

DRAFT



Third Program Year CAPER

The CPMP Third 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).

GENERAL

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 3 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 2008-09 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 our efforts more successful.

SUMMARY OF RESOURCES AND ACCOMPLISHMENTS

The City had the following funds available to complete programs and projects in FY 2008-2009:

Prior Years' Community Development Block Grant (CDBG) Un-liquidated Obligations and uncommitted funds:	\$5,044,413
Program Income – from Sale of Property	\$ 0
Actual Funds Expended:	\$1,780,635

Prior Years' HOME Investment Partnerships Program (HOME) Un-liquidated Obligations and uncommitted funds:	\$1,831,163
Actual Funds Expended:	\$ 985,589

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

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.

Program Year 3 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 3rd Year Annual Action Plan.

Objective Category 1: Decent Housing

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

Outcome: Assist 5 families with ADDI funded loans.

Accomplishments: The City provided 10 (0% deferred loans) utilizing \$101,000 of ADDI funds and HOME funds from the Home Buyer Downpayment Assistance program.

Outcome: Assist 90 families with HOME program funded direct homeownership assistance, deferred until change of title and/or forgivable loan aid, or loan based on ability to repay.

Accomplishments: The City provided 122 (0% deferred loans) utilizing \$1,131,931 of HOME funds from the Home Buyer Downpayment Assistance program.

Objective: Increase the viability of potential homeownership opportunities.

Outcome: Assist 75 persons in housing counseling classes.

Accomplishments: The City funded the Metro Columbus Urban League with CDBG funds to provide Homebuyer Counseling program. The Urban League provided counseling classes to 102 individuals.

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

Outcome: Rehabilitate or reconstruct 5 owner-occupied housing units.

Accomplishments: The City assisted 4 homeowner owner-occupied housing units with repairs and modifications to their homes. This assistance with 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 1,350 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 salary and benefits of the Executive Director and additional staff 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 \$1,180,356 of funding for the homeless in the City of Columbus.

Outcome: Provide shelter assistance to 1,778 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 assisted in providing assistance to 1,350 individuals who are homeless or at serious risk of becoming homeless.

Objective: Identify and prevent neighborhood deterioration.

Outcome: Rehabilitate up to 10 homes contingent upon HOME funding availability.

Accomplishments: Through a sub-receptant agreement with NeighborWorks, Inc., the City completed the rehabilitation of 2 housing units utilizing \$136,121 HOME funds.

Outcome: Demolish 15 nuisance structures.

Results: By providing \$69,980 of CDBG funds to the Department of Inspections and Code Enforcement, the City was able to demolish 17 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 7 elderly and disabled residents with repairs and modifications to their homes. This assistance was accomplished by utilizing \$50,340 of CDBG funds.

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 \$1,127,532 obligation. This payment was made with CDBG funds. 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. The projected savings is \$770,982 over the remainder of the loan.

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.

The City completed an Analysis of Impediments to Fair Housing (FFY2005). 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's HOME Program attempts to address the problem through its Downpayment Assistance and ADDI activities.

NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES

Non-housing Community Development activities for FY09 included the completion of the kitchen renovations for the Gallops Senior Center. We continue to fund the Neighborhood Leadership Academy promoting education on City Services and pride in low-income neighborhoods. We continue to work with our stakeholders in the development and promotion of the Liberty District. The Master Plan, Design standards and a conceptual plan are complete. However, the Plan cannot move forward until a Flood Abatement project is complete. The Flood Abatement project has started and is anticipated to be completed within two years.

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).

The City continues to promote homeownership to the Community. This year the City held 3 Housing Fairs. The Housing Fairs were 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 Fairs attracted 115 individuals interested in homeownership. The City is working to develop a Public Service Announcement to promote homeownership.

The City was an active partner in the Chattahoochee Volunteer Income tax (VITA) coalition which provided free income tax preparation assistance to low and moderate income citizens in Columbus. The volunteers helped 900 qualifying individuals claim eligible tax credits. These services allow citizens to receive \$1,055,747 in tax refunds.

