



# Fourth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER 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.

The grantee must submit an updated Financial Summary Report PR26. (Exhibit A)

## I. GENERAL

### A. Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

**Program Year 4 CAPER Executive Summary response:**

The Consolidated Annual Performance and Evaluation Report (CAPER) is a summary of the activities of the City of Columbus for FY 2015 towards the accomplishment of the goals/objectives outlined in its Five Year Consolidated Plan. The report shows how the City progressed toward 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 will also outline the various forms of leveraging that made the City's efforts more successful.

SUMMARY OF RESOURCES AND ACCOMPLISHMENTS

The City had the following funds available to complete programs and projects in FY 2015:

<b>Prior Years' Community Development Block Grant</b>	
(CDBG) Un-liquidated Obligations and uncommitted funds	\$3,358,916
Program Income – from Sale of Property	\$168,000
Actual Funds Expended	\$1,282,799
<b>Prior Years' HOME Investment Partnerships Program</b>	
(HOME) Un-liquidated Obligations and uncommitted funds	\$1,636,991
Actual Funds Expended	\$ 225,305

The overall goal of the City's Consolidated Plan for Community Development, Housing, Homeless and Special Needs is to primarily serve very low, low and moderate income persons in the following areas:

- Provide decent housing
- Create a viable living environment
- Expand economic opportunities

## B. General Questions

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining “other” public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

## C. Program Year 4 CAPER General Questions response:

The following list of activities provides the goals and outcomes and actual amount of funds spent towards the accomplishment of those goals identified in the 4th Year Annual Action Plan.

### ❖ Objective Category 1: Decent Housing

- *Objective:* Increase the number of owner-occupied single-family homes in Columbus.

*Outcome:* Increase the number of owner-occupied single family homes with rehabilitation or new construction projects.

*Accomplishments:* Neighborworks Columbus & Wynnton Neighborhood Housing Inc. constructed and rehabbed 5 homes for low income families that utilized \$128,540.83

- *Objective:* Increase the viability of potential homeownership opportunities.

*Outcome:* Assist 60 persons in housing counseling classes.

*Accomplishments:* The City provided funding directly for housing counseling classes; however, the City does partner with Urban League, who provided counseling to 87 households in the reporting year.

- *Objective:* Preserve the existing affordable housing stock and improve the condition of housing for low-income homebuyers.

*Outcome:* Rehabilitate or reconstruct 3 owner-occupied housing units.

*Accomplishments:* The City partners with the local non-profit housing developer Neighborworks Columbus, to assist with repairs and modifications to 3 existing housing units. This \$209,393.04 in assistance was provided through HOME funding.

❖ Objective Category 2: Suitable Living Environment

- *Objective:* Fund positions and institutions that coordinate resources to reduce homelessness in Columbus.

*Outcome:* Produce the Continuum of Care Document, which will assist in coordinating the programs to aid 1,397 persons per year who are homeless or at serious risk of becoming homeless.

*Accomplishments:* Through \$50,000 of CDBG funding, the City provided funding for the for the Homeless Resource Network, Inc. (HRN). The work being done by the Director of the Homeless Resource Network continues to produce the Continuum of Care document that helps facilitate the receiving of funds for individual homeless shelters that inturn address the needs of the homeless population in our community. The HRN completed the Continuum of Care which brought \$1,24,573 funding for the homeless this year.

*Outcome:* Provide assistance to 1,500 persons per year who are homeless or at serious risk of becoming homeless.

*Accomplishments:* Through the funding of the HRN and the completion of the Continuum of Care, the City helped by providing assistance to 1,353 individuals who are homeless or at serious risk of becoming homeless. Specific documented (case management) assistance was also a crucial part of the assistance.

- *Objective:* Identify and prevent neighborhood deterioration.

*Outcome:* Rehabilitate or construct up to 2 homes contingent upon HOME funding availability.

*Accomplishments:* Through a non-profit housing developer agreement with NeighborWorks Columbus, Inc. and Wynnton Neighborhood Housing, Inc. the City completed the rehabilitation of 3 housing units and the construction of 2 housing units utilizing \$428,540.83 HOME funds. Only one of these homes was completed and occupied by the end of this reporting period.

