



**Columbus**  
**Consolidated Government**

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**ANNUAL ACTION PLAN**  
**SECOND YEAR OF FIVE YEAR CONSOLIDATED PLAN**  
**2012 – 2016**

**FISCAL YEAR 2013**

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# Fiscal Year 2013 Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Narrative Responses

### GENERAL

## Executive Summary

The Columbus Consolidated Government is required to submit to the U.S. Department of Housing and Urban Development [HUD] an Annual Action Plan for Fiscal Year [FY] 2013 [year two of five for the FY 2012-2016 Consolidated Plan]. The FY 2013 Annual Action Plan is submitted as a prerequisite to receiving funds for the following programs:

- Community Development Block Grant [CDBG]
- Home Investment Partnerships Act [HOME].

The Annual Action Plan describes specific projects in which these funds will be utilized to carry out previously identified priorities established in the City's FY 2013 – 2016 Consolidated Plan. These priority needs were established through a collaborative process with citizens, public interest groups, and other stakeholders in the City. The proposed activities seek to address certain significant housing and community development needs for low and moderate income residents. The priorities identified in the City's 5-Year Consolidated Plan are listed below:

### **Priority Need 1: Increase, Create, and Sustain Affordable Housing**

The highest priority for the Columbus Consolidated Government is to improve the condition, availability, and accessibility of affordable housing. The City will address this need by:

- Increasing the number of owner-occupied single family homes;
- Providing down-payment assistance through a Deferred Loan program;
- Funding its Community Housing Development Organization (CHDO), NeighborWorks, who will construct affordable homes in Columbus; and
- Rehabilitation of owner-occupied homes and rental units.

### **Priority Need 2: Increase Suitable Living Environments**

Another high priority for the Columbus Consolidated Government is enhancing the physical condition of Columbus Neighborhoods. The City will address this need by:

- Conducting code inspections on homes throughout Columbus to identify homes that are in deterioration and to ensure that the units are livable;
- Rehabilitate owner-occupied homes bringing them up to code and making them livable;
- Identifying homes that are unlivable or dilapidated as slum or blight and have these homes demolished;
- Serving elderly and disabled persons through its Project Care Program with emergency home repairs or accessibility improvements to increase accessibility for disabled persons in their households.

**Priority Need 3: Reduce Poverty/Expand Economic Opportunity**

Reducing poverty and expanding economic opportunity is also a priority. The City will address this need by:

- Continuing to make payments on its Section 108 Loan which was used for an Economic Opportunity Project to acquire buildings and land for redevelopment to increase economic opportunity in the City and
- Funding agencies that provide services to low and moderate-income persons to reduce poverty and create job opportunities for themselves.

**Priority Need 4: Continue Supporting Services for Low and Moderate Income Persons**

A priority for the Columbus Consolidated Government is to continue supporting services for low and moderate-income families and individuals in Columbus. The City will address this need by:

- Funding non-profit agencies through the CDBG program for services to low and moderate-income persons.

**Priority Need 5: Addressing the Issue of Homelessness**

Another priority for City of Columbus is addressing the issues of homelessness and its negative effects. The City will address this need by:

- Funding non-profit agencies that serve the homeless population or those at-risk of becoming homeless;
- Funding its Homeless Task Force Coordinator who will create the Exhibit I Application for the Columbus-Muscogee/Russell County Continuum of Care and assist in coordinating homeless resources throughout the City of Columbus.

The specific proposed uses of Entitlement Funding during FY 2013 is outlined in Table I. Total funding to be received from HUD in FY 2013 is CDBG - \$1,408,537, HOME - \$747, 379. The plan is developed and administered by the Department of Community Reinvestment of the Columbus Consolidated Government under the approval and direction of the City Manager and the City Council.

**Table 1**

<b>FY 2013 Annual Action Plan Projects</b>	
<b>CDBG Projects</b>	<b>FY 2013 Funding</b>
Columbus Community Center	\$20,000
Homeless Resource Network	\$45,000
Training Innovations, Inc.	\$15,000
Faith Home Inc.	\$5,000
Home for Good	\$50,000
Direct Service Corp/LCRDC	\$5,000
Demolition	\$95,380
Section 108 Payment	\$891,450
Administration	\$281,707
<b>HOME Projects</b>	
Rehabilitation of existing homes - NeighborWorks Columbus, Inc.	\$160,000
Rehabilitation of existing homes – Wynnton Neighborhood Housing, Inc.	\$160,000
Downpayment Assistance Program (HBAP)	\$200,000
Homeowner Rehab Program	\$152,629
Administration	\$74,750