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. Through the sale of property to NeighborWorks Columbus, Inc., we have leveraged both federal and private funds to increase the number of affordable housing units in our community. We continue to leverage CDBG funds with both City and SPLOST funding to address infrastructure and flood abatement projects. Through our partnership with the Housing Authority in their Hope VI project and the Baker Village Renovation Project, the City foresees additional opportunities to leverage CDBG funds with private and federal funding for both affordable housing and commercial opportunities in the areas surrounding these developments.

Match Liability

The City's total match liability for the HOME funds was \$108,482. The match requirement was satisfied by the use of a credit from 1997 Housing Bonds, UDAG funds and funds from the dollar-for-dollar match of HOME funds as part of their Homeowner Rehabilitation program provided by NeighborWorks Columbus, Inc. The City has no other match obligations.

The City of Columbus has completed its third year of its Five year Consolidated Plan 2006-2011. 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

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

Program Year 3 CAPER Managing the Process response:

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.
Housing Authority of Columbus	Homeless Resource Network, Inc.
The Urban League of Greater Columbus	Department of Community Reinvestment
Greater Columbus Chamber of Commerce	Office of the City Manager
Winterfield Neighborhood	Department of Public Services
Inspections and Code Enforcement	Planning Department
Columbus Habitat for Humanity	Finance Department
Department of Parks and Recreation	METRA
Work Force Investment Act Division	Fire Department
Police Department	Department of Engineering
Columbus Department of Public Health	NeighborWorks Columbus, Inc.
Community Development Advisory Council (CDAC)	
Mayor's Committee for Persons with Disabilities	

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 3 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 September 6, 2009 (see Exhibit H). The information of the availability of the draft and the date/time/place of the public hearing was announced on the City's TV channel and on the City's website. A copy of the CAPER was available on the City's web site as well. A Public Hearing was held September 10. No one attended the Hearing. No written or oral comments were received during the Public Comment period which ended September 25, 2009.

Institutional Structure

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

Program Year 3 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.
Housing Authority of Columbus	Homeless Resource Network, Inc.
The Urban League of Greater Columbus	Department of Community Reinvestment
Greater Columbus Chamber of Commerce	Office of the City Manager
Winterfield Neighborhood	Department of Public Services
Inspections and Code Enforcement	Planning Department
Columbus Habitat for Humanity	Finance Department
Department of Parks and Recreation	METRA
Work Force Investment Act Division	Fire Department
Police Department	Department of Engineering
Columbus of Public Health Department	NeighborWorks Columbus, Inc.
Community Development Advisory Council (CDAC)	
Mayor's Committee for Persons with Disabilities	

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 3 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 its sub-recipients and projects at least once 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. The majority of sub-recipients were in compliance with the overall goals and objectives. Efforts are to be made to better document the low/mod benefits of the respective programs.

Lead-based Paint

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

Program Year 3 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. A total of 31 inspections for lead base paint were conducted on homeowner rehabilitation projects this fiscal year.

HOUSING

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 3 CAPER Housing Needs response:

HOUSING ACTIVITIES

The City continues to promote homeownership to the Community. This year the City held 3 Housing Fairs. The Housing Fairs were 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 Fairs attracted 115 individuals interested in homeownership. The City is working to develop a Public Service Announcement to promote homeownership.

The City expended funds to foster and maintain housing in our community. Total funds expended to help place individuals in safe, decent affordable housing was \$775,280. Funds expended to help keep housing maintained during FY09 totaled \$161,829. The Housing related expenditures are as follows:

ACTIVITY	EXPENDITURE
Housing - Rehabilitation (CDBG)	\$ 12,300
Housing - Administration (HOME)	\$111,121
Housing - Owner Rehabilitation (HOME)	\$ 99,189
Housing - New Construction (HOME)	\$ 42,349
Emergency Repairs for the Elderly and Handicapped Accessibility - Project Care (CDBG)	\$ 50,340
Homebuyers Assistance (HOME)	\$631,931
American Dream Downpayment Initiative (ADDI)	\$101,000
CHDO Activities (HOME)	\$ 0
CHDO Operating (HOME)	\$ 0
Homeless Resource Network Coordinator (CDBG)	\$ 50,000

