate Crisis Response teams known as Behavioral Health Unit (BHU), implemented in FY22, work with the ACCPD to respond to non-violent mental health calls. Each three-person co-responder team consists of a sworn officer pair with a mental health clinician. In August 2023, six of the original Bethel Village buildings of the Phase I North Athens Downtown redevelopment have been demolished and grading for the site has been completed. The first phase infrastructure project, which includes street fixtures and realignment of Hull and Hoyt streets is underway. Construction of the first phase, which will include 120 units of mixed income housing is currently underway. Completion and leasing expected for 2025.

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

Funding allocation priorities are based upon the Resources and Needs Assessment and past demand for projects and services. The need for more affordable rental housing far exceeds the amount of HOME and CDBG funding available. Affordable housing efforts will continue to receive a majority of available funding. The primary obstacle to addressing underserved needs is the limited resources available to reduce residents' housing cost burdens. ACC encourages CDBG and HOME recipient agencies to seek additional resources from other public and private entities in an effort to leverage the limited amount of HOME and CDBG funds available.

The primary mission of the ACC Consolidated Plan for Housing is to foster and maintain affordable housing in the community. The most important prerequisite is an adequate supply of reasonably priced homes in target areas. The Athens Housing Authority, the Athens Land Trust, Athens Area Habitat for Humanity, and Historic Athens (formerly Athens-Clarke Heritage Foundation) all work to

build new, low-cost homes or repair deteriorated ones. Fair, unbiased access to housing is also a priority. The Athens Homeless Coalition continues efforts to increase membership and involvement from underrepresented groups with pro-active outreach to persons with lived experience, engaging racial minorities and LGBTQ+ organizations. Consolidated Plan housing activities are designed to develop a viable urban community by providing decent housing, a suitable living environment, expanded economic opportunities principally for low and moderate-income persons, and programs that address the needs of homeless and near homeless persons.

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

#### **Actions For Lead-Based Paint Overview**

ACC has coordinated efforts for lead paint identification and abatement with local housing agencies including the Athens Housing Authority, Athens Area Habitat for Humanity, Athens Land Trust, and Athens-Clarke Heritage Foundation (now Historic Athens). For certain types of housing built prior to 1978, a presumption of Lead Based Paint requires safe work practices be adopted for any rehabilitation project. Households receiving assistance are provided with the Lead Hazard Information pamphlet, and a signed disclosure form is placed in the client file indicating receipt. If a project repair disturbs any lead-based paint surfaces, the following criteria will not be exceeded: Minor maintenance or repair activities where less than six square feet of lead-based paint is disturbed in a room or where less than 20 square feet of lead-based paint is disturbed on the exterior. Window replacement is not minor maintenance or repair and, therefore, is not an allowable project activity. Projects conducted on homes constructed after 1978 or activities that do not disturb lead-based paint surfaces will complete an exemption form and place it in the client file.

Any project exceeding services above the \$5,000 threshold requires the consultation and services of a Qualified Environmental Professional for recommendations of the management or abatement of lead-based paint surfaces according to all EPA and HUD guidelines. Prior to initiating any housing activity involving CDBG or HOME funds, an assessment of the home must be performed by a Qualified Environmental Professional to determine the presence and/or level of lead-based paint. The QEP assessment determines the level of work required to provide necessary protection against all lead-based paint exposure, including interim controls and abatement procedures. A clearance exam is also required to ensure all lead-based paint surfaces have been properly controlled or abated before any rehabilitation services are provided.

Of the 42,126 housing units in the County, nearly 11% were built prior to 1980, implying these units have the potential to be lead hazards. Prior to initiating housing activities involving CDBG and HOME funds, an assessment of the home is done to determine the presence and/or level of lead-based paint and work write-ups prepared to reflect this assessment. Housing providers such as Athens Housing Authority, Athens-Clarke Heritage Foundation (Historic Athens), Athens Land Trust, and Athens Area Habitat for Humanity incorporate Interim Controls and ensure safe work practices are followed on each project in order to reduce human exposure to lead-based paint hazards.

In 2024, HCD received \$541,151 in funding through the competitive HUD Lead Hazard Reduction

Capacity Building Program (LHRCB). Over the next 3 years, HCD will use the funding to develop infrastructure or capacity necessary to undertake comprehensive local programs to identify and control lead-based paint hazards in eligible affordable housing structures.

#### Continuing Education and Updating Policies for Lead-Based Paint

HCD staff continues to receive education on lead-based paint hazards. This past year, staff attended the Lead Safe Housing Rule Webinar Series: Subparts H & L hosted by HUD in February of 2023.

Staff actively reviews all policies in reference to lead-based paint and will continue to develop and/or revised lead-based paint procedures and practices as needed. HCD staff is diligent about ensuring that subrecipients are abiding by lead-based paint protocols by sharing any updated federal, state, or local lead-based paint policies with them.

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

ACC HCD administers CDBG, HOME, & CoC funding as well as local funds in an effort to assist as many low-to-moderate income families as possible. The primary focus of all the HCD Department's funding efforts is to reduce the number of poverty-level families in ACC. CDBG & HOME funding aids in developing viable neighborhoods by supporting the creation of decent housing, creating more suitable living environments, & expanding economic opportunities for LMI individuals. Ultimately, HCD hopes to reduce the number of families living in poverty while also improving the living conditions of all ACC residents. Along with the establishment of neighborhood revitalization areas, HCD has worked to create non-profit CBDOs such as the East Athens Development Corporation (EADC) in an area where gaps exist. The Athens Housing Authority, Athens Area Habitat for Humanity & Athens Land Trust are developing new owner-occupied housing & rental housing opportunities within the designated neighborhood revitalization areas. ACCGov partners with Envision Athens, which is an innovative effort to develop a common vision of change and progress for the future of the ACC community. This process will result in an achievable, multi-dimensional strategy to guide community & economic development for the next twenty years. One of the focus topics of this group is the poverty rate in ACC and ways to reduce it by removing barriers that perpetuate the cycle of poverty. In October 2023, HCD adopted the Affordable Housing Investment Strategy and a Strategic Plan to Reduce and Prevent Homelessness plans to guide future affordable housing actions & related initiatives that will meet with ever growing community needs. These approaches, along with the goals identified in the Strategic Plan, are designed to reduce the number of families living in poverty & increase homeownership in ACC. CDBG & HOME funds will be utilized to deliver housing & community development services on a county-

wide basis, with priority given to projects located in neighborhood revitalization areas. Even with a strong continuum of housing & community development services available through several mature non-profit organizations and faith-based groups, ACC has discernible gaps in service delivery due to the scale of need by our lowest income residents. The community has come together through Envision Athens to develop comprehensive strategies to address poverty in ACC. Actions taken in ACC to reduce the

number of poverty-level families include: The formation of a regional economic development organization to proactively market the region to prospects interested in bringing new industry to the region & encourage the retention and expansion of existing businesses; ACCGov has an Economic Development Department dedicated to attracting business & industry to ACC & increasing employment opportunities; Provide every child aged 0-5 years with access to a quality school-readiness program; Create new public education models that reflect extensive community involvement, shared governance, & new partnerships to meet the diverse needs of our children & communities; Create a state-of-the-art career training center for youth and adults; Provide a single place where families can access education, healthcare, social services, & job training resources; To provide information for services available in ACC, HCD created & has shared this vital information with community assistance providers & made it available on the ACCGov website; Increase coverage & accessibility of public transportation in Athens & the surrounding region. During the pandemic, Athens Transit stopped charging fares. The ACC M&C voted to allow Athens Transit to continue their fare free policy in 2024.

### **Actions Taken to Reduce Poverty Continued**

Develop a comprehensive housing strategy to address the housing needs of the entire Athens community- HCD has developed a new Assessment of Impediments plan to address this matter & is a major focus of the Consolidated Plan. SPLOST funds were awarded to the GICH Affordable Housing application to conduct large-scale housing projects, including new development of the North Athens Downtown project. ACC has also created a new Sustainability Office to develop a sustainability plan that includes Affordable Housing initiatives; Create a health foundation to support comprehensive delivery of primary & specialty health services for those living in poverty and near poverty (There are several agencies in ACC that provide comprehensive health services to the low-income community, especially those with no health insurance and the homeless); Reduce the teen pregnancy rate by providing comprehensive teen pregnancy prevention programs at schools, in places of worship, & in neighborhoods. Based on the Athens Wellbeing survey data, this issue is being successfully addressed, & the number of teen pregnancies has decreased since a focus initiative began. ACCGov continued the Neighborhood Leader program designed to support community engagement in addressing poverty, social disparity, & wealth inequality. The neighborhood leader program began in FY21 and connects underserved residents to community resources, affordable housing, & educational & employment opportunities. The program collects data which helps inform local policy to meet the most urgent needs of the community. Since FY22, ACCGov has managed two programs funded by local ARPA dollars: The Eviction Prevention Program (EPP) & the First Step Homeless Encampment (HE). An EPP program that ended in December 2022 prevented 475 evictions and 209 utility shut-offs for residents negatively affected by the COVID-19 pandemic; a new EPP program began in FY24 & served an additional 384 residents. The HE closed in December 2023 & assisted nearly 300 residents experiencing homelessness & has been successful in rehousing 62 residents in permanent housing and residential recovery programs. Additionally, in FY24 ACCGov awarded \$4.5M of ARPA funds to nine (9) community organizations to implement strategies to prevent & reduce homelessness, and an additional \$100K to provide free summer & year-round youth programs to low-income households. Finally, ACCGov allocated \$871K to 13 local agencies to implement a variety of activities serving LMI households through

its new Community Partnerships Program.

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

The institutional structure includes private industry, nonprofit organizations, and public institutions, through which the jurisdiction carries out its housing and community development plan, which contains an assessment of the strengths and gaps in that delivery system. ACC HCD is responsible for identifying problems & needs that exist in the community as well as identifying & securing resources needed to effectively address needs & barriers. HCD supports the mission to provide affordable housing, economic opportunities, & a suitable living environment. HCD contracts with various nonprofits to carry out their mission & collaborates with private businesses for the development & creation of jobs, housing construction, rehabilitation, & repairs. Partner agencies within the institutional structure include:

**East Athens Development Corporation (EADC)**

EADC is a nonprofit that supports the upward economic mobility of East Athens families and revitalize East Athens. EADC is a CBDO that provides community-based job skills training & job development services in East Athens. As a CBDO, EADC provides programs for youth to improve academic achievement & promote civic engagement. Their programs are being carried out in the East Athens Neighborhood Revitalization area.

Athens Community Council on Aging (ACCA) ACCA promotes a lifetime of wellness through engagement, advocacy, education, and support of aging adults. ACCA provides engagement activities for seniors located in ACC & on-demand transportation that offers door to-door transport to doctor, social services appointments & grocery shopping.

Athens Housing Authority (AHA) AHA provides secure, affordable, quality housing, & resources which encourage & sustain independence for wage earners, the elderly, & their families. AHA manages and administers 1,164 units of public housing in the community & is involved in a number of local affordable housing initiatives.

Athens Land Trust (ALT) is a 501(c)(3) with the dual goals of land preservation and affordable, energy efficient housing. ALT is the only CHDO operating in ACC. Their CHDO activities include acquisition, new construction & rehabilitation of single-family housing. The Ark provides financial education and loans to low-income individuals and families in ACC. The Ark also assists clients with credit reports and assistance with predatory lenders. Historic Athens (HA) preserves the architectural, historical, & cultural heritage of the community through workshops, lectures, exhibits, & tours. HA also manages the Hands On Historic Athens program that does minor-to-moderate housing repairs for low-income homeowners. The Athens Resource Center for Hope (ARCH) identifies gaps in homeless services to develop & implement programs to fill these gaps. ARCH provides easy access to organizations that assist underserved populations including Advantage Homeless Day Service Center, Live Forward, Athens Nurses Clinic, Little Angels Daycare, & Rapid Re-Housing opportunities. The Homeless Day Service Center offers intensive case management, basic necessity accommodations, Rapid Re-Housing and Permanent Supportive Housing for the homeless. The center is located in an accessible location where clients are able to receive mail, use the telephone, access showers & laundry services. Live Forward is a nonprofit which provides permanent supportive housing & medical assistance for HIV positive low-income individuals. Clients are provided with rental assistance & services such as counseling, education, &

vocational training. Athens Nurses Clinic provides free preventive & primary health care services to homeless & low-income families & individuals.

### **Institutional Structure Continued**

The Athens Area Homeless Shelter (AAHS) provides emergency shelter & rapid rehousing for homeless families with children. The Almost Home Shelter program offers long-term residential support to families who are in need of assistance to sustain self-sufficiency & housing stability. It provides shelter, food, childcare, counseling, education, job training & transportation. The Education Matters Network encourages high school completion by training low-income high school students to operate a radio show, learn media production skills, & tour post-secondary schools to assist with education planning. Family Promise of Athens serves homeless families by mobilizing religious communities to provide shelter and meals, works with families to overcome barriers to self-sufficiency, & provides short-term transitional housing. Project Safe is a nonprofit domestic violence shelter which provides a safe shelter, a 24-hour crisis hotline, domestic violence outreach referrals, & support groups for families and children who are victims of domestic violence. There are other citizen-based groups in addition to CDBG and HOME funded agencies that contribute to improved quality of life in ACC. These groups include the Upper Oconee Watershed Network, BikeAthens (which provides free bikes, training, and riding gear to people without transportation), the Oconee River Land Trust, the Oconee Rivers Greenway Commission, Athens Clean Air Campaign, ACC Homeless Coalition, The Sparrow's Nest, Our Daily Bread, and The ACC Community Tree Council. These are advocacy groups that have a direct or indirect influence on public policy & the regulation of private industry. In FY22, ACCGov increased the capacity of local nonprofit organizations with technical assistance in grant writing & management. In January 2024, ACC implemented an ARPA-funded nonprofit capacity building program, CNC Athens, which offers a wide variety of workshops pertaining to nonprofit development topics, provides feedback on grant applications, strategic plans, & program performance & evaluation.