*Outcome:* Demolish 23 nuisance structures.

*Results:* By providing \$92,126.09 of CDBG funds to the Department of Inspections and Code Enforcement, the City was able to demolish 23 nuisance structures

- *Objective:* Enhance the livability of and viability of Columbus neighborhoods.

*Outcome:* Assist low to moderate income elderly and disabled residents with emergency home repairs and accessibility improvements with needed repairs or modifications to 10 homes through the Project Care Program.

*Accomplishments:* The City assisted 2 elderly and disabled residents with repairs and modifications to their homes. This assistance was accomplished by utilizing \$20,908 of CDBG funds. The city no longer administers the Project Care Program due to staff capacity. The city is looking for a partner to administer the program on its behalf.

❖ Objective Category 3: Economic Opportunity

- *Objective:* Continue to meet all programmed financial obligations.

*Outcome:* Continued progress toward the repayment of the Section 108 loan and the collection of job creation information.

*Accomplishments:* The City made the 2 required payments to meet the City's \$831,600 obligation. These payments were made with CDBG funds.

The City continues to face budgetary constraints in addressing the needs of the community. The City continues to place more emphasis on its efforts at leveraging funds with other agencies/organizations to meet the short fall.

In 2011, the City completed an Analysis of Impediments to Fair Housing which was submitted with its 5-year Consolidated Plan for 2012 - 2016. The greatest obstacle to obtaining affordable housing in our community is the lack of jobs paying adequate wages to meet the cost of housing. The city has partnered with Neighborworks Columbus, Inc. to administer a down-payment assistance program with non-entitlement funds. Training innovations provided job training skills to low income residents of Columbus.

## **D.Managing the Process**

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

### NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES

The City of Columbus provided \$66,025 of Community Development Block Grant (CDBG) funding to 4 organizations to provide assistance to 171 low and moderate income individuals for non-housing community development activities. The Columbus Community Center provided 78 at-risk youth with after school activities. Training Innovations provided computer and job training skills to 18 individuals. Direct Service Corp provided Meals on Wheels to 24 residents. HANDS Day Care provided transportation for 51 residents.

## Draft

The City continues to partner through the Community Improvement Program and major projects that are funded through the Special Purpose Local Option Sales Tax (SPLOST).

### PROGRAM HIGHLIGHTS AND LEVERAGING ACCOMPLISHMENTS

The City continues to partner with the non-profit developers in our community. The continued funding provided to the Homeless Resource Network, Inc. (HRN) allowed the City and HRN to leverage both state and federal funding for the homeless through the Continuum of Care. The Housing Coalition continues to address issues pertaining to affordable housing as well as working toward the expansion of affordable housing. We continue to leverage CDBG funds with both City and SPLOST funding to address infrastructure and flood abatement projects. The City foresees additional opportunities to leverage CDBG funds with private and federal funding for both affordable housing and commercial opportunities.

The City also partnered with the Home for Good organization which focuses on alleviating chronic homelessness in the City. The Home for Good organization leveraged approximately \$85,000 in funding from outside organizations and assisted 63 individuals.

### MATCH LIABILITY

The City's total match liability for the HOME funds was \$53,903. The match requirement was satisfied by the funding provided from the City's CHDO and HOME sub-recipient. The City has no other match obligations.

The City of Columbus has completed the fourth year of its Five Year Consolidated Plan 2012-2016. This CAPER shows the continued progress that we, as a community, continue to make towards the accomplishment of the goals and objectives outlined in the Consolidated Plan. Affordable Housing is a primary focus of our efforts. With the limited financial resources we have, we are providing as many opportunities as possible to those in need of a place to call home and provide an improved living environment. This is and will continue to be our focus. The best approach will be through maintaining and increasing the number of public/private partnerships within our community.

