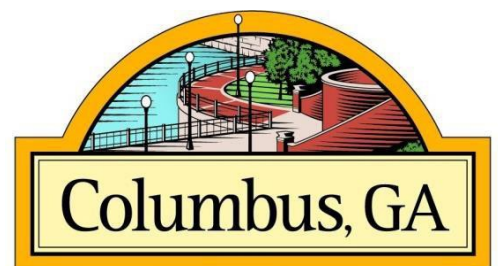


Columbus Consolidated Government

Second Year CAPER
FY 2017 – FY 2021 Five Year Consolidated Plan
DRAFT



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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.)

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the activities of the City of Columbus for Program Year 2017/City's FY 2018 towards the accomplishment of the goals/objectives outlined in its Five Year Consolidated Plan. The report shows how the city progressed towards the accomplishment of its five-year goals. The Federal resources provided by the Department of Housing and Urban Development (HUD) includes funds from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). The report also outlines the various forms of leveraging that made the City's efforts more successful. The overall goal of the Program Year 2017/City's FY 2018 CAPER is to ensure all projects and funds primarily serve very low, low- and moderate-income persons in the following areas:

- 1.) Increase, create, and sustain affordable housing
 - NeighborWorks Columbus – Constructed 4 duplex dwelling units which provided 4 affordable units available for low-income households. NeighborWorks Columbus was also utilized CDBG funding for the acquisition of 4 affordable housing units.
 - Minor Home Repair/Continuing Hope & Accessibility – In partnership with the Columbus Area Habitat for Humanity and Access 2 Independence, 18 households occupied by income eligible individuals are currently underway and will be reported on in in the Program Year 2018/ City's FY 2019 CAPER.
 - Fair Housing Activities – The City provided funding to support fair housing activities to promote awareness of the fair housing model.

- 2.) Increase suitable living environments
 - Demolition Services - The City's Building Inspections and Code Enforcement Department demolished 6 blighted properties throughout the City.
 - Homeless Resource Network – Program assisted 105 income eligible clients in securing affordable housing.
 - Mercy Medical - MercyMed provided care to 350 low- and moderate-income individuals, most of whom have no insurance or is underinsured with Medicaid or Medicare.
 - The Urban League/STEM Program - The Urban League STEM Youth Education and Summer Program provided youth education and summer employment training to 114 eligible residents.
 - The Urban League/Housing - The Urban League First-time Homebuyer Education & Housing Counseling Program has assisted 118 potential homebuyers for the entire home buying, credit and mortgage lending process through education on becoming responsible homebuyers.
 - Parks and Recreation/Computers – The Parks and Recreation Department utilized CDBG funding to purchase computers for their afterschool programs in the elementary schools. This program provided computer lab time for students to work on homework, improve computer literacy, and provide advantageous environment to youths.¹
 - Boys & Girls Club – Provided educational and career development programs to 1,252 youths aged 6 to 12.

¹ Computers were provided to the following locations: Carver Park Recreation Center (30 kids daily), 29th Street Recreation Center (30 kids daily), Clubview Elementary, Midland Middle School, Gentian Elementary School and Reese Road Leadership Academy (50-100 students daily at each location)

- Direct Service Corporation – provided home delivered meals to 25 income eligible senior citizens.
- 3.) Reduce poverty/expand economic opportunity
- Home for Good/CoC - As the lead agency for the Continuum of Care, Home for Good coordinates and performs all federally mandated activities. Through the community's Continuum of Care, 1,571 individuals have been served.
 - Economic Development - Business Incubator Project in partnership with Columbus Makes it and the Greater Columbus Chamber of Commerce. This project is currently in the works.

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	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete (5-Year ConPlan)	Expected – Program Year	Actual – Program Year	Percent Complete
Economic development	Non-Housing Community Development	Jobs created/retained	Jobs	70	77	110.00%	0	0	110.00%
Economic development	Non-Housing Community Development	Businesses assisted	Businesses Assisted	15	5	33.33%	0	0	100.00%
Housing/services for persons who are homeless	Public Housing Homeless	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6750	1647	24.40%	(TBD)	(TBD)	(TBD)
Improve access to and quality of housing.	Affordable Housing	Homeowner Housing Added	Household Housing Unit	15	3	20.00%	(TBD)	(TBD)	(TBD)
Improve access to and quality of housing.	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	20	0	0.00%	(TBD)	(TBD)	(TBD)
Improve access to and quality of housing.	Affordable Housing	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	27	67.50%	(TBD)	(TBD)	(TBD)