## **General Questions**

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

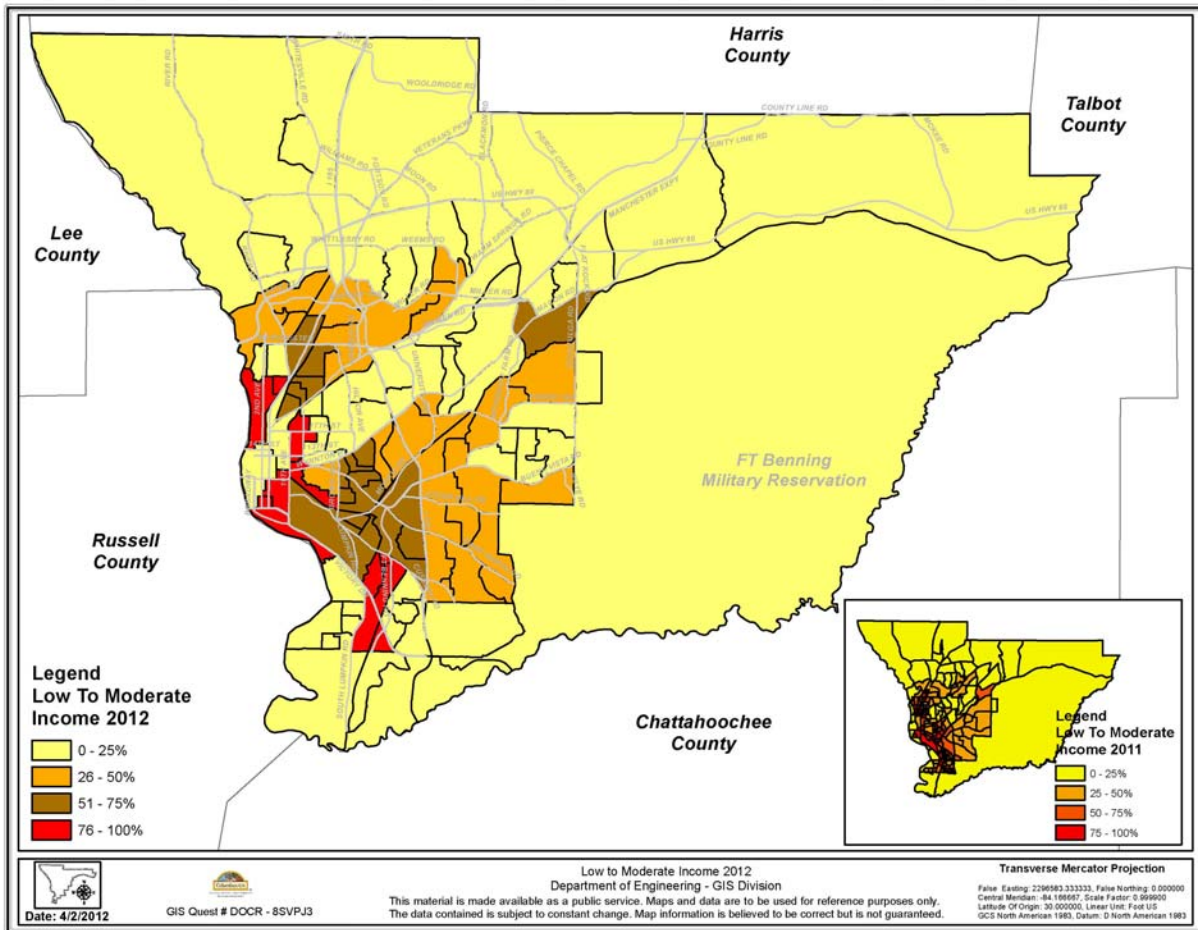
### **Columbus Consolidated Government's FY 2013 Action Plan response:**

#### **I. Geographic Areas of the Jurisdiction:**

Columbus, Georgia is located on the east bank of the Chattahoochee River, which defines the western border of the City. Columbus also sits on the Fall Line where the hilly Piedmont Region in North Georgia merges with the coastal region of South Georgia.

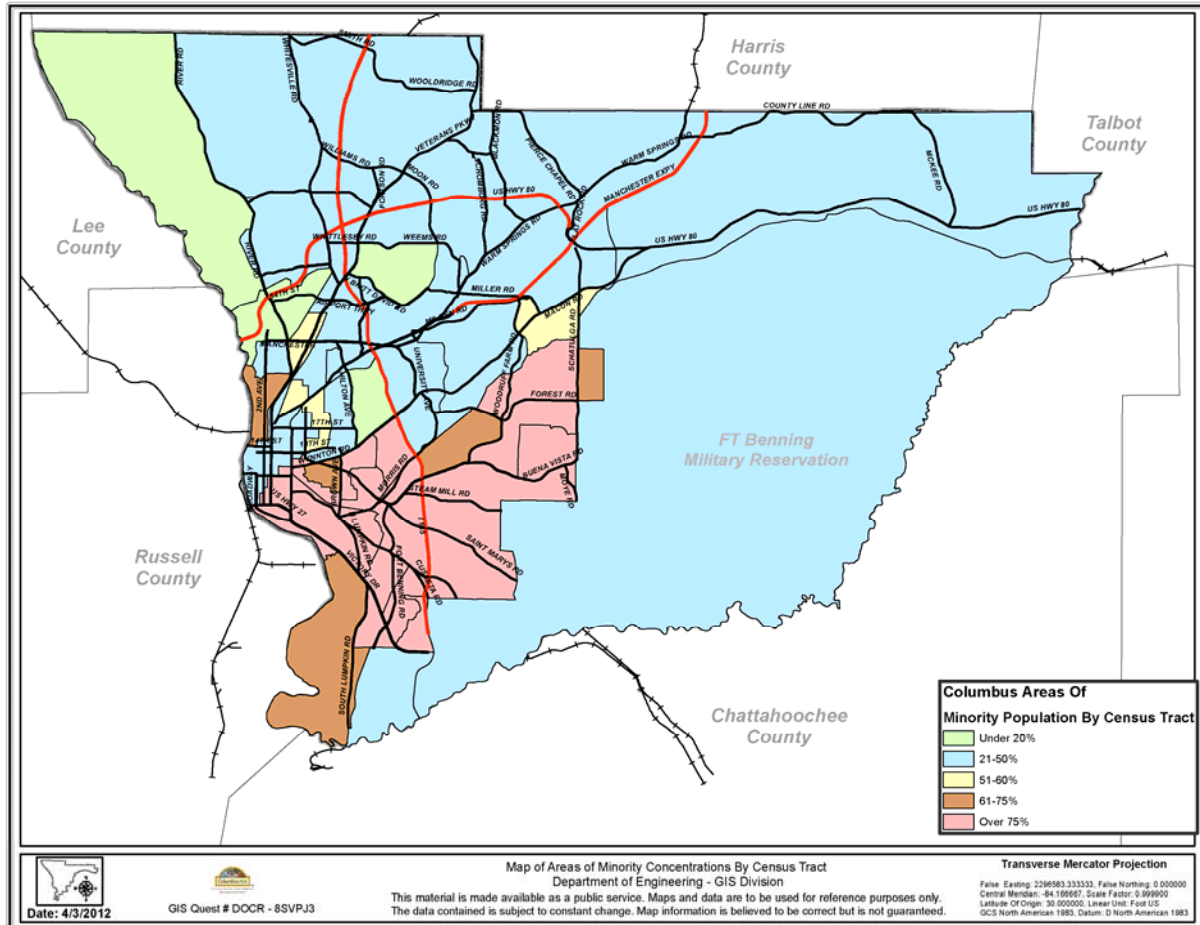


**Map 2: Columbus Low and Moderate Income Households by Census Tracts**



[Source: HUD 2010 Census Data]

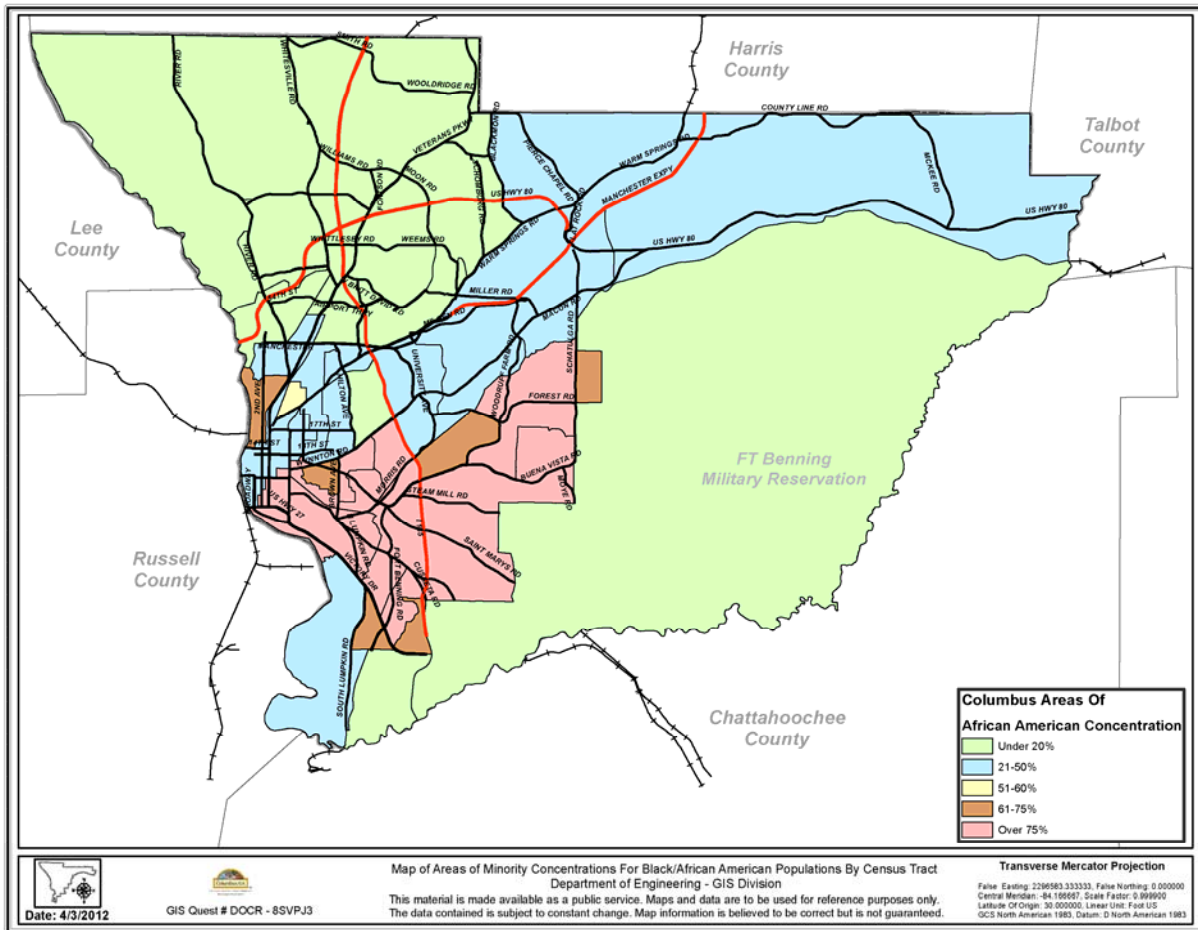
**Map 3: Columbus Areas of Minority Concentrations**



[Source: 2010 US Census Data]

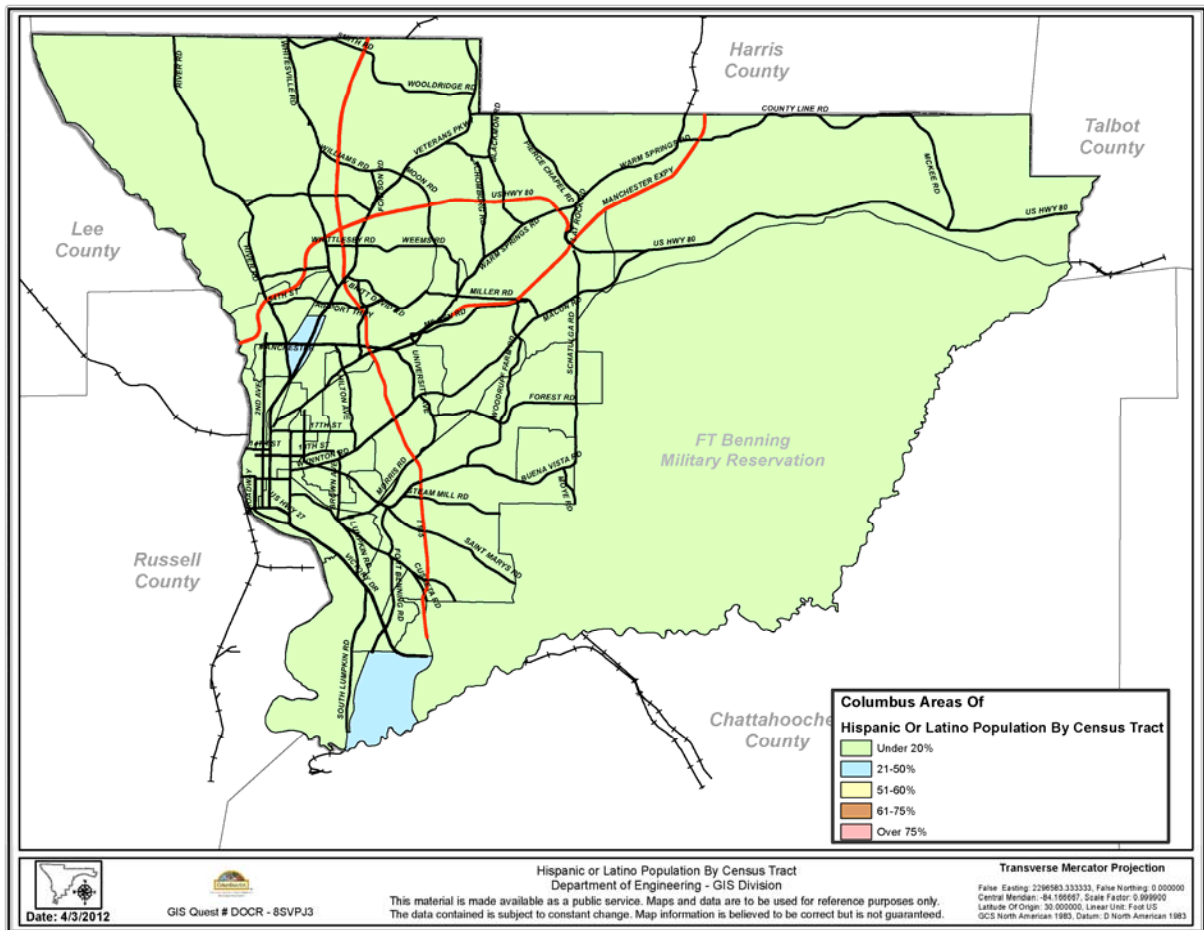
As of the 2010 Census count, Columbus had a total population of 189,885. The City's racial makeup consisted of 46.3% White; 45.5% Black or African American; 0.4% American Indian and/or Native Alaskan; 2.2% Asian; 0.2% Pacific Islander; 1.9% from other races; and 3.0% from two or more races; 6.4% were Hispanic or Latino of any race.