### MANAGING THE PROCESS

The Department of Community Reinvestment of the Columbus Consolidated Government was the lead agency in the development of the five-year Consolidated Plan and the one-year Action Plans detailing the activities and programs which will help the City reach the goals of the Consolidated Plan. While the Department of Community Reinvestment led the process, it partners with other City departments and non-profit agencies to accomplish the goals of the Consolidated Plan. During the development of the plan, involvement was sought from all the agencies which will administer or be affected by the programs covered in the plan. The list below includes agencies which provided input into the process and/or are responsible for administering programs:

- Beallwood Area Neighborhood Association
- Wynnton Neighborhood Housing, Inc.
- NeighborWorks Columbus, Inc.
- Housing Authority of Columbus
- Homeless Resource Network, Inc.
- Department of Community Reinvestment
- Office of the City Manager
- Muscogee County Sheriff's Department

- Greater Columbus Chamber of Commerce
- Planning Department
- Department of Public Works
- Finance Department
- Inspections and Code Enforcement
- METRA
- Fire Department
- Mayor's Commission on Unity, Diversity, and Prosperity
- Department of Parks and Recreation
- Work Force Investment Act Division
- Department of Engineering
- Columbus Department of Public Health
- Community Development Advisory Council (CDAC)
- Mayor's Committee for Persons with Disabilities

## E. Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

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

### **Program Year 4 CAPER Citizen Participation response:**

In accordance with the Columbus Consolidated Government's Citizen Participation Plan, an announcement of the availability of a draft of the C.A.P.E.R. for review at various public library locations throughout the City and the announcement of the holding of a public hearing was published in the Columbus Ledger-Enquirer Newspaper on August 23, 2015 (see Exhibit B). The information of the availability of the draft and the date/time/place of the public hearing was announced on the City's website. A draft copy of the CAPER was available on the City's web site as well. A Public Hearing was held August 27, 2014. Four people attended the Public Hearing. No written or oral comments were received during the Public Comment Period which ended September 28, 2014.

## F. Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

### **Program Year 4 CAPER Institutional Structure response:**

The lead agency in the consolidated planning process is the Department of Community Reinvestment. The City continues to partner with various non-profit developers in the community to leverage federal

funding available through the Consolidated Plan programs. The accomplishments identified in this report were the results of efforts by the Department of Community Reinvestment with the assistance of other City departments and sub-grantee non-profit organizations.

- Beallwood Area Neighborhood Association
- Wynnton Neighborhood Housing, Inc.
- NeighborWorks Columbus, Inc.
- Housing Authority of Columbus
- Homeless Resource Network, Inc.
- Department of Community Reinvestment
- Office of the City Manager
- Muscogee County Sheriff's Department
- Greater Columbus Chamber of Commerce
- Planning Department
- Department of Public Works
- Finance Department
- Inspections and Code Enforcement
- METRA
- Fire Department
- Mayor's Commission on Unity, Diversity, and Prosperity
- Department of Parks and Recreation
- Work Force Investment Act Division
- Department of Engineering
- Columbus Department of Public Health
- Community Development Advisory Council (CDAC)
- Mayor's Committee for Persons with Disabilities

## G. Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
  - a. Describe the effect programs have in solving neighborhood and community problems.
  - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
  - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
  - d. Indicate any activities falling behind schedule.
  - e. Describe how activities and strategies made an impact on identified needs.
  - f. Identify indicators that would best describe the results.
  - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
  - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
  - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

### **Program Year 4 CAPER Monitoring response:**

The Columbus Consolidated Government is an entitlement recipient of two HUD grant programs: Community Development Block Grant and HOME. The Community Reinvestment Department administers the grant programs and is responsible for monitoring sub-grantee recipients of funding. The



Consolidated Government will in turn report to the U.S. Department of Housing and Urban Development (HUD) and is audited by an independent accountant as a component of the Single Audit procedure. The Community Reinvestment Department performed on-site monitoring of all sub-recipients and projects during the fiscal year carefully following procedures and processes designed by HUD for monitoring the CDBG and HOME grant programs. Sub-recipients were provided a written summary of the Department's monitoring visit. Sub-recipients are also monitored on an ongoing basis through a review of reimbursement requests to substantiate the progress of the sub-recipients efforts in accomplishing the goals/objectives of its funded activity. The City has put in place monthly progress reporting procedures to better monitor its sub-recipient progress. The majority of sub-recipients were in compliance with the overall goals and objectives.

## H. Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

### **Program Year 4 CAPER Lead-based Paint response:**

The City makes every effort to protect persons and the environment by following HUD regulations (24 CFR part 35) controlling lead based paint hazards in housing receiving Federal assistance and federal owned housing being sold.

The City of Columbus has entered into a contract with a private company to conduct the Lead Base Paint testing, risk assessment and letter of clearance for each project using CDBG and HOME funding. If any lead base paint is identified, the City will contract with a certified contractor to remove the paint. No lead based paint inspections were conducted in program year 2014.

## II. HOUSING

### A. Housing Needs

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

1. Describe Actions taken during the last year to foster and maintain affordable housing.

### **Program Year 4 CAPER Housing Needs response:**

#### HOUSING ACTIVITIES

The City continues to promote homeownership to the Community. This year the City held 1 Housing Fair. The Housing Fair was a collaborative effort between the City, various lending institutions, real estate agencies and non-profits to inform the citizens of the various housing programs and provide education on the various aspects of homeownership. The Housing Fair attracted 28 individuals interested in homeownership. The City expended funds to foster and maintain housing in our community. Total entitlement funds expended to help place individuals in safe, decent affordable housing was 428,540.83 and non entitlement funds in the amount of \$98,813.75 for existing homes. Housing counseling services were provided utilizing \$12,600. Services provided to the homeless to assist with finding and maintaining housing



utilized \$115,000. Funds expended to help preserve existing housing was \$20,908. The Housing related expenditures are as follows:

ACTIVITY	EXPENDITURE
Housing - Administration (HOME)	\$45,645.82
Housing - New Construction (HOME)	\$120,894.45
Emergency Repairs for the Elderly and Handicapped Accessibility - Project Care (CDBG)	\$20,908
Down Payment Assistance Partner Program	\$93,813.75
CHDO Activities (HOME)	\$149,503.36
Urban League-Housing Counseling	\$12,600
Home for Good (CDBG)	\$65,000
Acquisition/Rehab	\$158,143.02
Homeless Resource Network	\$50,000

## B. Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

### **Program Year 4 CAPER Specific Housing Objectives response:**

The racial/ethnic and income breakdown of households and individuals receiving assistance through our programs is as follows:

Racial Status	Number
White	497
Black/African American	1067
Asian	1
American Indian/Alaskan Native	5
Native Hawaiian/Other Pacific Islander	2
Am. Indian/ Alaskan Native & White	0
Am. Indian/Alaskan Native & Black/African Am.	0
Other Multi-Racial	39
Total Race	1611
Ethnic Status	Number
White/Hispanic	109
Black/African Amer./Hispanic	17
Native Hawaiian/Pacific Islander/Hispanic	1
Am. Indian/ Alaskan Native/White/Hispanic	2
Other/Multi Racial/Hispanic	32
Total Ethic	161

Income Status	Number
Non-lo	37
Low income	104
Moderate Income	81
Extremely Low Income	1389
Total Households assisted	1611

The City works to address worst-case needs with the various programs which we have available. In those instances when we are unable to assist due to eligibility and funding issues, we will refer those individuals to other agencies such as NeighborWorks Columbus, Habitat for Humanity, and Wynnton Neighborhood Housing to utilize their programs and funding to assist these individuals.

## C. Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

### **Program Year 4 CAPER Public Housing Strategy response:**

The Housing Authority of Columbus is a key player in the provision of affordable, decent, and safe housing in Columbus, and there is a strong collaborative relationship between the Housing Authority and the City. This partnership has created opportunities to leverage CDBG funds for improvement of the affordable housing stock. The Housing Authority and the City maintain a continuous communication flow to seek out opportunities for collaboration. Opportunities lie in helping those already assisted by the Housing Authority move into homeownership. Collaborative efforts of the City and the PHA in this regard are ongoing.

In 2015 the City Council voted to allocated up to \$2,500,000 in CDBG funds to assist the Housing Authority in providing new housing which included low to moderate income dwellings. These funds were leveraged with Housing Authority funds and, a Low Income Housing Tax Credit (LIHTC).

The City has provided the Housing Authority with Certifications of Consistency to assist with the homeownership component of the Resident Opportunities and Self Sufficiency (ROSS) Grant from the Department of Housing and Urban Development (HUD).

## D. Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

### **Program Year 4 CAPER Barriers to Affordable Housing response:**

The City continues to be concerned about barriers in the community to affordable housing and with affirmatively furthering fair housing. All printed materials 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 will be 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, will include the Equal Housing Opportunity logo, slogan or statement. As stated in the City's AI, the primary barrier/impediment to fair housing in our community is the lack of jobs that provide sufficient income to afford available housing. The City's Analysis of Impediments to Fair Housing is available to the public on its website or by request. Although the City did not allocate direct funds for fair housing activities, it did partner with its' non-profit organizations to address any issues.

The Columbus Consolidated Government also has a website ([www.columbusga.org](http://www.columbusga.org)) where the public has access to all available programs that the City has to offer. This website records approximately 25 hits per day from individuals seeking information pertaining to our programs.

The Community Reinvestment Department has also partnered with the Mayor's office in creating a new program called the Certified Rental Housing Program. It will certify that rental homes meet current building standards in return for a referral list of potential low income tenants. The purpose of the program is to bring the current inventory of affordable rental housing to a standard of living while providing quality low income tenants for landlords who are willing to maintain the building standards. The program is in the pilot stage.

## E. HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.

c. Describe outreach to minority and women owned businesses.

**Program Year 4 CAPER HOME/ADDI response:**

The HOME Program continues to be the primary source of funding for our community’s efforts to address the housing needs. HOME funds were distributed in FY 2015 as follows:

HOME New Construction	\$120,894.45
CHDO Activities	\$ 149,503.36
HOME Administration	\$45,645.82
HOME Acquisition/Rehab (3 Neighborworks properties)	\$ 158,143.02

HOMEBUYER ASSISTANCE

The Homebuyer Assistance Program was structured to allow the Financial Institutions to work with the Homebuyers. This was being accomplished by having an Annual Certification/Re-Certification Briefing for any interested Financial Institutions that want to participate in the Homebuyer Assistance Program. These institutions must attend the Annual Certification to be recognized as a Certified Lender to participate in the Homebuyer Assistance Program. This approach had been quite successful.

In response to continued reduction in funding, the City partners with Neighborworks Columbus to continue providing non-entitlement funds for the down payment assistance program. This program helps low to moderate income families purchase homes within the community. A total of 19 residents were able to utilize the program during the fiscal year.

ACQUISITION/REHABILITATION NEW CONSTRUCTION PROGRAM

Our HOME program non-profit housing developer, Neighborworks Columbus and Wynnton Housing Inc., currently acquired, rehabbed, and constructed homes for purchase by low to moderate income citizens.

HOME MATCH REQUIREMENTS

The HOME match for FY 2015 was from the City's CHDO and its HOME sub-recipient totaling \$53,903

MINORITY OUTREACH

Efforts continue to include the dissemination of information to various minority publications/media to increase awareness among minority populations.

AFFIRMATIVE MARKETING

To market and publicize various housing programs that are available to the public, the Department of Community Reinvestment hosts Annual Housing Forums each summer. The Housing Forums are free

and open to the public. This is the chance for all housing agencies, non-profits, banks, lending institutions, credit counseling agencies and realtors to let the public know what programs each agency has to offer that will assist and help the citizens become homeowners. Each agency has a booth where they present to the community various brochures (English and Spanish), handouts, on the spot pre-qualification for home loans, credit counseling and various classes on predatory lending, etc. The Housing Forums have been a great success and is highly publicized prior to the event.

The Columbus Consolidated Government does very little contracting for the construction of public facilities. The City has elected to use Federal funds for housing needs and blight removal. Section 3 is encouraged within the HOME Program. The City requires all vendors to follow the Housing and Urban Development's Section 3 guidelines governing the use of Minority Business Enterprises and the hiring of low to moderate income employees and subcontractors. Contractors are encouraged to hire neighborhood residents for the respective jobs if possible as well as retain the services of female and minority owned business.

### III. HOMELESS

#### A. Homeless Needs

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

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

#### **Program Year 4 CAPER Homeless Needs response:**

##### CONTINUUM OF CARE

The Continuum of Care (CoC) is a collaborative funding and planning approach that helps communities plan for/and provide a full range of emergency, transitional, and permanent housing and other service resources to address the various needs of homeless persons. Home for Good: The Alliance to End Homelessness is the coordinating agency for the City to provide the oversight activities for the CoC. This document identifies the needs of our community as it relates to the homeless and persons living with AIDS/HIV and the services that are available to meet those needs. The document reports the success and challenges in our efforts to address the "gaps" that result. The document outlines the process for accessing those services as well.

The CoC continues to work to provide agencies and allied partners with education on the *housing first* model and best practices for ending veterans and chronic homelessness, encouraging improved data collection efforts through participation in the Homeless Management Information System (HMIS), and establishing community-wide goals for a coordinated entry system. Through the CoC, the Project for

Assistance in the Transition from Homelessness (PATH) program has been established. PATH's main objective is to provide "feet to street" outreach to the unsheltered chronic homeless population. The primary goal of the program is to connect or reconnect chronically homeless individuals to permanent housing, mental health and recovery services as well as other supportive resources needed to achieve housing stability. In June 2015, the local PATH team was recognized as the PATH Team of the Year in the State of Georgia.

The CoC's strategy for prioritizing housing for veterans and the chronically homeless is largely driven by national best practices, HUD's program priorities, the City's Five-Year Consolidated Plan and the City's Ten-Year Plan to End Homelessness (which includes seven strategic initiatives for establishing long-term solutions for ending homelessness in our community). The CoC's strategy seeks to eliminate:

- Barriers to housing (particularly quality, affordable housing),
- Service delivery obstacles (including limited access to mental health, substance abuse recovery services, and medical health care needs),
- Financial barriers such as lack of employment opportunities, enhancing employment skills, ability to earn a living wage and difficulties in obtaining Supplemental Security Income (SSI) for disabled homeless individuals.

The current veterans and chronic homeless strategy includes four main priorities:

- Increase the number of housing units available and prioritize housing for veterans and chronically homeless first.
- Establish a community-wide, coordinated intake and assessment system for assessing housing and support services for those most in need.
- Improve access to mainstream resources, particularly SSI benefits and other entitlement benefit programs.
- Optimize self-sufficiency among individuals and families through individualized housing sustainability plans and long-term case management services.

## B. Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

### **Program Year 4 CAPER Specific Housing Prevention Elements response:**

The Continuum of Care document and the 2012 – 2016 Consolidated Plan detail the goals related to chronic homelessness. These documents outline goals and objectives with the corresponding action steps, responsible organization, and target dates.

As outlined in the Consolidated Plan (in the Homeless Inventory Section), the Columbus-Muscogee / Russell County Continuum of Care has a strong prevention component; much of the prevention activities and services center around mortgage/rental assistance and utility assistance. Some of the organizations in the CoC also provide first month's rent and/or security deposits when funding is available. A few agencies

also assist with utility charge-offs and arrears owed to the public housing authorities. Community faith-based organizations offer assistance through “benevolent funds” that address crisis situations. Two organizations, East Alabama AIDS Outreach and the Ryan White Fund, target assistance specifically to persons with HIV/AIDS.

To address the long-term solutions needed for preventing and ending homelessness, the City adopted a ten-year plan to end homelessness in 2010. Home for Good: The Alliance to End Homelessness is the program charged with implementing the City’s ten-year plan. Within the last two years, significant progress has been to advance the plan forward, specifically:

- Working in collaboration with the Housing Authority of Columbus, Department of Behavioral Health and Developmental Disabilities, Department of Community Affairs and the VA, the CoC has been able to leverage partnerships to create over 250 units of housing for homeless families and individuals over the next 18 to 24 months.
- Implementation of an evidenced-based, coordinated assessment tool (i.e., Vulnerability Index – Service Prioritization Decision Assistance Tool) for all housing referrals for the CoC’s Housing Initiative.
- On-going leadership for the Mayor’s Homeless Opportunity Center Task Force to explore the feasibility of establishing a central resource facility (i.e., one-stop shop) for the homeless.
- Selection into the Zero: 2016 Initiative – a national endeavor to end veterans and chronic homelessness by 2016.
  
- Columbus is one of 76 communities selected nationwide to participate and the ONLY community from the State of Georgia.
- Through our participation, our community will receive two years of intensive support from National Technical Assistance Providers to:
  - Optimize local resources,
  - Track our progress against monthly housing goals, and
  - Accelerate the spread of proven strategies (i.e., *best practices*).

The Zero: 2016 Initiative is helping to provide the framework and resources needed to rapidly advance our efforts to reach and maintain functional zero for veterans and chronic homelessness and to align our goals and performance outcomes with federal requirements. It is a data-driven endeavor. In addition to establishing an initial housing target goal, the CoC is also reporting aggregate housing placements for both veterans and the chronically homeless on a consistent monthly basis.

## C. Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.



- b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
  - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
  - b. Homeless Discharge Coordination
    - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
  - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

**Program Year 4 CAPER ESG response:**

The city does not receive ESG funds.

## IV. COMMUNITY DEVELOPMENT

### A. Community Development

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

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
  - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
  - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
  - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
8. Program income received
  - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
  - a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
  
10. Loans and other receivables
  - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
  - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
  - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
  
11. Lump sum agreements
  - a. Provide the name of the financial institution.
  - b. Provide the date the funds were deposited.
  - c. Provide the date the use of funds commenced.
  - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
  
12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
  - a. Identify the type of program and number of projects/units completed for each program.
  - b. Provide the total CDBG funds involved in the program.
  - c. Detail other public and private funds involved in the project.
  
13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
  - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

**Program Year 4 CAPER Community Development response:**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

In FY 2015 the City of Columbus had a total CDBG budget of \$3,358,916 of which it expended \$1,413,441. Currently, the City is meeting its objectives for its HUD funded projects. Our public/private partnerships have been a significant factor in the accomplishment of the current goals and objectives. In an environment where funding is decreasing and needs/requests are increasing, the ability of the community to

work together to address the needs in the most effective manner is important. The City will continue to improve and strengthen its public/private partnerships.

There were no changes to program objectives for CDBG fund projects. The programs are accomplishing the desired goals and objectives that they were intended to accomplish, given the financial constraints. All funds were utilized to meet those goals and objectives of the Annual Action Plan.

The City provided 2 non-profit organizations with Certifications of Consistency with the Consolidated Plan this Fiscal Year. The organizations were applying directly to HUD for funding. The city developed and maintained partnerships in the community to carry out activities identified in the Consolidated Plan.

### ADMINISTRATION

For FY 2015, the expenditures for Administration were \$264,595. Administration includes such expenses as salaries, training, travel, telephone, supplies, and furniture and fixtures. This also included the program's share of operating costs that were reimbursed to the City. These costs include utilities, accounting services, etc. The cost allocation for FY 2015 was \$18,522.

Relocation: There were no activities undertaken during the reporting period which required relocation. In those instances, where relocation is required, the City would follow its established Relocation policy and procedures.

### ECONOMIC DEVELOPMENT FOR JOB CREATION

Creating employment opportunities for low and moderate income individuals is a primary goal within our Consolidated Plan. The various tools for economic development include the Enterprise Zone and the development efforts of the Columbus Chamber of Commerce. However, there were no activities undertaken funded with CDBG funds that created low/mod jobs. The Columbus Consolidated Government does very little contracting for the construction of public facilities. The City has elected to use Federal funds for housing needs. Section 3 is encouraged within the HOME Program. City requires all vendors to follow the Housing and Urban Development's Section 3 guidelines governing the use of Minority Business Enterprises and the hiring of low to moderate income employees and subcontractors. Contractors are encouraged to hire neighborhood residents for the respective jobs if possible as well as retain the services of female and minority owned business. Training innovations provided job training skills to low income residents of Columbus.

### SECTION 108

The City continues to repay the Section 108 Loan. During FY 2015, the City paid \$831,600 from CDBG funds towards the balance of the loan. The purpose of the loan was to help revitalize the "Uptown" (Downtown area) through the development of a corporate campus for the headquarters of a major local employer. In 2008, the City took advantage of the opportunity to convert its Section 108 Loan from a variable rate to a permanent fixed rate financing through the public offering held by HUD.