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

#### **Georgia Initiative for Community Housing (GICH)**

The Georgia Initiative for Community Housing is a three-year program of collaboration, technical assistance, and training. GICH helps communities improve their quality of life and economic vitality through the development of locally based housing and revitalization strategies. GICH partners are the Georgia Municipal Association (GMA), The University of Georgia Housing and Demographics Research Center, the Georgia Power Company, Wachovia Wells Fargo Foundation, USDA Rural Development, the Georgia Electric Membership Corporation, and the UGA Partnership Project.

The purpose of the committee is to improve inter-agency collaboration and planning for the development of affordable housing. The Athens GICH Team focuses on housing development, as well as maintenance and sustainability of affordable housing. Athens Clarke County completed the three-year program of technical assistance and cross-community sharing with community housing teams to improve the quality of life and economic vitality through the development of locally-driven housing and

revitalization strategies. The ACC Georgia Initiative for Community Housing (GICH) alumni team/committee will continue to meet quarterly to plan and discuss housing issues, activities and solutions. The ACC GICH (alumni) committee is composed of representatives from the Athens Housing Authority, Athens Land Trust, Athens Area Habitat for Humanity, Athens-Clarke County Planning Commission, Athens Area Homeless Shelter, Advantage Behavioral Health System, Athens-Clarke County Government Officials, ACC Code Enforcement Division and other community leaders and stakeholders. Representatives from the real estate industry and academics from the University of Georgia also participate in meetings to share ideas and discuss collaborative strategies.

On February 12, 2019, the Athens GICH Team presented a proposal to improve Housing Affordability in Athens, Georgia to the Mayor and Commissioners. The GICH team prepared an Affordable Housing proposal for the 2020 special purpose local options sales tax (SPLOST) campaign that would set the table to redevelop a multi-site mixed-income development in Athens, GA. On November 5, 2019, ACC residents voted and passed the SPLOST 2020 programs which included \$44.5 million for a designated Affordable Housing project. In 2020, the Athens GICH Committee established criteria and an associated timeline for applicants seeking the GICH Point when applying to the Georgia Department of Community Affairs (DCA) in hope of receiving funding through the Federal Low Income Housing Tax Credit (LIHTC) Program. In 2024, the GICH Point Review Subcommittee awarded the GICH Point to Blue Ridge Atlantic Classic City Heights. In FY24, the Athens GICH team was recertified as an alumni community for another two years. GICH formed an Inclusionary Zoning Working Group to define and work on local processes to include reducing development barriers, supporting affordable housing subsidies and incentives for new developments. The GICH Committee was designated as the advisory group to make recommendations on how to increase and expand housing affordability options. In coordination with ACCGOV staff, GICH assisted in the prioritization and allocation of affordable housing goals and strategies with \$15 million allocated from the American Rescue Plan Act (ARPA). In coordination with ACCGov staff and a consultant, a Housing Affordability Investment Strategy was developed and accepted by M&C in October 2023. GICH Alumni members participated in the GICH Fall Retreat held October 10-12, 2023 and the GICH Spring Retreat held April 16-18, 2024.

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

ACC has established a commitment to providing equal housing opportunities for existing and future residents. Through the CDBG & HOME programs, among other state & local programs, ACC strives to affirmatively further fair housing & ensure our grants will be administered in compliance with Title VI of the Civil Rights Act of 1964 and the Fair Housing Act of 1968.

HCD partnered with Athens Wellbeing and the University of Georgia Staff to conduct an Analysis of Impediments to Fair Housing Choice (AI) for ACC to affirmatively further fair housing and to meet federal fair housing regulations. The AI analyzes and develops strategies to overcome any impediments to fair housing choice. The AI further examines the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing. An AI that identifies local impediments to fair housing choice and recommends action steps that address and/or alleviates those

impediments currently meets the federal mandate criteria to affirmatively further fair housing. Impediments identified within the AI for ACC are based upon an analysis of ACC's zoning codes, fair housing complaints, interviews with nonprofit and for-profit housing developers and responses from fair housing surveys completed by ACC housing developers, nonprofit organizations, ACC employees, and private citizens.

HCD continuously maintains its website for ACC Gov to ensure that all agencies and the public have access to information regarding Fair Housing and to comply with the standards for HUD's Office of Fair Housing. The links include the following:

- The ACC Gov FAQ Page: <https://www.accgov.com/FAQ.aspx?QID=541>
- HCD's Website (Analysis of Impediments): <https://accgov.com/10422/Fair-Housing-Impediments>
- HCD's Website (Fair Housing Choice): <https://accgov.com/4524/Fair-Housing-Choice>

Individuals may also contact HUD's Office of Fair Housing and Equal Opportunity, or they may file a housing discrimination complaint online. HUD's online complaint form link is prominently featured on HCD's webpage. ACC will thoroughly review any allegation it receives to determine if the claims raised are jurisdictional under the Fair Housing Act.

Athens has a high percentage of cost-burdened residents, which leads to an inadequate supply of affordable housing for the population. Though many households are eligible to receive housing assistance, they are unable to access these benefits due to the lack of available affordable housing in the area. . Additionally, low-income families that live in Athens-Clarke County are unable to afford Fair Market Rent, resulting in a significant portion of the population to live in poverty. There are a variety of reasons contributing to this problem. Barriers to building, like complicated zoning regulations and additional fees, can dissuade developers from creating more affordable housing units. Creation of an Affordable Revenue Fund would help take the reliance off of federal funding and give Athens-Clarke County more resources to construct affordable housing units. Additionally, there are also concerns of neighborhood group displacement and properties that are development ready.

### **Identify Actions Taken to Overcome Impediments Cont.**

Fair Housing Plan Impediment #1: Acute Lack of Affordable Housing & Impediment #2: Rent-Burdened Low-Income Families Cannot Afford Fair Market Rent. Athens has a high percentage of cost-burdened residents, which leads to an inadequate supply of affordable housing for the population. Though many households are eligible to receive housing assistance, they are unable to access these benefits due to the lack of available affordable housing in the area. This problem continues to expand as Athens-Clarke County continues to grow its population. Additionally, low-income families that live in Athens-Clarke County are unable to afford Fair Market Rent, resulting in a significant portion of the population to live in poverty. There are a variety of reasons contributing to this problem. Barriers to building, like complicated zoning regulations and additional fees, can dissuade developers from creating more affordable housing units. The risks can sometimes outweigh the benefit, leading to many developers to focus on creating general rental housing, which is usually not affordable to low-income households. Other issues are a lack of funding to invest into affordable housing units and the amount of available affordable housing units. Creation of an Affordable Revenue Fund would help take the reliance off of

federal funding and give Athens-Clarke County more resources to construct affordable housing units. Additionally, there are also concerns of neighborhood group displacement and properties that are development ready. Since impediments #1 and #2 are inextricably linked, the Analysis of Impediments stated the goals and objectives to addressing them should be presented together. See the table below for more information. Potential Zoning Codes Being Re-Examined or Implemented:-Assist in the review and implementation of inclusionary zoning changes: Ongoing (Carried Over)-Investigate standards whereby accessory dwelling units may be integrated with owner occupied housing in RS zones: Completed (2021-2023)-The definition of a Family as required in single-family zones may prevent residents from living with roommates or utilizing other cost saving strategies and limit housing options.-Zoning codes that protect property values and the integrity of neighborhoods while also ensuring opportunities and incentives to build housing that is affordable and meets community needs.

## **Goals & Objectives for Impediments 1 & 2**

#1: Acute Lack of Affordable Housing & Impediment #2: Rent-Burdened Low-Income Families Cannot Afford Fair Market Rent. Goal: HCD will focus on quantifying the gap between the number of housing units in the county and the number of HHs in need of affordable housing. Objective #1 HCD will partner with non-profit and for-profit agencies to build new housing units and renovate dilapidated properties and neighborhoods to provide the residents of ACC with sufficient housing priced within their household budget. Action #1 HCD partnered with CDBG and HOME Investment Partnership recipients to utilize federal funds to create more affordable housing units in ACC. HCD distributes these funds to non-profit and for-profit housing developers and providers through an annual grant process. HCD utilized its current funding structure by using the Vision Committee, the department citizen advisory committee, to help direct funding decisions specifically to increase the availability and supply of affordable housing. Funding decisions are based upon the prioritization of annual funding needs and goals. These goals emphasize the creation of new affordable housing developments or the renovation of current residential properties to increase and maintain the local housing stock and to develop mixed-income properties that provide true income affordability for a continuum of potential residents. Additionally, HCD identified specific housing projects to focus FY25 HOME funding on, highlighting the need for additional housing units. HCD will continue to utilize this action step to create more affordable housing for Athens-Clarke County residents. Objective #2 Follow the GICH 2019 recommended strategy of investing in the Affordable Housing Special Revenue Fund, which would lessen the reliance on Federal and State dollars for housing. Action #1 HCD has worked together with the consulting group, HR&A Advisors, to come up with a feasible Affordable Housing Investment Strategy plan for an Affordable Housing fund to use to create more affordable housing for Athens-Clarke County residents and take the reliance for funds off of Federal and State dollars. The Mayor and Commission allotted \$4 million for implementation of The Special Revenue Fund. HCD will continue to collaborate with the Mayor and Commission and other community members to implement this objective. Objective #3 Follow the GICH 2019 recommended strategy of incentivizing inclusionary development through policy tools such as eliminating county fees for housing projects that provide affordable housing. Action #1 HCD staff has been working diligently to review, evaluate, and develop its current inclusionary zoning policy. HCD staff will continue to engage in evaluation and development of inclusionary zoning through a partnership

with other departments in ACC Gov. Objective #4 Follow the GICH 2019 recommended strategy of combating the displacement of existing neighborhood groups. Action #1 HCD continues to fund organizations, like HOA and EADC, that puts an emphasis on providing resources to specific communities that are most affected by gentrification. HCD will continue to work together with community partners and the community to combat the displacement of existing neighborhood groups. Objective #5 Follow the GICH 2019 recommended strategy of identifying opportunities for re-development-including the development of an inventory of opportunity properties based on strict criteria. Action #1 HCD has worked closely with the M&C and the community to identify key areas for redevelopment. ACC have discussed creating or reestablishing a land bank authority to hold, manage, and develop properties (tax delinquent, vacant, dilapidated, foreclosed, and other). Collaboration on implementing a Land Bank Authority is moving forward, as staff have been utilizing outreach efforts to understand how this may be restructured and implemented in ACC. HCD will continue to work towards opportunities of redevelopment.

### **Impediment #3: Lack of Education and Awareness on Fair Housing Rights and Responsibilities**

There is a lack of public education and awareness of Fair Housing Rights and Responsibilities. Per the Georgia Commission on Equal Opportunity (GCEO) records for fair housing complaints filed between 2019-2022, one case originated in Athens-Clarke County. This case was closed 11/03/2020. This may suggest that citizens are not aware of their Fair Housing rights and the law. Goal: Provide education to the public regarding Fair Housing rights and what resources are available to them. Objective #1 HCD will continue to build upon the lunch and Learn program to help make education for Fair Housing rights accessible to the public and to agencies. Action #1 During Fair Housing Month, HCD was able to successfully host a lunch and learn, where representatives from Metro Fair Housing Services, Inc. and Georgia Legal Services Program was able to provide education about Fair Housing. In addition, HCD has successfully continued to update The Fair Housing web page on ACC Gov's website featuring informative content on fair housing, which included a comprehensive guide on the process of how to make a fair housing complaint. HCD will continue to plan and host Lunch & Learns and make Fair Housing information available to the public. Objective #2 HCD will leverage the existing infrastructure in the neighborhood Leader program to further educate segments of the population that have not been exposed to information on Fair Housing Rights and Responsibilities. Ways of doing this include meeting the community where they are and going into community spaces where people are already gathering. Action #1 HCD hosted a Fair Housing Rights info session during Fair Housing Month. The presentation was provided at the local library. Neighborhood Leaders were encouraged to come and spread the word about the event. Handouts of the presentation were provided for community members. Handouts were comprehensive and easy to understand. Information about the event was shared on multiple platforms. HCD will continue to hold annual Fair Housing Rights info sessions to educate the public. Objective #3 Implement grassroots education within the community and leverage platforms that community members use to spread information about Fair Housing Rights (e.g., social media platforms). Action #1 HCD updated the Fair Housing Choice and the Analysis of Impediments page on its website to provide an inclusive explanation of Fair Housing rights. All material provided was easy to understand and made accessible in several different ways, to include PDF format. Fair Housing materials were passed

out to partnering agencies and shared within other community committees and groups, including information provided to Pinewoods Library in Spanish for Spanish speaking community members. HCD will continue to share information about Fair Housing Rights through grassroots education within the community through multiple different platforms. Objective #4 HCD may facilitate training on Fair Housing Rights and Responsibilities with the 16 Neighborhood Leaders and the Neighborhood Leader Director so that they will be able to engage in direct client education and awareness on these issues. Action #1 HCD encouraged the Neighborhood Leaders to attend all events regarding Fair Housing Rights. HCD will plan to further engage the Neighborhood Leaders and the Neighborhood Leader Director to facilitate training on Fair Housing Rights and Responsibilities. Objective #5 Following the recommendations of the 2019 GICH study, HCD will plan to partner with members of the GICH team to deliver training and education on the study, its findings, and to generate support for the action agenda proposed in the team study. Action #1 HCD staff has continued to stay engaged with the GICH process and meetings. HCD staff will continue to engage with the GICH team regarding fair housing opportunities and training.