### Map 4: Columbus Areas of African American Concentrations



[Source: 2010 US Census Data

**Map 5: Columbus Areas of Hispanic Concentrations**



[Source: 2010 US Census Data]

## 2. Basis for Allocating Investments Geographically Within The Jurisdiction:

The Columbus Consolidated Government will use 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. Funds will also be used for down payment assistance throughout Columbus to increase the number of homeowners.

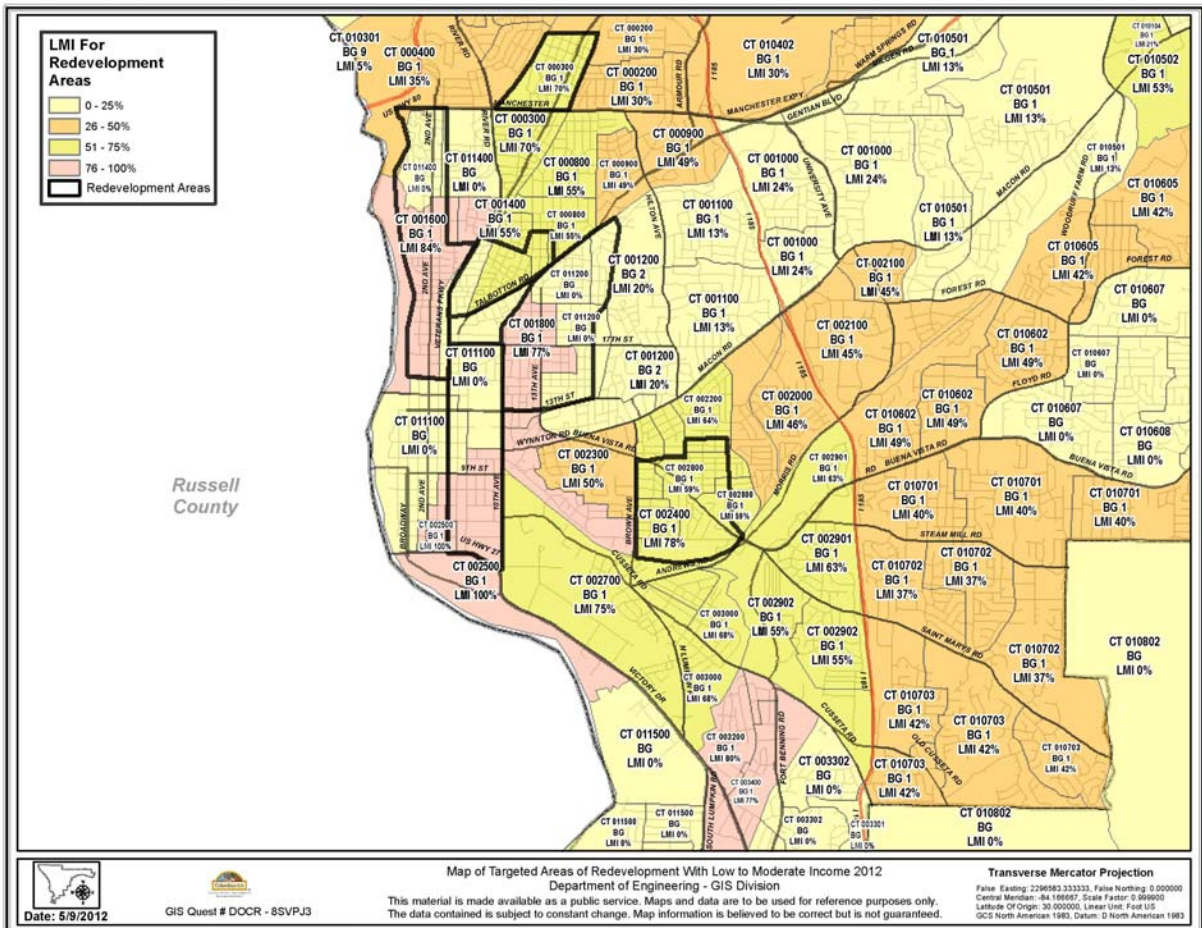
The City of Columbus has six HUD-approved redevelopment areas which are part of the CDBG targeted areas where funds will be expended: These areas are as follows:

- Beallwood
- 2nd Avenue
- 5th and 6th Avenue
- Medical Center
- East Highlands

- Lawyers Lane

Resources in the 2nd Avenue Redevelopment area will be focused on renovation of dilapidated homes, slum/blight clearance and economic growth. The South Lawyers Lane Redevelopment Area encompasses 77 acres bordered by Martin Luther King, Jr. Boulevard, Brown Avenue, and the rail line right-of-way. Beallwood Redevelopment Area wishes to retain its strong character. Resources in the Medical Center Redevelopment Area will be geared to the growth of medical facilities and slum/blight clearance. The 5<sup>th</sup> and 6<sup>th</sup> Avenue area is home to 15 historic landmarks. Due to the history of the area, preservation is a main goal, while slum/blight clearance and infrastructure improvements are also priorities. East Highlands Redevelopment area will focus resources on improving the housing stock, blight, and economic growth.