HOMELESS RESOURCE NETWORK COORDINATOR

The allocation for FY 2015 was \$50,000. The Homeless Resource Network serves as the Homelessness Management Information Systems (HMIS) coordinator for the community’s Continuum of Care and as the Collaborative Applicant insuring that HUD’s HMIS reporting regulation are being maintained and submitted in a timely manner. Approximately 1,353 individuals were served through the coordination of the Homeless Resource Network’s office.

COLUMBUS COMMUNITY CENTER

The City funded the activities of an organization called the Columbus Community Center. This program provides after school activities for children pre-K through 5th Grade that primarily live in low to moderate income census tracts. The City provided \$25,200 in funding for FY 2015. The funding provided after school activities for approximately 78 children per day. Of the 78 youth, 84% were low/mod income persons.

TRAINING INNOVATIONS

Training Innovations is a non-profit organization whose mission is to help place unemployed individuals back in the workforce by enhancing their computer and resume building skills as well as providing employment leads. The organization was provided \$12,600 in funding. They assisted 18 individuals, all of which were low income.

DIRECT SERVICE CORPORATION

Direct Service Corporation is a non-profit organization that provided nutritional supplements for the elderly. In FY 2015, DSC was provided \$15,000 in funding and assisted 24 individuals, all of which were low income.

FAITH HOME ADULT TRANSPORTATION PROGRAM

Faith Home Adult Transportation Program is a program that provides transportation services for senior citizens and/or adults with disabilities. The transportation is provided for medical, legal and other types of transportation needs. The organization was provided \$15,000 in funding and assisted 51 adults in FY 2015.

The following activities generated program income during the reporting period:

CDBG Disposition	
From the sale of property	\$168,000
Demolition Liens	\$ 35,412
HOME Program	
Homebuyer Assistance Program	Loan Payoffs – 250
Homeowner Rehabilitation Program	Loan Payoffs – \$0

The City had no prior period adjustments during the reporting period. The City does not have any lump sum agreements nor does the city provide any Float funds. Currently, the City does not have any Federally-designated EZ/EC zones.

The city administered a Project Care rehabilitation program to assist the elderly with repairs to their homes. During the fourth program year, the city completed 2 projects totaling \$20,908.

## B. Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

### **Program Year 4 CAPER Antipoverty Strategy response:**

The goal of Consolidated Plan is to serve very low, low, and moderate-income residents. The City funds, sponsors, or operates various programs utilizing the CDBG and HOME funds to serve people living in poverty. Columbus' antipoverty strategy, in terms of these HUD funding sources, focuses on three areas; housing, services, and economic development.

The City partners with other agencies, such as Wynnton Neighborhood Housing, Inc. and NeighborWorks Columbus to leverage Federal funds to address the housing needs of poverty-level families. The City allocated \$307,636 of HOME funds to NeighborWorks during FY 2015. They had an impact on 4 homes in the community utilizing \$210,828 of their funding. The City allocated \$120,138 of HOME funds to Wynnton Neighborhood Housing. They also provided 1 units of housing utilizing \$120,894.45 in funding. Training innovations provided job training skills to low income residents of Columbus.

## V. NON-HOMELESS SPECIAL NEEDS

### A. Non-homeless Special Needs

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

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

### **Program Year 4 CAPER Non-homeless Special Needs response:**

The City of Columbus does not receive funding to assist persons with HIV/AIDS and their families. Persons needing supportive housing are assisted through public housing and the Housing Authority or through whatever assistance may be obtained through the Homeless Resource Network and the City's Continuum of Care.

## B. Specific HOPWA Objectives

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

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
  
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
  
    - ii. Project Accomplishment Overview
      - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility



- based housing, including development cost, operating cost for those facilities and community residences
- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
  - (3) A brief description of any unique supportive service or other service delivery models or efforts
  - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
  - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
  - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
  - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

**Program Year 4 CAPER Specific HOPWA Objectives response:**

The City does not receive HOPWA funds.

## VI. OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

**Program Year 4 CAPER Other Narrative response:**

Attached reports:

- CDBG Financial Summary Report (PR26)
- Public Notice
- Continuum of Care Application

Additional CAPER Reports:

- Grants Summary Activity Report (PR08)
- CDBG/HOME Summary of Accomplishments (PR23)
- Status of HOME Grants (PR27)
- HOME Match Report (PR33)
- Annual Performance Report (HUD-40107).