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 3 CAPER Specific Housing Objectives response:

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

Total Households assisted:	143
Very Low Income:	37
Low income	32
Moderate Income	74

Racial/Ethnic status:	Total	Hispanic
White:	687	3
Black/African American:	1,726	11
Asian:	6	
American Indian/Alaskan Native	6	
Native Hawaiian/Other Pacific Islander	1	1
American Indian/Alaskan Native & White	6	
Asian & White	0	
Black/African American & White	27	
Am. Indian/Alaskan Native & Black/African Am.	8	1
Other Multi-Racial	52	45
Total:	2,519	61

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 the Urban League to utilize their programs and funding to assist these individuals

Public Housing Strategy

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

Program Year 3 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. The City has amended its Consolidated Plan to partner with the Housing Authority on the proposed \$30 million renovations to the Baker Village Housing complex. The project will create a new mixed income community in ColumbusSouth. The CDBG funds will be needed to fund the installation of sidewalks. Another opportunity lies 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.

The City entered into a Memorandum of Understanding (MOU) with the Housing Authority to assist with the homeownership component of the Resident Opportunities and Self Sufficiency (ROSS) Grant from the Department of Housing and Urban Development (HUD).

Barriers to Affordable Housing

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

Program Year 3 CAPER Barriers to Affordable Housing response:

Each year the City of Columbus designates an area through its Community Improvement Program for clean up. During this time various departments within the City Government hold classes each week for the citizens of targeted communities to inform them of how City Government works and what programs are available within the City Government to assist them. Columbus Consolidated Government partners with the community and the agency "Keep Columbus Beautiful" to come together to address areas of concern that may need cleaning up or that have been neglected in the past. During this time, we address everything from City Code violations, to street repairs, abandoned car clean up, etc. The Fire Department performs fire and safety inspections for the homeowners and installs free smoke detectors. The Health Department speaks and gives important information on all of their services. The Muscogee County School Board is also on hand to give out vital information on Muscogee County Schools and what is required to register children for school. The Department of Code and Enforcement of Columbus Consolidated Government also refer homeowners to the Department of Community Reinvestment's HOME Program if they notice code violations and repairs needed to the homes. If the homeowner qualifies, they can be assisted through the various HOME Programs.

All printed materials designed to inform the public, owners, or potential tenants wishing to participate in the HOME Program will include 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.

The Columbus Consolidated Government also has a website (www.columbusga.org) where the public has access to all available programs and forms that the City has to offer. This website records approximately 50 hits per day from individuals seeking information pertaining to our programs.

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 3 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. The HOME match for FY2009 was from bonds and UDAG funds. HOME funds were distributed in FY 2009 as follows:

Homebuyer Assistance	\$631,931
American Dream Downpayment Initiative (ADDI)	\$101,000
Owner Rehabilitation	\$ 99,189
HOME New Construction	\$ 42,349
CHDO – Operating	\$ 0
CHDO – Activities	\$ 0
HOME Administration	\$111,121

Homebuyer Assistance

The Homebuyer Assistance Program is structured to allow the Financial Institutions to work with the Homebuyers. This is 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 has been quite successful. We assisted 132 households with down payment assistance under the Homebuyer Assistance Program, using \$732,931 of HOME Funds.

Homeowner Rehabilitation Assistance

During FY 2009, we completed 4 Homeowner Rehabilitation Projects and spent approximately \$99,189. We currently have 78 people on the waiting list. Our goal for the upcoming year is to complete 12 Homeowner Rehabilitation Projects. Some of these funds will come from previous year's monies.

Inspections

Based on the monitoring schedule, the City completed 1 on site inspections of its rental rehabilitation projects. The City is working with the owner to correct minor issues to insure compliance with program compliance.