**Map 6: City of Columbus Targeted Redevelopment Areas**



### 3. Obstacles To Meeting Underserved Needs:

The following are obstacles to meeting underserved needs in the City:

- The reduction of funding at the local, state, and federal levels will significantly limit the resources available to meet the needs of low and moderate income residents. With declining resources from various sources, the City and non-profit organizations will be unable to serve all persons who are in need of services and, in some cases, programs will cease to exist due to the decrease in funding.
- As the population of Columbus continues to grow, limitations on affordable housing will become a major barrier.

### 4. Addressing Priority Needs and Specific Objectives:

The table below indicates the sources of anticipated funding to address the needs identified throughout this Plan.

FY 2013 Funding	Source	Amount
CDBG (100% of FFY 2012 Grant Funds)	Federal	\$1,408,537
HOME (100% of FFY 2012 Grant Funds)	Federal	\$747,379
Total Anticipated FY 2013	Federal	\$2,155,916

### Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

## **Columbus Consolidated Government's FY 2013 Action Plan response:**

### **1. Lead Agency:**

The City's Department of Community Reinvestment, as the lead entity/agency, researched, planned and prepared the Consolidated Plan which will provide a comprehensive strategy that addresses the City's housing and community development needs [over a five year period] with the use of CDBG and HOME Program funds.

### **2. Plan Development Process:**

The City prepared its Five Year Consolidated Plan through a collaborative effort among community stakeholders – neighborhoods, City agencies, non-profits, elected officials, interested groups, and concerned citizens. The City held a needs assessment workshop at the City's Government Center Annex Building on Monday, February 14, 2011 for non-profit organizations and other professional service organizations to solicit input and ideas for providing Affordable Housing and community development services for low and moderate income residents. The City also held two needs assessment workshops for the general public on Monday, February 14, 2011 and Tuesday, February 15, 2011 to receive community input and ideas. The Needs Assessment Workshops were held at a time and location convenient to City and County residents.

### **3. Consultation:**

In preparation of the Five Year Consolidated Plan, the City consulted with a broad cross section of public, private and City departments to identify residents' needs and to coordinate appropriate services and programs to meet those needs. The City's Department of Community Reinvestment staff works very closely with these organizations on both an individual and group basis. The City's Department of Community Reinvestment also works with CHDO non-profit housing development organizations committed to increasing access to safe, decent and Affordable Housing throughout the City.

The City conducted needs assessment workshops, small-group in-person interviews, and one-on-one interviews with community stakeholders. Specific stakeholders consulted in the development of the Five Year Plan include:

1. Ms. Belva Dorsey, Enrichment Services Program
2. Ms. Mimi Woodson, Columbus City Council
3. Ms. Reather Hollowell, Affirmative Action, Columbus Consolidated Government
4. Ms. Anita Newsome, Mayor's Commission for Person's with Disabilities
5. Ms. Liz Dillard, Homeless Resource Network
6. Mr. Charles Rousseau, Enrichment Services Program
7. Ms. Cathy Williams, NeighborWorks Columbus
8. Ms. Brinkley Pound, Columbus Area Habitat for Humanity
9. Ms. Amy Moore, Columbus Housing Authority
10. Ms. Kim Jenkins, Open Door Community House

11. A. Davita Bynam, Columbus Community Center
12. Mr. Wayne Gallups, Good Shepherd Health Center
13. Ms. Lorraine Cobb, Training Innovations
14. Mr. Willie Siders, Training Innovations
15. Ms. Suzanne Supple, Wynnton Neighborhood Housing, Inc.
16. Mr. Don McCollum, Wynnton Neighborhood Housing, Inc.
17. Mr. Henry Johnson, American Work
18. Mr. Harold Funderburg, CDAC
19. Mr. Michael Jones, Family Connection
20. Mr. David Wallace, New Horizons
21. Mr. Randall Medeiros, Vocational Rehabilitation
22. Mr. Al Wall, New Horizons

### **Citizen Participation**

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

### **Columbus Consolidated Government's FY 2013 Action Plan response:**

#### **CITIZEN PARTICIPATION:**

##### **1. Citizen Participation Summary:**

The City of Columbus' Citizen Participation Plan reflects the City's compliance with the HUD requirement **24 CFR 91.105(b)** for citizen participation in all appropriate HUD grant programs as of January 2008. The City has devised specific actions to encourage increased participation of ethnic minorities, women, persons with disabilities and non-English speaking persons in its housing and community development programs, particularly by persons of low to moderate income.

##### **2. Summary of Citizen Comments:**

A Public Hearing was held on Thursday, April 12, 2012 at the Columbus Government Center Annex Building at 6:00 p.m. to solicit public comments on a draft copy of the City's

FY 2013 Annual Action Plan. A copy of the public notice was advertised on the City's website, the City's Department of Community Reinvestment website, as well as in the *Columbus Ledger-Enquirer* (the legal organ for the City). No one was in attendance at the Public Hearing. No written or oral comments were received.