Improve public facilities and infrastructure	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	(TBD)	(TBD)	(TBD)
Planning and administration	Administration	Other	Other	1	1	100.00%	(TBD)	(TBD)	(TBD)
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15680	3330	21.24%	(TBD)	(TBD)	(TBD)
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5740	1160	20.21%	(TBD)	(TBD)	(TBD)
Remove slum and blight	Non-Housing Community Development	Buildings Demolished	Buildings	50	4	8.00%	(TBD)	(TBD)	(TBD)

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

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

The activities undertaken by the City of Columbus are consistent with the documented priorities established in the ConPlan. The priorities, goals, and objectives Identified in the ConPlan are designed to assist lower income residents needing housing, jobs, and services. As such, the priority needs identified in the ConPlan are listed in the table below:

1	Priority Need Name	Expand affordable housing opportunities
	Priority Needs Description	High housing costs reduce economic opportunities and access to prosperity.
2	Priority Need Name	Preserve existing affordable housing units
	Priority Needs Description	Existing affordable that is lost from the inventory will increase competition for remaining units and decrease access to affordable housing overall.
3	Priority Need Name	Blight removal
	Priority Needs Description	Blighted properties detract from the quality of life for neighboring properties and preclude achieving a suitable living environment.
4	Priority Need Name	Reduce poverty/expand economic opportunity
	Priority Needs Description	Economic development through direct technical and business assistance are the catalyst for the retention and creation of new jobs.
5	Priority Need Name	Public Services
	Priority Needs Description	There continues to be a need for services to increase the effectiveness of physical investments that improve conditions for the elderly, youth, low-income persons, and other special populations.
6	Priority Need Name	Housing/services for the homeless/at-risk
	Priority Needs Description	The homeless/those at risk of homelessness depend on services funded by community development programs.
7	Priority Need Name	Public facility and infrastructure improvements.
	Priority Needs Description	Continue to expand public facility improvements and improve and maintain infrastructure servicing households in low income areas.
8	Priority Need Name	Planning and Administration
	Priority Needs Description	Administrative and planning costs to operate the CDBG and HOME programs successfully.

Table 2 - Goal Descriptions

Federal CDBG funds are intended to provide low- and moderate-income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects in Columbus is predicated upon the following criteria:

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

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher. The following projects were completed in this reporting year with CDBG funds and addressed these community priorities:

- Demolition Services – Blight removal
- Direct Service Corporation – Public services (Elderly)
- Parks and Recreation – Public services
- The Urban League – Public services
- Homeless Resource Network – Public Services & Housing/services for the homeless/at-risk
- Boys & Girls Club – Public Services (Youth)
- Home for Good/CoC - Housing/services for the homeless/at-risk
- Minor Home Repair/Continuing Hope & Accessibility - Affordable housing repair
- Fair Housing Activities – Public Services

CR-10 - Racial and Ethnic composition of families assisted

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

	CDBG	HOME
White	1821	0
Black or African American	6799	10
Asian	7	0
American Indian or American Native	46	0
Native Hawaiian or Other Pacific Islander	23	0
Other	292	0
Total	8988	10
<i>Hispanic</i>	<i>212</i>	<i>0</i>
<i>Not Hispanic</i>	<i>8776</i>	<i>10</i>

Table 3 – Table of assistance to racial and ethnic populations by source of funds

Narrative

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

To market and publicize various housing programs that are available to the public, all of the programs are advertised via the City's website at <http://www.columbusga.org/CommunityReinvestment/> and social media accounts. Additionally, the websites of some of the City's subrecipients, such as NeighborWorks at <http://www.nwcolumbus.org>, and Open Door Community Housing at <http://www.opendoorcommunityhouse.org> also provide information about housing programs.

Federal funds were used to help residents at or below 80% of the area median income regardless of race and/or ethnicity. As indicated by the table above, 75% of CDBG funds were used to assist black or African-American families, 20% towards white families, and less than 1% for other races and ethnicities. Efforts continue to include the dissemination of information to various minority publications/media to increase awareness among minority populations. Housing events continue to be held throughout the community, which provide outreach to the

minority population. The Community Reinvestment Department continues its membership on the Hispanic Outreach Committee, which consists of various community organizations that put activities together that provide information about programs and services to the Hispanic Community.