MINORITY OUTREACH

The City continues to ensure that information on the City's programs reaches the minority populations. The City held a Housing Summit for the Hispanic population to encourage that population's participation in our HOME programs. Other efforts include increasing the dissemination of information to various minority publications/media to increase awareness among minority populations. The City has purchased a page in the En Lance Spanish Yellow Pages. The page presents the various HOME programs to the Hispanic community.

AFFIRMATIVE MARKETING

To market and publicize various housing programs that are available to the public, the Department of Community Reinvestment hosts an Annual Housing Summit each summer during the month of June, which coincides with the Department of Housing and Urban Development's National Homeownership Month. The Housing Summit is free and open to the public. This is the chance for all housing agencies, non-profits, banks, lending institution, 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 Summit has 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. Section 3 is encouraged within the HOME Program. The City does encourage and require the contractor for Demolition projects to hire neighborhood residents for the respective jobs if possible as well as retain the services of Female and Minority owned business.

HOMELESS

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 3 CAPER Homeless Needs response:

CONTINUUM OF CARE

The Homeless Resource Network, Inc. is the coordinating agency for the City to compile the document known as the Continuum of Care. 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 failures in our efforts to address the “gaps” that result. The document outlines the process for accessing those services as well. See Exhibit “A”.

The CoC has worked to provide agencies with education about chronic homelessness, encouraged chronic homelessness data collection improvement among organizations, and to establish common values for service delivery. The CoC also established a Project for Assistance in the Transition from Homelessness (PATH) program which provides outreach to the unsheltered chronic homeless population. The primary goal of the program is to connect or reconnect chronically homeless individuals to much needed mental health services. PATH also works to connect individuals who are chronically homeless to permanent supportive housing.

The CoC’s chronic homelessness strategy focuses on research findings of other communities’ 10 Year Plans to End Chronic Homelessness and works to eliminate barriers to housing the chronically homeless, such as a lack of affordable housing, service delivery obstacles, mental illness, substance abuse, financial considerations, and the inability of some disabled homeless individuals to obtain Supplemental Security Income (SSI), a lack of employment opportunities for those who are unskilled, and the inability to obtain needed medications. The current chronic homelessness strategy includes four priorities:

- Continued education of service providers on the definition of chronic homelessness;
- Increased access to needed medications for chronically homeless individuals;
- Improved access to mainstream services, particularly SSI benefits; and
- Increased number of housing units available to those are chronically homeless.

The Continuum of Care document and the 2006 – 2011 Strategic Plan (table 38 on page 115) detail the goals related to chronic homelessness. These documents outline goals and objectives with the corresponding action steps, responsible organization, and target dates.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Program Year 3 CAPER Specific Housing Prevention Elements response:

As mentioned previously in the Consolidated Plan, in the Homeless Inventory Section, the Columbus/Phenix City CoC has a strong prevention component; much of the prevention activities and services center around mortgage/rent 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. There are also a few organizations that provide assistance for utility charge-offs and back payments owed to Public Housing Authorities. Community religious institutions also assist in the efforts by establishing "benevolent funds" that address crisis situations. Two organizations, East Alabama AIDS Outreach and the Ryan White Fund, target their assistance specifically to persons with HIV/AIDS.

The CoC has been active in coordinating discussion on developing and implementing a comprehensive coordinated discharge planning policy for foster care, health care, mental health, and correctional institutions. Health care, mental health, and correctional institutions and facilities have progressed in developing a discharge

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 3 CAPER ESG response:

The City of Columbus does not receive funding from the Emergency Shelter Grant Program.

COMMUNITY DEVELOPMENT

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 3 CAPER Community Development response:

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

In FY 2008 – 09 the City of Columbus had a total CDBG budget of \$5,044,413, of which it expended \$1,780,635. Currently, the City is meeting its objectives for its HUD fund 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/request 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 there 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 eight (8) non-profit organizations with Certifications of Consistency with the Consolidated Plan this Fiscal Year. The organizations were applying directly to HUD for funding.

Administration

For FY 2008-09, the expenditures for Administration were \$396,609. 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 2008-09 was \$25,805.