#### **Impediment #4: Land Use and Zoning Restricts Access to Affordable and Fair Housing**

Athens-Clarke County has restrictive policies regarding how many unrelated individuals can reside in a single unit dwelling. Ordinance 9-15-18 states the following: Owners of any single dwelling unit located in any Single-Family Residential (RS) zoning district, or any AR neighborhood cannot have more than two unrelated individuals residing therein, whether or not a family also resides therein. Nor shall any family as defined, have more than one unrelated individual residing with the family. This ordinance can restrict fair housing opportunities for individuals who cannot afford housing otherwise. Not to mention, individuals living with a disability could experience disproportionate burden from the limitations that result from this ordinance. Goal: Collaborate with city partners to address the restrictive nature of Ordinance 9-15-18 to provide accessible and affordable housing options to Athens-Clarke County residents. Objective #1 A city collaboration between HCD and the Planning Department to examine this policy and its effects on protected classes is important to understand the extent to which this is an impediment to fair and affordable housing. Action #1 HCD has worked with the Planning Department to re-examine various policies ordinances to eliminate any barriers to affordable housing. HCD will continue to work with the Planning Department to address any zoning ordinances that create a barrier to affordable and fair housing. HCD staff has attended IZ trainings and attended community events where these issues were being discussed to gather information on the community's perception of these policies. HCD will continue to work towards resolving these potential Fair Housing issues with the Planning department. Objective #2 Continue to assess and streamline processes for zoning and issuance of building permits that will remove constraints to building affordable housing and increase housing options for Athens-Clarke County residents. Action #1 The Mayor and Commission have tasked the Planning Department with researching ways to overcome burdensome zoning restrictions that impair affordable housing development. HCD is collaborating on this project. In addition, the Planning Commission is a ten-member body composed of ACC residents appointed by the M&C to deliberate and make recommendations to the M&C regarding request for planned development, special use, rezoning, planning and zoning code, the Comprehensive Plan and other planning and development-related

matters. HCD will continue to work with the Planning Department to address any zoning ordinances that create a barrier to affordable and fair housing.

### **Identify actions taken to overcome the effects of any impediments cont.2**

Impediment 3: Community awareness of fair housing issues is also a constraint. Finding the most appropriate methods to advertise to the entire community is a challenge that HCD will address by using a multi-faceted marketing campaign. Fair housing affects everyone, so the strategies are intentionally designed to reach as much of the community as possible. The ACC Unified Government (ACCGOV) Housing and Community Development Department (HCD) continues to address three potential impediments to fair and affordable housing as identified in a recently completed Analysis of Impediments to Fair Housing Choice. 1. The supply of affordable housing for very low and low to moderate income people will continue to be addressed through CDBG funding and related support that HCD provides to organizations working to increase and maintain the supply of affordable housing. 2. Fair housing rights and responsibilities will be advertised and marketed to community organizations through a comprehensive and informative, community-wide campaign. 3. Elements of the zoning code identified as restrictions preventing the development of affordable housing have been analyzed by HCD and the ACCGOV Planning Department and determined that the zoning restrictions identified in the Analysis of Impediment to Fair Housing Choice do not constitute true impediments to affordable and fair housing when reviewed in the context of the ACC zoning code safeguard property values and encourage fair housing practices. HCD is confident that these actions serve to affirmatively further fair housing development and choice in ACC and provide the correct proportions of appropriately priced housing in a fair market that adequately serves the workforce. ACC held a Housing Summit on April 18, 2024. The conversation was centered around community organizations, banks, developers, and other community partners to discuss how to move the affordable housing conversation forward (regarding how to make housing fair and more affordable). HCD utilizes a Fair Housing Trainer to provide valuable and usable information regarding Fair Housing matters. HCD has adopted an online training platform for all future needs should we still be unable to provide public training sessions. HCD continues to have a significant following on the department's Facebook page and continues sharing the following with the over 150 subscribers. HCD also proudly displays FHEO posters and notifications in its offices. Along with providing funding to host workshops and community seminars, ACC expended \$457,596 in HOME funding that directly addressed Impediment #1 as identified in the ACC Analysis of Impediments of Fair Housing Choice (AI). ACC also expended \$1,439,817 in CDBG funding that directly addressed Impediment #1 (Acute Lack of Affordable Housing). Previously used buildings have become dilapidated and need serious renovation before they can become residences again and affordable housing may not be in the best locations relative to jobs, schools, and shopping. In summary, ACC affordable housing and redevelopment related funding directly assisted approximately 51 household housing units. In total, 21 homes owned by elderly or disabled residents were repaired including the installation of 4 accessibility ramps, allowing the residents to remain in their homes. During the program year 285 residents benefited from various forms of referral assistance and mainstream services information.

## **CR-40 - Monitoring 91.220 and 91.230**

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

### **Monitoring Procedures**

HCD conducts risk assessments to determine the level of monitoring to be enacted each year, and all ACC subrecipient agencies are monitored annually on-site or virtually to provide technical assistance and ensure compliance with CDBG, CoC, and HOME regulations. Every three years all subrecipient agencies will be monitored on-site. Agencies are also provided with on-going technical assistance as well as opportunities to attend workshops and receive one- on-one training in procurement and contracting. Part of the technical assistance provided to subrecipients includes the use of minority businesses when procuring contractors for external work. Each CDBG, CoC, and HOME funded agency is provided technical assistance throughout the year and each project undergoes continual desk monitoring for compliance documentation and then onsite or virtual monitoring at the end of each program year. Ongoing desk monitoring is conducted by review of submitted monthly progress reports and reimbursement requests to help HCD identify programs or projects that may need adjustments or changes during the program year. Program performance is tracked, and budgets are monitored to aid in overall program analysis. HCD staff, along with CDBG, CoC, and HOME funded agencies, work to ensure that the programs identified in the Annual Action Plan are successfully implemented in a timely manner. Monitoring of 2024 subrecipient grant activities is currently underway, with both on-site and virtual monitoring conducted depending upon risk assessment level.

### **HOME Monitoring Procedures**

All recipients of HOME funds are monitored on an annual basis by HCD to ensure compliance with all HOME Final Rule regulations. Incorporated in all monitoring visits are evaluations of the agency's performance to include completion of funded projects, general management, record keeping, staffing levels, financial resources, board composition, and regulation compliance. All Community Housing Development Organizations are also assessed annually to ensure they maintain the legal status and organizational structure required for CHDO eligibility status. HCD conducts on-going desk monitoring and on-site monitoring for HOME-assisted activities.

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

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

HCD uses a variety of methods to involve citizens in the decision-making process for the Consolidated Plan. The purpose is to encourage citizen participation, with particular emphasis on participation by persons of low and moderate income and residents of slum and blighted areas and areas in which community development funds are proposed to be used. All aspects of citizen participation are conducted in an open manner and every reasonable effort is made to include low- and moderate income persons, minorities, the elderly, handicapped, project area residents, and civic groups. Citizens are provided with timely and adequate information, as well as technical assistance and are encouraged to express their views and submit proposals eligible for community development funds.

Notice of all public hearings are published as a retail ad in the non-legal section of the newspaper of general circulation (in this case, the Athens Banner-Herald) approximately 14 days prior to the time of any public hearing and includes time, date, location, amount of funding, and the topics to be discussed at the public hearings. Special effort is made to include participation by minority groups including African Americans and those of Hispanic origin. The proposed Consolidated Plan and Annual Action Plans are posted on the ACC website in advance of all meetings associated with CDBG and HOME funding. Two public hearings, Agenda Setting and Voting Session meetings, are conducted that provide the public an ability to provide comments and feedback for funding recommendations, Annual Action Plans, Consolidated Plans and any other actions conducted by the department for CDBG, CoC and HOME activities. The department also uses direct outreach, social media and other techniques for special events and programs. Most locations in Athens-Clarke County, Georgia are accessible to people with disabilities. A qualified interpreter for the hearing impaired is available upon request at least 10 days in advance of M&C meetings. (706) 613-3021 (TDD 706 613-3115) to request an interpreter or for more information. HCD seeks citizen comments at public meetings and hearings regarding all aspects of the development of this Consolidated Plan. For special assistance, persons should contact HCD. Comments received during the 15-day review period for the CAPER will be included in the final report to HUD and the community. The department received no comments during the CAPER public review period end date of September 23, 2024.

**2023 HUD Monitoring**

HUD monitored HCD March 27-April 10, 2023, for FY2020 CDBG and HOME programs to include physical assets and lead-based paint. On June 8, 2023, HCD received HUD 2023 monitoring cover letter and monitoring report. HCD responded to the one CDBG concern noted.

**CR-45 - CDBG 91.520(c)**

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

The jurisdiction has no plans to change programming at this time, only to expand existing services as much as possible. HCD has recently converted to the use of an online grant management software program to make access to, and management of, the CDBG and HOME funding processes more transparent and streamlined.

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

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

#### **HOME-assisted unit Inspections**

HCD will continue to monitor HOME- assisted units and request annual owner certification and inspections as needed.

It is HCD's policy to inspect the HOME –assisted unit first on-site within 12 months after project completion. Additionally, an inspection must be conducted at least once every three years thereafter. HCD follows the requirements related to timeframes and schedules for inspections based on the 2013 HOME Final Rule.

ACC completed inspections for Athens Land Trust Waddell Street apartments. Four units were inspected for 804 806 Waddell Street and four units were inspected for 853 Reese Street. No issues were detected, and all units passed inspections. HCD will complete any necessary inspections during HOME monitoring. HUD extended the compliance date of HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) final rule to October 1, 2024, for all applicable Community Planning and Development (CPD) programs, including HOME Investment Partnerships Program (HOME) and Housing Trust Fund.

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

The jurisdiction requires developers of affordable housing to submit an affirmative marketing plan that must be approved before a final decision on the applicant's HOME application is made. The affirmative marketing plan requires that during the initial offering of affordable units, developers must make a good faith effort to market to eligible households that are the least likely to apply for those units. ACC will assist the developer with determination of the populations 'least likely to apply' as well as community resources available, should they require such assistance. HCD updated ACC HOME policies and procedures to prepare for the upcoming FY25 annual HOME application competitive funding cycle.

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

No program income was used for HOME projects during the fiscal year.

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)**

**(STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Athens-Clarke County's Consolidated Plan is designed to develop a viable urban community by providing decent housing, a suitable living environment, expanded economic opportunities for low- and moderate-income persons, and programs that address the needs of homeless and near homeless persons. Other actions taken to foster and maintain affordable housing include increasing the number of affordable housing units, fair and unbiased access to housing, assisting community partners in the provision of housing counseling services and improving the existing housing stock.

With the partnership of several non-profit partners to assist with fostering and maintaining affordable housing, HCD will continue to focus on new and rehabilitated rental and homeownership opportunities for low to moderate income areas and marketed to low- and moderate-income households. Housing needs identified through community assessments and surveys include affordable rental and owner-occupied housing, housing rehabilitation, weatherization and lead-based paint hazard control.

Many LMI families who rent are significantly cost burdened, so Athens-Clarke County will continue to assist with the development of affordable rental opportunities along with home ownership opportunities. Regarding housing developments, local housing partners will continue to focus on rehabilitation in the neighborhood revitalization areas and assist LMI homeowners county-wide.

**Cont. CR-50**

Other housing initiatives During the fiscal year, GICH alumni and committee will continue to meet quarterly to plan and discuss housing issues, activities and solutions. GICH will actively work to identify and prioritize objectives to create affordable (and/or workforce) rental housing, voluntary inclusionary zoning projects and funding options for the housing trust fund. ACC voters approved SPLOST 2020 programs on November 5, 2019, and \$44,500,000 has been dedicated to affordable housing activities. Due to inflation and increased costs of labor, materials and supplies, the first SPLOST funded project, North Downtown Athens, was awarded all funding available for the affordable housing initiative. The North Athens project is a public-private partnership between the Athens Housing Authority, Columbia Residential, and the Jonathan Rose Companies and include support from ACCGov. Birge & Held, in partnership with the Athens Housing Authority, were awarded LIHTC funding to develop a 192-affordable housing unit for households at 60% or below LMI and construction is currently underway. On February 6, 2024, the M&C adopted text amendments that established short-term rentals (STRs) as land use regulated by Title 9 of the ACC Code of Ordinances. The adoption of the ordinances, property owners or residents of short-term rental property are required to demonstrate compliance with the ordinance requirements. The ACCGov Strategic Plan outlines goals, strategies, and initiatives that ACCGov will work to implement between fiscal years 2023-2025 (July 1, 2022- June 30, 2025). Goals and strategies were developed by the Mayor and Commission at a series of retreats in the fall of 2021. Initiatives were developed by ACCGov staff and reviewed and prioritized by the M&C in January 2022. In March 2022, the M&C approved the Strategic Plan and its goals, strategies and initiatives. With six defined goals, Qualify, Stable, Affordable Housing for all is Goal Area 4. HCD Staff members serve as lead for 2023-2024. HCD has implemented its Affordable Housing Investment Strategy (AHIS) plan, which is

driving the next five years of affordable housing planning and initiatives. As a result of the strategies approved in the AHIS, Mayor and Commission have allocated over \$5 million towards affordable housing activities, including LIHTC gap financing, single-family affordable housing activities (acquisition, new construction, homeowner occupied rehab, down payment assistance) and for an acquisition strike fund, which will be used to acquire property that may be deeded to developers for development of multifamily affordable housing. Another \$100,000 was allocated to housing counseling activities in support of the CDBG and HOME programs. Finally, ACC is considering disposition of public land activities in support of affordable housing development.

## CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	740	0			
Total Section 3 Worker Hours	510	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	1			
Direct, on-the job training (including apprenticeships).	35	0			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	35	0			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	77	0			
Outreach efforts to identify and secure bids from Section 3 business concerns.	2	0			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	73	0			
Held one or more job fairs.	1	0			
Provided or connected residents with supportive services that can provide direct services or referrals.	84	1			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0			
Assisted residents with finding child care.	0	0			
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0			
Assisted residents to apply for, or attend vocational/technical training.	35	0			
Assisted residents to obtain financial literacy training and/or coaching.	79	0			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0			
Provided or connected residents with training on computer use or online technologies.	26	1			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0			

Other.	0	0		
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

### **Narrative**

In FY24, HCD did not have any projects that met the specified threshold for Section 3 Reporting requirements. However, HCD did have 4 independent contractors/consultants that met Section 3 qualifications. HCD will continue to promote the hiring and training of low-income residents. ACCGov is committed to the compliance with Section 3 requirements and will continue to connect workers and employers or contractors with HUD's Section 3 Opportunities.

HCD will also continue to assist subrecipients with furthering their outreach efforts for Section 3 contractors.

## **Attachment**

### **Attachment: ACC Citizen Participation Plan**

**Unified Government of Athens-Clarke County  
Housing and Community Development Department  
Citizen Participation Plan**

**INTRODUCTION**

The Unified Government of Athens-Clarke County is an entitlement community for the purposes of receiving community development funds from the U.S. Department of Housing & Urban Development (HUD). As a requirement for receiving these entitlement grants, Title I of the National Affordable Housing Act mandates that jurisdictions prepare:

- A five-year Consolidated Plan (Con Plan) containing community goals and objectives to be achieved with HUD funds and Annual Action Plans (AAP) that identify local community needs;
- A Consolidated Annual Performance Evaluation Report (CAPER) that assesses the jurisdiction's annual achievements relative to the goals described in the Consolidated Plan.

These regulations, which are found at 24 CFR 91.105, provide opportunities for the general public, elected officials, and community stakeholders to actively plan and assess federally funded programs that have a direct impact on Athens-Clarke County's citizens.

**OBJECTIVES OF THE CITIZEN PARTICIPATION PLAN (CPP)**

The CPP establishes standards to promote and encourage citizen participation in the development of the Five-Year Plan, Annual Action Plans, plan amendments and the CAPER. The CPP is designed to especially encourage participation of low and moderate income people, including those living in blighted areas. All aspects of citizen participation will be conducted in an open manner.

**STANDARDS OF PARTICIPATION**

The Unified Government of Athens-Clarke County (ACCGov) will adhere to the following citizen participation standards:

- a. All aspects of citizen participation shall be conducted in an open manner.
- b. Every reasonable effort shall be made to include low and moderate income persons, minorities, the elderly, disabled, target area residents and civic groups.
- c. Citizens will be provided with timely and accurate information, as well as technical assistance.
- d. Citizens will be encouraged to express their views and submit proposals eligible for community development funds.

**PUBLIC HEARINGS**

The Unified Government of Athens-Clarke County will hold public hearings to review community development program performance, to obtain citizens' views on program goals and objectives, and to respond to community development funding recommendations.

Public hearings will be held at convenient times and locations to permit broad participation, with particular consideration to low and moderate income people and residents of blighted and deteriorating neighborhoods. To facilitate adequate notice of public hearings, ACCGov will comply with the following requirements:

- a. The public will be given at least a 14 day notice of all public hearings.

- b. Notice of all public hearings will be published as a block ad in the non-legal section of a newspaper of general circulation, such as the Athens Banner-Herald, at least 14 days prior to the day of the hearing. A possible exception to this is program amendments, which may, because of essence of time, require occasional shorter notices.
- c. Notices will include time, date, location, amount of funding and the topics to be discussed at the public hearing.
- d. All public hearings will be held at locations that are accessible to people with disabilities. Any reasonable special accommodations requested will be made by HCD.
- e. In addition, ACCGov will utilize other means of informing the public such as digital information sources, the ACCGov website, local radio stations, the Athens Banner-Herald newspaper and other local print media, HCD mailing lists, and the Homeless Coalition membership list.
- f. A Consolidated Plan community development (CDBG and HOME) performance hearing regarding currently funded programs will be held at the start of the planning process as part of the CDBG application release for the upcoming fiscal year.
- g. An Annual Action Plan pre-submission public hearing will be held as part of the Mayor and Commission voting meeting to obtain public comments on community development funding recommendations.
- h. The public is invited and encouraged to express their views and comment on all aspects of the program. Minutes of all public meetings and hearings are recorded.

## **EMERGENCY PROCEDURES FOR PUBLIC HEARINGS & PUBLIC REVIEW**

- a. In the event of a public health or natural disaster and the need to obligate and disburse CDBG, HOME and/or any federal funds which require adherence to this Citizen Participation Plan for an emergency, via a substantial amendment or other means, the public will be given a 10 (ten) day notice of the public hearing.
- b. The public comment period will be 5 (five) days or according to HUD issued guidelines. This includes substantial amendments.
- c. The public hearing notifications will be publicized on the HCD website at <https://www.acgov.com/394/Housing-Community-Development> and sent out to the HCD mailing list.
- d. The documents (consolidated plan, annual action plan, and substantial amendment) will be posted for public review on the HCD website.
- e. In the event of government imposed social distancing or quarantine, two options will be offered for receiving public hearing comments:
  1. At the time of the hearing in City Hall, citizens will provide their comments orally in person in the city hall chambers, to be transmitted live by video on YouTube to the public and Mayor and Commission. The video will then be available on the ACCGov website.
  2. Written comments may be transmitted by filling out a form on the Athens-Clarke County Clerk of Commission website: <https://www.acgov.com/FormCenter/Clerk-of-Commission-9-9/Agenda-Comment-Form-55-55>. All comments will be provided to the Mayor and Commission and the Housing and Community Development Department and made part of the hearing records.
  3. Written comments may be sent to HCD: [Santerica.davis@acgov.com](mailto:Santerica.davis@acgov.com) or another designated HCD staff person to be made known to the public.

## **DEVELOPMENT OF THE ANNUAL ACTION PLAN**

ACCGov utilizes a formal Request for Application process for CDBG funding that is held in October and November of each year. ACC also reserves the right to address focused community development needs where organizations are identified that have the capacity to carry out specific priority activities.

- a. The following program information will be provided to citizens at the beginning of the Consolidated Plan/Annual Action Plan process at the application release meeting in October:
  1. The role of citizens in the Consolidated Plan
  2. Total amount of community development funds available for community development and housing activities benefiting low to moderate income people
  3. Eligible activities that may be undertaken with community development funds and the previously funded activities
  4. Procedures to be followed in the planning, preparation and approval of the Consolidated Plan Annual Action Plan, schedule of meetings and public hearings
  5. Review of CDBG program requirements and application package
  6. The Anti-Displacement Plan

## **ROLES AND RESPONSIBILITIES FOR CITIZEN PARTICIPATION**

### **VISION ADVISORY COMMITTEE**

The Vision Advisory Committee is composed of ten (10) Athens-Clarke County residents and are appointed by the Mayor. Its mission is to offer advice to the Housing & Community Development (HCD) Department on Annual Action Plan activities and funding. The Committee members are appointed through a standard ACCGov process where vacancies are advertised, applications are received, and interviews are held with the Mayor. Members serve three-year terms. HCD staffs the committee, providing an orientation to the members regarding the Annual Action Plan process and their role, summaries of the CDBG applications, and technical assistance as needed.

After determining eligibility and reviewing and rating CDBG applications, HCD compiles the received CDBG funding applications and provides them to the committee. Each committee member is asked to review the information packets, complete a rating sheet for each application, provide comments, and prioritize funding. HCD staff meets with the Committee in mid-January to review the applications and come to consensus regarding funding recommendations and priorities. The meeting and agenda is posted on the ACCGov website.

HCD then presents staff and Vision Committee recommendations at a Mayor and Commission Work Session held in mid-February, prior to the Annual Action Plan public hearing. Additional meetings are held if required or requested. The Mayor and Commission reserve the right accept, modify, or reject the recommendations.

The Vision Committee meets as needed throughout the year to review performance of CDBG funded agencies and to provide input on Consolidated Plan Goals and Objectives.

### **THE ATHENS-CLARKE COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT**

Athens-Clarke County's Housing and Community Development Department (HCD) is the administrative entity tasked with developing the Consolidated Plan, Annual Action Plans, amendments to these plans, and the CAPER.

HCD makes recommendations for the use of federal community planning and development funds and is responsible for measuring the effectiveness of these funds in meeting the Consolidated Plan goals and

objectives. HCD staff monitors the funded agencies to ensure that federal funds are being used for eligible activities and are fulfilling their stated goals and objectives.

HCD also provides technical assistance to the sub-recipient agencies, the Vision Committee, and nonprofit agencies interested in applying for funds.

#### **ATHENS-CLARKE COUNTY MAYOR AND COMMISSION**

The Athens-Clarke County Commission is the governing legislative body for Athens-Clarke County. The Mayor is the chief elected officer and presides over the Commission. The Commission meets monthly for an agenda setting session and a voting session. The voting sessions are held on the first Tuesday of each month at 6:00 p.m. at City Hall, 301 College Avenue, Athens, Georgia 30601.

The public hearing for the Annual Action Plan funding recommendations is held at the April voting meeting, and ACC citizens are urged to express their comments at this meeting. The Commissioners then vote to approve or disapprove the staff and Vision Committee recommendations. The Commission may modify these recommendations at this meeting.

#### **CITIZEN PARTICIPATION POLICIES**

##### **AVAILABILITY/LOCATION OF DRAFT AND APPROVED DOCUMENTS**

The draft and final versions of the Five-Year Consolidated Plan, Annual Action Plans, CAPER and related amendments will be made available online at the HCD website: <https://accgov.com/hcd>

Hard copies of the documents will be available at the following locations:

- Housing and Community Development Department  
375 Satula Avenue  
Athens, GA 30601  
706-613-3155
- East Athens Development Corporation  
410 McKinley Drive  
Athens, GA 30601  
706-208-0048

Additional copies of documents can be obtained from the Housing & Community Development Department by calling 706-613-3155.

##### **NOTICES OF HEARINGS AND REVIEW PERIODS: FIVE YEAR CONSOLIDATED PLAN, ANNUAL ACTION PLAN, CAPER, SUBSTANTIAL AMENDMENTS**

Athens-Clarke County will provide residents, public agencies and other interested parties with notice of their opportunity to comment on the Five-Year Consolidated Plan, Annual Action Plan, CAPER, and Substantial Amendments using U.S. mail, e-mail, or in person at public hearings.

To ensure that all citizens, including persons with limited English proficiency, persons with disabilities, residents of public housing, marginalized populations and lower-income residents including those living in revitalization areas, are able to participate in the process the following policies are followed:

- b. ACC HCD will provide notices of meetings and/or hearings on the Five-Year Consolidated Plan, Annual Action Plan, CAPER, and substantial amendments via alternative distribution services such as the U.S. postal service, e-mail, website, and newspaper postings. Notices will be in English, but will be available in Spanish. Every effort will be made to make available translations in other languages as requested.
- c. The public notices will advise interested residents of the availability of relevant draft documents for public review and will include a summary of the document, its contents, and purpose. The notices will describe how to obtain a copy of the document for review. The notices will also include information on how to access staff reports at the HCDC and City Council agenda websites.
- d. All public hearing facilities are accessible to people with disabilities. Notices will be distributed and published in the Athens Banner Herald Newspaper at least *fourteen (14)* days before public hearings and will include information regarding how to request accommodation and services available for persons with disabilities who wish to attend the public hearings.
- e. Newspaper postings of the notices for the Five-Year Plan, Annual Action Plan, CAPER, substantial amendments and amendments to the CPP will be provided in the Athens Banner Herald Newspaper and for one day.
- f. Notices will be sent out to an e-mail distribution list maintained by the Housing and Community Development Department.
- g. Notices will be posted on the Housing and Community Development Department's website at <https://www.acgov.com/394/Housing-Community-Developmentwebsite>.
- h. Notices of the availability of draft documents and the 30-day review periods for the Five-Year Consolidated Plan and Annual Action Plan, and the 15-day review period for the CAPER will be distributed, published and posted on the Housing Department's website as above.
- i. ACC Housing and Community Development Department is receptive to suggestions for ways to improve its processes for notifying the public of hearings and availability of documents.

## **QUICK GUIDE TO PUBLIC REVIEW & HEARING NOTICES**

### **Document Review**

- Five Year Consolidated Plan – 30 day review
- Annual Action Plan – 30 day review
- CAPER – 15 day review
- Substantial Amendments to Consolidated Plan/Annual Action Plan – 30 day review
- Emergency Substantial Amendments to Consolidated Plan/Annual Action Plan--- 5 day review

### **Public Hearing Notices**

- Public Hearing Notices – 14 days
- RFP Release Meeting & Performance Hearing – 14 days
- Emergency Substantial Amendments to Consolidated Plan/Annual Action Plan Hearing--- 10 days

## OTHER GUIDELINES FOR ANNUAL ACTION PLAN, CAPER AND SUBSTANTIAL AMENDMENTS

### GUIDELINES FOR CAPER

The development of the Consolidated Annual Performance and Evaluation Report (CAPER) includes the following public participation guidelines:

- a. There is a public review period of not less than 15 days to allow for public comments.
- b. The public review period for the CAPER will be advertised in the Athens-Banner Herald Newspaper and on the HCD website.
- c. Copies of the CAPER will be available on the HCD website, and hard copies available at the HCD Office, and the East Athens Development Corporation.
- d. ACC will consider comments and views regarding the performance reports expressed by residents and other interested parties in writing addressed to the Housing and Community Development Department.
- e. HCD will include all comments in the final document submitted to HUD.

### GUIDELINES FOR AMENDMENTS TO THE CONSOLIDATED PLAN/ANNUAL ACTION PLAN

The Unified Government of Athens-Clarke County shall provide citizens with reasonable notice of the opportunity to comment on any proposed substantial change in the use of community development funds from one activity to another. Citizens will be given thirty (30) days to comment on the proposed amendment prior to the implementation of the amendment.

- *Definition of Substantial Amendment*  
A change to a previously adopted Five-Year Consolidated Plan or Annual Action Plan activity in which the funding allocation for any category of activities (i.e., Public Services, Public Facilities and Improvement, Housing, Economic Development/Neighborhood Revitalization) is either increased or decreased by an amount of 50% or greater of the amount allocated for that category. In addition, the elimination of any approved activity, addition of a new activity or a significant change to an activity's proposed beneficiaries shall be considered a substantial change.
- The amendment will be available for 30 days for public review and comment followed by a public hearing before the Mayor and Commission. ACCGov shall consider citizen comments, make the modified Annual Action Plan available to the public, and submit a copy of the amended Action Plan to HUD.
- *Reprogramming*  
If CDBG funds are available for reprogramming at the end of the fiscal year, these funds will be allocated during the upcoming fiscal year's Annual Action Plan process as described in the previous sections. An exception to this procedure is an urgent need identified in the community, which is an eligible CDBG activity that dictates a more expedient approval process. To further address an urgent community need, funds may be reprogrammed outside of the regular Annual Action Plan funding process. HCD will notify the Vision Advisory Committee and the Mayor and Commission of the recommended reprogramming, activities involved, and the funding source and amount.

### AVAILABILITY AND ACCESS TO RECORDS

Citizens, nonprofit agencies and other interested parties will be provided with reasonable and timely access to information and records related to the Consolidated Plan, CAPER, the Annual Action Plan and the use of assistance under the programs covered (CDBG, HOME, and Continuum of Care) during the prior five (5) years. These documents will be made available to the public upon request.

## **TECHNICAL ASSISTANCE**

To further facilitate citizen participation, the Unified Government of Athens-Clarke County will offer technical assistance through staff or other resources. Technical assistance will be directed toward assisting organizations in preparing and carrying out community development program activities. Technical assistance will be available to low to moderate income residents and residents of blighted neighborhoods. The level and type of assistance shall be determined by the Department of Housing and Community Development. Any citizen or organization desiring technical assistance should contact:

ACC Department of Housing & Community Development  
P. O. Box 1868  
375 Satula Avenue  
Athens, GA 30530  
706-613-3155  
Fax 706-613-3158

## **COMPLAINT PROCEDURES**

Following is a procedure to respond to citizen complaints in a timely and responsive manner:

- a. Complaints are to be addressed to the Director of the Department of Housing and Community Development, P. O. Box 1868, 375 Satula Avenue, Athens, GA 30601.
- b. Action to address the complaint is initiated the day it is received in the HCD office.
- c. The complaint is documented and referred to the appropriate individual, department or agency for action. Following department or agency response, the complainant is then contacted by the Housing and Community Development Department as a follow-up for resolution of the complaint in writing.
- d. The timeframe of responding to a complaint varies, depending on the nature of the grievance and the action required. The Unified Government of Athens-Clarke County shall make every reasonable effort to provide a written response within 15 working days.
- e. If the complainant is not satisfied with the response, the recourse is to forward the complaint in a letter to the Mayor, 301 College Avenue, Athens, Georgia 30601.

## **TRANSLATION**

Translations of HCD documents into Spanish or other languages are available upon request.

## **ACCESSIBILITY AND AVAILABILITY TO PEOPLE WITH DISABILITIES**

All public hearings are located in facilities that are accessible to people with disabilities. If special accommodations are required, the public is asked to contact HCD at 706-613-3155.

## **DISPLACEMENT POLICY**

As part of the Citizen Participation Plan, ACC HCD must maintain a displacement policy. Displacement refers to the involuntary relocation of individuals from their residence due to housing development and rehabilitation paid for with federal funds. ACC will continue to use existing federal and State relocation guidelines, as applicable, to minimize displacement and to alleviate the problems caused by displacement. Depending on the funding source, displaced persons may be offered one or more of the following:

- a rent subsidy for another unit
- costs of a hotel during repairs

### **CONSIDERATION OF OBJECTIONS TO THE CONSOLIDATED PLAN**

Residents who wish to formally object to the Consolidated Plan Annual Action Plan are encouraged to put their views in writing and discuss the objection(s) with the Housing and Community Development Director and the Mayor, prior to informing the HUD Atlanta Field Office.

Objections should be submitted within the Consolidated Plan Annual Action Plan 30-day public review and comment period. The Unified Government of Athens-Clarke County has the sole authority to make final determinations and recommendations as a result of the objection.

HUD will consider objections made solely on the following grounds: the applicant's description of needs and objectives is inconsistent with available facts and data; the activities are inadequate in meeting the needs and objectives identified by the applicant; the application does not comply with HUD requirements or applicable laws; or the application's proposed activities are ineligible according to CDBG and HOME regulations.

# Ads and Public Notices of Funding

Athens Banner-Herald - 09/08/2024

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## The Athens-Clarke County Unified Government Housing and Community Development Department

### NOTICE TO THE PUBLIC Consolidated Annual Performance and Evaluation Report (CAPER)

The CAPER provides information on how the Unified Government of Athens-Clarke County (ACCGOV) used \$1,439,817.74 in Community Development Block Grant (CDBG); \$494,283.02 in Community Development Block Grant CARES (CDBG-CV) and \$457,596.35 in HOME Investment Partnerships (HOME) entitlement funds expended during the July 1, 2023 – June 30, 2024 fiscal year. The CAPER describes the activities for which these funds were budgeted and expended during the fiscal year, the beneficiaries of the activities, accomplishments, and related information. The CAPER draft will be available September 9, 2024 through September 23, 2024 for public review online at the HCD website:

<https://www.accgov.com/394/Housing-Community-Development>

Hard copies will be available for review at the following location:

ACC Housing and Community Development Department	East Athens Development Corporation
375 Satula Avenue	410 McKinley Drive, Suite 101
Athens, GA 30601	Athens, GA 30601
(706) 613-3155	(706) 208-0048

We encourage ACC residents to review the CAPER draft. If you require special assistance or need additional CAPER draft copies, please contact Housing and Community Development Department at (706) 613-3155.

If you have any questions or desire more information about this document, please contact ACC Housing and Community Development Department at (706) 613-3155.

Written comments should be submitted to the Housing and Community Development Department to [Andrea.Livingston@acgov.com](mailto:Andrea.Livingston@acgov.com) no later than 5:00pm, September 23, 2024 to be included in the CAPER.

ACCGOV

 <b>Public Notice</b> <b>Athens-Clarke County</b> <b>Housing &amp; Community Development Department</b> <b>July 1, 2023-June 30, 2024 Annual Action Plan</b> <b>HUD Community Development Block Grant and HOME Programs</b>	
<p>The Athens-Clarke County Unified Government Housing and Community Development Department is preparing the July 1, 2023-June 30, 2024 Consolidated Plan and Annual Action Plan proposed activities for the Community Development Block Grant (CDBG) and HOME Programs. <b>The Mayor and Commission received citizen comments on the proposed plan at public hearings on March 21, 2023 and April 4, 2023 at 6:00 p.m. in City Hall.</b> Written public comments concerning the plan and proposed CDBG and HOME funded activities will be received from April 10, 2023 through May 10, 2023 and must be submitted in writing to: <a href="mailto:andrea.livingston@accgov.com">andrea.livingston@accgov.com</a> at the Housing &amp; Community Development Department or through the Mayor and Commission online agenda comment form at: <a href="http://www.accgov.com/publicinput">www.accgov.com/publicinput</a></p>	
<p><b>CDBG and HOME Funding:</b>  Community Development Block Grant (CDBG): \$1,220,765  Reprogrammed CDBG Funds: \$78,721  HOME Investment Partnership Program: \$852,608  <b>FY24 July 1, 2023 – June 30, 2024 CDBG funded Housing and Community Development Activities:</b></p>	
<p><b>Affordable Housing Objectives</b></p> <ul style="list-style-type: none"> <li><b>Athens Area Habitat for Humanity</b>.....\$147,000 Minor to moderate homeowner occupied rehabilitation, handicap accessibility, and support for rehabilitation and new construction of affordable housing activities.</li> <li><b>Athens Housing Authority</b>.....\$75,000 Acquisition, demolition and support for affordable housing activities.</li> <li><b>Athens Land Trust</b>.....\$182,000 Acquisition, homeowner down payment assistance, and support for rehabilitation and new construction of affordable housing activities.</li> <li><b>Historic Athens (formerly Athens-Clarke Heritage Foundation)</b>.....\$130,000 Minor to moderate homeowner occupied rehabilitation of homes 50 years or older and of historic and historic-eligible homes.</li> </ul> <p><b>Total Affordable Housing</b>.....\$534,000</p> <p><b>Microenterprise, Economic Development, and Neighborhood Revitalization Objectives</b></p> <ul style="list-style-type: none"> <li><b>Athens Land Trust</b>.....\$62,000 Microenterprise programs: West Broad Farmers Market and Grow Your Business Program.</li> <li><b>East Athens Development Corporation</b>.....\$30,000 Bridging the Gap job coaching program.</li> <li><b>East Athens Development Corporation</b>.....\$112,000 Operation One Family at a Time, providing job training and job placement assistance for Certified Nursing Assistant, Phlebotomy Technician and Patient Care Technician certification.</li> <li><b>East Athens Development Corporation</b>.....\$30,000 Partnership with Chess and Community Conference, United Community Outreach, and Cultivating a Lifetime of Legacy agencies to conduct youth economic development activities.</li> <li><b>Goodwill of North Georgia</b>.....\$60,000 Microenterprise training through GoodBIZ program for new and existing businesses.</li> </ul> <p><b>Total Economic Development and Neighborhood Revitalization</b>.....\$294,000</p> <p><b>Public Services Objectives—Subject to the 15% Cap</b></p> <ul style="list-style-type: none"> <li><b>Advantage Behavioral Health Systems</b>.....\$30,000 Homeless Day Service Center mainstream benefits and services coordination.</li> <li><b>Chess and Community Conference</b>.....\$30,000 Project Rewrite program, including STEM and critical thinking programs for low-income youth.</li> <li><b>Divas Who Win</b>.....\$30,000 Workforce development program for women in special population groups.</li> <li><b>Family Promise of Athens</b>.....\$33,000 Shelter and supportive services for homeless families.</li> <li><b>Sparrow's Nest</b>.....\$30,000 Supportive services to individuals experiencing homelessness.</li> <li><b>The Ark UMOC</b>.....\$30,000 Financial education, counseling, and financial products for low-income individuals.</li> </ul> <p><b>Total Public Services</b>.....\$183,000</p> <p><b>Total Reprogrammable Funds for AH, ED, and PFI Activities</b>.....\$44,333</p> <p><b>Administration and Planning</b></p> <p><b>HCD Planning and Administration</b>.....\$244,153 (20% Cap)</p> <p><b>Total CDBG Administration</b>.....\$244,153</p> <p><b>HOME Funds Available for FY23 (July 1, 2022 – June 30, 2023)</b></p> <ul style="list-style-type: none"> <li><b>Housing and Community Development</b> Affordable housing construction.....\$767,347</li> <li><b>Administration</b> HCD administration of HOME program (10% cap).....\$85,261</li> </ul> <p><b>Total FY24 HOME funds</b>.....\$852,608</p>	



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## Russia's baseless theory pins pipeline breaks on US

**David Klepper**  
ASSOCIATED PRESS

The Kremlin and Russian state media are aggressively pushing a baseless conspiracy theory blaming the United States for damage to natural gas pipelines in the Baltic Sea in what analysts said Friday is another effort to split the U.S. and its European allies.

The Russian position is also reverberating on social media forums popular with American conservatives and far-right groups.

NATO leaders believe the damage to the Nord Stream 1 and 2 pipelines between Russia and Germany is the result of sabotage.

NATO has refrained from identifying a suspect pending an investigation into the damage.

Russia began blaming the U.S. quickly after the damage was reported Monday night. On Friday, speaking at a ceremony to annex four Ukrainian regions, Russian President Vladimir Putin said "Anglo-Saxons" in the West were behind the "terror attacks" but did not specify any nations.

Pravda and other Russian state outlets reported Thursday that the U.S. operates underwater robots capable of carrying out the acts of sabotage.

The Russian Foreign Ministry spokeswoman wrote about her suspicions of U.S. involvement in a Telegram post.

"Europe must know the truth!" Maria Zakhارова wrote on Telegram Wednesday.

President Joe Biden on Friday dismissed Russia's claims.

"It was a deliberate act of sabotage. And now the Russians are pumping out disinformation and lies," Biden said. "... When things calm down, we're going to send the divers down to find out exactly what happened. We don't know that yet exactly. But just don't listen to what Putin's saying. What he's saying we know is not true."

The assertions of U.S. responsibility cite Biden's threat in February to stop the recently completed Nord Stream 2 pipeline if Russia invaded Ukraine. "If

Russia invades ... then there will be no longer a Nord Stream 2," Biden said. "We will bring an end to it."

The two Nord Stream lines were not in operation but were filled with tons of methane that began bubbling to the surface following the damage. Russia recently shut off the Nord Stream 1 pipeline as it ramped up energy pressure on Europe. Nord Stream 2 has never been used.

Fox News' Tucker Carlson played the Biden clip on his show Tuesday and brought up the possibility that the U.S.

was behind the sabotage.

"If they did this, this will be one of the craziest, most destructive things any American administration has ever done, but it would also be totally consistent with what they do,"

Carlson said.

Former President Donald Trump also reposted Biden's remarks on Truth Social along with a call for the U.S. to remain "cool, calm" in its relations with Russia. "Wow. What a statement. World War III anyone?" he wrote.

Contacted for a response, a spokeswoman for Fox News forwarded transcripts from past episodes of Carlson's show, including one in which he discussed a conspiracy theory about supposed secret bioweapon research in Ukraine.

A spokeswoman for Trump did not immediately respond to a message on Friday.

The suggestion that the U.S. caused the damage was circulating on online forums popular with American conservatives and followers of QAnon, a conspiracy theory movement that asserts that Trump is fighting a battle against a Satanic child-trafficking sect that controls world events.

### Community Development Block Grant Request for Applications and Public Notice of Availability

The Athens-Clarke County Unified Government Housing and Community Development Department announces the availability of approximately \$1,359,123 in CDBG funds for housing and community development activities beginning July 1, 2023. Approximately \$738,491 in HOME Investment Partnership Program funds will be available in July 2023 as gap financing for eligible housing activities.

HCD will host a virtual meeting to explain how nonprofit organizations may access these federal funds to administer programs that provide affordable housing, a suitable living environment, and expanded economic opportunities for Athens-Clarke residents.

#### The meeting will be held via WebEx:

- Thursday, October 20, 2022 at 10:00am

You can register for the meeting here:

<https://accgov.webex.com/accgov/j.php?RGID=rb5d705a5034bedbdd08925b49aa1652c>

Or you can view the recording of the meeting on the HCD website at [www.accgov.com/HCD](http://www.accgov.com/HCD)

For more information or assistance, contact:

**Santerica Davis**  
ACC Housing and Community Development Department  
**706.613.3155**  
[santerica.davis@accgov.com](mailto:santerica.davis@accgov.com)

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**News Flash**

**Fair Housing 2023 Month Events**

Housing & Community Development (HCD) will host two events for Fair Housing Month in April. [Read on...](#)

**Residents Sought for 10 Positions on Six Policy-Making Boards by Friday, April 7** ACC Gov is seeking qualified candidates to fill 10 volunteer positions on six important policy-making boards. [Read on...](#)

**Animal Services Adoption Center Dog Area Under Precautionary Quarantine until April 5** The quarantine is due to the possible presence of canine parvovirus identified in a dead dog. No volunteers or visitors will be allowed in the dog area. Owner surrenders will not be allowed. Owner reclaims will be allowed with advisement during this time. [Read on...](#)

[Home](#) > News Flash

Housing & Community Development

Posted on: March 10, 2023

**FY24 CDBG Funding Recommendations**

HCD will present FY24 CDBG Annual Action Plan IV funding recommendations to the Mayor and Commission on Tuesday, March 14, 2023 at City Hall. This Work Session begins at 6:00pm and will be livestreamed at <https://www.youtube.com/@accgovstreams>. The public is welcome to attend in person or view proceedings on the ACCGov YouTube channel. Please note that no public comments are accepted at this meeting.

The Mayor and Commission will receive citizen comments on the FY24 CDBG Annual Action Plan IV funding proposals at public hearings on March 21, 2023 (Agenda Setting Session) and April 4, 2023 (Regular Session) at City Hall, with both meetings starting at 6:00 p.m. These public meetings are also livestreamed and may be viewed on YouTube at <https://www.youtube.com/@accgovstreams>.



← Previous

[Fair Housing 2023 Month Events](#)

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**News Flash**

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Housing & Community Development

Posted on: October 3, 2022

**FY24 CDBG Application Release Meeting**

The Athens-Clarke County Unified Government Housing and Community Development Department announces the availability of approximately \$1,359,123 in CDBG funds for housing and community development activities beginning July 1, 2023. Approximately \$738,491 in HOME Investment Partnership Program funds will be available in July 2023 as gap financing for eligible housing activities.

HCD will host a virtual meeting to explain how nonprofit organizations may access these federal funds to administer programs that provide affordable housing, a suitable living environment, and expanded economic opportunities for Athens-Clarke residents.

The meeting will be held via WebEx:

- **Thursday, October 20, 2022 at 10:00am**

You can register for the meeting here:

[FY24 CDBG Application Meeting Registration](#)

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# Fair Housing - HOME - CDBG Activities

## 2024 HCD Fair Housing Events



The Unified Government of Athens-Clarke County  
Housing & Community Development Department Presents

### Free Fair Housing Education Events!

Please call (706) 613-3155 to RSVP & for more information.

#### Tenant Rights: A Community Event for Renters & Landlords

April 9th, 2024

5:30 PM - 7:30 PM

**Chad McCranie**, Senior Staff Attorney for Georgia Legal Services Program, will discuss Tenant's Rights & Landlord Responsibilities.

 The Main Library Auditorium  
2025 Baxter St  
Athens, GA 30606

#### Lunch & Learn for the Athens-Clarke County Community

April 17th, 2024

11:00 AM - 1:00 PM

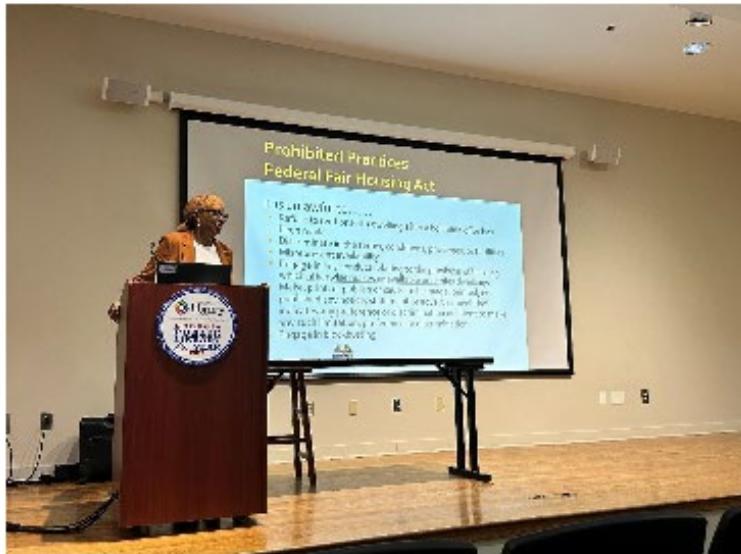
**Gail L. Williams**, the Executive Director of Metro Fair Housing Services, Inc., will discuss Fair Housing rights and illegal practices by housing providers.

 The Main Library Auditorium  
2025 Baxter St  
Athens, GA 30606

\*\*Carry out lunch will be available. Please RSVP by calling the Housing & Community Development Office or by emailing [Andrea.Livingston@aecgov.com](mailto:Andrea.Livingston@aecgov.com).



Georgia Legal  
Services Program



**HOME-Assisted Rental Property: Athens Land Trust Historic Mack Burney Open House**





HCD Community Development Week – 50<sup>th</sup> Anniversary of National Community Development

 *Housing and Community Development Department*

## 50th Anniversary of National Community Development Week: April 1-5, 2024



**Community Development Week: Celebrating Impact!**  
Join us from April 1st to April 5th, 2024 as we spotlight the incredible work of our local agencies fueled by Community Development Block Grant (CDBG) funds.

*What's Happening?* Discover how these funds are transforming our community—building affordable housing, enhancing public spaces, and empowering local initiatives.

**Get Involved!** Share your CDBG-funded programs on social media using the hashtags: **#CDBGWorks, #CDBG50, #CDWeek2024, #CDBGAthensGA**

*Let's show them what community means in Athens!*  
*Together, We Make a Difference!*

*Empower – Engage – Support – Strengthen – Unify*

## The Sparrow's Nest

A screenshot of the Sparrow's Nest website. The page features a bio of Melissa, a photo of her, and text about her challenges and the community's support.

**Sparrow's Nest**

**Melissa**

The Sparrow's Nest, located in the heart of Athens, Georgia, provides emergency services to individuals and families in need. The main goal here is to "make people in their God-given purpose and identity in Christ".

Melissa, a very client of the Sparrow's Nest, is an example of how God can use us in His service. "I was working as a non-violent restraining associate, and she believed in my eyes, unscripted and faithfulness," she said.

"Melissa is a hard-working woman who always goes to the Sparrow's Nest. She is a very nice person who is kind and compassionate and kind."

Giving up, Melissa initially thought she would be her younger sister, where she turned patient with others. But, the Sparrow's Nest challenged her to move forward.

"They are also the ones that have me believe during the road I think the Sparrow's Nest have taught me that," Melissa said.

Melissa strives to build a community to help God's love come through. "I am a very simple person, but I have a desire to come up during high times and encourage them when difficulties of any size are reached. To describe the

**100% OF THE SPARROW'S NEST PLAZES ME IN HER  
FOR A REASON. IT MAYBE THAT I NEED TO  
BELIEVE MORE IN JESUS'S LOVE FOR ME  
HE CONTINUES TO REACH OUT**

Sparrow's Nest Melissa said, "You community full of people willing to help her sisters."

Throughout her time in Athens, Melissa has had access to clothing, laundry facilities, and hot, nutritious meals at the Sparrow's Nest. "I am so grateful to the Sparrow's Nest in particular, she believes due to in Athens for a purpose."

"I believe the Lord has placed me here for a purpose, and I am grateful to be here to help cancer and it above belief. He could fully heal me", she said. "I know He will always guide and protect me, as I am not worthy of His love."

Melissa believes that when one God's chosen another will open, you would have faith.

By: Melody Lewis - The Georgia Foundation Project

**Chess and Community Conference**



**Athens Area Habitat for Humanity, Inc.**



Divas Who Win - She Works graduates



East Athens Development Corporation, Inc. Youth Economic Development-HBCU Fair



THANK  
YOU FOR  
YOUR  
SUPPORT!



**Hands On Historic Athens**



## Leah's Story

*"CWA helped me begin a path to a financial freedom."*



Leah, a hardworking single mother of two, lives paycheck to paycheck. Although she works full time for a local company, she has no room at the end of each month for anything unexpected. Like many Athens area low-income workers, Leah describes her day-to-day life as extremely stressful and full of worry.

When she encountered an unexpected car repair a few years ago, she turned to a high-interest predatory loan to cover the cost. "I didn't have any other options and I needed my car to get to work," Leah said. Little did she know that 2 years into this loan she would pay over \$2,000 for the original loan amount of \$487.

When Leah came to The Ark, she was seeking emergency financial assistance for her rent due to a reduction in hours at work.

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Leah also attended our CWA financial education workshop and then worked with Financial Education Coordinator Stephanie Cockfield in a one-to-one session to rebuild her budget and develop cost-saving habits.

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Leah qualified for our CWA Opportunity Loan to refinance her 400% interest predatory payday loan to a 3% loan through Georgia United Credit Union. She has since completed additional one-on-one coaching sessions, opened a checking and savings account, as well as fully repaid her CWA loan in 6 months.

"Since completing the program, I have been able to open a traditional checking and savings account. I also monitor my credit reports weekly and my score has increased about 55 points! I learned life skills that have made a huge difference in the way I handle my budget. I no longer have a car payment. I put money in savings every week and I got the promotion I have been focused on for the last year!"

## **Financial Summary Reports - PR26 - PR33- HOME APR - HOME Match**



**PART I: SUMMARY OF CDBG RESOURCES**

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	783,637.77
02 ENTITLEMENT GRANT	1,220,765.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,004,402.77

**PART II: SUMMARY OF CDBG EXPENDITURES**

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,166,669.02
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,166,669.02
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	273,148.72
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,439,817.74
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	564,585.03

**PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD**

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	158,772.78
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,007,896.24
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,166,669.02
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

**LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS**

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

**PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS**

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	328,547.25
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	(154,023.91)
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	174,523.34
32 ENTITLEMENT GRANT	1,220,765.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,220,765.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.30%

**PART V: PLANNING AND ADMINISTRATION (PA) CAP**

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	273,148.72
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	(28,995.72)
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	244,153.00
42 ENTITLEMENT GRANT	1,220,765.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,220,765.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%



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

No data returned for this view. This might be because the applied filter excludes all data.

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

Plan Year	IDIS Project	IDIS	Activity	Activity Name	Matrix Code	National Objective	Drawn Am
2022	1	1168		Athens Land Trust	138	LMH	\$158,77
					13B	Matrix Code	\$158,77
							\$158,77

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Am
2022	1	1167	6788162	Athens Housing Authority	01	LMH	\$32,11
2022	1	1167	6811965	Athens Housing Authority	01	LMH	\$32,81
2022	1	1167	6855169	Athens Housing Authority	01	LMH	\$30,21
2023	1	1210	6873614	Athens Housing Authority	01	LMC	\$7,91
					01	Matrix Code	\$103,14
2022	4	1177	6788190	Advantage Behavioral Health Systems	03T	LMC	\$1,91
2022	4	1177	6812198	Advantage Behavioral Health Systems	03T	LMC	\$3,41
2022	4	1183	6789034	Family Promise of Athens	03T	LMC	\$3,51
2022	4	1183	6790977	Family Promise of Athens	03T	LMC	\$3,61
2023	4	1198	6873565	Sparrow's Nest	03T	LMC	\$17,01
2023	4	1198	6896689	Sparrow's Nest	03T	LMC	\$4,71
2023	4	1199	6873547	Family Promise of Athens	03T	LMC	\$12,41
2023	4	1199	6897005	Family Promise of Athens	03T	LMC	\$3,31
2023	4	1202	6873434	Advantage Behavioral Health Systems	03T	LMC	\$11,01
2023	4	1202	6896965	Advantage Behavioral Health Systems	03T	LMC	\$13,51
					03T	Matrix Code	\$74,79
2022	2	1174	6812196	East Athens Development Corp - Youth Enrichment	05D	LMC	\$2,11
2022	2	1174	6855222	East Athens Development Corp - Youth Enrichment	05D	LMC	\$11,71
2022	3	1181	6790975	Chess and Community Conference	05D	LMC	\$51
2022	3	1181	6812201	Chess and Community Conference	05D	LMC	\$6,91
2022	3	1184	6789037	Georgia Conflict Center	05D	LMC	\$3,01
2022	3	1184	6812203	Georgia Conflict Center	05D	LMC	\$1,41
2023	2	1204	6873522	East Athens Development Corp - Youth Economic Development	05D	LMC	\$5,81
2023	2	1204	6897892	East Athens Development Corp - Youth Economic Development	05D	LMC	\$3,71
2023	3	1201	6886503	Chess and Community Conference	05D	LMC	\$12,41
2023	3	1201	6896971	Chess and Community Conference	05D	LMC	\$5,01
					05D	Matrix Code	\$52,91
2022	5	1178	6790968	Athens Community Council on Aging	05E	LMC	\$1,71
2022	5	1178	6812200	Athens Community Council on Aging	05E	LMC	\$1,71
					05E	Matrix Code	\$3,51
2022	5	1176	6790961	Acceptance Recovery Center	05F	LMC	\$
					05F	Matrix Code	\$4
2022	2	1172	6811993	East Athens Development Corp - Job Coaching	05H	LMC	\$5,71
2022	2	1172	6855196	East Athens Development Corp - Job Coaching	05H	LMC	\$6,11
2022	2	1173	6788180	East Athens Development Corp - JHCI	05H	LMC	\$13,51
2022	2	1173	6812194	East Athens Development Corp - JHCI	05H	LMC	\$3,41
2022	2	1173	6855207	East Athens Development Corp - JHCI	05H	LMC	\$5,91
2022	5	1182	6788195	Divas Who Win	05H	LMC	\$4,81
2022	5	1182	6790976	Divas Who Win	05H	LMC	\$2,51
2022	5	1182	6812202	Divas Who Win	05H	LMC	\$2,01
2023	2	1205	6891586	East Athens Development Corp - JHCI	05H	LMC	\$63,41
2023	2	1206	6873581	East Athens Development Corp - Job Coaching	05H	LMC	\$10,31
2023	2	1206	6896987	East Athens Development Corp - Job Coaching	05H	LMC	\$5,31
2023	5	1200	6873599	Divas Who Win	05H	LMC	\$13,41
2023	5	1200	6897008	Divas Who Win	05H	LMC	\$1,81
					05H	Matrix Code	\$138,80
2022	4	1180	6824278	Athens Nurses Clinic	05M	LMC	\$16,41
					05M	Matrix Code	\$16,40
2022	1	1179	6790973	Athens Land Trust	05U	LMC	\$18,81
					05U	Matrix Code	\$18,89



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Am
2022	2	1186	6789042	The Ark UMO	052	LMC	\$1,5
2022	2	1186	6812204	The Ark UMO	052	LMC	\$1,5
2023	2	1197	6873322	The Ark UMO	052	LMC	\$17,51
2023	2	1197	6896999	The Ark UMO	052	LMC	\$2,51
					052	Matrix Code	\$23,15
2021	2	1164	6811948	Athens Land Trust - 250 Dublin Street	12	LMH	\$143,5
					12	Matrix Code	\$143,52
2023	1	1209	6886578	Athens Land Trust	13B	LMH	\$18,0
2023	1	1209	6896983	Athens Land Trust	13B	LMH	\$63,1
					13B	Matrix Code	\$81,16
2022	1	1166	6788153	Athens Area Habitat for Humanity	14A	LMH	\$69,91
2022	1	1166	6811955	Athens Area Habitat for Humanity	14A	LMH	\$9,5
2022	1	1169	6788174	Historic Athens (ACHF)	14A	LMH	\$5,01
2022	1	1169	6811978	Historic Athens (ACHF)	14A	LMH	\$8,1
2023	1	1208	6853070	Historic Athens (ACHF)	14A	LMH	\$22,81
2023	1	1208	6891594	Historic Athens (ACHF)	14A	LMH	\$24,41
2023	1	1211	6877570	Athens Area Habitat for Humanity	14A	LMH	\$41,5
2023	1	1211	6897010	Athens Area Habitat for Humanity	14A	LMH	\$58,91
					14A	Matrix Code	\$240,61
2022	2	1171	6811985	Athens Land Trust	18C	LMC	\$29,41
2022	2	1171	6855185	Athens Land Trust	18C	LMC	\$6,11
2022	2	1175	6788186	Goodwill of North Georgia	18C	LMC	\$7,81
2022	2	1175	6812197	Goodwill of North Georgia	18C	LMC	\$15,2
2022	2	1175	6855235	Goodwill of North Georgia	18C	LMC	\$20,11
2023	2	1203	6886493	Goodwill of North Georgia	18C	LMC	\$17,31
2023	2	1203	6896995	Goodwill of North Georgia	18C	LMC	\$7,11
2023	2	1207	6891613	Athens Land Trust	18C	LMC	\$7,41
					18C	Matrix Code	\$110,89
<b>Total:</b>							<b>\$1,007,89</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Am
2022	4	1177	6788190	No	Advantage Behavioral Health Systems	B22MC130007	EN	03T	LMC	\$1,91
2022	4	1177	6812198	No	Advantage Behavioral Health Systems	B22MC130007	EN	03T	LMC	\$3,41
2022	4	1183	6789034	No	Family Promise of Athens	B22MC130007	EN	03T	LMC	\$3,51
2022	4	1183	6790977	No	Family Promise of Athens	B22MC130007	EN	03T	LMC	\$3,61
2023	4	1198	6873365	No	Sparrow's Nest	B23MC130007	EN	03T	LMC	\$17,01
2023	4	1198	6896989	No	Sparrow's Nest	B23MC130007	EN	03T	LMC	\$4,71
2023	4	1199	6873547	No	Family Promise of Athens	B23MC130007	EN	03T	LMC	\$12,41
2023	4	1199	6897005	No	Family Promise of Athens	B23MC130007	EN	03T	LMC	\$3,31
2023	4	1202	6873434	No	Advantage Behavioral Health Systems	B23MC130007	EN	03T	LMC	\$11,01
2023	4	1202	6896965	No	Advantage Behavioral Health Systems	B23MC130007	EN	03T	LMC	\$13,51
								03T	Matrix Code	\$74,79
2022	2	1174	6812196	No	East Athens Development Corp - Youth Enrichment	B22MC130007	EN	05D	LMC	\$2,11
2022	2	1174	6855222	No	East Athens Development Corp - Youth Enrichment	B22MC130007	EN	05D	LMC	\$11,71
2022	3	1181	6790975	No	Chess and Community Conference	B22MC130007	EN	05D	LMC	\$91
2022	3	1181	6812201	No	Chess and Community Conference	B22MC130007	EN	05D	LMC	\$6,91
2022	3	1184	6789037	No	Georgia Conflict Center	B22MC130007	EN	05D	LMC	\$3,01
2022	3	1184	6812203	No	Georgia Conflict Center	B22MC130007	EN	05D	LMC	\$1,41
2023	2	1204	6873522	No	East Athens Development Corp - Youth Economic Development	B23MC130007	EN	05D	LMC	\$5,81
2023	2	1204	6897892	No	East Athens Development Corp - Youth Economic Development	B23MC130007	EN	05D	LMC	\$3,71
2023	3	1201	6886503	No	Chess and Community Conference	B23MC130007	EN	05D	LMC	\$12,41
2023	3	1201	6896971	No	Chess and Community Conference	B23MC130007	EN	05D	LMC	\$5,01
								05D	Matrix Code	\$52,91
2022	5	1178	6790968	No	Athens Community Council on Aging	B22MC130007	EN	05E	LMC	\$1,71
2022	5	1178	6812200	No	Athens Community Council on Aging	B22MC130007	EN	05E	LMC	\$1,71
								05E	Matrix Code	\$3,51
2022	5	1176	6790961	No	Acceptance Recovery Center	B22MC130007	EN	05F	LMC	\$1
								05F	Matrix Code	\$4
2022	2	1172	6811993	No	East Athens Development Corp - Job Coaching	B22MC130007	EN	05H	LMC	\$5,71
2022	2	1172	6855196	No	East Athens Development Corp - Job Coaching	B22MC130007	EN	05H	LMC	\$6,11
2022	2	1173	6788180	No	East Athens Development Corp - IHCI	B18MC130007	EN	05H	LMC	\$13,61
2022	2	1173	6812194	No	East Athens Development Corp - IHCI	B18MC130007	EN	05H	LMC	\$3,41
2022	2	1173	6855207	No	East Athens Development Corp - IHCI	B18MC130007	EN	05H	LMC	\$5,91
2022	5	1182	6788195	No	Divas Who Win	B22MC130007	EN	05H	LMC	\$4,81



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Am
2022	5	1182	6790976	No	Divas Who Win	B22MC130007	EN	05H	LMC	\$2,51
2022	5	1182	6812202	No	Divas Who Win	B22MC130007	EN	05H	LMC	\$2,01
2023	2	1205	6891586	No	East Athens Development Corp - IHCI	B23MC130007	EN	05H	LMC	\$63,41
2023	2	1206	6873581	No	East Athens Development Corp - Job Coaching	B23MC130007	EN	05H	LMC	\$10,31
2023	2	1206	6896987	No	East Athens Development Corp - Job Coaching	B23MC130007	EN	05H	LMC	\$5,31
2023	5	1200	6873599	No	Divas Who Win	B23MC130007	EN	05H	LMC	\$13,41
2023	5	1200	6897008	No	Divas Who Win	B23MC130007	EN	05H	LMC	\$1,81
								05H	Matrix Code	<b>\$138,80</b>
2022	4	1180	6824278	No	Athens Nurses Clinic	B22MC130007	EN	05M	LMC	\$16,41
								05M	Matrix Code	<b>\$16,40</b>
2022	1	1179	6790973	No	Athens Land Trust	B22MC130007	EN	05U	LMC	\$18,81
								05U	Matrix Code	<b>\$18,89</b>
2022	2	1186	6789042	No	The Ark UMC	B22MC130007	EN	05Z	LMC	\$1,51
2022	2	1186	6812204	No	The Ark UMC	B22MC130007	EN	05Z	LMC	\$1,51
2023	2	1197	6873322	No	The Ark UMC	B23MC130007	EN	05Z	LMC	\$17,51
2023	2	1197	6896999	No	The Ark UMC	B23MC130007	EN	05Z	LMC	\$2,51
				No	Activity to prevent, prepare for, and respond to Coronavirus			05Z	Matrix Code	<b>\$23,15</b>
										<b>\$328,54</b>
<b>Total</b>										<b>\$328,54</b>

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Am
2022	6	1187	6811945	HCD Grant Administration and Planning	21A		\$18,71
2022	6	1187	6813190	HCD Grant Administration and Planning	21A		\$10,21
2023	6	1196	6908881	HCD Grant Administration and Planning	21A		\$244,11
<b>Total</b>					21A	Matrix Code	<b>\$273,14</b>
							<b>\$273,14</b>

U.S. Department of Housing and Urban Development  
 Office of Community Planning and Development  
 Integrated Disbursement and Information System  
 Home Matching Liability Report

Athens, GA

DATE: 09-23-24  
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Fiscal Year	Match Percent	Total Disbursements	Disbursements Requiring Match	Match Liability Amount
1997	25.0%	\$7,329.00	\$7,329.00	\$1,832.25
1998	12.5%	\$882,059.76	\$801,477.18	\$100,184.64
1999	12.5%	\$905,841.78	\$803,938.00	\$100,492.25
2000	25.0%	(\$153,375.10)	(\$159,084.49)	(\$39,771.12)
2001	25.0%	\$1,285,440.54	\$1,089,830.68	\$272,457.67
2002	25.0%	\$252,549.30	\$167,282.22	\$41,820.55
2003	12.5%	\$318,589.69	\$242,189.69	\$30,273.71
2004	12.5%	\$1,521,108.02	\$1,358,903.95	\$169,862.99
2005	12.5%	\$1,040,026.23	\$887,243.20	\$110,905.40
2006	12.5%	\$631,171.99	\$532,082.32	\$66,510.29
2007	12.5%	\$809,805.83	\$640,601.47	\$80,075.18
2008	12.5%	\$1,499,653.50	\$1,312,551.15	\$164,068.89
2009	12.5%	\$612,555.65	\$464,040.55	\$58,005.06
2010	12.5%	\$1,186,934.25	\$1,035,194.67	\$129,399.33
2011	12.5%	\$776,306.13	\$651,888.11	\$81,486.01
2012	0.0%	\$683,756.02	\$549,108.02	\$0.00
2013	0.0%	\$161,494.59	\$62,003.49	\$0.00

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
Home Matching Liability Report

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2014	0.0%	\$863,116.44
2015	0.0%	\$221,516.73
2016	0.0%	\$731,439.34
2017	0.0%	\$835,053.75
2018	0.0%	\$523,440.41
2019	0.0%	\$469,227.36
2020	0.0%	\$272,769.43
2021	0.0%	\$171,348.43
2022	0.0%	\$821,018.46
2023	0.0%	\$305,554.96

# Annual Performance Report

## HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 9/30/2023)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 10/01/2023	Ending 09/30/2024	09/24/2024

### Part I Participant Identification

1. Participant Number 58-1911146	2. Participant Name Unified Government of Athens-Clarke County, GA		
3. Name of Person completing this report Marqueta Swain	4. Phone Number (Include Area Code) 706-613-3155		
5. Address 375 Satula Avenue	6. City Athens	7. State GA	8. Zip Code 30601

### Part II Program Income

Enter the following program income amounts for the reporting period: In block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
0	0	0	0	0

### Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	86					
2. Dollar Amount	\$487,775	0	0	0	\$151,648	\$336,127
B. Sub-Contracts	0					
1. Number						
2. Dollar Amount						
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	86	0	86			
2. Dollar Amount	\$487,775		\$487,775			
D. Sub-Contracts	0					
1. Number						
2. Dollar Amounts						

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount						

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost	Minority Business Enterprises (MBE)				f. White Non-Hispanic
			b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Parcels Acquired	0						
2. Businesses Displaced	0						
3. Nonprofit Organizations Displaced	0						
4. Households Temporarily Relocated, not Displaced	0						
Households Displaced	a. Total						
5. Households Displaced - Number							
6. Households Displaced - Cost							

## HOME Match Report

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0171  
(exp. 09/30/2023)

page 1 of 4 pages

Form HUD-40107-A (10/2020)


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form HUD-40107-A (10/2020)

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

#### Instructions for the HOME Match Report

##### Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

##### Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF  
Room 7176, HUD, 451 7th Street, S.W.  
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

##### Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

##### Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
4. **Forgone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, forgone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]
5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.
9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

**Ineligible forms of match include:**

1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
4. Sweat equity [§92.220(b)(4)]
5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
7. Administrative costs

# Current FY HOME Match Reductions

Date Published: November 2023

## Description

### **FY 2023 HOME Match Reductions** - as of November 2023

This list includes match reductions granted for FY2023 due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those Participating Jurisdictions (PJs) with fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year.

**Note: Since match reductions due to major Presidential disaster declarations are requested by PJs and granted by field offices at any time during the fiscal year, this list will be updated as needed.**

#### **Local Jurisdictions**

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match.

- **FY 2023 Calculations**

- FY 2023 individual poverty rate and per capita income (PCI) income were based on data obtained from the ACS 2016-2020 5-Year Estimates from Census. These were the latest data available at the time.
- For a jurisdiction to qualify as distressed based on the poverty criterion, its percentage of persons in poverty must have been at least 16.44 percent, which is 125 percent of the average national rate for persons in poverty of 13.15 percent.
- For a jurisdiction to qualify as distressed based on the PCI criterion, its average PCI must have been less than \$26,375 which is 75 percent of the average PCI of \$35,166.

#### **State Jurisdictions**

For a state to qualify under the personal income growth rate criterion, the state's rate must be less than 75 percent of the average national personal income growth rate during the most recent four quarters.

- **FY 2023 Calculations**

- The FY2023 personal growth rate was based on data received from the beginning of the first quarter of 2022 to the end of the first quarter of 2023. These were the latest data available at the time.
- For a state to qualify as distressed based on the personal income growth rate, the state per capita income growth rate must have been less than 3.25 percent which is 75 percent of the average national personal income growth rate of 4.34 percent.

View the [HOME Match topic page](#) for data for all fiscal years, policy guidance, guidebooks, and templates and forms.

FY 2023 HOME MATCH REDUCTIONS

PARTICIPATING JURISDICTION/STATE	ST	% Pov ( $\geq$ 16.436%)	SPCI ( $<$ \$26,375)	% PI Growth ( $<$ 3.258%)	Fiscal Distress	Presidential Disaster*
Alaska	AK	11.32%	\$ 34,431	3.54%		
Anchorage	AK	8.85%	\$ 41,127			
Alabama	AL	15.58%	\$ 27,693	4.87%		
Anniston Consortium	AL	16.60%	\$ 26,053		100%	
Birmingham	AL	24.72%	\$ 25,725		100%	
Huntsville	AL	15.22%	\$ 36,763			
Jefferson County	AL	10.05%	\$ 38,918			
Mobile	AL	20.10%	\$ 27,810		50%	
Mobile County	AL	16.12%	\$ 25,757		50%	
Montgomery	AL	20.10%	\$ 28,720		50%	
Tuscaloosa	AL	23.23%	\$ 26,890		50%	
Arkansas	AR	15.54%	\$ 26,974	5.98%		
Fayetteville	AR	22.35%	\$ 30,476		50%	
Fort Smith	AR	18.90%	\$ 29,099		50%	
Little Rock	AR	15.31%	\$ 37,188			
North Little Rock	AR	22.30%	\$ 28,021		50%	
Pine Bluff	AR	25.35%	\$ 19,240		100%	
Arizona	AZ	15.83%	\$ 29,348	5.54%		
Maricopa County Consortium	AZ	10.29%	\$ 38,092			
Mesa	AZ	13.31%	\$ 30,903			
Phoenix	AZ	16.17%	\$ 31,427			
Pinal County	AZ	12.34%	\$ 25,969		50%	
Tucson Consortium	AZ	16.44%	\$ 30,355		50%	
Yuma	AZ	18.19%	\$ 23,505		100%	
Alameda County Consortium	CA	6.43%	\$ 50,836			
Alhambra	CA	12.15%	\$ 32,589			
Anaheim	CA	13.84%	\$ 30,122			
Apple Valley Consortium	CA	19.72%	\$ 23,097		100%	
Bakersfield	CA	17.22%	\$ 27,309		50%	
Baldwin Park	CA	12.61%	\$ 20,882		50%	
Bellflower	CA	12.95%	\$ 25,477		50%	
Berkeley	CA	17.81%	\$ 53,181		50%	
Burbank	CA	10.58%	\$ 44,565			
California	CA	12.27%	\$ 34,959	3.03%	50%	
Chico	CA	22.38%	\$ 31,338		50%	
Chula Vista	CA	9.52%	\$ 32,522			
Compton	CA	19.46%	\$ 18,461		100%	
Contra Costa County Consortium	CA	8.17%	\$ 50,118			
Corona	CA	9.50%	\$ 32,546			
Costa Mesa	CA	10.29%	\$ 44,291			
Daly City	CA	6.65%	\$ 39,124			
Davis	CA	27.78%	\$ 41,271		50%	
Downey	CA	8.37%	\$ 30,600			
El Cajon	CA	19.43%	\$ 25,940		100%	

\*Partial Reduction

FY 2023 HOME MATCH REDUCTIONS

Waterbury	CT	21.29%	\$ 25,082		100%	
Washington	DC	15.45%	\$ 58,659	4.12%		
Delaware	DE	12.37%	\$ 33,314	5.63%		
New Castle County	DE	8.72%	\$ 40,094			
Wilmington	DE	24.86%	\$ 31,170		50%	
Brevard County Consortium	FL	11.42%	\$ 33,327			
Broward County Consortium	FL	12.46%	\$ 32,494			
Clearwater	FL	15.26%	\$ 33,435			
Collier County	FL	11.46%	\$ 41,085		100%	
Daytona Beach	FL	20.54%	\$ 24,291		100%	
Escambia County Consortium	FL	12.55%	\$ 29,914			
Florida	FL	12.80%	\$ 33,128	6.68%		
Fort Lauderdale	FL	15.76%	\$ 45,232			
Gainesville	FL	29.72%	\$ 24,300		100%	
Hialeah	FL	19.60%	\$ 19,492		100%	
Hillsborough County	FL	12.69%	\$ 32,034			
Hollywood	FL	11.64%	\$ 31,781			
Jacksonville-Duval County	FL	14.53%	\$ 32,247			
Lake County	FL	10.94%	\$ 29,599			
Lakeland	FL	15.51%	\$ 29,398			
Lee County	FL	11.94%	\$ 36,589		100%	
Manatee County	FL	9.94%	\$ 37,832			
Marion County Consortium	FL	15.53%	\$ 27,008			
Miami	FL	21.52%	\$ 31,437		50%	
Miami Beach	FL	13.75%	\$ 54,942			
Miami-Dade County	FL	13.71%	\$ 29,919			
North Miami	FL	19.18%	\$ 22,023		100%	
Orange County	FL	13.96%	\$ 30,060			
Orlando	FL	16.07%	\$ 34,033			
Osceola County	FL	13.69%	\$ 24,370		50%	
Palm Beach County	FL	12.19%	\$ 37,151			
Pasco County	FL	12.13%	\$ 29,629			
Pinellas County Consortium	FL	10.62%	\$ 37,350			
Polk County	FL	14.79%	\$ 25,372		50%	
Pompano Beach	FL	17.30%	\$ 29,819		50%	
Sarasota Consortium	FL	8.71%	\$ 43,620			
Seminole County	FL	8.79%	\$ 37,501			
St. Lucie County Consortium	FL	10.37%	\$ 34,295			
St. Petersburg	FL	11.61%	\$ 38,802			
Tallahassee	FL	25.24%	\$ 28,812		50%	
Tampa	FL	17.54%	\$ 37,834		50%	
Volusia County	FL	12.68%	\$ 32,925			
West Palm Beach	FL	16.95%	\$ 34,132		50%	
Albany	GA	29.72%	\$ 20,351		100%	
<b>Athens-Clarke</b>	GA	26.52%	\$ 25,343		<b>100%</b>	
Atlanta	GA	19.22%	\$ 50,032		50%	
Augusta	GA	23.20%	\$ 23,842		100%	

\*Partial Reduction

## SF424s and Certifications

OMB Number: 4040-0004  
Expiration Date: 12/01/2022

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C * Other (Specify): <input type="text"/>	
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>		
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>		
State Use Only:			
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>		
8. APPLICANT INFORMATION:			
* a. Legal Name: <input type="text"/> United Government Athens-Clarke County			
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/>		* c. UEN: <input type="text"/>	
d. Address:			
* Street1: <input type="text"/>			
Street2: <input type="text"/>			
* City: <input type="text"/>			
County/Parish: <input type="text"/>			
* State: <input type="text"/>			
Province: <input type="text"/>			
* Country: <input type="text"/>			
* Zip / Postal Code: <input type="text"/>			
e. Organizational Unit:			
Department Name: <input type="text"/>	Division Name: <input type="text"/>		
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: <input type="text"/>	* First Name: <input type="text"/>		
Middle Name: <input type="text"/>			
* Last Name: <input type="text"/>			
Suffix: <input type="text"/>			
Title: <input type="text"/>			
Organizational Affiliation: <input type="text"/>			
* Telephone Number: <input type="text"/>	Fax Number: <input type="text"/>		
* Email: <input type="text"/>			

Application for Federal Assistance SF-424				
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <p><input type="text" value="X: Other (Specify)"/></p> <p>Type of Applicant 2: Select Applicant Type:</p> <p><input type="text"/></p> <p>Type of Applicant 3: Select Applicant Type:</p> <p><input type="text"/></p> <p>* Other (specify): <input type="text" value="United City-County Government"/></p>				
<p>* 10. Name of Federal Agency:</p> <p><input type="text" value="US Department of Housing and Urban Development"/></p>				
<p>11. Catalog of Federal Domestic Assistance Number:</p> <p><input type="text" value="14.210"/></p> <p>CFDA Title: <input type="text" value="Community Development Block Grant (CDBG) Entitlement Grant"/></p>				
<p>* 12. Funding Opportunity Number:</p> <p><input type="text" value="S-23-HC-13-0007"/></p> <p>* Title: <input type="text" value="Community Development Block Grant (CDBG) Entitlement Grant"/></p>				
<p>13. Competition Identification Number:</p> <p><input type="text"/></p> <p>Title: <input type="text"/></p>				
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <p><input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>				
<p>* 15. Descriptive Title of Applicant's Project:</p> <p><input type="text" value="FY24 CDBG Entitlement Grant"/></p>				
<p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>				

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	GA-013		
* b. Program/Project			
Attach an additional list of Program/Project Congressional Districts if needed.			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
17. Proposed Project:			
* a. Start Date:	07/01/2023		
* b. End Date: 06/30/2024			
18. Estimated Funding (\$):			
* a. Federal	1,220,765.00		
* b. Applicant			
* c. State			
* d. Local			
* e. Other			
* f. Program Income			
* g. TOTAL	1,220,765.00		
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> . <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If "Yes", provide explanation and attach			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)			
<input checked="" type="checkbox"/> ** I AGREE			
** The list of certifications and assurances, or an Internet site where you may obtain the list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix:	Ms.	* First Name:	Kelly
Middle Name:	<input type="text"/>		
* Last Name:	GILKES		
Suffix:	<input type="text"/>		
* Title:	Mayor		
* Telephone Number:	706-613-3610		Fax Number: <input type="text"/>
* Email:	kelly.gilkes@bluegreen.com		
* Signature of Authorized Representative:		* Date Signed: 5-10-2023	

Application for Federal Assistance SF-424			
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="checkbox"/> Other (Specify) _____	
* 3. Date Received: [REDACTED]	4. Applicant Identifier: [REDACTED]		
5a. Federal Entity Identifier: [REDACTED]	5b. Federal Award Identifier: [REDACTED]		
State Use Only:			
6a. Date Received by State: [REDACTED]	6b. State Application Identifier: [REDACTED]		
B. APPLICANT INFORMATION:			
* a. Legal Name: United Government Athens-Clarke County			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 50-1511166		* c. DUNS: 001583456965	
d. Address:			
* Street1: 375 Satellite Avenue	Street2: [REDACTED]		
* City: Athens	County/Parish: [REDACTED]		
* State: GA: Georgia	Province: [REDACTED]		
* Country: USA: UNITED STATES			
* Zip / Postal Code: 30601-1731			
e. Organizational Unit:			
Department Name: Housing & Community Development	Division Name: Housing & Community Development		
f. Name and contact information of person to be contacted on matters involving this application:			
Prefix: Mr.	* First Name: Roderrick		
Middle Name: [REDACTED]	[REDACTED]		
* Last Name: Wallace	[REDACTED]		
Suffix: [REDACTED]	[REDACTED]		
Title: Director	[REDACTED]		
Organizational Affiliation: [REDACTED]			
* Telephone Number: 706-513-3155		Fax Number: 706-513-3156	
* Email: roderrick.wallace@acgov.org			

Application for Federal Assistance SF-424			
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>X: Other (specify) _____</p> <p>Type of Applicant 2: Select Applicant Type: _____</p> <p>Type of Applicant 3: Select Applicant Type: _____</p> <p>* Other (specify): _____</p> <p>United City-County Government _____</p>			
<p><b>* 10. Name of Federal Agency:</b></p> <p>US Department of Housing and Urban Development _____</p>			
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <p>16-239 _____</p> <p>GFDA Title: _____</p> <p>HOM Investment Partnership Program (HOMIP) Entitlement Grant _____</p>			
<p><b>* 12. Funding Opportunity Number:</b></p> <p>X-23-HO-13-0103 _____</p> <p>Title: _____</p> <p>HOM Investment Partnership Program (HOMIP) Entitlement Grant _____</p>			
<p><b>13. Competition Identification Number:</b></p> <p>_____</p> <p>Title: _____</p>			
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p>_____</p> <p>Add Attachment      Remove Attachment      View Attachment</p>			
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>FY14 EOMB Entitlement Grant _____</p>			
<p>Attach supporting documents as specified in agency instructions.</p> <p>Add Attachments      Delete Attachments      View Attachments</p>			

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	GA-010		
* b. Program/Project			
* b. Program/Project Congressional Districts if needed.			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
17. Proposed Project:			
* a. Start Date	07/01/2023		
* b. End Date			
09/30/2024			
18. Estimated Funding (\$):			
* a. Federal	852, 608.00		
* b. Applicant			
* c. State			
* d. Local			
* e. Other			
* f. Program Income			
* g. TOTAL	852, 608.00		
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on			
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If "Yes", provide explanation and attach:			
<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>			
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)			
<input checked="" type="checkbox"/> ** I AGREE			
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix:	<input type="text" value="Mr."/>	* First Name:	<input type="text" value="Kelly"/>
Middle Name:		<input type="text"/>	
* Last Name:	<input type="text" value="Ginter"/>		
Suffix:	<input type="text"/>		
* Title:	<input type="text" value="Mayor"/>		
* Telephone Number:	<input type="text" value="706-613-3010"/>	Fax Number:	
* Email:	<input type="text" value="kelly.ginter@scogov.com"/>		
* Signature of Authorized Representative:			* Date Signed:

#### ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4783) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-846) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7326) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

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Prescribed by OMB Circular A-102

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§489a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		Mayor	
APPLICANT ORGANIZATION		DATE SUBMITTED	
Unified Government Athens-Clarke County		5-10-2023	

Standard Form 424B (Rev. 7-97) Back

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 1040-0009  
Expiration Date: 02/28/2026

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4601 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. Those include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681, 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd.3 and 290 ee.3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§278a to 278a-7), the Copeland Act (40 U.S.C. §278c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11986; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 108 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470). EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1998 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7704) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		Mayor	
APPLICANT ORGANIZATION		DATE SUBMITTED	
Unified Government Athens-Clarke County		5-17-2023	

SF-424D (Rev. 7-97) Back