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	CDBG	3,942,387	1,162,490
HOME	HOME	1,933,025	1,093,335
HOPWA	HOPWA	N/A	N/A
ESG	ESG	N/A	N/A
Other	Other	N/A	N/A

Table 4 - Resources Made Available

Narrative

For the Program Year 2017/City's FY 2018, the City received an entitlement of \$1,371,525 in CDBG and \$646,179 HOME funds. Augmented by prior year resources and program income, these funds were distributed for housing construction, rehabilitation initiatives, public service activities, economic development, and other eligible activities. The "Resources Made Available" in Table 4 above includes CDBG and HOME entitlement funds provided to the City in previous years, but did not reflect the amount of funding available from program income.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
Citywide	100%	100%

Table 5 – Identify the geographic distribution and location of investments

Narrative

Federal CDBG funds are intended to provide low- and moderate-income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects in Columbus is predicated upon the following criteria:

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

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

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

Leveraging

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

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

The City of Columbus receives a 50% HOME match reduction. For CDBG funds, no match is required, but CDBG funds are often used in tandem with other funding sources. The HOME match requires organizations who receive HOME assistance to provide the necessary match using non-federal funds, which is verified through a report submitted to the City on an annual basis. In this regard, the City continues to partner with nonprofit developers with emphasis of leveraging its entitlement funds in assisting with implementation of policies and programs. The continued funding to nonprofit housing providers such as NeighborWorks Columbus, Inc. and Wynnton Neighborhood Housing provides decent, safe, and sanitary housing to low- and moderate-income individuals. The City's total match liability for the HOME funds was \$63,212.

The Home for Good organization focuses on alleviating chronic homelessness in the City. As the lead agency for the Continuum of Care, Home for Good coordinates and performs all federally mandated activities necessary to secure federal homeless funds on behalf of the community's Continuum of Care document, including the annual enumeration, annual funding application, administration of the homeless management information system, and collection and dissemination of performance data. The Home for Good Organization leveraged \$25,000 in funding from outside organizations and assisted 1,647 individuals.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$85,298
2. Match contributed during current Federal fiscal year	\$364,735
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$450,033
4. Match liability for current Federal fiscal year	\$63,212
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$386,821

Table 6 – 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
3349	02/19/2018	\$19,735	0	0	0	0	0	\$19,735
3367	06/13/2018	\$5,000	0	0	0	0	0	\$5,000
3372	10/13/2017	\$340,000	0	0	0	0	0	\$340,000

Table 7 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income (the program amounts for the reporting period)				
Balance on hand at beginning of reporting period:	Amount received during reporting period:	Total amount expended during reporting period:	Amount expended for TBRA:	Balance on hand at end of reporting period:
\$1,067.93	\$5,511.21	\$6,541.64	\$112.50	\$37.50

Table 8 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$469,712	0	0	\$469,712	0	0
Number	4	0	0	4	0	0
Sub-Contracts						
Number	5	0	0	0	5	0
Dollar Amount	\$23,366	0	0	0	\$23,366	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$275	\$275	0			
Number	1	1	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 9 - 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 10 – Minority Owners of Rental Property

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

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

Table 11 – 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	15	28
Number of Non-Homeless households to be provided affordable housing units	8	8 (NeighborWorks)
Number of Special-Needs households to be provided affordable housing units	24	0 (Minor Home Repair)
Total	47	8

Table 12 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	15	(TBD)
Number of households supported through The Production of New Units	-	(TBD)
Number of households supported through Rehab of Existing Units	-	(TBD)
Number of households supported through Acquisition of Existing Units	-	(TBD)
Total	45	

Table 13 – Number of Households Supported

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

In regards to the table above, there are some projects and activities that were identified in prior Annual Actions Plans but due to the nature of these programs, were completed during this reporting period for the CAPER. More so for affordable housing, many of the projects identified in the corresponding Program Year 2017/ City's FY 2018 Annual Action Plan will be reported on in subsequent CAPERs throughout this Consolidated Plan. As such, there will often be a slight mismatch between the one-year goals and the actual completed. For example, during the Program Year 2017/ City's FY 2018 Annual Action Plan, NeighborWorks Columbus was allocated funding for two duplex developments, which would provide 8 affordable housing units. While these units are currently underway and will be reported on in future CAPERs, during the Program Year 2017/ City's FY 2018 CAPER, NeighborWorks Columbus completed

The City partners with Open Door Community House to administer its Tenant Based Rental Assistance (TBRA) Program, which provided 9 extremely low-income persons assistance in transitioning from homelessness and/or shelters into rental housing. TBRA vouchers assist individuals with security deposits, utility deposits, and rental assistance for 24 months. This year's CAPER included 9 current voucher holders who were awarded in prior years plus 9 new voucher holders during the Program Year 2017/City's FY 2017.

The City has established a partnership with Habitat for Humanity and Access 2 Independence in administering the Minor Home Repair Continuing Hope & Accessibility Programs to assist income eligible elderly and disabled individuals with much needed repair, maintenance, weatherization, safety, and beautification of homes. During the Program Year 2017/ City's FY 2018, the City vetted and issued Notice to Proceeds to a total of 18 projects going through these programs. However, due to the City receiving its federal appropriations at a much later date than usual, many of such programs were pushed back as a result. Additionally, the Minor Home Repair Continuing Hope & Accessibility Programs are relatively new initiatives and would require reasonable time to get things in proper working order. These projects are currently underway and will be reported on in the Program Year 2018/ City's FY 2019 CAPER.

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

During the Program Year 2017/ City's FY 2018, the City of Columbus was awarded two LIHTC projects. One of which, the Clafin High School will be the product of both LIHTC and HTC programs. Located on 1532 5th Ave, The Clafin High School is near downtown Columbus the Clafin High School will provide 44 affordable apartment units, 18 of which will be new units built where the former schoolyard area is. The other LIHTC development will be located at the old site of Meritas Mill on 705 35th Street. This development, known locally as Highland Terrace Apartments is a proposed 102-unit community that will provide affordable housing opportunities for the elderly population. Both of these projects will turn underperforming properties back into productive use while providing affordable housing options for the community.

Discuss how these outcomes will impact future annual action plans.

In regards to the table referenced above, the projects that have been completed to date and currently programmed with funding are expected to meet or exceed the goals set in the ConPlan for the provision of affordable housing units. The mismatch between the number of Special-Needs households to be provided affordable housing units is in reference to the Minor Home Repair Continuing Hope & Accessibility Programs carried out by Habitat for Humanity and Access 2 Independence, respectively. As mentioned above, there are currently 18 projects down the pipeline that due to various circumstances, will be completed during the following Program Year. These 18 projects will be in addition to the goals set forth in the Program Year 2018/ City's FY 2019 Annual Action Plan.

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

continues to face a reduction of funding at the local, state, and federal levels which will significantly limit the resources available to address the shortfall of affordable housing units. Because of this shortfall, the City seeks to allocate \$200,000 for multifamily affordable housing developments which will leverage and expand affordable housing options for income eligible renter households. Additionally, the City has allocated \$368,240 for affordable housing acquisition and/or rehabilitation. These funds will provide additional leverage for the acquisition, rehabilitation, and/or resale of homes to income eligible residents.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	(TBD)
Low-income	0	(TBD)
Moderate-income	0	(TBD)
Total	0	(TBD)

Table 14 – Number of Households Served

Narrative Information

The City's housing market presents significant impediments to development of an adequate supply of affordable housing for LMI individuals and families. Loss of major manufacturing employment opportunities coupled with rising costs has created a significant barrier to affordable housing. Additionally, the City's population is growing and is becoming more racially and ethnically diverse. There are significant geographic and socioeconomic disparities in access to essential community assets. Household income in Columbus differs widely across races and ethnicities, with minority residents likely to earn less.

The City has taken steps to reduce these impediments and affirmatively further fair housing choice, such as allocating CDBG funding for housing rehabilitation activities to preserve existing affordable housing and providing HOME funds for both new construction and housing rehabilitation. Columbus has also provided funding for down-payment assistance, homebuyer education, and fair housing education and outreach. These activities are represented in this CAPER and should be continued over the duration of the ConPlan.

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

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

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

As a participant in the local CoC, led by Home for Good, the City is a partner in its plan to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. Through the CoC, there are three core Street Outreach Providers, the PATH team, Columbus Police Department, and the Homeless Prevention Team. The Mainstream and Outreach Committee (M&O Committee) has a representative from each one of these providers on the committee. The M&O Committee meets quarterly to get updates on progress being made in key areas. It also meets semi-annually for SOAR training. The Encampment Outreach is a process to eliminate the encampment and not to move homeless citizens to another area of the community. Street outreach is conducted, at a minimum, of weekly visits by CPD, biweekly by PATH and random (at this time) by The Homeless Prevention Team. Each group has specific service areas, such as crisis intervention, survival aid, etc. but all have the same common goal to refer them to the CES (211) for intake and individualized services.

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

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

Each year, the CoC conducts a Point-in-Time count of the persons residing in emergency shelters and transitional housing facilities, as well as those living unsheltered, in the Columbus region. This information is used to understand the emergency and transitional needs of homeless persons so that they can be addressed adequately and efficiently. The CoC has implemented a plan to provide emergency shelters the benefits of participation by providing them with statistical data during the Point-in-Time and Housing Inventory Count processes. This data includes numbers of their clients in the Homeless Management Information System (HMIS) as a result of receiving services from HMIS participating agencies. This system provides information on services to provide eligible clients by local non-profit organizations in the City. The City annually provides funding that in part, helps support the HMIS database to track the effectiveness of service providers. The Home Ford Good organization, as well as the CoC Lead and HMIS Administrator served on the advisory board for the Salvation Army to assess effectiveness of sheltered with its

current targeted population. Data provided by the CoC is partially responsible for the decisions made by the Salvation Army to begin to shift their focus from men to families. Data was gathered from HMIS and Coordinated Entry Access point – 211.

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

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

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

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

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

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

The City recognizes the need for neighborhood-based homelessness prevention programs, such as a crisis response and stabilization team, a street outreach program, housing search placement specialists, and increased employment opportunities that provide temporary rental assistance and other services. The CoC has implemented a cohesive comprehensive system to increase access to employment and mainstream benefits. Through its Coordinated Entry System, client's needs are assessed through its intake process and subsequently connected to the appropriate services and programs. CoC funded programs/projects are required to attend Soar Training, quarterly resource fairs, and job fairs. Additionally, projects are assigned case managers/life skill managers that coordinate assistance. The Systems Performance Measures Committee assessment of the funded and non-funded programs enables the CoC to have a systematic approach to reviews.

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

Actions taken to address the needs of public housing

The Housing Authority of Columbus Georgia (HACG) serves as the primary public housing agency (PHA) on behalf of the City of Columbus. The HACG is a key player in the provision of affordable, decent, and safe housing in Columbus, and there is a strong collaborative relationship between the HACG and the City. Public supported housing serves as a bridge for families seeking to escape poverty and obtain decent, safe, and affordable housing. In addition to public housing, the HACG offers rental assistance through the Section 8 voucher program.

Although the public housing stock is generally in fair physical condition and well-maintained, continued maintenance of these units is cost-prohibitive, especially as units begin to age. The City initially identified during the planning stages of the ConPlan the need of federal funds to help finance the redevelopment of these units. Nationally, it is estimated to be around 25.6 billion of backlog for capital improvements of public housing units. As such, much of the actions taken to address the needs of public housing have revolved around public housing units undergoing Rental Assistance Demonstration (RAD) conversion. Through the RAD program, it will allow public housing agencies to leverage public and private debt and equity to reinvest in the public housing stock. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households.

During HUD's Program Year 2017/City's FY 2018, the HACG initiated RAD conversion of most of its public housing stock. The Community Reinvestment Department vetted three public housing sites; Louise T. Chase, Elizabeth F. Canty, and Warren Williams homes through HUD's environmental review process. These structures were all built over 50 years ago and exhibit characteristics needing attention. RAD conversion will provide for maintenance, modernization, and minor repair activities that will extend the useful life period of these units.

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

At each of its public housing sites, the HACG has resident councils, security task forces, educational opportunities, and youth programming. Each of which, provide resources for residents of public housing seeking to improve their economic condition and quality of living. Additionally, the HACG reserves one spot on its board for a public housing resident and actively encourages residents to participate in planning meetings.

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

As stated on its website, "*HACG will continue to work collaboratively with all its stakeholders, such*

as residents, property owners, and community constituencies in the opportunity to create and study original, locally-developed housing and self-sufficiency strategies that encourage public housing and HCV families to become self-sufficient.”

Actions taken to provide assistance to troubled PHAs

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

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

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

Over the course of the past year, the City and its partners continued to reduce barriers to affordable housing, such as allocating CDBG funding for housing rehabilitation activities to preserve existing affordable housing and providing HOME funds for both new construction and housing rehabilitation. The City continues to budget for fair housing education and outreach on an annual basis.

In order to continue to address and eliminate any potential barriers to affordable housing, the City has identified the following areas where the City could take action to minimize barriers to affordable housing over the next five years;

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

As mentioned earlier, the City's limited CDBG and HOME funds are the primary impediment to meeting underserved needs. As such, additional public and private resources are fundamental in assisting with implantation of policies and programs. Programs such as the LIHTC and HTC programs provide additional capital to address the shortage in affordable housing.

In regards to the items listed 1.) and 2.) above, during the Program Year 2017/ City's FY 2018, the City of Columbus was awarded two LIHTC projects. One of which, the Clafin High School will be the product of both LIHTC and HTC programs. Located on 1532 5th Ave, The Clafin High School is near downtown Columbus the Clafin High School will provide 44 affordable apartment units, 18 of which will be new units built where the former schoolyard area is. The other LIHTC development will be located at the old site of Meritas Mill on 705 35th Street. This development, known locally as Highland Terrace Apartments is a proposed 102-unit community that will provide affordable housing opportunities for the elderly population. Both of these projects will turn underperforming properties back into productive use while providing affordable housing options for the community.

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

In May 2017 the Columbus City council approved the use of 1.8 million dollars in NSP program

income revenue to fund The Columbus Land Bank Authority operations. During a substantial amendment to HUD's Program Year 2017/City's FY 2018, the City proposed to transfer \$532,000 of this program income to CDBG Program Income funding. From this amount, \$102,214 is proposed being allocated towards planning and administration, leaving \$429,786 to be used to acquire, dispose, demolish, rehabilitate and construct affordable housing through the City's Land Bank Authority. The use of CDBG allows greater flexibility in the Columbus Land Bank Authority achieving redevelopment and revitalization goals, whereas use of NSP funds alone are strictly limited to geographic areas known as "Areas of Greatest Need". However, use of CDBG funds allow for the use of land banking activities in *all* eligible low- and moderate-income areas and thus help more residents.

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

During the Program Year 2017/City's FY 2018, total funds contributed as match amounted to \$364,735, which is a significant increase from \$77,288 from last year. However, although the City currently works with many community-based organizations, the primary impediment to the City's ability to meet underserved needs is the limited amount of entitlement funding and the fact that most nonprofit organizations operate on shoestring budgets. The City continues to face a reduction of funding at the local, state, and federal levels which will significantly limit the resources available to address the shortfall of affordable housing units and community needs. Because of this shortfall, the City seeks to allocate \$200,000 for multifamily affordable housing developments which will leverage and expand affordable housing options for income eligible renter households. Additionally, the City has allocated \$368,240 for affordable housing acquisition and/or rehabilitation. These funds will provide additional leverage for the acquisition, rehabilitation, and/or resale of homes to income eligible residents.

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

The City continues to make every effort to protect persons and the environment through compliance of HUD regulations of controlling lead-based paint hazards in housing receiving federal assistance and federal owned housing being sold.

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

(TBD)

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

(TBD)

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

(TBD)

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

(TBD)

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

(TBD)

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.

(TBD)

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.

No proposed changes at this time.

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

No

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

The City of Columbus was not a recipient of the BEDI grant.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

(TBD)

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

(TBD)

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

(TBD)

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

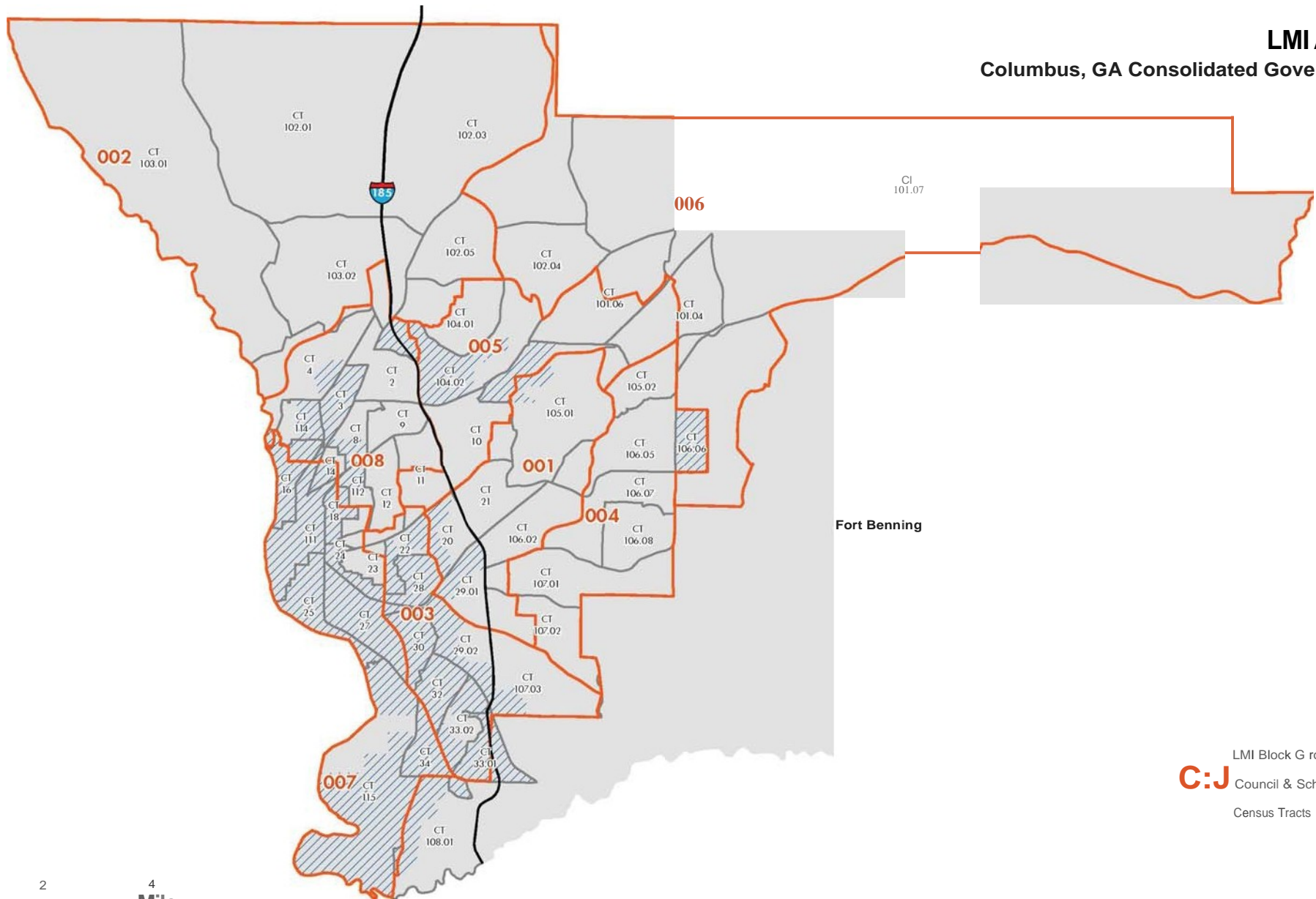
(TBD)

Unique Appendices

Maps



LMI Areas Columbus, GA Consolidated Government



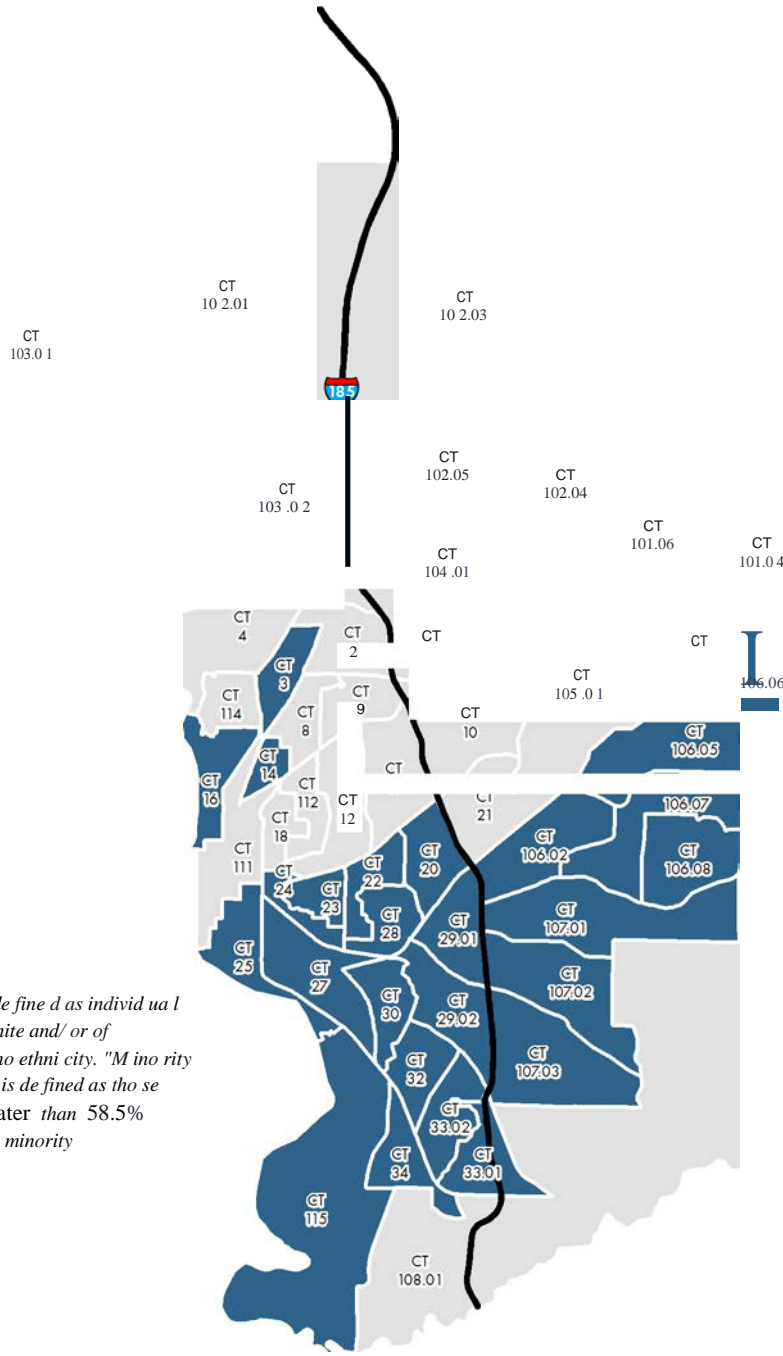
LMI Block Groups
C:J Council & School Districts
 Census Tracts

Source: HUD FY20 15 LMISD by Store. All Block Groups, Based on 2006-2010 American Community Survey.



Columbus-Muscogee, GA

Minority Concentration



Fort Benning

"Minority" is defined as individual who is non-white and/or of Hispanic/Latino ethnicity. "Minority concentration" is defined as those tracts with greater than 58.5% [County mean] minority concentration.

Legend

1111 Minority Concentration

Census Tracts

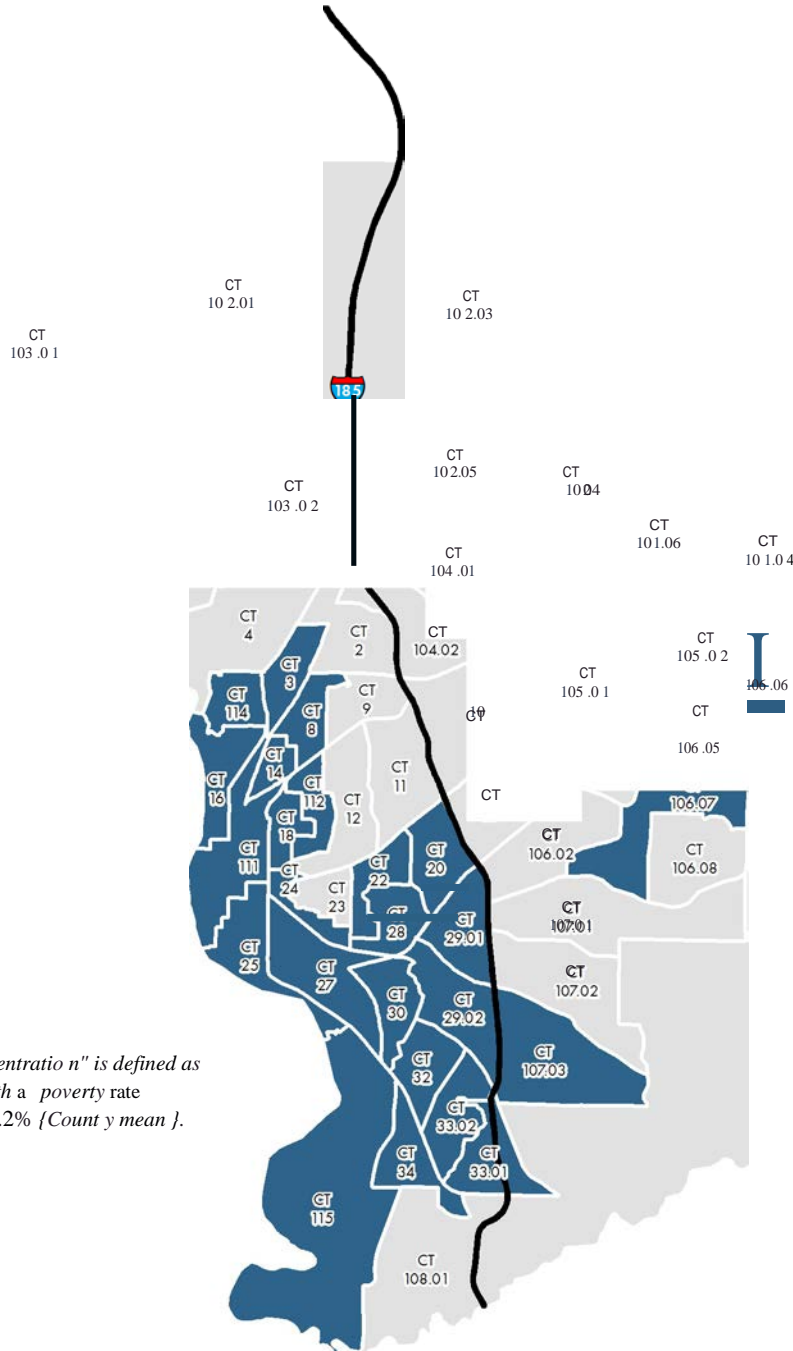
Source: 2008 - 2012 ACS





Columbus-Muscogee, GA

Poverty Concentration



"Poverty concentration" is defined as those tracts with a poverty rate greater than 23.2% (County mean).

Legend

1111 Poverty Concentration

Census Tracts

Source: 2008 - 2012 ACS