### 3. **Summary of Efforts Made to Broaden Public Participation:**

In an attempt to increase public participation, the City maintains communication with local nonprofits and housing developers and adhered to the following actions to improve citizen participation:

#### **Actions Taken to Improve Participation**

- Conducted evening Public Hearings and Needs Assessment Workshops on various days of the week at the Government Center Annex and at the local Columbus Library to provide multiple opportunities for participation of all residents of Columbus including ethnic minorities, women, persons with disabilities and non-English speaking persons; All meeting locations were ADA accessible;
- Used electronic and English and Spanish Translations of print media to solicit public participation. Electronic media including mass emails to City employees, non-profit organizations, and local businesses; advertisement on City's Website and CCG-TV [Government Access Channel], the Columbus Ledger-Enquirer; and provided links to the Needs Assessment Survey on the City's Department of Community Reinvestment's website.
- Provided at least 72 hours advance notices with the Clerk of Council of the City of Columbus.
- Provided reasonable opportunities for low and moderate-income residents to ask questions and receive answers regarding how they might be affected by the propose use of grant funding.

The City of Columbus will continue to provide a forum for open communication with its residents, particularly low and moderate income residents regarding its HUD-funded programs. Additionally, the City will continue to provide reasonable notice for all Public Hearings. Information and records relating to the City of Columbus' housing, community development, and public services program activities that are made available to the public for review and comment according to the requirements of Federal, State, and local laws.

Notices of public hearings are publicized throughout the City. At least 72 hours before the public hearings are held at least one advertisement is placed in the *Columbus Ledger-Enquirer*, a local newspaper of general circulation. The advertisements will be either display ads or legal ads which appear in the sections of the newspaper most likely to be read by citizens seeking this type of information. Additionally, the notices will appear on the City of Columbus' Webpage and the CCG-TV [Government Access Channel].

The City's Department of Community Reinvestment will continue to provide technical assistance to Columbus residents and agencies, particularly to those of very low and low-income who request such assistance in developing project proposals, or who request other information (compliance requirements, program performance, funding information, etc.) as outlined in the FY 2013 -2016 Consolidated Plan. In addition, the City's Department of Community Reinvestment staff will continue to meet with various non-profit organizations and individuals to provide other specific technical assistance related to housing, community development, and human services programs, as requested.

**4. Comments Not Accepted:**

The City did not receive any comments that were not accepted. The City did not receive any written or oral comments regarding the Action Plan.

**Institutional Structure**

- I. Describe actions that will take place during the next year to develop institutional structure.

**Columbus Consolidated Government's FY 2013 Action Plan response:**

**I. Institutional Structure:**

The City's Department of Community Reinvestment serves as the lead agency for planning and coordinating the implementation of the City's FY 2012-2016 Consolidated Plan and the FY 2013 Action Plan. The U.S. Department of Housing and Urban Development requires that, during preparation of the action plan, entitlement communities consult with other public and private agencies that provide services to low and moderate income families. The City of Columbus consulted with other public and private agencies that provide assisted housing, health services, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during preparation of the plan.

**Monitoring**

- I. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

**Columbus Consolidated Government's FY 2013 Action Plan response:**

**I. Monitoring Plan Implementation Process**

The Department of Community Reinvestment of the Columbus Consolidated Government is responsible for ensuring that the federal funds expended on activities to benefit low and moderate income households are in compliance with federal guidelines. The Office's

performance monitoring activities include onsite monitoring, desk reviews, and technical assistance for sub-recipients.

In an effort to ensure long-term compliance with program requirements and comprehensive planning requirements, all subrecipients enter into a contractual agreement with City. These agreements include a detailed scope of services with measurable objectives. The federal general provisions, along with the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives.

The City's Department of Community Reinvestment staff conducts on-site monitoring of subrecipients on an annual basis. City staff will evaluate subrecipients' programmatic and fiscal management policies. City staff will utilize the HUD Monitoring Desk Guide to review CDBG and HOME subrecipients. Additionally, Subrecipients are required to provide periodic reports on their achievement of contractual objectives.

The City's Department of Community Reinvestment will continue to internally monitor its grant programs in accordance with local program policies and procedures and Federal regulations and will continue to monitor all subrecipients receiving CDBG and HOME funds. The monitoring process will include on-site reviews of the subrecipient's performance to ensure compliance with the goals and objectives of the program and federal regulations.

## **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

### **Columbus Consolidated Government's FY 2013 Action Plan response:**

Because lead poisoning is a serious, yet preventable health problem that can cause long-term neurological damage among young children, the City of Columbus is committed to addressing this health hazard.

The City plans to continue using a certified private contractor to conduct lead-based paint testing and Lead Risk Assessments. In any cases where testing indicates the presence of lead, it will be properly removed or abated. A certified private contractor is also used to remove lead from housing where funds will be invested for rehabilitation or other purposes.

## **HOUSING**

### **Specific Housing Objectives**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

### **Columbus Consolidated Government's FY 2013 Action Plan response:**

1. Increasing affordable housing was rated as the highest priority need for City of Columbus due to the burden it places on low and moderate income residents. Substandard housing, in addition to the health and safety hazards it presents, can cause a cost burden on residents with limited resources. Homes are expensive to maintain, especially for senior citizens on a fixed income.

This need is readily addressed with Action Plan resources by working in conjunction with private contractors and non-profit agencies that have the capacity and are qualified to make long-term renovations. Grants make this process economically feasible for residents at all financial levels, as these grants do not require repayment.

## DECENT HOUSING

### Goal

Increase the availability, sustainability, and accessibility of affordable housing for low and moderate- income residents, elderly, and disabled persons in the City.

Activities to include:

- Increase number of affordable housing units in the City by providing down payment assistance for low and moderate homeownership
- Increase the number of affordable housing units in the City through the rehabilitation and construction of rental housing units.
- Sustain low and moderate-income housing by continuing to provide emergency housing rehabilitation assistance for low and moderate-income persons, disabled persons and, elderly persons.

### 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan:

The City will anticipate using federal resources over the next four years in the following manner:

Columbus Consolidated Government		
	FY 2013 Funding Amount	Funding Estimate x 4 Years
<b>CDBG Funds</b>	<b>\$1,408,537</b>	<b>\$5,634,148</b>
<b>HOME Funds</b>	<b>\$747,379</b>	<b>\$2,989,516</b>
<b>Total</b>	<b>\$2,155,916</b>	<b>\$8,623,664</b>

\*Based on FY 2013 levels of funding x 4 years

### Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table of the Consolidated Plan to identify priority public housing need to assist in this process.

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

**Columbus Consolidated Government's FY 2013 Action Plan response:**

1. The Housing Authority of Columbus has expanded its leveraging of CDBG funds by establishing local partnerships and improving the standard and quality of life for low and moderate-income residents in the City. The Authority has successfully revitalized several public housing complexes utilizing a variety of local, state, and federal funding sources.
2. The Housing Authority of Columbus was assessed in 2011 through the HUD Public Housing Assessment System and has been designated as a "standard performer".

**Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

**Columbus Consolidated Government's FY 2013 Action Plan response:**

1. The Annual Action Plan delineates the steps that the City will take to overcome Impediments to Fair Housing and remove barriers to affordable housing over the next Action Plan period which include:
  - Provide Technical Assistance and Community Education;
  - Seek Out Public Partnerships;
  - Conduct a Community-Wide Fair Housing Forum;
  - Continue to Monitor Annual HMIS data;

**HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

**Columbus Consolidated Government's FY 2013 Action Plan response:**

1. The ADDI Program was discontinued in 2008; however the City will continue to use HOME program funds to provide down-payment assistance to potential homeowners.
2. The Columbus Consolidated Government utilizes the recapture method for HOME programs in accordance with 24 CFR 92.254[a] [4] as stated below.
  - Recapture Provisions [24 CFR 92.254[5]] The Recapture Provisions will ensure compliance with the "Period of Affordability" requirements in 24 CFR 92.254[a][4].

- Recapture Provisions [24 CFR 92.254[5][ii]
  - If a homeowner chooses to sell or use the property for non-eligible HOME Program activities, the full amount of the HOME Program funding assistance that enabled the homebuyer to buy the unit [excluding the amount used for the development subsidy, the cost difference between producing the house and its fair market value] for this activity shall be recaptured and repaid to the Columbus Consolidated Government's Department of Community Reinvestment provided that net proceeds are sufficient. If net proceeds are insufficient to repay the total HOME investment due, only the net proceeds will be recaptured. In the event of foreclosure, when no net proceeds are available, no recapture provision is applicable.
3. In FY 2013 the Columbus Consolidated Government will not utilize HOME or ADDI funds to refinance existing debt secured by multi-family housing that is being rehabilitated.
  4. No ADDI funds are anticipated for FY 2013 unless they are appropriated. However; the City will provide down-payment assistance to eligible homebuyers using HOME program funds. Prior to providing down-payment assistance, eligible homebuyers will be required to attend a certified homebuyer course provided by local non-profit organizations.

## HOMELESS

### Specific Homeless Prevention Elements

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2013. Again, please identify barriers to achieving this.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

**Columbus Consolidated Government’s FY 2013 Action Plan response:**

**1. Source of Funds:**

HUD Supportive Housing Program and Shelter Plus Care grants provide about \$1.3 million annually to Columbus non-profit organizations through the Columbus/Phenix City Continuum of Care. An estimated \$1 million in donated time is provided by volunteers who assist the shelters and related programs, such as those run by the Homeless Resource Network. In an effort to increase the amount of funds available for direct services to homeless or at risk of homelessness persons; the City will continue to lease a building to the Homeless Resource Network for \$1 per year over the next 20 years.

Finally, during FY 2013, the City will provide CDBG Program funding to the Continuum. The City will allocate \$45,000 of its FY 2013 program funding to assist in accomplishing this goal.

**2. Homelessness:**

Increasing the amount of permanent housing with supportive services has been identified as a top priority for the City of Columbus. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. They require long-term, affordable housing options with supportive services in order to make the transition to residential stability. 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 some homeless individuals
- inadequate education and/or job skills among many homeless persons
- the shortage of affordable housing in the City of Columbus

The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. The City has implemented a HMIS database to track the effectiveness of service providers. This system provides information on services provide to eligible clients by local non-profit organizations in the City. The City will also work with service providers to identify any gaps in services, any duplication of services, and schedule regular meetings that allow homeless service providers to more efficiently serve the homeless population.

Providing a central intake and resource facility is an imperative part to the City's strategy to end homelessness. The "One-Stop-Shop" service facility will allow service providers to assess the needs and identify services such as housing, case management, and medical services. This central facility will help to eliminate duplication among local nonprofits during the intake and assessment procedures and in housing and supportive services.

The City will also provide transitional and permanent supportive housing to homeless persons in the City by supporting rapid re-housing programs. This approach will allow case management and housing services to be provided simultaneously so that persons at risk of becoming homeless and persons with mental and physical needs can remain stably housed when exiting a transitional housing program.

Prevention programs such as rent/utility assistance, foreclosure counseling, and case management will be used to reduce homelessness in Columbus.

The City will initiate development of a detoxification unit for persons who are homeless or at-risk for becoming homeless due to substance abuse. The City will also develop programs to help persons overcome the circumstances that prevent them from obtaining housing or employment such as mental illness, criminal history, and credit problems. As well as provide further education and job training skills to improve the opportunities for employment for the homeless and at-risk population.

### **3. Chronic Homelessness:**

The strategies outlined below [Home for Good] will be incorporated into the City's FY 2012 -2016 Consolidated Plan and FY 2013 Action Plan:

The 10-Year Plan to End Homelessness addresses the greatest causes of chronic homelessness such as substance abuse, mental illness, and lack of employment opportunities. According to the City of Columbus' Point In Time [PIT] Count conducted in 2010, 30% of the homeless population was categorized as chronically homeless. The City will provide funding to non-profit organizations to initiate permanent supportive housing programs to reduce chronic homelessness. For this to be successful, the development of a detoxification center is crucial to reducing chronic homelessness, as persons are sometimes required to be drug-free prior to entering a permanent supportive housing program.

The City's 10-Year Plan is geared towards providing supportive housing, immediate triage, and assessment to prevent persons from becoming chronically homeless.

As addressed in the Continuum's Exhibit I Application, Columbus plans to add 22 new permanent housing beds for the chronic homeless population over the next 10 years. Also, New Horizons, a non-profit who serves persons with mental illness, developmental issues and substance abuse problems, will continue to collaborate with the Columbus Housing Authority to create 35-40 new permanent housing beds for chronic homeless persons.

#### **4. Homelessness Prevention:**

The City recognizes a need for a neighborhood-based homelessness prevention programs, such as crisis response and stabilization team, a street outreach program, housing search and placement specialists, and increased employment opportunities that provide temporary rental assistance and other services.

The following action items comprise the City's strategy for homelessness prevention:

1. Development of a detoxification unit for persons in danger of becoming homeless;
2. Development of programs and systems that help overcome barriers to housing and employment;
3. Provide childcare;
4. "Agreement of Discharge" memorandums;
5. Design of an intervention and eviction prevention program;
6. Rental and utility assistance payments;
7. Implementation of a referral and outreach team;
8. Development of a reunification program;
9. Foreclosure intervention and prevention program;
10. Encourage participation in national healthcare plan;
11. Establish a critical document fund;
12. Expand and update homeless resource guides;

#### **5. Discharge Coordination Policy:**

The Continuum's discharge coordination policy requires Memorandums of Agreement of Discharge to be obtained from either the City, crisis units, hospitals, courts, the City Attorney, jails, or the Department of Family and Children Services.

#### **Emergency Shelter Grants (ESG)**

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

#### **Columbus Consolidated Government's FY 2013 Action Plan response:**

Columbus is not a direct recipient of ESG entitlement funds and does not receive funding under the Georgia Department of Community Affairs State ESG program.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low and moderate-income persons.  
\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

### **Columbus Consolidated Government's FY 2013 Action Plan response:**

#### **I. Priority Non-Housing Community Development Needs:**

During the Strategic Planning Process for the FY 2012-2016 Consolidated Plan and the FY 2013 Action Plan, the survey results and other research revealed the most pressing non-housing issues in the community were the needs to continue supporting public services, increase improvements and accessibility to public facilities, increase Fair Housing Activities, and planned repayment of Section 108 Loan.

#### ***Continue Supporting Services for Low and Moderate Income Persons***

The priority goal to continue supporting services for low and moderate-income families and individuals residing in Columbus-Muscogee County will be addressed by funding non-profit agencies through CDBG for services to low and moderate income persons.

#### ***Increase Improvements and Accessibility***

The priority goal to increase improvements and accessibility for special population groups such as the elderly and persons with disabilities residing in the City. By increasing improvements and accessibility to public facilities, the City will improve infrastructure to meet health and safety standards.

### ***Planned Repayment of Section 108 Loan***

In the FY 2013 Action Plan period, the City will continue to repay principal and interest on its Section 108 Loan which was used to expand economic opportunities for low and moderate income persons.

## **2. Specific Long-term and Short-term Community Development Objectives:**

### **Long-Term**

1. To provide the funding necessary for non-profit organizations to improve the City's public services capabilities.
2. To promote job creation for low and moderate income persons by providing repayment of Section 108 Loan.
3. To provide for the rehabilitation of deteriorated housing units in the City and improve health and safety standards of residents of the City.
4. Conduct community development activities and carry out housing and homeless activities by planning, implementing, monitoring and evaluating housing and homeless programs through a subrecipient.

### **Short-Term**

1. To improve existing, deteriorated infrastructure in low and moderate-income areas to meet health and safety standards.
2. To provide funding or technical assistance to assist in the implementation of programs for special population groups such as the elderly, persons with disabilities,
3. To provide funding or technical assistance to private non-profit and public agencies meeting the public service needs of the City's low and moderate-income population.

### **Antipoverty Strategy**

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

### **Columbus Consolidated Government's FY 2013 Action Plan response:**

The City will continue to increase its efforts to implement anti-poverty strategies for its citizens over the next year. The City continues to provide housing rehabilitation assistance

for single family homeowners and rental units to decrease financial burdens on low and moderate income persons.

The City will continue to provide assistance to low and moderate income residents through the following initiatives:

- Provide non-profit organizations, such as Wynnton Neighborhood Housing, Columbus Housing Initiative, and the Fourth Street Towers to address housing needs for families at or below poverty level;
- Provide assistance to the non-profit organizations, such as NeighborWorks Columbus, Wynnton Neighborhood Housing, to acquire and construct affordable rental housing for low-income residents;
- Provide assistance to improve accessibility for disabled persons and seniors;
- Provide down payment assistance for low-income families through Project Care;
- Provide homeowners with housing repair assistance through the Housing Rehabilitation Program;
- The City will continue to implement Section 3 policy as necessary;
- The City will encourage non-profit organizations to expand housing development programs to incorporate job-training opportunities as a part of their operations.

Through the initiatives described above, and in cooperation with the agencies and non-profit organizations noted, the City will continue to assist low and moderate-income residents of Columbus over the next year.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### **Non-homeless Special Needs (91.220 (c) and (e))**

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

### **Columbus Consolidated Government's FY 2013 Action Plan response:**

1. During the Strategic Planning Process for the FY2012-2016 Consolidated Plan, the research revealed the most pressing non-homeless special needs issues in the community were the need to support services for low and moderate income persons. Columbus' Priority Need #4: "Continue Supporting Services for low and moderate income persons" will address the jurisdiction's non-homeless special needs.

### ***Continue Supporting Services for low and moderate income persons***

The priority goal is to continue to support services for low and moderate income non-homeless persons with special needs. Program funds will be allocated to non-profit organizations that will be able to leverage federal funds provided from the City to obtain other resources to expand their current services.

## **2. Federal, State, and local public and private sector resources**

The City expects to apply substantial federal resources from the CDBG Program to these issues. Over the five years covered by the 2012-2016 Consolidated Plan, the funds expected from this source will total over \$9.9 million. Combined with the resources of such community-based organizations as HOPE Harbour and the New Horizons Community Service Board, mental health, shelter and supportive housing programs for special needs populations will be available.

## **Housing Opportunities for People with AIDS**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its

approved Consolidated Plan.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

**Columbus Consolidated Government's FY 2013 Action Plan response:**

Columbus is not a direct recipient of the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program.

**Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

**Columbus Consolidated Government's FY 2013 Action Plan response:**

Columbus is not a direct recipient of the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program.

## Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.