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. The City does encourage and require the contractor for Demolition projects to hire neighborhood residents for the respective jobs if possible as well as retain the services of Female and Minority owned business.

Emergency Repairs and Handicapped Accessibility

The City of Columbus, Department of Community Reinvestment, spent \$50,340 to address the issue of improving accessibility for elderly and disabled persons and emergency repairs through our Project Care Program for 7 individuals. Emergency repairs were initiated when we could not address the needs through our HOME Program. We also insured any projects undertaken with Federal Funds were in compliance with the American with Disabilities Act (ADA).

The City collaborates with other agencies to include The Urban League of Greater Columbus, Habitat for Humanities, Columbus Housing Initiative, House of Hero's, and other City Departments to address underserved needs.

Homeless Resource Network Coordinator

The allocation for FY 2008-09 was \$50,000. The allocation pays the salary for the Director of the Homeless Resource Network. The Director is a full time position that works with the area homeless shelters in the coordination of the City's response to the needs of the homeless and to serve as the lead agency in the development of the City's Continuum of Care document. Approximately 1,350 individuals were served during this fiscal year by the Network's office. Columbus Community Center

Columbus Community Center

The City funded the activities of a 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 \$25,021 in funding for FY 2008-09. The funding provided the after school activities

Jurisdiction

for approximately 70 children per day. Of the 70 youth, 100% were Low/mod income persons.

Enrichment Services

The City provided funding to Enrichment Services, Inc. to assist in their nutritional dietary supplements program for the elderly. Total funding provided was \$5,000. A total of 17 low income individuals were assisted.

Training Innovations

Training Innovations is a non profit organization who's 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 \$24,929 in funding. They assisted 83 individuals, all of which were low income.

Urban League

The Urban League provided a housing counseling program to prepare individuals for homeownership. The Urban League conducted 12 classes that assisted 102 individuals. Of those 102 individuals 98% were low/mod income persons. The Urban League also provide Financial Counseling Classes to 39 individuals of which 96% were low/mod individuals and conducted a Minority Female Outreach Program assisting 20 individuals of which 100% were low/moderate individuals. Our funding of the Housing Counseling classes, conducted by the Urban League, is helping to direct individuals to our First Time Homebuyers Program.

Section 108

The City continues to repay the Section 108 Loan. During FY 2008-09, the City paid \$1,127,532 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. The projected savings in interest expense is \$770,982 over the remaining term of the loan.

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

The following activities generated program income during the reporting period:

- a. CDBG Disposition
 - a. From the sale of property - \$0
 - b. Demolition Liens - \$0
- b. HOME Program
 - a. Homebuyer Assistance Program
Loan Payoffs - \$14,268
 - b. Homeowner Rehabilitation Program
Loan Payoffs - \$17,683

The City has 1 loan outstanding which has a balance of \$48,529 at the end of the reporting period. The City has no loans which are in default nor did we forgive and/or write-off any loans.

The City had no prior period adjustments during the reporting period. The City does not have any lump sum agreements. Currently, the City does not have any Federally-designated EZ/EC zones.

Antipoverty Strategy

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

Program Year 3 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, HOME, ESG, and ADDI 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 Fourth Street Towers, Inc. and NeighborWorks Columbus to leverage federal funds to address the housing needs of poverty-level families. The City allocated \$150,000 of HOME funds to NeighborWorks during 2008-2009. NeighborWorks Columbus had an impact on 2 homes in the community in FY 2009.

Through the Project Care Program the Department of Community Reinvestment is addressing accessibility improvement issues for low-income elderly and disabled persons. The City utilized \$50,340 of the CDBG funds through Project Care Program during this period to make emergency repairs and accessibility improvements on 7 homes.

NON-HOMELESS SPECIAL NEEDS

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 3 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.

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 3 CAPER Specific HOPWA Objectives response:

The City of Columbus does not receive funding for HOWPA activities/services.

OTHER NARRATIVE

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

Program Year 3 CAPER Other Narrative response: