



5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

5 Year Strategic Plan Executive Summary

The Athens-Clarke County (ACC) Department of Human & Economic Development (HED) is responsible for administering ACC's Housing & Urban Development (HUD) funded Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs. In doing so HED strives to support and develop viable neighborhoods by providing decent housing, a suitable living environment, and expanding economic opportunities for low to moderate income residents.

CDBG and HOME funded programs are divided into four broad categories:

- Housing
- Economic Development and Neighborhood Revitalization,
- Public Facilities and Improvements, and
- Public Services.

Financial Information for Annual Action Plan V

Fiscal Year July 1, 2009 – June 30, 2010

Community Development Block Grant fund distribution:

\$ 218,498	Public Services
\$ 158,000	Neighborhood Revitalization & Economic Development
\$ 761,262	Housing
\$ 27,560	Public Facilities & Improvements
<u>\$ 291,330</u>	Administration & Planning
\$1,456,650	CDBG Allocation

Program Income: Funding generated through loan repayments:

\$ 2,300	CDBG Housing Program Income
<u>\$ 13,029</u>	CDBG Economic Development Program Income
\$ 15,329	Total CDBG Program Income

\$1,471,979 Total CDBG Funding

HOME Allocation - \$874,515

Administration	\$87,451
CHDO set-aside	\$131,177
CHDO operating cap	\$43,726
HOME sub-recipient funds	<u>\$612,161</u>

Total July 1, 2009 - June 30, 2010 HOME Funding \$874,515

Financial Information for Annual Action Plan IV

Fiscal Year July 1, 2008 – June 30, 2009

Community Development Block Grant fund distribution:

\$ 218,498	Public Services
\$ 125,000	Neighborhood Revitalization & Economic Development
\$ 706,962	Housing
\$ 46,029	Athens-Clarke County Growth Fund
\$ 84,160	Public Facilities & Improvements
<u>\$ 291,330</u>	Administration & Planning
\$1,456,650	FY10 CDBG Allocation

HOME Allocation - \$874,515

Administration	\$87,451
CHDO set-aside	\$131,177
CHDO operating cap	\$43,726
HOME sub-recipient funds	<u>\$612,161</u>

Total July 1, 2008 - June 30, 2009 HOME Funding.....\$874,515

Financial Information for Annual Action Plan III

Fiscal Year July 1, 2007 – June 30, 2008

Community Development Block Grant (CDBG)	\$1,493,854
Projected CDBG Program Income (estimate)	<u>\$77,712</u>
Total CDBG	\$1,571,566

HOME Investment Partnership Program	\$892,306
Projected HOME Program Income	<u>\$3,000</u>
Total HOME	\$895,306

Total July 1, 2007 -June 30, 2008 Funding.....\$2,466,872

Financial Information for Annual Action Plan II

Fiscal Year July 1, 2006 – June 30, 2007

Community Development Block Grant (CDBG)	\$1,498,350
Projected CDBG Program Income (estimate)	<u>\$30,000</u>
Total CDBG	\$1,528,350

HOME Investment Partnership Program	\$898,895
Projected HOME Program Income	<u>\$3,000</u>
Total HOME	\$901,895

Total July 1, 2006 -June 30, 2007 Funding.....\$2,430,245

Financial Information for Annual Action Plan I

Fiscal Year July 1, 2005 – June 30, 2006

Community Development Block Grant (CDBG)	\$1,668,094
Projected CDBG Program Income (estimate)	<u>\$41,321</u>
Total CDBG	\$1,709,415
HOME Investment Partnership Program	\$953,797
Projected HOME Program Income	<u>\$2,350</u>
Total HOME	\$956,147

Total July 1, 2005-June 30, 2006 Funding.....\$2,665,562

Athens-Clarke County is a HUD Entitlement Community and must prepare a Consolidated Plan and Annual Action Plans as a pre-requisite for receiving HUD funding. The planning approach utilized in the development of the Consolidated Plan establishes a framework to stimulate housing construction and job creation through diversifying our local economy over the next five years. The housing strategies in the strategic plan are very similar to those Athens-Clarke County has used in the past such as: infill development, acquisition, demolition, new construction, historic preservation, housing repairs, and rehabilitation. Athens-Clarke County continues to view home ownership as a primary focus for HOME and CDBG funding and hopes to expand housing choices and increase the availability of safe, decent affordable housing through non-profit corporations and partnerships with private developers and lenders.

The achievement of HED's mission requires a focus on socially and economically distressed areas for revitalization. Revitalization involves a comprehensive delivery of housing and community development services and investment in fragile neighborhoods in order to improve the social and economic conditions and ultimately re-create a viable community. ACC has 2 focus areas for revitalization: East Athens and the Hancock Corridor. There has been no change in either neighborhood revitalization strategy since initial HUD approval.

Each Census Tract is considered to be low or moderate income with 70% or more of its residents earning low to moderate incomes. It is for these reasons that Census Tracts 301, 302, 6, & 9 have been designated as focus areas for CDBG and HOME investments. Along with the establishment of neighborhood revitalization areas, Athens-Clarke County has worked to create non-profit organizations such as the East Athens Development Corporation and the Hancock Community Development Corporation where institutional gaps existed to deliver programs in the revitalization areas. Other prominent partners in housing and community development services include the Athens Housing Authority, the Athens Area Homeless Shelter, and the Athens Neighborhood Health Center.

The Consolidated Plan outlines Athens-Clarke County's specific long and short-term housing and community development goals, objectives, and resources that support the provision of decent housing, a suitable living environment, and expanded economic opportunities for low-income and moderate-income persons. The July 1, 2005-June 30, 2010 Consolidated Plan is made available for your review upon request.

Strategic Plan

Mission:

The Department of Human and Economic Development strives to improve and develop viable neighborhoods by providing decent housing, a suitable living environment, and expanding economic opportunity.

This document contains Consolidated Plan Goals and Strategies for HUD Fiscal Years:

- July 1, 2005 - June 30, 2006
- July 1, 2006 - June 30, 2007
- July 1, 2007 - June 30, 2008
- July 1, 2008 - June 30, 2009
- July 1, 2009 - June 30, 2010

HED Guiding Principles

The Athens-Clarke County 5-Year Consolidated Plan will:

- Champion fair access to decent, safe, affordable housing and promote safety and health in the community by providing community services and economic opportunity;
- Promote active and representative citizen participation in decision making so community members can meaningfully influence decisions that affect their lives;
- Encourage collaboration and cooperation among non-profit corporations, faith-based organizations, and private sector entities;
- Support agency efforts to streamline services through coordinated outreach, intake, and assessment and create clear and direct linkages between residents, non-profits, workforce development agencies, and local employers;
- Direct Annual Action Plan activities towards prioritized blocks within neighborhood revitalization areas; and
- Reward high performing agencies that advance individual and community-level outcomes.

AFFORDABLE HOUSING GOALS

Goal: Provide decent, safe, and accessible affordable housing opportunities for low-to-moderate income residents particularly in neighborhood revitalization areas.

- Strategy 1: Provide down payment assistance, low-interest mortgages, and interest rate subsidies for homebuyers.
- Strategy 2: Acquire vacant lots and construct new, quality, affordable housing.
- Strategy 3: Acquire and rehabilitate dilapidated properties, returning the units to the housing stock as quality, affordable housing.
- Strategy 4: Acquire and demolish dilapidated properties to allow for new affordable housing construction.
- Strategy 5: Provide assistance for the restoration, rehabilitation, and accessibility of low-to-moderate income, owner-occupied properties.
- Strategy 6: Provide emergency shelter, transitional-housing, and related housing assistance for homeless people and families.

PUBLIC SERVICE GOALS

Goal I: Provide public services that promote housing choices and expand economic opportunities for low-to-moderate income residents.

Strategy 1: Provide housing counseling and first time homebuyer training and budget counseling services.

Strategy 2: Provide financial literacy and basic job skills training.

Strategy 3: Provide English as a Second Language (ESL) classes and translation services.

Goal II: Improve the public health and welfare of Athens-Clarke County residents.

Strategy 1: Provide outreach, education, case management, and direct health care for low and moderate income residents and families.

Strategy 2: Provide financial assistance with prescription costs to those unable to afford needed medication.

Goal III: Reduce homelessness in Athens-Clarke County.

Strategy 1: Help the homeless find and retain permanent housing through intensive case management and follow-up.

Strategy 2: Provide financial assistance, job training, education, and employment-supportive services.

Strategy 3: Provide support services for homeless people.

ECONOMIC OPPORTUNITY GOALS

Goal I: Help low-to-moderate income residents and the chronically unemployed overcome barriers to full-time, regular employment.

Strategy 1: Provide results-based support services, including childcare and transportation, to low and moderate income residents to improve their access to workforce training and employment assistance.

Strategy 2: Provide results-based support to improve educational attainment of Athens-Clarke County residents.

Goal II: Encourage the growth of existing businesses to create jobs for low to moderate income residents.

Strategy 1: Provide technical support to small and micro businesses to help improve viability and enhance their chances for expansion.

Strategy 2: Provide access to usable capital to encourage the creation of small and micro businesses.

Goal III: Revitalize declining and economically distressed commercial districts.

Strategy 1: Remove blight from all buildings by providing incentives for re-development of derelict properties.

Strategy 2: Offer conditional grants and loans to businesses located in neighborhood revitalization areas for façade improvements and code remediation. Grant priority to businesses that will create new jobs for low to moderate income residents.

Goal IV: Encourage the location and start-up of new businesses to create jobs for Athens-Clarke County residents.

Strategy 1: Offer ready capital to large businesses looking to expand or locate in Athens-Clarke County.

Strategy 2: Create tax-advantaged districts in areas targeted for industrial development.

PUBLIC FACILITY AND IMPROVEMENTS GOALS

Goal I: Increase public safety, residential desirability, and quality of life in neighborhood revitalization areas.

Strategy 1: Construct sidewalks and alternative transportation routes in neighborhood revitalization areas.

Strategy 2: Improve street and pedestrian lighting in neighborhood revitalization areas.

Strategy 3: Construct pedestrian safety devices (traffic calming devices, warning-signals, crosswalks, etc.) in neighborhood revitalization areas.

Strategy 4: Construct or improve public infrastructure to meet the needs of businesses creating jobs in neighborhood revitalization areas.

Goal II: Construct or improve public infrastructure that directly supports affordable housing, economic development, or neighborhood revitalization initiatives.

Strategy 1: Build infrastructure and site improvements on public land to increase the safety and residential desirability of nearby affordable housing.

Strategy 2: Construct or improve public infrastructure to meet the needs of businesses creating jobs in Athens-Clarke County.

Strategy 3: Construct, repair, improve, or expand public facilities that support Consolidated Plan strategies.

General Information

Geographic Areas:

The Unified Government of Athens-Clarke County is a consolidated form of government and is the only governing body within the jurisdiction. Athens-Clarke County, comprised of 125 square miles, is the smallest in land area of Georgia's 159 counties. It was the twenty-fifth county created in the state and is located approximately 65 miles NE of Atlanta, Georgia. According to the 2000 census, Clarke County was the fourteenth most populous county in the state with 101,489 residents. (In 1990, the census reported 87,594 people.) The Athens-Clarke County Planning Department estimates the 2005 population at 108,222.

Of the 101,489 residents, 18,108 are children aged 18 or under. There are 39,706 households with an average size of 2.35 persons per household. Larger families are geographically concentrated in the northern and eastern portions of the jurisdiction and smaller families are geographically concentrated diagonally across the jurisdiction from west to southeast. Nearly half the households are composed of families and there are over 5,000 families with no husband present. Over 50.4% of all households in the jurisdiction consist of non-family households.

The University of Georgia (UGA) reported their population in 2003 at 33,875 students which is approximately 31% of ACC's total population. An estimated 6,000 (20%) UGA students live on campus with another 1,600 live in either sorority or fraternity houses. The remaining 23,700 plus students either commute into the campus from outside of Athens or rent or own homes within the jurisdiction. The number of actual full-time residents in the county is closer to 70,201 when non-resident students are excluded.

According to the Census, in Athens-Clarke County, 64.9% of the residents were white and 27.3% were black. Hispanics, who can be identified as either white or black in the Census data, made up 6.3% of the county's population. Statewide, 65.1% of residents were white, 28.7% were black and 5.3% were Hispanic.

In Athens-Clarke County, 17.8% of the county's residents were age 18 or younger, while 8.1% were age 65 or older. Statewide, 26.5% were age 18 or younger and 9.6% were age 65 or older.

The Census reports 7.9% of Athens-Clarke County's households were headed by females with children under 18 years of age, compared with 9.0% statewide. Total households with children under 18 comprised 22.5% of all households in the county and 35.0% of those in the state.

Between 1996 and 2000, Athens-Clarke County school system reported an average high school dropout rate of 9.7%, for students in grades 9 to 12. Statewide, this rate is 6.8% for the same period of time.

The 2000 Census reported 42,126 total housing units in Athens-Clarke County. 2003 Census estimates 44,157 housing units.

According to HUD, Household Income is the sum of money income received in the previous calendar year by all household members who are 15 years old and over, including household members not related to the householder, people living alone, and others in non-family households. The Fiscal Year 2005 HUD median family

income estimates are based on 2000 Census data on family incomes updated to 2005 using Census P-60 median family income data, Census American Community Survey data on changes in state median family incomes, and local Bureau of Labor Statistics wage data. The Median Family Income (MFI) for Athens-Clarke County is \$54,250. Over 20% of our population have a Median Family Income of 60% or less than \$43,450 for a family of four. According to the Census 2000 Poverty Statistics, a family unit size of two to three persons is considered to be living in poverty within an income level of \$11,239.00-\$13,738.00. Families and persons are classified as below poverty level if their total family income or unrelated individual income is less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under the present age of 18.

Census 2000 reports that of ACC's total population of 101,489, 26,337 (28.3%) live below the poverty threshold. This is an increase of 11.36% from 1990 data that reported 23,650 (27%) persons below poverty. During this period the total population grew 15.86%. Over the same period the UGA student population grew over 9.73%. See Appendix III Maps.

Neighborhood Revitalization Areas

The achievement of HED's mission requires a focus on socially and economically distressed areas for revitalization. Revitalization involves a comprehensive effort of services and investment in specific neighborhoods in order to improve the social and economic conditions and ultimately re-create a viable community. ACC has focused on 2 areas for revitalization: East Athens and the Hancock Corridor. East Athens is identified as Census Tracts 301 and 302. Census Tracts 301 and 302 have 7,795 residents. 78% of the residents were considered to be of low or moderate incomes and over 78% are reported as minorities. Census Tracts 6 and 9, the Hancock Corridor, have 5,695 residents and approximately 60% are reported as minority. When the percentage is averaged between the two census tracts over 86% of the residents of Census Tracts 6 and 9 have low to moderate incomes.

The 2000 Census reports the MFI in Census Tract 6 at \$21,731, 52% of the MFI for Athens-Clarke County, and the MFI for Census Tract 9 at \$13,708, or approximately 33% of the MFI for Athens-Clarke County. Of the 1,148 housing units in Census Tract 6, over 85% are renter occupied. There are 1,561 housing units in Census Tract 9 of which 79% are renter occupied.

These Census Tracts have large public housing complexes and significant concentrations of low income residents. Many of the homes are older and a large percentage of the residents are renters. Each Census Tract is considered to be low or moderate income since 70% or more of its residents earn low to moderate incomes. It is for these reasons that Census Tracts 301, 302, 6, and 9 have been designated as focus areas for CDBG and HOME investments. Maps of each neighborhood revitalization area are in Appendix IV NR Maps.

Along with the establishment of neighborhood revitalization areas, HED has worked to create non-profit community-based development organizations such as the East Athens Development Corporation (EADC) where institutional gaps existed. Athens-Clarke County is also working with the Hancock Community Development Corporation to increase their capacity to deliver programs and manage projects as a community-based development organization. The Athens Housing Authority and the Athens Land Trust are also developing new owner-occupied housing opportunities focusing on these neighborhood revitalization areas. These approaches, along with

the goals identified in the Strategic Plan, are designed to reduce the number of families living in poverty and increase homeownership in Athens-Clarke County.

In general, the lowest income households are found in and around the central business district in the four census tracts that have been the foci of Athens-Clarke County's CDBG and HOME housing and community development activities.

CDBG and HOME funds will be used to deliver housing and community development services on a county-wide basis with priority given for projects located in neighborhood revitalization areas.

Basis for Allocating Investments

According to federal regulations, 70% of CDBG funds must benefit residents with low to moderate incomes (less than 80% of the median income for the county). Historically, nearly 100% of ACC's CDBG & HOME funds directly benefit low to moderate income residents.

Priorities within the Consolidated Plan were assigned by analyzing local housing and community development information, utilizing Census Data, and Comprehensive Housing Affordability Strategy Housing Problem data, input provided by the Strategic Planning Committee and the Vision Committee through the planning process, and community organizations through the application for funding. Four public hearings were also held where citizen comments were sought regarding the contents of the strategic plan and the annual action plan.

Investments are allocated based on the following priorities:

1. Invest in projects where the need for funds and the demand for the project design or service is demonstrated;
2. Invest in the types of projects identified as high priorities in this plan; and
3. Invest in fragile neighborhoods and those with a disproportionate concentration of low-income and minority populations.

In general, assistance will be directed to low to moderate income residents and to low to moderate income census tracts and block groups throughout the jurisdiction. Priority for assistance will be in the neighborhood revitalization areas containing the East Athens Census Tracts 301 and 302 and the Hancock Corridor Census Tracts 6 and 9. Over 82% of the residents of these 4 Census Tracts have household incomes of less than 80% of the Median Family Income for Athens-Clarke County. By concentrating assistance in these areas, Athens-Clarke County will also be concentrating funds in the areas with high concentrations of families living in poverty and the highest densities of racial and ethnic minorities.

Obstacles to Meeting Under-served Needs

The under-served populations include homeless individuals with substance abuse problems, homeless families, single parent households, those diagnosed with AIDS, the elderly, and the disabled.

More specifically, the obstacles to meeting the needs of these populations include:

- Reaching the un-sheltered homeless population.
- Identifying persons diagnosed with AIDS and their growing needs.
- Public opposition to housing such as SROs and transitional shelters.
- Access to additional resources to fund special needs and transitional housing.

In an effort to remove these obstacles, Athens-Clarke County continues to provide leadership to form interagency groups specifically for this purpose. These groups of agency representatives, customers, and citizens will assist with identifying better utilization of both human capital and financial resources for improving services to these under-served populations. These groups include East Athens Development Corporation, Hancock Community Development Corporation, Athens Housing Authority, ACTION, Inc., Northeast Georgia Homeless Coalition, and the AIDS Coalition of Northeast Georgia. Each group is active in the Athens-Clarke County Continuum of Care. Organizations addressing the needs of the community with disabilities includes Georgia Options, Multiple Choices, and the University of Georgia Institute on Human Development and Disability.

Managing the Process (91.200 (b))

Lead Agency

The Athens-Clarke County Department of Human & Economic Development (HED) is responsible for administering the Housing & Urban Development (HUD) funded Community Development Block Grant and HOME programs. HED is the lead agency responsible for planning and implementing the Consolidated Plan. Major public and private agencies responsible for administering the consolidated plan include the Athens Housing Authority, East Athens Development Corporation, Hancock Community Development Corporation, ACTION, Inc., Athens-Clarke Heritage Foundation, Athens Land Trust, Athens Area Habitat for Humanity, Athens Area Homeless Shelter, and Athens Neighborhood Health Center.

Significant Aspects of the Planning Process

In June 2004 HED implemented a strategic planning process as part of the development of this Consolidated Plan. The strategic planning process was based on the primary objective of Title I of the Housing and Community Development Act of 1974.

Strategic planning committee members included four Athens-Clarke County Commissioners and the Mayor, the Athens-Clarke County Assistant Manager, the Community Relations Director for the University of Georgia, five Vision Committee members, a physician, two representatives from the Department of Family and Children Services, the Boys & Girls Club Executive Director, the NE GA Homeless Coalition Executive Director, the Executive Director of the Athens Area Homeless Shelter, the Catholic Social Services Executive Director, a representative from the UGA College of Education, the Executive Director of the Athens Council on Child Abuse, a retired UGA School of Social Work professor, a representative from the Athens Community Counsel on Aging, the Executive Director of the Athens Transit System, the Executive Director of the ACC Economic Development Foundation, the regional director of the Georgia Department of Labor, the Executive Director of the Small Business Development Center, the economic development manager for the Athens Area Chamber of Commerce, the Executive Director of the Workforce Investment Board, the Executive Director of the Visitors & Convention Bureau, the Hancock Community Development Corporation Executive Director, a representative from Georgia Power, a developer/realtor and owner Assist to Sell, the Athens Homebuilders Association President, the Athens Housing Authority Executive Director, the Executive Director of the Athens Land Trust Executive Director, the East Athens Development Corp. Executive Director, the Vice-president of Mainstreet

Bank, and members of the Athens-Clarke County Commission on People with Disabilities.

The strategic planning committee identified and prioritized community resources, community needs, and gaps in services. Once needs, gaps, and resources were analyzed and prioritized, staff developed specific goal statements and strategies to address the gaps and needs, solicited proposals, analyzed each application for funding, and recommended funding strategies to the Mayor and Commission.

Consultations within the Community

To solicit citizen input in the development of the Consolidated Plan, Athens-Clarke County adopted a Citizen Participation Plan as outlined in the Citizen Participation section of the Consolidated Plan. The Citizen Participation Plan can be found in the appendix. Strategic Planning Committee meetings were held on June 8, 15, & 22, 2004 at the Department of Labor and were open to the public.

HED hosted 2 public hearings on June 29 & 30, 2004 to receive citizen comments on the proposed goals and strategies. Though prominent ads were published in the newspaper and direct-mail invitations were sent to over 100 residents, non-profit agencies, churches, and private businesses the public hearings were lightly attended. Afterwards, the proposed goals and strategies and citizen comments were presented to the Mayor and Commission at a work session held on July 13, 2004.

HED hosted a grant application workshop on October 28, 2004 where over 65 agency, faith-based organizations, and business representatives were in attendance to learn how they may access these federal funds for the provision of housing and economic development activities to benefit low to moderate income people in Athens. At the workshop HED staff provided technical assistance to local applicants in planning projects and proposals that were due in December 2004. The department received 35 proposals requesting over \$3,000,000 in CDBG funding. The proposed Consolidated Plan and Annual Action were made available for review and consultation at several locations in Athens-Clarke County and for neighboring jurisdictions at the NE GA Regional Development Center.

HED hosts grant application workshops and provides technical assistance to agencies and individuals seeking funding under the various Annual Action Plans that implement the strategies contained in this strategic plan. Workshops are held in October and faith-based organizations, business representatives, and not-for-profit representatives are invited to learn how they may access these federal funds for the provision of public services, housing, and economic development activities to benefit low to moderate income people in Athens. At the workshops and afterwards, HED staff provide technical assistance to local applicants in planning projects and proposals that are due in December. The department generally receives 25 - 30 proposals often requesting approximately as much as twice the amount available in CDBG funding. The proposed Consolidated Plan and Annual Action Plans are made available for review and consultation at several locations in Athens-Clarke County including the regional library, city hall, and for neighboring jurisdictions at the NE GA Regional Development Center.

Citizen Participation (91.200 (b))

Citizen Participation Process Summary Annual Action Plan V

Public Hearing & application release.....	October 23, 2008
Applications due at HED.....	December 5, 2008
Vision Committee focus group meeting.....	January 27, 2009
Manager's Work Session	February 10, 2009
Agenda Setting Session	March 19, 2009
Mayor & Commission's Public Hearing	April 7, 2009
Action Plan on 30 day public review	April 13, 2009

Citizen Participation Process Summary Annual Action Plan IV

Public Hearing & application release.....	October 25, 2007
Applications due at HED.....	December 7, 2007
Meeting schedule letter to Vision Committee	October 15, 2007
Follow-up letter to Vision Committee.....	December 14, 2007
Vision Committee focus group meeting.....	January 22, 2008
Vision Committee focus group meeting.....	January 29, 2008
Manager's Work Session	March 11, 2008
Agenda Setting Session	March 20, 2008
Mayor & Commission's Public Hearing	April 1, 2008
Action Plan on 30 day public review	April 11, 2008

Citizen Participation Process Summary Annual Action Plan III

Public Hearing & application release.....	October 26, 2006
Applications due at HED.....	December 8, 2006
Meeting schedule letter to Vision Committee	October 16, 2006
Follow-up letter to Vision Committee.....	December 15, 2006
Vision Committee focus group meeting.....	January 23, 2007
Vision Committee focus group meeting.....	January 30, 2007
Manager's Work Session	February 13, 2007
Agenda Setting Session	March 22, 2007
Mayor & Commission Public Hearing	April 3, 2007
Action Plan on 30 day public review	April 13, 2007

Citizen Participation Process Summary Annual Action Plan II

Public Meeting to Request Applications.....	October 27, 2005
Applications due	December 9
Vision Committee meetings	January 17 and 24
Manager's work session	February 14
Advertise Public Review Period and Public Hearing	March 26
Public hearing at Commission meeting	April 4
Begin Consolidated Plan public review	April 12
End Consolidated Plan public review period.....	May 12
Forward to HUD.....	May 13

Citizen Participation Process Summary Annual Action Plan I

Strategic Planning Committee meetings	June 8, 15, & 22, 2004
Public Hearings.....	July 13 & 15
Public Meeting to Request Applications	October 28
Applications due	December 6
Vision Committee meetings	January 18 and 25
Manager’s work session	February 8
Advertise Public Review Period and Public Hearing	March 27
Public hearing at Commission meeting	April 5
Begin Consolidated Plan public review	April 12
End Consolidated Plan public review period.....	May 12
Forward to HUD	May 13

Summary to Broaden Public Participation

HED uses a variety of methods to involve citizens in the decision-making process for the Consolidated Plan. The purpose is to encourage citizen participation, with particular emphasis on participation by persons of low and moderate income and residents of slum and blighted areas and areas in which community development funds are proposed to be used. All aspects of citizen participation are conducted in an open manner and every reasonable effort is made to include low and moderate income persons, minorities, the elderly, handicapped, project area residents, and civic groups. Citizens are provided with timely and adequate information, as well as technical assistance and are encouraged to express their views and submit proposals eligible for community development funds. Notice of all public hearings are published as a block ad in the nonlegal section of the newspaper of general circulation (in this case, the Athens Banner-Herald) approximately 10 days prior to the time of any public hearing and includes time, date, location, amount of funding, and the topics to be discussed at the public hearings. Special effort is made to include participation by minority groups including African-Americans and those of Hispanic origin. Over 100 faith-based organizations and members of the Athens-Clarke County Commission on People with Disabilities received direct mail invitations to participate in the CDBG public hearings and the request for proposals.

See Appendix I CCP to review the Athens-Clarke County Citizen Participation Plan.

HED accepted all citizen comments at public meetings and considered each one in the development of this Consolidated Plan. See Appendix for additional information.

Institutional Structure (91.215 (i))

Institutional Structure

The consolidated plan must explain the institutional structure, including private industry, nonprofit organizations, and public institutions, through which the jurisdiction will carry out its housing and community development plan, assessing the strengths and gaps in that delivery system.

Human & Economic Development Department

The Athens-Clarke County Human & Economic Development Department (HED) is the lead agency responsible for implementing the consolidated plan. The principal features of the housing and community development institutional structure includes a comprehensive program of human and economic development. HED is responsible for identifying problems and needs that exist in the community and for identifying and securing resources needed to effectively address these problems and needs. The department encourages efforts to enable, empower, and involve the disadvantaged; address the causes of crime; work to enhance the quality of life of all citizens; and to help ensure that the unified government will be responsive to the needs of all citizens. HED consists of a director and ten staff members that support the mission to provide affordable housing, economic opportunities, and a suitable living environment. HED contracts with various non-profit and faith-based organizations to carry out their mission. HED also contracts with private businesses for the development and creation of jobs and for housing construction, rehabilitation, and repairs. Contracts for the delivery of housing and community development services are performance based and adhere to HUD regulatory guidelines. Partner agencies within the institutional structure include:

East Athens Development Corp. (EADC), Inc.

EADC is a 501 (c) (3) Community Based Development Organization, established in 1993 to revitalize East Athens. EADC provides community based micro-enterprise training and support, and job development and affordable housing services. EADC is a HUD Certified Housing Counseling Agency and a Community Housing Development Organization (CHDO). Housing programs include: Home Buyers Club, housing counseling, housing rehabilitation, owner occupied rehab, down payment assistance, ADA accessibility, and new construction.

Hancock Community Development Corporation (HCDC)

HCDC is a 501 (c) (3) Community Based Development Organization, established in 1999 to revitalize parts of the Hancock Corridor. HCDC provides affordable housing services and is seeking HUD Certified Housing Counseling Agency status.

Athens Housing Authority

The Athens Housing Authority (AHA) provides secure, affordable, quality housing, and resources which encourage and sustain independence for wage earners, the elderly, and their families. The Athens Housing Authority manages and administers 1,255 units of public housing in the community. In addition, AHA is involved in a number of local affordable housing initiatives. Their experience in housing finance and construction enhances and augments housing options for all residents of Athens.

ACTION, Inc.

ACTION offers emergency repair for elderly or disabled home owners, heating assistance, weatherization, the Full Plate food program, and Head Start.

Athens-Clarke Heritage Foundation

The Athens-Clarke Heritage Foundation seeks to preserve the architectural, historical and cultural heritage of the community through workshops, lectures, exhibits and tours. The Heritage Foundation also manages the annual Hands on Athens event.

Athens Land Trust

Athens Land Trust (ALT) is a private, non-profit 501(c)(3) corporation established in 1994 with the dual goals of land preservation and affordable, energy efficient housing. ALT is a recognized CHDO operating in Athens-Clarke County. Their CHDO activities include acquisition and rehabilitation of single-family housing.

AIDS Athens

AIDS Athens is a non-profit organization that helps meet the needs of those infected with HIV/AIDS. Clients are provided with rental assistance, and other supportive services such as mental health, rehabilitation, education, and vocational rehabilitation.

Prevent Child Abuse Athens

Prevent Child Abuse Athens operates a program called Healthy Families, which targets families with a high risk for child abuse. Healthy Families is a research-based model of home visitation, which educates and supports high-risk families with a primary goal of preventing child abuse and neglect.

Athens Area Habitat for Humanity

Athens Area Habitat for Humanity, an independent affiliate of Habitat for Humanity International, is an ecumenical, not-for-profit organization dedicated to the elimination of substandard housing in Clarke, Oconee, and Oglethorpe counties in the state of Georgia. Our organization was founded in 1988 based on our strong belief that everyone in the Athens community deserves the opportunity to own their own home. Since its inception, Athens Area Habitat for Humanity has built homes in partnership with numerous deserving families in the Athens Area.

Athens Area Homeless Shelter

The focus of the Athens Area Homeless Shelter (AAHS) is to provide a transitional facility for homeless women and their children. The program which goes by the name "Almost Home" furnishes long term residential support to women and children who are open to the life changes necessary for healthy self sufficiency. "Almost Home" represents a holistic approach to addressing the disaster and quagmire of homelessness and hopelessness in people's lives. "Almost Home" offers shelter, food, childcare, counseling, training, transportation, and resettlement help. The AAHS also administers the Job TREC program and the Nancy Travis House programs. The Job TREC program offers job readiness, case management, and follow up services to hundreds of people locally. The Nancy Travis House program provides a voucher-based child care service for homeless parents.

Athens Justice Project

Athens Justice Project provides legal and counseling services, career counseling, health services, and literacy programs to eligible individuals who are facing criminal charges and cannot afford an attorney.

Athens Neighborhood Health Center

Athens Neighborhood Health Center offers outpatient health care services to anyone, regardless of ability to pay, and provides primary health care for children, adults and

the elderly, including family planning, diabetes treatment, and some laboratory services.

Athens Nurses Clinic

Athens Nurses' Clinic provides free health care services to homeless and low income individuals and families in need of assistance. They offer free blood pressure checks and blood sugar monitoring, STD and HIV testing and dental services for homeless clients.

Athens Tutorial Program

Athens Tutorial Program provides one-on-one tutorial services for students in grades two through 12, Monday—Friday from 3 p.m. to 6 p.m.

Athens-Oconee CASA

CASA (Court Appointed Special Advocates) provides trained volunteer advocates for abused and neglected children who protect the best interests of the child in seeking the most appropriate, safe, stable, and permanent placement for the child.

Boys and Girls Club of Athens

The mission of the Boys & Girls Clubs of Athens is to inspire and enable all young people, especially those at risk, to realize their full potential as responsible, caring and productive citizens.

Catholic Charities, Inc. in Athens

Catholic Social Services was opened in 1985 in order to provide support and assistance to low-income families. With a special emphasis on the Hispanic population, Athens Community Outreach Center has developed a wide range of services and activities geared specifically to address the needs of this dynamic and rapidly growing community. Since opening its doors, Athens Community Outreach Center has served thousands of families in Northeast Georgia. Through various programs and services, Athens Community Outreach Center seeks to strengthen and empower low-income families by offering information and referral services, English as a Second Language, job readiness training and referrals, social advocacy, counseling, and through working cooperatively with other agencies in the community that can offer support to people in need. All services are available in English and Spanish.

Freedom From Bondage

A women's recovery residence provides supervised subsidized housing for up to twelve alcoholic and/or drug addicted women at a time who want to get clean and sober but whose living situation makes it difficult to do so. Women can live, work, and pay rent at the residence for as long as they need to build a strong foundation for long-term recovery.

Georgia Options in Living, Inc.

Georgia Options is a community of 39 people with disabilities, their families, their friends, 100 staff and lots of community supporters—all of whom believe that people of all disabilities can live in their own homes. Georgia Options in Community Living supports people with disabilities to live in their own homes and to have typical life experiences. Georgia Options supports people with several types and degrees of disability, including people with cognitive disability, cerebral palsy, autism, traumatic brain injury, and other physical and mental disabilities.

Homeless Day Service Center (Advantage)

The Homeless Day Service Center, operated by Advantage Behavioral Health Services, offers intensive case management services and housing resettlement assistance to homeless people in Athens-Clarke County. The center is located in an accessible location on Peter Street where clients can also receive mail and use the telephone and have access to showers and laundry appliances.

Interfaith Hospitality Network

Interfaith Hospitality Network serves homeless families by mobilizing religious communities to provide shelter and meals, by working with families to overcome barriers to self-sufficiency, and by raising awareness of social justice issues.

Project Safe

Project Safe is a local, non-profit organization that provides a safe Shelter, a 24-hour Hotline, Referrals and Support Groups for women, and their children, who are victims of domestic violence.

Sexual Assault Center (SAC) of NE Georgia

The SAC provides Support Services and Education/Prevention by offering free, confidential assistance to any individual affected by sexual violence including a 24 hour crisis line, crisis intervention, individual counseling, support groups, forensic interviews, medical/legal advocacy, medical and legal accompaniment, and referral/follow-up. SAC also provides community outreach and curriculum-based education/prevention programming for sexual violence.

Strengths and Gaps in the Service Delivery System

State agencies, the local government, nonprofit organizations, businesses, financial institutions, and other organizations help carry out numerous housing and community development policies and programs in Athens-Clarke County (ACC). The ACC Human & Economic Development Department values its partners and recognizes their vital contributions.

Strengths

In reference to the strengths and gaps in the service delivery system, one of the greatest strength is the experience of the staff of the Human & Economic Development Department and that of the major partners who administer the Consolidated Plan programs.

The community's capacity to build more affordable housing units has increased significantly over the last few years. The East Athens Development Corporation, the Athens Housing Authority, and the Athens Land Trust have competent and responsible staffs to carry out the necessary details of the affordable housing programs. In addition, the Athens Housing Authority can issue tax-exempt housing revenue bonds. Their ability to finance tax exempt revenue bonds has aided the development of other affordable housing in the community.

ACTION, Inc. has improved their capacity to repair more homes through the emergency repair program for elderly or disabled homeowners and the Athens-Clarke Heritage Foundation is serving more families through the historic preservation program "Hands on Athens".

Other institutional strengths include the ability to layer different sources of subsidy to maximize eligible activities associated with the construction of affordable housing. The combination of local resources, and federal and state funds, or the layering of HOME dollars and Low Income Housing Tax Credits, are examples of this strength.

Gaps

The largest gap thus far has been the lack of flexible financial resources to carry out each program to address the levels of need in various community development programming in Athens-Clarke County. According to Doug Bachtel, UGA professor of housing and consumer economics and a demographics expert, vital statistics information shows that from 1994 to 2003, 42.5 percent of births in Athens-Clarke County were to unwed mothers. Closer inspection reveals 23.8 percent of all births to white women, and a staggering 75.4 percent of births to minority women, were to unwed mothers. This translates to low levels of educational attainment, high dropout rates, poor educational outcomes (SAT scores), low income, high unemployment rates, intergenerational poverty, and poor health which form the core of the housing and community development needs in Athens-Clarke County.

The southeastern United States has traditionally had high rates of counties in poverty. In fall 2001 the University of Georgia secured federal funds to study the need and potential support for a federal commission in areas of the historic cotton-growing region of the Southeast. A study was commissioned and a region of persistent poverty in 242 counties has been identified in Alabama, Florida, Georgia, Mississippi, North Carolina, South Carolina, and Virginia. Athens-Clarke County is one of those counties that has exhibited persistent poverty rates higher than the national average over the course of thirty years.

Along with the other 241 counties, Athens-Clarke County has a lower output of goods and services, is more dependent on low wage manufacturing, and our citizens are more dependent on government and dividends for household income and their household income is lower than counties not considered a part of this region of persistent poverty.

So for these reasons, even though there is a strong continuum of housing and community development services available through several mature non-profit organizations and faith-based groups, Athens-Clarke County has gaps in service delivery due to the scale of need by our lowest income residents.

Strengths and Gaps in the Delivery System for Public Housing

The number of available public housing units in Athens-Clarke County as of March 2005 was 1,242. This public housing stock is comprised of 89 efficiency apartments, 339 one-bedroom units, 349 two-bedroom units, 293 three-bedroom units, 136 four-bedroom units, 31 five-bedroom units, and 5 six-bedroom units.

In April 2003 the Athens Housing Authority sold 28 units of Parkview Extension to the University of Georgia. The Athens Housing Authority will be utilizing its net proceeds from the sale of these units to further the cause of affordable housing in Athens by constructing or acquiring affordable housing units. These units shall be constructed for extremely low income, very low-income, low-income, and /or moderate-income people in Athens. If possible, the AHA (either by themselves or in conjunction with private and/or non-profit partners) will leverage this funding to create the maximum number of units possible – perhaps into the hundreds of new affordable housing units.

In January 2003, the Authority's new Central Office located at 300 South Rocksprings Street was completed. This move has enabled the Authority to enhance its operations by housing all of its departments under one roof for the first time in many years. In addition, it allowed the AHA to return four dwelling units previously utilized for office space to the rent rolls for occupancy by limited income families. Finally, the Athens Housing Authority is the first public housing authority in the nation to successfully secure a private mortgage to pay for the construction of this new facility. The mortgage provides the AHA the ability to return Capital Fund Program monies, initially utilized for the construction, back into the Authority's housing modernization program keeping apartment renovation schedules on target.

The Authority submitted a disposition application to HUD to donate four dwelling units, and associated property, in the Nellie B Apartments (the East Athens Neighborhood Revitalization area) to the Athens-Clarke County Unified Government for the East Athens Police Substation Project. The substation will be manned twenty-four hours per day with a total staff of thirty officers. This collaboration benefits ACC by allowing much shorter response times in this part of the community. The Authority benefits by having a constant police presence in the Nellie B community.

In addition, recognizing the unique lifestyle needs of both the elderly and disabled, the AHA was approved by HUD to designate 115 units comprising the entire Denney Tower high-rise and 25 units of Jack R. Wells known as Vine Circle for the elderly only. Within the same application, the AHA also requested the designation of 30 units located in various neighborhoods for the disabled.

Utilizing its power to issue tax-exempt bonds, the Athens Housing Authority is partnering with owners of private sector, subsidized housing to improve their housing stock and stabilize neighborhoods. Currently the AHA is engaged in the issuance of two additional tax-exempt bond programs, which should come to fruition in the next year. These would finance the construction of two new Low Income Housing Tax Credit properties.

Organizational relationship between ACC and the Athens Housing Authority
The Athens Housing Authority (AHA) has a six-member board. The Athens-Clarke County Mayor appoints AHA Board members. Five of the Commissioners serve five-year, rotating terms. The Resident Commissioner is appointed annually.

Relationship Regarding Hiring, Contracting, and Procurement

The AHA follows HUD guidelines regarding hiring, contracting, and procurement.

Services Funded by the Jurisdiction

Athens-Clarke County has funded several AHA activities including the purchase and installation of playground equipment, funding a day care center located in an AHA unit, the purchase of computer equipment for use by public housing residents, and funding for the AHA infill housing construction and homeownership program.

Review by ACC of Proposed Capital Improvements and Proposed Development, Demolition or Disposition of Public Housing Developments

The Athens-Clarke County Government and the Athens Housing Authority maintain a close working relationship and have established policies and procedures for the review of any proposed capital improvements and developments, and for the demolition or disposition of Athens Housing Authority properties. Each year the Human & Economic Development (HED) department reviews the Athens Housing Authority Consolidated Plan. HED reviews the Athens Housing Authority Consolidated Plan to make certain that any proposed capital improvements and developments, demolitions, or disposition of Athens Housing Authority properties is consistent with the Athens-Clarke County Consolidated Plan.

The Athens Housing Authority is also a review site for the Athens-Clarke County Consolidated Plan. In addition, direct lines of communication are open between the Athens-Clarke County Mayor and the Executive Director of the Athens Housing Authority. The Athens-Clarke County Building Inspections Department reviews proposed demolitions and the Athens-Clarke County Planning and Zoning Department reviews proposed capital improvements and developments.

Monitoring (91.230)

Program Monitoring

All Athens-Clarke County sub-recipient agencies are monitored annually to provide technical assistance and ensure compliance with CDBG and HOME regulations. Agencies are also provided with on-going technical assistance as well as opportunities to attend work-shops regarding issues such as procurement and contracting.

Each CDBG and HOME funded agency receives technical assistance and monitoring visits from program staff during the program year. In addition, partner agencies are required to submit monthly progress reports to help HED identify programs or

projects that may need adjustments or changes during the program year. Outputs and outcomes are tracked and budgets are monitored to aid in overall program analysis. HED staff, along with CDBG and HOME funded agencies, work to ensure that the programs identified in the Action Plan are successfully implemented in a timely manner.

CHDO Monitoring Procedure

All Community Housing Development Organizations (CHDO) will be monitored on an annual basis by HED to ensure that the organization has the legal status and organizational structure to maintain CHDO status. Included in this monitoring will be an evaluation of the CHDO's performance including, but not limited to, completion of funded projects, staffing levels, financial resources, board composition, record-keeping and compliance.

HOME Match Requirements: The HOME allocation for FY06 is \$898,895. The 12.5% match requirement will be fulfilled through donated properties and properties acquired below market value (donation of the difference in values for affordable housing). Sub-recipient agencies will fulfill match requirements through various means such as bond funded loans to low and moderate income residents, below market interest rate loans, donated buildings, materials and supplies, and labor.

Priority Needs Analysis and Strategies (91.215 (a))

Basis for Assigning Priority

A number of factors were reviewed prior to the assignment of priority given to needs. HED completed a thorough quantitative and qualitative analysis of data that revealed needs and gaps from a purely statistical approach utilizing Census Data and Comprehensive Housing Affordability Strategy Housing Problem data. Public comment was solicited through the Strategic Planning Committee process, through HED's citizen advisory committee, and through four public hearings prior to the development of this plan. Existing programs and initiatives were also assessed for their efficiency and effectiveness in meeting identified needs and gaps.

Investments are allocated based on the following priorities:

1. Invest in projects where the need for funds and the demand for the project design or service is demonstrated;
2. Invest in the types of projects identified as high priorities in this plan; and
3. Invest in fragile neighborhoods and those with a disproportionate concentration of low-income and minority populations.

Assistance will be directed to low to moderate income residents and to low to moderate income census tracts and block groups throughout the jurisdiction. Priority for assistance will be in the neighborhood revitalization areas containing the East Athens Census Tracts 301 and 302 and the Hancock Corridor Census Tracts 6 and 9.

Obstacles to Meeting Underserved Needs

Obstacles to meeting underserved needs vary depending on the program, however, there are some commonalities jurisdiction-wide:

Lack of funding - Between increased construction/rehabilitation costs, decreased housing affordability, consistent population growth, and persistent poverty, there simply is not enough money to meet the varied needs of Athens' lowest income residents.

Lead-based Paint (91.215 (g))

Lead-based Paint Identification and Abatement

During the next five years, Athens-Clarke County will coordinate efforts for lead paint identification and abatement with other local agencies including the Athens Housing Authority, Athens Land Trust, and EADC, Inc. The primary focus of the housing activity in Athens-Clarke County is in the Neighborhood Revitalization Area Census Tracts 6, 9, 301 and 302. For all existing properties to be rehabilitated under HED programs and built prior to 1978, a survey of Lead-based Paint must be included in the environmental study. The investigation must be completed according to EPA and HUD guidelines on properties that fall under the requirements of these agencies. If such materials exist on the properties the Qualified Environmental Professional must include recommendations for the management or abatement of these materials according to all EPA and HUD guidelines. The following table, utilizing 2000 census data, provides an estimate number of housing units in these census tracts built prior to 1980, the median family income (MFI) and number of children under the age of six. The federal government banned the use of lead-based paint in 1980 and children under the age of six are at most risk for long term health problems relating to lead-based paint.

Census Tract	Units prior to 1980	MFI \$	Children Under 6
6	882	21,731	136
9	1,448	13,708	250
301	685	25,236	307
302	1,419	24,257	399
Totals	4,474		1,092

Of the 42,126 housing units in the County, nearly 11% were built prior to 1980 are in the above census tracts, which means these units carry a risk of lead hazard. Prior to initiating housing activity involving CDBG and HOME funds, an assessment of the home is done to determine the presence and/or level of lead-based and work write-ups prepared to reflect this assessment. Housing providers such as Athens Housing Authority, East Athens Development Corporation, Athens Land Trust and ACTION incorporate Interim Controls and Safe Work Practices are followed on each project in order to reduce human exposure to lead-based paint hazards.

The department consulted with the Clarke County Health Department and the Centers for Disease Control and Prevention (CDC) in Atlanta, Georgia. The CDC has agreed to prepare a map of Athens-Clarke County that identifies reported lead paint poisoning by Census Tract for use in coordinating efforts for lead paint identification and abatement with other local agencies.

HOUSING

Housing Needs (91.205)

Census 2000 reports 42,126 total housing units in ACC. Of these total-housing units 39,706 (94.3%) are occupied households leaving 2,420 (5.7%) of the units vacant and available for occupancy provided the units are in safe, decent, and sanitary living condition. Athens-Clarke County's (ACC) housing market presently meets demand with a 94.3% occupancy rate and 2,420 unoccupied housing units.

ACC's large student population has a significant impact on the local rental housing market. UGA's student population comprises one-third of ACC's total population and almost 80% (23,688 out of 31,288) of the students live within the local housing market as renters. UGA plans to add 3,000-4,000 new housing units on campus for an approximate total of 9,000 student-housing units over the next 10 years.

Local housing construction continues to provide new housing units at a rate consistent with recent historical experience. Single-family homes have made up the majority of new construction in recent history. Projected housing demand over the next eight years suggest that additional new units will need to be added to the ACC housing stock.

Market demand is the primary determinant of housing prices. The average sales price of new homes over the past five years is \$113,029. Future sale prices are expected to continue to increase due to:

1. Higher cost of construction, materials and labor,
2. The scarcity of available land in ACC increasing the purchase price of the land, and
3. The continued demand for single-family dwellings for those seeking home ownership.

Home listings for sale and apartments for rent are often comparable to the area's Fair Market Rents and Standard Mortgage Rates but continue to be priced out of range of those families earning 30% or less of the median area family income. Therefore, only those families earning at least 50%-80% of the median area family income are able to afford to buy a home at the average sales price over the last five years.

Local housing demand is projected to increase at 5.87% per year until 2020. Shortfalls in supply of 2,500 units are estimated starting in 2005. These shortfalls will peak in 2010 at 3,000 units and gradually decrease back to 2,600 units by 2020. These projections assume that housing supply will increase at 6.13% per year over the next 20 years.

Affordable Housing costs are defined as costs that are directly associated with monthly rent or mortgage payments for a structure or unit in decent, safe, and sanitary condition. The unit cost does not exceed 30% of the median adjusted gross annual income for households that are considered to be of very low, low, and moderate incomes. If monthly rents or mortgage payments exceed 30% of a household's monthly income, then the household is considered to be "overburdened" in its housing costs possibly leaving less income for basic living necessities such as

food, clothing, medical services, and transportation expenses. HED calculates 203(b) limits based upon 95% of the median area purchase price.

Census 2000 reports that 49.5% of renter households have Gross Rent > 30% of household income, classifying them as overburdened. In comparison only 18.2% of owner occupied households are classified as overburdened.

To determine family household's income level(s) HUD's Section 8 Income Limits (that are calculated and distributed by HUD each year) are utilized. HUD's Section 8 Income Limits are based upon two criteria; the median income for a designated city or county area and the number of persons per family household. The levels of incomes vary from

- Very Low is less than 30% of area median,
- Low is less than 50% of the area median, and
- Low to Moderate is less than 80% of the area median.

For a very low income family, earning 30% of the Area Median Income, monthly rent of \$358 or less is considered affordable.

For a low income family, earning 50% of the Area Median Income, monthly rent of \$598 or less is considered affordable.

For a moderate to low income family, earning 80% of the Area Median Income, monthly rent of \$956 or less is considered affordable.

Income and wage requirements to afford an apartment or home mortgage is about 20% less on average in ACC when compared to the State of Georgia. But only those families earning at least 50% of the area median family income can afford a 2 bedroom apartment or home. An affordable 2 bedroom unit in ACC requires a wage earner to work a minimum of 81 hours per week earning minimum wage. An affordable 2 bedroom unit at Fair Market Rents in ACC requires an annual income of \$21,760 with an equivalent hourly wage of \$10.46 at 40 hours per week. Only families earning 80%-100% of the median area income can afford up to a four-bedroom unit. Approximately 5,787 or 29% of ACC families fall below the income threshold to own or rent beyond a 2 bedroom home.

A housing cost-debt service analysis for new construction in ACC shows that families earning at least 50% or higher of the family area median income can afford a moderately priced new home construction in Athens. Further analysis reveals that the extremely low, 30% of family area median income and very low, 50% of family area median income, can afford homes listed between \$45,000-\$85,000.

Priority Housing Needs (91.215 (b))

Housing Needs

The greatest housing need over the next five years in Athens-Clarke County is for low-income tenants who are considered cost-burdened. According to the 2000 Census data, approximately 49% of the low-income tenants pay more than 30% of their income towards housing, compared to only 18% of low-income homeowners. This would seemingly indicate that a priority should be placed on the utilization of CDBG and HOME funds over the next five years to address this need. However, a number of current and/or planned affordable rental developments in the community will address this need, including a new 120-unit low income housing tax credit

development with an emphasis on households at or below 30% of the area median income.

Another demonstrated need is the preservation of the existing housing stock and making homeownership affordable for low to moderate-income families and households. Of the approximately 42,000 housing units in Athens-Clarke County, nearly 60% of the units are at least twenty-five years old, based on 2000 Census data. Combined with an average new home sales price over the last five years of approximately \$113,000, and a homeownership rate of 42%, compared to state and national averages of 67% and 69% respectively, priority will be given to this area through the utilization of CDBG and HOME funds over the next five years. While only 18% of homeowners are currently considered cost-burdened, the aging housing stock and rising home prices will have a tremendous impact over the next five years.

Priority Housing Needs

1. Cost-burdened tenants, preservation of existing housing stock, and affordable homeownership.
2. The impact of the University of Georgia and the housing of its students has a direct impact on the availability and affordability of rental housing for low income tenants. While this is probably the most pressing housing issue facing the community, in terms of numbers of families and households affected, the private sector through the utilization of low income housing tax credits, will be able to effectively provide a level of housing opportunity far greater than what could be produced through CDBG and HOME funds. This will in turn allow the use of CDBG and HOME funds to address the second most pressing need in the community, the preservation of the existing housing stock and creating affordable homeownership opportunities in Athens-Clarke County.
3. The basis for assigning the priority to each category is the expected/anticipated level of CDBG and HOME funds over the next five years. Through the private sector and the utilization of low income housing tax credits, more low income renters can be positively impacted, resulting in fewer renters being cost-burdened. This in turn, will allow CDBG and HOME funds to be directed towards the preservation of the existing housing stock and homeownership opportunities.

See ***Assisted Housing*** for an analysis on Cost-burdened tenants and the ACC housing market.

Meeting Underserved Needs

One of the biggest obstacles to meeting the underserved needs is the amount of available land in the county. At 120 square miles, Athens-Clarke County is the smallest county in the state of Georgia. The challenge of finding suitable building sites for affordable homeownership opportunities, while providing potential access to available existing services, such as bus transportation, could be a challenge.

Housing Market Analysis (91.210)

Housing Market Analysis

At 120 square miles, Athens-Clarke County is the smallest county in the state of Georgia. Census 2000 data reported 42,126 total housing units in Athens-Clarke County, with approximately 60% of the units being at least twenty-five (25) years old. Over the last five years, the average sales price of a new home has been approximately \$113,000 with the average fair market rent of \$544 a month for a two bedroom unit. A major impact on the housing market in Athens-Clarke County is the University of Georgia and its large student population. Although there are plans to move more students on campus, a large percentage of the students currently reside in the local housing market, affecting the potential availability of decent, fit and affordable rental units. While there is not an immediate overall housing shortage in Athens-Clarke County, the demand is expected to increase by nearly 6% a year, which will have an increasing affect on the housing choices for low to moderate income families and households. Presently, 49% of renters pay more than 30% of their income towards housing, compared to 18% of homeowners. When you consider that the university, churches, and government own nearly 60% of the land in Athens-Clarke County, the effects of supply and demand will have a major impact on the housing market in the years to come, and low to moderate income families and households.

Through the existing public housing units, Section 8 vouchers, low income housing tax credit developments, and current affordable housing programs (emergency repair, acquisition/rehabilitation, new construction, and down payment assistance), over 2,000 families and households are assisted annually in Athens-Clarke County.

With 49% of renters paying more than 30% of their income towards housing, this is a priority housing need, but a need that can not be met without private sector involvement. Through the utilization of low income housing tax credit developments, with emphasis placed on very low income families and households, an impact can be made in reducing this burden. This will in turn allow the CDBG and HOME funds to be used in "gap financing" to address the homeownership issue in Athens-Clarke County.

Specific Housing Objectives (91.215 (b))

5 Year Strategic Plan Specific Housing Objectives response:

The primary mission of the Athens-Clarke County Consolidated Plan for Housing is to foster and maintain affordable housing in the community. The County has pursued several means of achieving this goal. The most important prerequisite is an adequate supply of reasonably priced homes in target areas; the Athens Housing Authority, the Athens Land Trust, and the Athens-Clarke Heritage Foundation all work to build new low-cost homes or refurbish deteriorated ones. The East Athens Development Corporation (EADC) works closely with each of these agencies in the development of affordable housing in A-CC. (To avoid relocation and displacement issues, only vacant homes are acquired for rehabilitation and resale.) Fair, unbiased access to housing is also a priority, and HED, the Hancock Community Development Corporation, and EADC offer housing counseling services to inform citizens of their right to fair housing and monitor fair housing issues. Finally, existing housing must be free of safety hazards such as lead-based paint, which has a devastating long-

term impact on the community. The Athens Housing Authority has successfully evaluated and abated lead-based paint hazards in its housing.

Consolidated Plan housing activities to be implemented from July 1, 2005 - June 30, 2010 address our Affordable Housing Goal and each of the six strategies identified in the Five-year Consolidated Plan. These activities include affordable housing construction, acquisition, rehabilitation, home repair, in-fill housing, first-time home buying, down payment assistance, fair housing, and housing counseling.

Estimated Annual Resources Reasonably Expected to be Available

ACC HED expects approximately \$7,908,746 in various financial resources to be available in the each action plan to address housing related goals in the Consolidated Plan.

Those estimated resources include:

CDBG	\$684,068
CDBG Program Income	\$9,965
HOME	\$874,471
Housing Counseling:	
East Athens Development Corporation	\$41,692
Hancock Community Development Corporation	\$34,461
General Fund-Demolition	\$30,000
General Fund-Clean up	\$25,000
Public Housing Capital fund	\$1,743,493
Public Housing Operating Subsidy	\$3,462,390
Section 8 Vouchers	\$1,003,206

These resources represent major publicly funded efforts to expand housing and homeownership options. Housing partners continue to build new affordable single family homes in neighborhood revitalization areas and acquire and rehabilitate vacant homes for re-sale. The development of affordable single family homes is of critical importance to the community. Partner agencies continue to improve their capacity to build more homes, however, since less than 25% of the University of Georgia's students live on campus, the need for student housing continues to pressure in-town neighborhoods. A strong economy and increased housing demand have increased the average sale price of a home in Athens significantly. This rise in costs, coupled with lower incomes, results in homeownership rates that lag behind the state and the nation. Therefore, Athens-Clarke County's housing efforts focus on homeownership and affordability while recognizing the importance of affordable rental options.

Each specific objective developed to address a priority housing need is identified by number and contains proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals Athens-Clarke County hopes to achieve in quantitative terms, or other measurable terms in the Annual Action Plan.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other

factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

5 Year Strategic Plan Needs of Public Housing response:

Athens Housing Authority

The Athens Housing Authority is constantly striving to improve both its routine operations and the living environment of its residents.

The Athens Housing Authority is recognized by HUD as a "HIGH PERFORMER" under the Public Housing Assessment System. Therefore, no major plans are necessary to improve the management and operation of public housing. The Athens Housing Authority continually refines all areas of its operation to promote the best possible service to its customers. The Authority utilizes a combination of Capital Fund Program (CFP) and Operating Budget funds to achieve these positive outcomes. Details for the CFP have been previously submitted to HUD and are on file at the AHA's Central Office.

In January 2003, the Authority's new Central Office located at 300 South Rocksprings Street was completed. This move has enabled the Authority to enhance its operations by housing all of its departments under one roof. In addition, it allowed the AHA to return four dwelling units previously utilized for office space to the rent rolls for occupancy by limited income families. Finally, the Athens Housing Authority is the first public housing authority in the nation to successfully secure a private mortgage to pay for the construction of this new facility. The mortgage provides the AHA the ability to return Capital Fund Program monies, initially utilized for the construction, back into the Authority's housing modernization program keeping apartment renovation schedules on target.

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In addition, recognizing the unique lifestyle needs of both the elderly and disabled, the AHA recently submitted an application to HUD to designate 115 units comprising the entire Denney Tower high-rise and 25 units of Jack R. Wells known as Vine Circle for the elderly only. Within the same application, the AHA also requested the designation of 30 units located in various neighborhoods for the disabled.

Public Housing Resident Involvement and Initiatives

The Athens Housing Authority remains committed to customer service. This attitude is demonstrated through a variety of resident involvement activities and initiatives.

Athens Housing Authority residents remain actively involved in the management of their public housing. Each AHA development has a resident association. AHA staff members attend all meetings to assure good communication between residents and management. In addition, a resident has been hired to serve as a part-time Resident Liaison. This person also attends all resident association meetings providing information, encouragement and ideas for residents to become more active in their communities.

The Inter-Community Council comprised of all resident association officers meets the first Monday night of each month to discuss Authority-wide issues. The Executive Director attends these meetings to provide a regular update on Authority operations and to listen carefully to resident concerns.

The Presidents' Council is comprised of the presidents of all Resident Associations. This group meets on a quarterly basis with the Executive Director to discuss issues regarding their communities, HUD regulations, AHA policies, etc.

Since 1991, residents have had representation on the AHA Board of Commissioners—initially through two liaison resident members. In October 1999, immediately following the change in State law, the Board petitioned Local Government to increase the AHA Board membership to include a Resident Commissioner with all rights and privileges of board membership. Since that time, the Board has included a Resident Commissioner appointed by the Mayor.

A Resident Advisory Board is appointed each year to assist in the development of the Authority's Five-year and Annual Agency Plans. This board meets with AHA staff consistently during the months from September through February.

Homeownership

The Athens Housing Authority continues a comprehensive approach to promote affordable homeownership in Athens-Clarke County through various partnerships with Athens-Clarke County government, local lenders, and private organizations.

Several years ago, 120 Athens-Clarke County moderate-income families realized their dream of homeownership through the AHA First Home program. This program utilized proceeds from tax-exempt mortgage revenue bonds to provide low-interest mortgages and downpayment assistance to qualified families. Current interest rates in relation to the bond market make replicating this program infeasible at the present time. However, the AHA and local lenders are interested in utilizing this strategy again when market conditions are more advantageous.

Another homeownership strategy provides for the revitalization of older neighborhoods through new construction. During the summer of 2000, the Athens Housing Authority initiated a new homeownership program ACT I Homes. Athens-Clarke County granted the Authority funding through the CDBG and HOME programs. With these funds the AHA began building homes in targeted revitalization areas of the community. Three homes in East Athens were built in Phase I of the program. Phase II of the program includes the construction of two homes in the Hancock Avenue Corridor. Both homes have been completed. Four additional homes were completed in East Athens and occupied by new first time home owners. The Authority is acquiring additional land for future ACT I homes construction.

The Athens Housing Authority continues to coordinate its efforts with Athens-Clarke County to involve its residents in their infill housing construction program and future homeownership strategies. AHA programming will focus on jobs, economic development, financial management and homeownership readiness skills to prepare a larger portion of its resident population for participation in these programs.

To further ensure quality affordable housing in Athens-Clarke County, the Athens Housing Authority, through a partnership with Georgia HAP Administrators, performs HUD contract compliance administration for all of the privately owned Section 8 properties in the community.

Public Housing Strategy (91.210)

Athens Housing Authority

The Athens Housing Authority is constantly striving to improve both its routine operations and the living environment of its residents.

The Athens Housing Authority is recognized by HUD as a "HIGH PERFORMER" under the Public Housing Assessment System. Therefore, no major plans are necessary to improve the management and operation of public housing. The Athens Housing Authority continually refines all areas of its operation to promote the best possible service to its customers. The Authority utilizes a combination of Capital Fund Program (CFP) and Operating Budget funds to achieve these positive outcomes. Details for the CFP have been previously submitted to HUD and are on file at the AHA's Central Office.

In January 2003, the Authority's new Central Office located at 300 South Rocksprings Street was completed. This move has enabled the Authority to enhance its operations by housing all of its departments under one roof. In addition, it allowed the AHA to return four dwelling units previously utilized for office space to the rent rolls for occupancy by limited income families. Finally, the Athens Housing Authority is the first public housing authority in the nation to successfully secure a private mortgage to pay for the construction of this new facility. The mortgage provides the AHA the ability to return Capital Fund Program monies, initially utilized for the construction, back into the Authority's housing modernization program keeping apartment renovation schedules on target.

The Authority submitted a disposition application to HUD to donate four dwelling units, and associated property, in the Nellie B Apartments to the Athens-Clarke County Unified Government for the East Athens Police Substation Project. Construction of the new substation is underway. The substation will be manned twenty-four hours per day with a total staff of thirty officers. This collaboration benefits ACC by allowing much shorter response times in this part of the community. The Authority benefits by having a constant police presence in the Nellie B community.

In addition, recognizing the unique lifestyle needs of both the elderly and disabled, the AHA recently submitted an application to HUD to designate 115 units comprising the entire Denney Tower high-rise and 25 units of Jack R. Wells known as Vine Circle for the elderly only. Within the same application, the AHA also requested the designation of 30 units located in various neighborhoods for the disabled.

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Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

5 Year Strategic Plan Barriers to Affordable Housing response:

The ACC Mayor and Commission adopted a new County Comprehensive Plan and Future Land Use Plan in June 1999, and began developing the corresponding ordinances to implement the plan immediately following adoption of the Comprehensive Plan. The resulting new Zoning Code and Development Standards were adopted by the Mayor and Commission in December 2000, and took effect immediately. These new ordinances have streamlined the construction permitting process, thereby reducing regulatory barriers to affordable housing. In addition, the new ordinances encourage in-town development in existing neighborhoods, including those of low-to-moderate incomes.

In January 2007 Athens-Clarke County began updating the Comprehensive Plan. The housing steering committee is reviewing possible barriers to affordable housing.

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

Homeless Needs

In January of 2008 a survey was distributed to local homeless service providers. This survey reported the nature and extent of services provided to our local homeless population. The results of the provider survey indicated that the average monthly client caseload of the combined providers exceeded 600 homeless individuals and families. This figure does not include the totals of the two local medical clinics and the area soup kitchen, which reported a combined average caseload of 680 homeless persons. Due to these large numbers and the current bed capacity, the community determined a need for an overall increase in service capacity.

The Bigger Vision of Athens Community Winter Shelter is a 15-bed facility that is open during the coldest months of the year. In the provider survey they reported that they averaged full 15-person capacity during these months. On many nights

they were forced to turn away homeless persons due to their limited bed capacity. Based on this information the Continuum of Care Strategic Planning Committee, or CoC, determined a need for an increase of at least 60 emergency shelter beds. Forty beds to be designated for single persons and twenty beds for families who are left on the streets throughout the rest of the year.

According to the provider survey there are only 32 transitional beds available year round for homeless individuals and only 18 transitional housing units available for homeless families in Athens-Clarke County. This represents a dramatic decrease in transitional beds targeting homeless individuals and families. Over the past several years we have lost approximately 100 transitional beds due to shelters closing down as a result of funding cuts. Other transitional programs targeting homeless individuals have changed their focus further reducing the number of beds available for homeless individuals. Additionally, out of the 17 units targeting families, 12 of those units have restrictions requiring the family to have an active case plan with the local Dept. of Family and Children Services (DFCS) and be currently receiving Temporary Assistance for Needy Families (TANF). Therefore there remain only 6 units for homeless families with no history with DFCS. As a result of these findings, the CoC determined a need for an increase of an additional 70 transitional beds for single men and women, and an additional 40 beds for homeless families that provide supportive services and charge no more than 30 percent of the program participant's income.

The evidence of need for an additional permanent supportive housing component came later during the annual homeless survey. This year our CoC put forth a concerted effort to identify members of the homeless population who were considered chronically homeless or were living in places not meant for human habitation. During our homeless count we were able to show a 30% decrease in the chronically homeless population indicating that our efforts to increase permanent supportive housing units have been successful. However, we also discovered a 21% increase in the unsheltered population. The homeless survey demonstrated that many of these homeless people suffered from severe mental illness and/or substance abuse problems and had difficulty remaining in the social services network for any length of time. Based on these findings, the community determined an increased need for a permanent supportive housing component that would provide up to 55 additional beds for single men and women identified as chronically homeless. This would allow us to more effectively focus the efforts on the chronically homeless population and smooth their transition into the CoC network of social services.

The population of Athens-Clarke County is 103,881 including 31,200 students who attend the University of Georgia. According to census data 31% of all citizens live below the poverty income level. Despite having an unemployment rate hovering between 2% and 3% Athens-Clarke County is the 7th poorest county in the State of Georgia out of 159 counties. These statistics reveal a very large percentage of the local population who is at risk of becoming homeless. Results from the recent homeless assessment show that approximately 1,200 persons experienced homelessness at some point during 2005. Several local factors tend to exacerbate these problems and promote the growing and more visible state of poverty experienced in Athens-Clarke County.

In December 2000 the Pacific Institute for Research Education, Chapel Hill, NC completed a state wide substance abuse needs assessment for the Georgia Department of Human Resources. The needs assessment included a social indicators

study, which analyzed and quantified 40 substance abuse risk factors and indicators. Twenty-five of the social indicator and risk factors were then analyzed and placed on a Most Favorable Conditions-Least Favorable Conditions Scale. Nineteen of the twenty-five Social Indicators in Athens-Clarke County are in the unfavorable range which explains the large population of people at risk of substance abuse.

While only 4% of the US population has a mental illness, five to six times as many people who are homeless (20-25%) have a serious mental illness, and up to 50% have a co-occurring substance abuse disorder. In addition to having higher rates of Mental Health and Substance abuse disorders, recent US Department of Health and Human Services studies have shown up to 85% of the chronic homeless population has disabling conditions. These disabling conditions and the constant exposure to a high-risk environment are significant contributing factors to the need.

Homeless Count Methodology

The Athens-Clarke County Human and Economic Development Department (HED) promoted a collaborative effort among all area homeless service providers, student interns, volunteers from the Athens community, and members of the homeless population. By employing a cooperative effort from a wide array of volunteers, our Continuum of Care gained a more accurate representation of the current state of the homeless community. In addition, the community accomplished its goal of developing a community assessment tool, which will be implemented consistently on an annual basis so that the condition of the local homeless community can be determined over time.

The annual homeless count was performed from noon on January 30th to noon on January 31st 2008. Every local homeless service provider was given a form requesting demographic information on every homeless person and family currently receiving services at their agency. The demographic information requested included: Gender, Family Status, Mental Health and Substance Abuse, Domestic Violence, Veteran Status, Employment Status, Chronically Homeless, and Unsheltered Status and whether the person was homeless prior to coming to Athens. Additionally, we asked for each person's date of birth and initials in order to un-duplicate the count. Case workers at the participating facilities were asked to include everyone who fits the definition of homelessness set forth under the HUD Supportive Housing Program (SHP) definition of homeless. Also, caseworkers were asked to use HUD's definition of Chronic Homelessness when determining the client's chronic status.

A coordinated effort was employed to solicit the involvement of social work interns and community volunteers with the intent of surveying members of the homeless population who are currently unsheltered. In addition, members of the unsheltered homeless population assisted with the distribution and gathering of surveys within areas they were familiar with and also helped make this population more accessible for the purposes of this survey.

During the past three years a concerted effort has been made to target the unsheltered population in addition to the overall homeless community. HED enlisted the assistance of several local homeless service providers and community volunteers including the Athens Area Homeless Shelter and the Homeless Day Services Center and several unsheltered homeless individuals. Volunteers were able to go out into the areas where the unsheltered homeless congregate and personally have them answer the questionnaires containing the same information included on the spreadsheets being filled out by our local homeless service providers. The following

is the process used to collect data on the local homeless service providers and to survey the sheltered and unsheltered homeless population. HED intends to replicate this process annually to gain an understanding of the sheltered and unsheltered homeless population over time.

Time Line

December:

- The Homeless Assessment Subcommittee meets to discuss current methodology to be used and identify community partners who will assist in the homeless count.
- The homeless count methodology is presented during the monthly coalition meeting. Time schedule for homeless count is presented.
- Instructions for administration of surveys are explained to all service providers.
- Definition of HUD requirements in determining homelessness is discussed.

January:

- Follow-up on coordination efforts of local volunteers participating in annual count.
- Survey packet including the count schedule and survey administration instructions and homeless count spreadsheets are delivered to all participating service providers.
- January 30th ,31st Annual Homeless Count administration and unsheltered homeless survey distribution.
 - Periodic follow-up with service providers to discuss progress with count and other questions or issues dealing with survey administration.

February:

- Collection of surveys from all agencies and volunteers.
- Data compilation and tabulation of surveys.
- Development of final report for presentation at annual CoC planning meeting.

March:

- Report of findings for inclusion in CoC and Consolidated Plans.

Since developing a standard method for conducting the annual point in time count in 2003, the CoC has continuously improved efforts in collecting necessary information on the local homeless population. As a result of these efforts each year the count produces a more accurate description of the extent of the local homeless population. The number of persons who reported to be unsheltered has shown a definite increase. This is most likely due to the dramatic decrease over the past several years in available shelter beds targeting this population. Each year the CoC has seen a very slow but steady increase in the number of unsheltered homeless persons counted and being identified as chronically homeless.

Priority Homeless Needs

Priority Homeless Housing Needs

Addressing the needs of the homeless is a major concern for the Athens-Clarke County community. Our planning body continues to develop and modify the Continuum of Care (CoC) to provide support towards self-sufficiency for the homeless. The Northeast Georgia Homeless Coalition (NEGAHC), with assistance from HED, has continued to recruit active community members and organizations

into the CoC planning and service prioritization process. Our collaborative planning body has evolved into one comprised of service providers, homeless and formerly homeless persons, the faith-based community, individual advocates, and public and private sector representatives and locally elected government officials. Members of this collaborative planning body attend monthly meetings and participate in monthly CoC planning sessions and other public meetings, including those sponsored by the Georgia Department of Community Affairs.

Throughout the 2007-2008 calendar years, members of the NEGAHC, HED, and other local planning groups continue developing strategies to address the various needs of our local homeless population. Efforts at involving our local mainstream providers and local housing providers in these strategy sessions have been very successful. As a result of these planning meetings, the need for additional permanent supportive housing, additional transitional housing programs, and an analysis of the gaps in local supportive services to the homeless occupied a large part of the discussion at our bi monthly homeless coalition meetings.

In an effort to assist in prioritizing our local homeless needs an annual survey is distributed to all of the local homeless service providers. The results from this survey helps to prioritize the gaps in services in addressing the needs of our local homeless community. We receive input from interested community members on how resources should be concentrated in order to more effectively address the needs. Thirty-nine service providers and other concerned citizens participated in the survey distributed in March 2008. In addition, input was received from community members on the existing strengths of our current social services network. Among those mentioned were job training and employment assistance programs, health care services for homeless people, childcare voucher programs, and housing assistance and case management services for homeless individuals and families.

In addition to service gaps, the survey addressed gaps in available housing targeting the homeless population. The survey included the following questions:

- A) What types of housing programs are most needed for the homeless in Athens-Clarke County?
- B) What types of homeless populations are in the most need of housing?
- C) Which agencies would be best suited to provide this housing?

Those programs identified by the groups were permanent supportive housing for chronically homeless individuals and transitional housing programs for single women and families with children. Potential organizations identified to have the capacity and interest to implement these programs were Advantage Behavioral Health Systems, AIDS Athens, Athens Area Homeless Shelter, and Project Safe, Inc.

Analysis of Service Gaps

During the month of January 2008, in addition to the annual homeless count, service providers surveyed their clients about the quality of their existing programs and services still needed. HED received 108 completed quality surveys. The evaluations provide insightful information about client perspective in regards to homeless services.

There were 13 categories of possible types of service. Reported below is the rank order of desired services, based on the number of respondents that indicated they would like to receive that particular service. Since there are a large number of

categories of services that could be desired, as well as a small number of respondents in some of the categories, it is somewhat difficult to get a clear picture of which services are most highly desired. Different segments of the survey population also have different priorities; for example single males do not desire child care services and non-addicted females do not desire addiction therapy. In an attempt to simplify reporting, we developed a composite rank ordering system.

Dental assistance received a composite ranking of 1.00, meaning that it was the number 1 most desired service across all samples. Its 10.75 composite rank among currently received services means that it was the least likely to be received.

To help visualize the comparisons between services received, services not received, and services desired, it is helpful to use a scatter plot. This graphical representation uses each services composite current score as its x-axis coordinate and its composite desired score as its y-axis coordinate. Each data point is labeled.

Homeless Inventory (91.210 (c))

Fundamental Components in CoC System -- Service Activity Chart

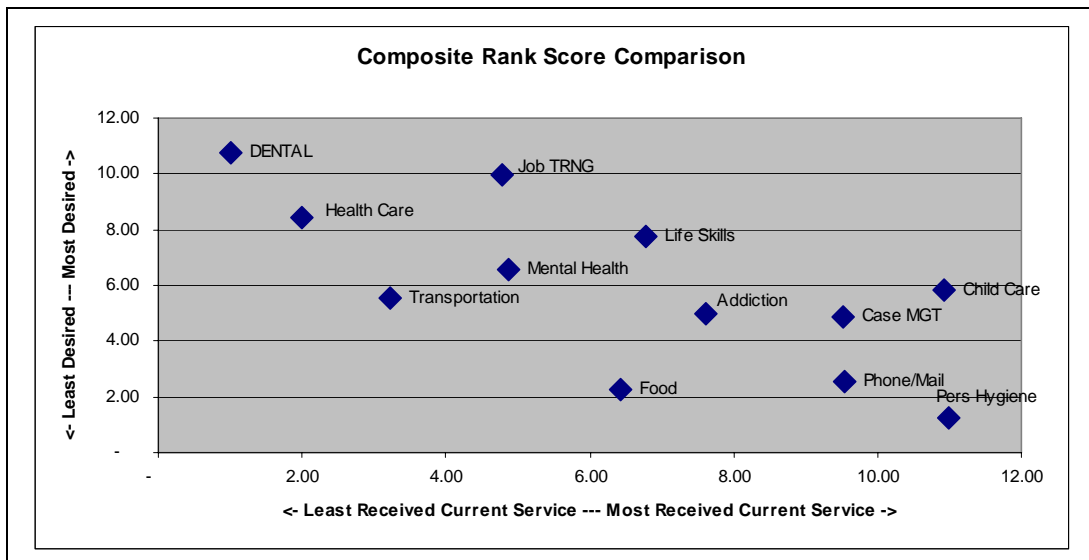
Component: Prevention

Services in place:

Preventing homelessness is one of many goals in a community-wide effort to combat poverty in Athens-Clarke County from many fronts.

Housing

Rent/utility assistance: ACTION, Inc, the AIDS Coalition, the ARK, Athens Banner Herald, Beechhaven Baptist Church, Christ Life Ministries, Department of Family and Children Services, Ebenezer Baptist Church, Jackson EMC, Project Safe, Saint Joseph's Charities, Salvation Army, and United Way work together in a network of financial assistance providers who assist families and individuals facing eviction or utility disconnection.



Weatherization and emergency repair: ACTION, Inc. provides funds and works with homeowners to insulate their homes to reduce energy costs. In addition they receive \$200,000 in local CDBG funds to provide repairs up to \$15,000 to keep low-income elderly and disabled homeowners in their homes.

Emergency aid to fire and natural disaster victims: Athens Red Cross assists individuals and families in returning to safe, stable housing after these crises.

Housing counseling (including mortgage default assistance, credit counseling, homebuyer education, predatory lending prevention, and eviction intervention): HED, Housing and Economic Leadership Partnership (HELP), the Hancock Community Development Corporation (HCDC), and the East Athens Development Corporation (EADC) counsel families and individuals in maintaining housing.

Affordable housing development: The Athens Housing Authority, Athens Land Trust, EADC, and Habitat for Humanity develop single family homes throughout Athens to provide affordable housing options for low-income families and help stabilize neighborhoods. In addition, The Athens Housing Authority provides more than 1200 units of family housing and over 500 Section 8 vouchers to Athens-Clarke County residents.

Economic and educational opportunities

Drop-out prevention: Athens Tutorial Program, Boys and Girls Club, and several mentoring programs provide incentives to keep kids in school and try to decrease the staggering high school drop-out rate.

Employment assistance: Northeast Georgia Regional Development Center (Workforce Investment Act agency), Athens Technical College, Department of Labor Career Center, JobTREC, and Kelley Diversified provide job training, vocational rehabilitation, and employment-related financial assistance (i.e. work clothes, tools, child care vouchers, financial aid, bus passes, etc.)

Economic development: Athens Clarke County Government and the Chamber of Commerce are actively recruiting large employers to locate in Athens to provide quality wages. EADC and the University of Georgia Small Business Association provide business development workshops, and HED and EADC provide small business loans to keep profits in low-income communities and create jobs.

Transportation: the Athens Community Council on Aging, JobTREC, the Northeast Georgia AIDS Coalition, Project Safe, the Public Health Department, and the Clarke County School District Homeless Education Program provide transportation assistance to help people get to work and social service agencies.

Food distribution: Athens Community Council on Aging, the Emergency Food Bank, the Food Bank of Northeast Georgia, Our Daily Bread, Redeemer Presbyterian Church, and various church food pantries provide hot meals, packaged meals, and groceries at over fifteen locations to hundreds each day.

Public Health

Substance abuse intervention: the Community Service Board, Advantage Behavioral Health System, provides emergency 24-hour care, detoxification, and residential and outpatient rehabilitation. Many shelters provide residential rehabilitation and support groups for homeless in recovery.

Preventive and subsidized primary health care: the Athens-Clarke County Health Department, Athens Neighborhood Health Center, Athens Regional Hospital, Mercy Health Center, Nurses Clinic, and Saint Mary's Hospital provide free health screenings, life skills classes, pre- and post-natal services, sliding scale and free primary health care, dental care, and discounted prescriptions.

Teen pregnancy prevention: the Public Health Department operates Teen Matters, a 'healthy life choices' program, that provides outreach and education in schools, Boys and Girls Clubs, and public housing facilities.

How persons access/receive assistance:

The network of social service providers in Athens is comprehensively interconnected. Many agencies in Athens operate programs in partnership with one another and share resources and client referrals. Several collaborative boards serve as resource and referral networks including Community Connection, Family Connection, and Homeless Coalition. In addition, many organizations serve as intake and referral points to many other agencies for people at risk for homelessness including ACTION, Inc.; Saint Joseph's Charities; Catholic Social Services, which serves the county's growing Hispanic population; East Athens Development Corporation, which works specifically with a large low-income geographic area within the county; Clarke County School Guidance Counseling Offices which employs a homeless children's social worker; Athens Clarke County Police Department which operates community outreach programs in high crime neighborhoods.

Community Connection is the information and referral agency in Athens, operating the 211 resource and referral service. 211 operators assess callers' situations and provide information about the local resources most relevant to the client's needs.

While these organizations refer clients to services, the resources available to assist people are scarce and may not prevent homelessness. When a person becomes homeless in Athens and enters the network of shelters and service providers, they are entered into the county HMIS system through local participating HMIS users and receive referrals to appropriate agencies. Case managers routinely contact service providers on their client's behalf. A referral or voucher is sent to the provider who initially assesses the client's needs and provides assistance based on the intake and assessment. Once a homeless person is able to find housing, many homeless service providers operate follow-up programs through which they maintain contact with their formerly homeless clients to help ensure that they maintain housing stability and prevent future episodes of homelessness.

Component: Outreach

Outreach in place:

(1) Outreach to persons living on the street

In 2005, several new outreach activities have been added to the continuum. First, the Homeless Coalition began to invite mainstream resource providers to soup kitchens and shelters to enroll clients into their programs. The Department of Family and Children Services (DFCS) is currently negotiating a program to assign staff to the weekly homeless caseworkers joint staff meeting to educate caseworkers on enrolling clients in DFCS mainstream resources programs including TANF, Food Stamps, Medicaid, Medicare, and Peach Care (Georgia's State Children's Health Insurance Program). In addition, DFCS caseworkers have been assigned to enroll

homeless clients in mainstream resource programs at shelters and soup kitchens. The Homeless Coalition will work with the Social Security Administration and Veteran's Affairs to initiate similar partnerships.

The second new initiative involved the downtown police officers and business owners in reaching out to unsheltered homeless. Downtown police officers and business owners were given business-card size listings of homeless service providers' contact information to distribute. A map of homeless service provider locations was developed and placed in downtown locations. These initiatives provide outreach information to the homeless and inform business owners and police officers about homeless services.

In addition to these initiatives, members of the faith-based community continue to provide most of the outreach services targeted toward members of our unsheltered population. Athens Urban Ministries, St. James Methodist Church, Walk on Water Ministries, The Sparrow's Nest, Overcomers Ministries, and Fountain of Life Ministries provide a variety of services ranging from food and clothing distribution, phone and restroom access, to life skills counseling and training.

Other critical entry points for services include Advantage Behavioral Health Systems Homeless Day Services Center and the Job TREC program provide a variety of services such as transportation vouchers, housing resettlement assistance, case management, counseling, and referral to other services within the continuum. An important systematic outreach activity occurs during the annual point-in-time count in February when caseworkers and local volunteers survey elusive groups of unsheltered homeless and offer to assist them. The Clarke County School District Homeless Education Program employs a caseworker that directly works with homeless children in the school system and provides counseling and life skills training to homeless and at-risk families. Advantage Behavioral Health System operates an outreach counseling and case management program known as the Assertive Community Treatment (ACT) team. The ACT team performs outreach services in the community that provide intensive counseling to adults with severe and persistent mental illness and co-occurring substance abuse problems that seriously impair their functioning in community living.

(2) Outreach to other homeless:

In addition to the services listed above, most sheltered homeless receive services at both of Athens' SHP funded supportive service providers. At JobTREC and the Homeless Day Service Center, clients are entered into the HMIS system and referred to service throughout the community. Follow-up case management tracks client progress through the continuum. The Homeless Coalition monthly meetings educate caseworkers about services available to their clients.

Component: Supportive Services

Services in place: Case management services are provided by several homeless service providers including the Athens Area Homeless Shelter, the Job TREC program, the Homeless Day Services Center, the Nancy Travis House, the Homeless Education Program, the Salvation Army, Project Safe Battered Women's Shelter, and Advantage Behavioral Health Systems. Case managers from these agencies meet weekly during Joint Staff Planning meetings to discuss comprehensive case planning for their clients.

Life Skills: JobTREC and the Homeless Day Services Center provide case management and counseling services to prepare the homeless for employment including life-skills counseling. Advantage Behavioral Health Systems employs Assertive Community Treatment, Community Service Treatment and Individual Service Treatment teams who routinely provide life skills training and counseling to eligible clients.

Alcohol and Drug Abuse Treatment: The regional mental health and substance abuse treatment provider, Advantage Behavioral Health Systems, provides emergency 24 care, detoxification, and residential and outpatient rehabilitation. Many shelters provide residential rehabilitation and support groups for homeless in recovery.

Mental Health Treatment: The lead agency responsible for providing this service in Athens-Clarke County is Advantage Behavioral Health Systems (ABHS). Services include counseling and life skills training for single women with children, counseling and life skills training for single men, vocational rehabilitation programs for people with developmental disabilities, intensive treatment programs for single men and women, and transitional shelters for people recovering from substance abuse.

AIDS-related treatment: AIDS Athens is the lead agency providing supportive and housing services to people suffering from HIV/AIDS. AIDS Athens receives referrals from variety of sources including the health department, local hospitals, community service providers, and hotline referrals. They have developed an ongoing relationship with the University of Georgia, which allows them to hold information sessions with students on coping with HIV/AIDS as well as create awareness of the problems associated with this illness. AIDS Athens employs three case managers who provide counseling and referrals to mainstream resources such as the Social Security Administration, Medical Care, Vocational Rehabilitation, Food Stamps, Medicaid, Medicare, and mental health services. They also run a Shelter Plus Care housing voucher program which provides 10 units of permanent supportive housing throughout the Athens area.

Education: Job TREC and Regional Development Administration (the Workforce Investment Act agency) supply funds for transcripts and books to assist people in attending Athens Technical College. Athens Technical College offers career and financial aid counseling to students. The Clarke County School District Homeless Education Program employs a caseworker who directly works with homeless children in the school system and provides counseling and life skills training to homeless families.

Employment Assistance: Goodwill of Athens, Inc. and Job TREC provide the majority of educational and employment services for the homeless and near homeless population in Athens-Clarke County. Kelley Diversified, Inc. provides vocational rehabilitation and employment primarily for people with physical and developmental disabilities. Substance abuse treatment programs also refer clients to Kelley Diversified to work and learn job skills. Job TREC works exclusively with the homeless and provides case management, job leads, transportation and child care vouchers, work clothes and tools, and work documents such as social security cards, drivers licenses, and criminal background checks.

Childcare: JobTREC, Nancy Travis House, the Clarke County School District Homeless Education Program, and the Department of Family and Children Services provide

childcare vouchers. Eligible participants receive vouchers to local childcare providers who in turn bill the agency for the childcare provided.

Transportation: The Job TREC program provides the majority of transportation assistance for the homeless population through the provision of bus and taxi vouchers for work and education-related activities. Other agencies responsible for providing vouchers include Project Safe and the Department of Family and Children Services. The Healing Place and The AIDS Athens provide transportation for their clientele.

Other: Rent Assistance: for eligible working homeless clients, the Homeless Day Service Center will pay the first month's rent to assist clients in moving into permanent housing. Clients also receive follow-up case management for up to six months after they move into their new home.

Services for unsheltered homeless: the Homeless Day Service Center provides case management and mail and phone messaging for unsheltered homeless.

How homeless persons access/receive assistance: Case workers from JobTREC, the Homeless Day Service Center (HDSC), Clarke County School District, the Salvation Army, and Project Safe meet weekly to discuss mutual clients. Referrals are made during these meetings and through telephone conversation or personal accompaniment with the client to the intended service provider. HMIS referrals are made through the system to participating homeless service providers who effectively streamline service delivery. HDSC and JobTREC are the typical points of entry to access services for the homeless. Most unsheltered homeless access service through the HDSC due to HDSC's close proximity to the largest soup kitchen in Athens.

Homeless Strategic Plan (91.215 (c))

1. Homelessness

The development of the Athens-Clarke County CoC process has increased in scope and knowledge so that participants have been able to develop a system that allows for effective collaborative efforts to facilitate the development of programs targeting both our chronic and general homeless population. With this in mind, the lead entity that generates this collaboration and homeless service provider planning process is the Northeast Georgia Homeless Coalition (NEGAHC) in close collaboration with Athens-Clarke County Human and Economic Development Department.

The Northeast Georgia Homeless Coalition, an umbrella organization which has continuously expanded its participants to 60 community organizations and individuals, holds bi-monthly meetings for its members to share information about services, resources, and community needs. These meetings include speakers who are given the opportunity to address relevant issues affecting the local homeless population. The monthly meetings allow the coalition to provide an important forum for Athens-Clarke County Continuum of Care agencies and regional partners participating in the Georgia Continuum of Care.

The Athens-Clarke County Human and Economic Development Department (HED), the administrative entity for the Continuum of Care, works hand in hand with the Coalition to support the continuum by providing technical assistance, grant writing, and by acting as a liaison to the local government and elected officials. NEGAHC and HED have worked expansively within the community to develop collaborative

relationships among local homeless service agencies, mainstream organizations, local housing providers, and community and neighborhood groups.

This cohesive relationship allows these two entities to draw from consolidated plan activities and coalition resources to empower them with the necessary structure and legitimacy to successfully implement the continuum planning process.

Our planning body continues to develop and modify the Continuum of Care to provide support towards self-sufficiency for the homeless. The NEGAHC with assistance from HED has continued to recruit active community members and organizations into the CoC planning process. Our collaborative planning body has evolved into one comprised of service providers, homeless and formerly homeless persons, the faith-based community, individual advocates and the public and private sector. Members of this collaborative planning body attend monthly meetings and participate in the CoC planning sessions and other public meetings, including those sponsored by the Georgia Department of Community Affairs.

The NEGAHC Executive Committee meets monthly to handle the organizational aspects of the Coalition and is responsible for overseeing the development of new initiatives targeting our homeless population. The Executive Committee includes representatives from the following organizations: Community Connection of Northeast GA, Athens Area Homeless Shelter, AIDS Athens, Georgia Task Force for the Homeless, and the Athens-Clarke County Dept. of Human and Economic Development. This committee serves as the core-planning group for the development of housing and services targeting our homeless population. One of the most significant contributions of this committee was the creation of three distinct subcommittees whose responsibilities are to facilitate the development of new initiatives targeting three specific areas: Base realignment and closure, Access to mainstream services, and Data Collection on the local homeless population.

Homeless Assessment Committee: Members include representatives from the Athens Area Homeless Shelter, Homeless Day Services Center, Salvation Army, ACC Police Department, St. Mary's Medical Center, AIDS Athens, CASA, NEGA Homeless Coalition, and HED. This group is charged with forming strategies for understanding the current extent of chronic homelessness in Athens-Clarke County and determining the services utilized, services needed, and the impact of the chronic homeless community on our local hospitals and prison system through a cost-benefit analysis.

Mainstream Services Access Committee: Members include representatives from the Department of Family and Children Services (DFCS), Social Security Administration, Office of Disability Adjudication Services, Job TREC program, community advocates, and HED. This group is charged with finding ways to improve access to mainstream service agencies for our homeless population, specifically targeting DFCS, Social Security Administration, Department of Labor, Workforce Investment Board, and Veterans Services through increased training and collaborative efforts.

Base Realignment and Closure Committee: Membership includes representatives from Advantage Behavioral Health Systems (ABHS), Athens Area Homeless Shelter, The Healing Place of Athens, AIDS Athens, Community Connectin of Northeast Georgia, Dept. of Family and Children Services, HED, and NEGAHC. This group will pursue the development of a proposal for homeless services to be implemented upon the closure of the local Navy Supply School.

These subcommittees are the foundation of our efforts to develop a comprehensive 10-year plan to end chronic homelessness. As a result of the development of these new subcommittees the CoC has begun to concentrate on developing and implementing permanent supportive housing programs for chronically homeless persons and increasing access to mainstream services (i.e. TANF, Food Stamps, SSI). Throughout the 2005-2006 calendar years, members of the NEGAHC partnered with these subcommittees and began developing strategies for the accomplishment of these objectives.

2. Chronic Homelessness

Since 2003, the Athens-Clarke County Continuum of Care (CoC) has advanced from simply identifying the chronically homeless population (the 2003 application goals) to confronting the challenge to end chronic homelessness by developing strategies and strategic partnerships.

The January 2008 point-in-time count was the most comprehensive effort to date, focusing on chronically homeless and unsheltered homeless persons. The results of the 2008 survey indicate that 462 homeless individuals including an estimated 108 chronically homeless individuals reside in Athens-Clarke County. This represents a 30% decrease in chronic homeless persons from the previous year. Athens-Clarke County is determined to reduce the number of chronically homeless by 50% by creating permanent supportive housing options.

Beginning in 2003, SHP funded agencies were required to report monthly on the number of chronically homeless served and the services provided. As a result, agencies are reporting that they have begun to respond to the unique challenges of the persistently homeless and distinguish them from their clients experiencing episodic homelessness through tracking methods and case management follow-up.

In 2003, the CoC and the Northeast Georgia Homeless Coalition met with the Athens Downtown Development Authority to address a growing demand by local businesses to ban loitering and panhandling downtown. As a result, downtown business owners, police officers, and homeless service providers joined together to assist rather than incriminate the homeless through the following initiatives: the entry of the downtown parking deck displays a large map containing the locations of homeless service providers; a downtown print shop produced a "helpful handout" business card size cards with phone numbers and addresses of soup kitchens, shelters and other services to be distributed and displayed at downtown businesses; and parking meters were installed in the downtown plaza in which people could place donations. A total of \$3,112.64 has been raised from the meters since their installation to provide transportation vouchers for members of the chronically homeless population. As a result of these efforts, police officers and business owners can now contact CoC agencies to connect homeless individuals with needed services.

In January 2005, the Homeless Day Service Center moved to a new location enabling the program to expand its services to the chronic homeless population. They are now able to offer shower and laundry facilities as well as case management, life skills training, and housing resettlement assistance. In addition, they have mental health intake workers from our local mental health agency perform intake and assessments on site. They are also planning to have intake workers from the local Department of Family and Children Services (DFCS) spend time on site performing intake and enrollment into appropriate programs offered by DFCS. Currently over 70 percent of their client caseload consists of persons who are chronically homeless.

In keeping with HUD's goal to increase permanent supportive housing, the CoC requested Advantage Behavioral Health System (ABHS) submit an application in the 2004 Super NOFA for additional permanent supportive housing units. The application was approved for 8 additional permanent supportive housing units for chronically homeless persons with a disability. The CoC intends to continue expanding this program by requesting additional supportive housing units in each subsequent Notice of Funding Availability. Each year we have continued to expand the number of available permanent supportive housing units. Through close collaboration with the Georgia Department of Community Affairs we have been able to expand our capacity from zero units prior to 2004 to 67 permanent supportive housing units in 2008.

ABHS is the regional mental health care provider, and is a recipient of Shelter Plus Care funds within the Balance of State CoC. In addition to providing supportive services for the homeless involved in the permanent supportive housing program, ABHS intends to post clinicians at shelters and soup kitchens to enroll the homeless in mental health care, substance abuse, and developmental disability services. To date, ABHS and the CoC have collaborated on three grant proposals and intend to continue to secure funds to increase our ability to serve the chronically homeless population.

All of these initiatives have been pursued with the expressed purpose of targeting members of the chronic homeless population with the intent of increasing the accessibility of our local social services. By increasing the effectiveness of appropriate services and filling in the gaps in services within our Continuum of Care we hope to end chronic homelessness within 10 years.

3. Homelessness Prevention

Preventing homelessness is one of many goals in a community-wide effort to combat poverty in Athens-Clarke County from many fronts.

Housing

Rent/utility assistance: ACTION, Inc, the AIDS Coalition, the ARK, Athens Banner Herald, Beechhaven Baptist Church, Christ Life Ministries, Department of Family and Children Services, Ebenezer Baptist Church, Jackson EMC, Project Safe, Saint Joseph's Charities, Salvation Army, and United Way work together in a network of financial assistance providers who assist families and individuals facing eviction or utility disconnection.

Weatherization and emergency repair: ACTION, Inc. provides funds and works with homeowners to insulate their homes to reduce energy costs. In addition they receive \$200,000 in local CDBG funds to provide repairs up to \$15,000 to keep low-income elderly and disabled homeowners in their homes.

Emergency aid to fire and natural disaster victims: Athens Red Cross assists individuals and families in returning to safe, stable housing after these crises.

Housing counseling (including mortgage default assistance, credit counseling, homebuyer education, predatory lending prevention, and eviction intervention): HED, Housing and Economic Leadership Partnership (HELP), the Hancock Community Development Corporation (HCDC), and the East Athens Development Corporation (EADC) counsel families and individuals in maintaining housing.

Affordable housing development: The Athens Housing Authority, Athens Land Trust, EADC, and Habitat for Humanity develop single family homes throughout Athens to provide affordable housing options for low-income families and help stabilize neighborhoods. In addition, The Athens Housing Authority provides more than 1,200 units of family housing and over 500 Section 8 vouchers to Athens-Clarke County residents.

Economic and educational opportunities - Drop-out prevention: Athens Tutorial Program, Boys and Girls Club, and several mentoring programs provide incentives to keep kids in school and try to decrease the staggering high school drop-out rate.

Employment assistance: Northeast Georgia Regional Development Center (Workforce Investment Act agency), Athens Technical College, Department of Labor Career Center, JobTREC, and Kelley Diversified provide job training, vocational rehabilitation, and employment-related financial assistance (i.e. work clothes, tools, child care vouchers, financial aid, bus passes, etc.)

Economic development: Athens Clarke County Government and the Chamber of Commerce are actively recruiting large employers to locate in Athens to provide quality wages. EADC and the University of Georgia Small Business development Center provide business development workshops, and HED and EADC provide small business loans to keep profits in low-income communities and create jobs.

Transportation: the Athens Community Council on Aging, JobTREC, AIDS Athens, Project Safe, the Public Health Department, and the Clarke County School District Homeless Education Program provide transportation assistance to help people get to work and social service agencies.

Food distribution: Athens Community Council on Aging, the Emergency Food Bank, the Food Bank of Northeast Georgia, Our Daily Bread, Redeemer Presbyterian Church, and various church food pantries provide hot meals, packaged meals, and groceries at over fifteen locations to hundreds each day.

Public Health

Substance abuse intervention - the Community Service Board, Advantage Behavioral Health System, provides emergency 24-hour care, detoxification, and residential and outpatient rehabilitation. Many shelters provide residential rehabilitation and support groups for homeless in recovery.

Preventive and subsidized primary health care: the Athens-Clarke County Health Department, Athens Neighborhood Health Center, Athens Regional Hospital, Mercy Health Center, Nurses Clinic, and Saint Mary's Hospital provide free health screenings, life skills classes, pre- and post-natal services, sliding scale and free primary health care, dental care, and discounted prescriptions.

Teen pregnancy prevention: the Public Health Department operates Teen Matters, a 'healthy life choices' program, that provides outreach and education in schools, Boys and Girls Clubs, and public housing facilities.

How persons access/receive assistance: The network of social service providers in Athens is comprehensively interconnected. Many agencies in Athens operate

programs in partnership with one another and share resources and client referrals. Several collaborative boards serve as resource and referral networks including Community Connection, Family Connection, and the Homeless Coalition. In addition, many organizations serve as intake and referral points to many other agencies for people at risk for homelessness including ACTION, Inc.; Saint Joseph's Charities; Catholic Social Services, which serves the county's growing Hispanic population; East Athens Development Corporation, which works specifically with a large low-income geographic area within the county; Clarke County School Guidance Counseling Offices which employs a homeless children's social worker; and the Athens Clarke County Police Department which operates community outreach programs in high crime neighborhoods.

Community Connection is the information and referral agency in Athens, operating the 211 resource and referral service. 211 operators assess callers' situations and provide information about the local resources most relevant to the client's needs.

While these organizations refer clients to services, the resources available to assist people are scarce and may not prevent homelessness. When a person becomes homeless in Athens and enters the network of shelters and service providers, they are entered into the county HMIS system through local participating HMIS users and receive referrals to appropriate agencies. Case managers routinely contact service providers on their client's behalf. A referral or voucher is sent to the provider who initially assesses the client's needs and provides assistance based on the intake and assessment. Once a homeless person is able to find housing, many homeless service providers operate follow-up programs through which they maintain contact with their formerly homeless clients to help ensure that they maintain housing stability and prevent future episodes of homelessness.

4. Institutional Structure

Please see Appendix V - Continuum of Care Diagram

5. Discharge Coordination Policy: On February 11, 2004, Governor Sonny Perdue formed the Georgia Interagency Homeless Coordination Council to take the next steps toward reducing the number of chronic homeless throughout this state, with the eventual goal of ending this crisis. He commissioned the Council to continue the work started by the Georgia Homeless Policy Academy by reviewing the state outline and presenting additional information and ideas. Representatives from the Athens-Clarke County Continuum of Care (CoC) met with this Council and expressed the need for assistance at the state level to formulate policies, which require comprehensive discharge planning for all state agencies. The need for this intervention is clear since adequate planning for the release of individuals from most publicly-funded systems of care is inadequate.

The Georgia Homeless Policy Academy outlined several action steps in their document when addressing the issue of discharge planning. They designated the Office of Planning and Budgeting to develop guidelines on discharge planning to present to the appropriate state agencies. They referred to the Olmstead decision of the US Supreme Court to ensure that institutionalized residents are not kept out of community settings because of a lack of funding. The Olmstead decision clearly stated that homeless shelters are considered institutions and, therefore, are not considered an appropriate community placement. The state document also addresses the issue of patients being released from hospitals into homelessness by suggesting that recuperative centers be developed to receive the homeless with

immediate health care needs. They have requested that a cost analysis be undertaken to determine the extent of the expense and the potential savings should such a program be established. They suggested that indigent care funds be utilized for this purpose and that the state work to model this proposal after the J.C. Lewis Homeless Health Care Project of Savannah.

Since last year, Georgia has started the process of leading the charge for appropriate discharge planning to prevent homelessness. Still much needs to be done and the CoC will follow their plans as they become established. Under the direction of state agency mandates, workers within those agencies at the local level will work more diligently toward anticipating the discharge needs of their clients and effectively pursue appropriate placement.

The greatest area of need for discharge planning remains the homeless who are being released from hospitals. Most hospitals are publicly funded and therefore fall under this requirement but do not have a mandate that they release homeless persons into appropriate housing – not back into a shelter.

Locally, the Northeast Georgia Homeless Coalition has initiated the discussion regarding the need for comprehensive discharge planning and this theme will continue to be presented throughout the year at the regular monthly meetings. So far, one meeting has focused on this issue and more are planned. The Coalition has also contacted all the relevant agencies, on an individual basis, to explain the rationale behind this initiative. In the meantime, homeless service agencies will continue to work with individuals in institutions to ensure that discharges are not finalized without adequate housing being located. Taking this approach will clearly decrease the number of homeless individuals in Athens-Clarke County.

Emergency Shelter Grants (ESG)

Not Applicable. Athens-Clarke County receives no ESG funds.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

The strategic planning committee identified Neighborhood revitalization as the number one priority for the Consolidated Plan. The goal of the public facilities and improvements component of the community development strategic plan is to improve the quality of life in neighborhood revitalization areas by constructing or improving public infrastructure that directly supports affordable housing, economic development, or neighborhood revitalization initiatives.

Athens-Clarke County's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table for Public Facilities and Improvement projects includes:

Athens-Clarke County (ACC) Fire Department: Construct Station #9
ACC Leisure Services: Ben Burton Park: Master plan and construction
ACC Leisure Services: Bishop Par: Renovate and expand gymnasium
ACC Leisure Services: East Athens Community Park construction
ACC Leisure Services: Sandy Creek Park: Construct pedestrian bridge
ACC Leisure Services: West Athens Community Park: Construct and develop
Athens Downtown Development Authority Downtown Parking Deck
ACC Public Utilities: Expand water distribution/fire prevention
ACC Public Utilities: Improve downtown water/sewer system
ACC Public Utilities: Wastewater collection system improvements
ACC Public Utilities: Wastewater treatment plant expansion
ACC Solid Waste: Closure of landfill phase-one area
ACC Solid Waste: Incinerator building demolition/rehabilitation
ACC Solid Waste: Replace trash compactor
ACC Transportation and Public Works: Dirt road paving program
ACC Transportation and Public Works: Storm water system improvement
ACC Transportation and Public Works: Sidewalk improvement
Athens Community Council on Aging: Day Center
Athens Downtown Development Authority Downtown Parking Deck
Boys and Girls Clubs of Athens: East Athens Center

These are projects identified by the community as priority needs within Athens-Clarke County. Though many of these projects are eligible for CDBG funding most will be constructed with local funds. If CDBG funding for a specific project on this list is proposed it will be identified in detail in a subsequent Action Plan. Details for Public Facilities projects are identified in the Action Plan.

The strategic planning committee identified neighborhood revitalization and job creation activities as the top two priority Community Development Needs in Athens-Clarke County.

The goals of the Consolidated Plan component for economic development include helping people overcome barriers to full-time, regular employment, to encourage business development and job creation, to revitalize declining commercial districts, and to encourage new businesses to create jobs.

Athens-Clarke County's priority non-housing community development projects eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table for Economic Development projects include:

Economic Development

Small Business Development Center: Business consultation
East Athens Development Corporation's micro-lending program
East Athens Development Corporation's micro-business consultation program

These are projects identified by the community as needs within Athens-Clarke County. Each specific objective developed to address a priority non-housing need is identified by number and contains proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals Athens-Clarke County hopes to achieve in quantitative terms, or other measurable terms is identified in the Annual Action Plan including the micro-lending and micro-business consultation projects.

The goals of the public service component of the Consolidated Plan are to improve housing choices and economic opportunities, to improve the public health and welfare of residents, and to reduce the number of homeless in Athens-Clarke County. Each specific objective developed to address a public service need is identified by number and contains proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals Athens-Clarke County hopes to achieve in quantitative terms, or other measurable terms is identified in the Annual Action Plan.

Basis for Assigning the Priority Need

Public Facilities and Improvements projects receiving a high priority designation were identified through public review and referendum during the public hearing process and the 2005-2001 SPLOST referendum. Projects receiving a low priority designation were identified by the ACC departments and organizations involved in the projects. No projects received a medium priority designation. Economic Development and Public Service projects were prioritized through the strategic planning process by the strategic planning committee.

Obstacles to meeting under-served needs

The under-served populations include homeless individuals and families, single-parent households, people with AIDS, the elderly, and people with disabilities. Vital statistics information shows that from 1994 to 2003, 42.5 percent of births in Athens-Clarke County were to unwed mothers and 75.4 percent of births to minority women, were to unwed mothers. A statistical profile of the neighborhoods with high levels of births to unwed mothers reveals the following common characteristics: low levels of educational attainment, high dropout rates, poor educational outcomes (SAT scores), low income, high unemployment rates, intergenerational poverty and poor health. According to state data, the dropout rate for Clarke County public school students is nearly double the figure for Georgia (12.1 per 100 students vs. 6.4 per 100). As of the year 2000, 34 percent of the local African-American population had failed to complete high school.

Some general obstacles are jurisdiction-wide and include: increased construction and rehabilitation costs, consistent population growth, regional competition for a limited number of jobs, and persistent poverty.

In an effort to remove these obstacles, Athens-Clarke County continues to provide leadership to form interagency groups specifically for this purpose. These groups of agency representatives and citizens will assist with identifying better utilization of both human capital and financial resources for improving services to these populations. These groups include East Athens Development Corporation, Hancock Community Development Corporation, Athens Housing Authority, ACTION, Inc., Northeast Georgia Homeless Coalition, and AIDS Athens. Each group is active in the Athens-Clarke County Continuum of Care.

Specific Long-term and Short-term Community Development Objectives

Each specific objective developed to address a priority need is identified by number and contains proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals Athens-Clarke County hopes to achieve in quantitative terms, or other measurable terms and is identified in the Annual Action Plan.

Antipoverty Strategy (91.215 (h))

Efforts will be made to reduce the number of families living in poverty in Athens-Clarke County. Project areas will be predominantly low-income census tracts (which also have high minority concentrations) with special priority given to Census Tracts 301 and 302, 6 and 9. Education is the key to reducing poverty. Various educational and job training programs currently operate in Athens-Clarke County including:

1. Georgia's Welfare-to-Work (WtW) Program which focuses on five strategies:
 - a. Integration of the WtW grant and principles into the State's workforce development efforts;
 - b. Broadened responsibilities for Workforce Investment Boards as governing boards, giving them oversight for the WtW grant;
 - c. Use of a comprehensive assessment process to determine the needs of the Temporary Assistance for Needy Families (TANF) customers served with WtW grant funds;
 - d. Provision of a full continuum of services to meet the customers' needs as they move to self-sufficiency; and
 - e. Full utilization of existing resources.

2. The Workforce Investment Act (WIA) was implemented as the Job Training Partnership Act (JTPA) was phased out on July 1, 2000. WIA combines several funding streams and proposes a new, more collaborative vision of workforce development in the state and in the nation. Mandated partners include DFCS, DRS, the Tech schools, JTPA, and DOL. The state Department of Labor is the designated state lead agency for implementation.

The Board is generally charged with assisting in developing a 5-Year state plan, advising the Governor and designating service delivery areas (known as Workforce Investment Areas), and monitoring the performance of the statewide system.

The Local Workforce Investment Board (LWIB) has been appointed and contains at least 51% private sector representation as well as that of community-based organizations, schools, and social service agencies. This

year, the LWIB will oversee the application process of local workforce training organizations to be certified on the statewide vendor list. By this method, customers may go wherever they determine their training needs will be best satisfied, either within or without the Workforce Investment Area. The LWIB will also be responsible for overseeing the development of a one stop employment and training system, with the first physical site being the Georgia Department of Labor's Athens Career Center.

The Youth Council, a subcommittee of the Workforce Investment Board, has been appointed and is overseeing the transition of former JTPA summer youth internship programs to year-round youth training programs.

3. Family Self-sufficiency Program - works with recipients of Section 8 rental housing vouchers and certificates to establish goals for reaching independence, including education and job training. Increased marketing of these programs through public education will be encouraged.
4. Mayor Heidi Davison selected a core group of 33 community leaders headed by Superior Court Judge Steve Jones to combat conditions that have so many of our citizens living in poverty. The committee will steer a community assessment and strategic planning group called Partners for a Prosperous Athens (PPA). PPA is a community-wide initiative to combat the causes of persistent poverty in Athens-Clarke County. The county's 28 percent poverty rate is the eighth highest in Georgia and fifth highest in the nation for counties with populations of 100,000 or more—worse than cities like Los Angeles, Miami, and New Orleans. One in four Athens-Clarke County children live in poverty, and at least 30 percent of our housing stock is considered sub-par. Poverty is a severe economic, social and human drain on this community.

University of Georgia Fanning Institute public service staff presented an alarming picture of poverty in Athens-Clarke County to a group of about 750 people at Cedar Shoals High School in April 2006. Two particular points offer possible keys to our poverty dilemma.

From 1980 to 2000, our community's poverty rate rose from 20 percent to 28.3 percent, which now marks Athens as having the fifth highest rate in the nation for a county with a population in excess of 100,000 people.

Partners for a Prosperous Athens is charged with developing ideas to lift the poor in Athens-Clarke County.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

Not Applicable

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

Although the non-homeless special needs population is difficult to enumerate, it is estimated that 11,170 Athens-Clarke County residents are in need of some form of supportive housing. One of the outcomes of the Continuum of Care meeting held in April 2005 was to establish supportive housing for all sub-populations of the homeless community as a high priority need and important resource within this community. This includes the elderly, frail elderly, persons with mental and physical disabilities, persons with drug or alcohol addictions, persons with HIV/AIDS and persons living in public housing.

Supportive Housing and Services for the Elderly & Frail Elderly

Private-sector corporations have built a number of assisted living establishments to serve the nearly 10% of the population that is over 55 in the area. Currently, a majority of the assisted living establishments take private pay clients only and have spaces available. Homes, typically nursing homes, that serve the oldest and more debilitated elderly, however, are commonly filled to capacity. In addition to private residential developments, the Athens Housing Authority designated Denny Tower and Vine Circle for the exclusive use of the elderly. Currently, over 35% of the AHA units are occupied by elderly or near elderly residents.

Additional programs and strategies addressing the needs of the county's elderly and frail elderly population are centered in the Athens Community Council on Aging, which provides services including; outreach and counseling, Home Health Aides, Home Delivered Meals, Transportation, a Senior Center, a Retired Senior Volunteer Program, Senior Companions, Adult Day Care, Long Term Care Counseling, Senior Community Service Employment Program, and Community Education.

Supportive Housing for People with Drug & Alcohol Addictions

Advantage Behavioral Health Center currently operates several facilities throughout the Athens-Clarke County area which cater to men, women, and women with children suffering from drug and alcohol addictions. In addition, there exists several transitional facilities specifically for single men such as The Hope House, The Unity House, The Freedom House, The Jubilee House, and Strong Day Recovery Center. The Shepherd House currently provides housing and services for single women suffering from chemical dependency. Overcomers Ministries Inc. currently runs a transitional program called the Harvest House, which primarily targets single women who have recently been de-institutionalized and are ready to make the transition back into society.

Supportive Housing for People with Mental Disabilities, Mental Retardation, and Severe Emotional Disabilities

Mental Health Residential Services of Northeast Georgia (Northeast Georgia Center) provides various levels of support and assistance in locating, obtaining, and maintaining housing to people 18 years of age and older who have been diagnosed with a persistent and chronic mental illness. Referrals and placements in personal care homes are also available for those who cannot safely live independently or who require assistance with personal care. Other residential options are: transitional

living for those who are moving from an institutional/hospital setting back into the community; long-term care for persons who choose to live independently but have an ongoing need for staff assistance; group living for individuals who require on-site support staff and who benefit from the social interaction of a roommate or peer; crisis stabilization/limited stay, limited to those who would otherwise be admitted to a psychiatric hospital; and partial hospitalization, which is an intensive day treatment program and focuses on symptom management as well as the enhancement of living skills.

According to the Residential Services Coordinator, approximately 170 individuals from Clarke County are receiving residential assistance from their organization. They have seen a steady growth in the number of people who need service. The greatest area of need with respect to housing their clients is the availability of affordable rental properties. To obtain services from the Northeast Georgia Center, individuals must be able and willing to pay for the cost of the housing and room and board (or reimburse the program if funds are available on their behalf). The average client of the Center pays for housing with a fixed-income social security check, which is on average about \$500 a month. Finding housing even at 50 percent (\$250) of their monthly income is difficult in Athens where there is a large supply of high-end rental properties targeting the University student population and the median rent is \$389. Housing that is available in the price range that many of their clients can afford is often in unsafe, dilapidated areas. One way that the Center is working with this situation is housing individuals together in a roommate-type situation where possible. Another problem faced by the population is that individuals who have been convicted of crimes are prohibited from living in public housing, which might otherwise be a clean, safe, and ideal option for Northeast Georgia Center clients. Many individuals with mental illnesses do have criminal records, often for crimes such as vagrancy or breaking into an abandoned home for shelter. There is an apparent need for the community to increase the stock of affordable rental housing for persons with mental illnesses and disabilities.

Consumer Directed Community Support

Georgia Options is a agency founded in 1991 that supports people with disabilities to live in their homes and have typical life experiences. The organization grew from a group of people with disabilities, families, and advocates who were concerned about the living options available to people with developmental disabilities in Georgia. Counties served include Clarke, Oconee, Walton, Elbert, Greene, Madison, Oglethorpe, Jackson, Morgan, Barrow Where the people Georgia Options supports those who choose to live in their own apartments, condominiums, or houses. Georgia Options funding comes from Medicaid waivers, state funding, and private contributions.

Multiple Choices is a private, not-for-profit, 501(c)(3) corporation. Since the people who best understand life with a disability are those who live the experience each day, the majority of the Board of Directors are people with disabilities. Multiple Choices is dedicated to empowering people of all ages and with all types of disabilities to select living arrangements and the supports needed in communities of their choice. Centers provide services that help people develop their individualized plan towards full involvement based on their unique goals, strengths, needs and interests. Multiple choices offers Peer Support and Mentoring, Information and Referral, IL Skills Training, Individual and System Advocacy, Equipment Loans, Assistive Technology, and Home Modifications.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

No one really knows how many people in Athens are living with HIV, the virus that causes AIDS, because until recently Georgia didn't count cases. AIDS Athens provides short-term emergency assistance for people with AIDS and their families. Examples of the types of support they provide are emergency rent, utilities, and money for paying relocation expenses when individuals are threatened with homelessness. In order to qualify for the funds, individuals must have a regular mechanism to pay for their necessities and the period of need must be temporary. The coalition serves the 10-county region - Barrow, Clarke, Elbert, Greene, Jackson, Madison, Morgan, Oconee, Oglethorpe and Walton - and the 676 people in the region that the Northeast Health District reported are infected with the disease. Fewer than half the center's clients are Athens-Clarke residents; the next-largest group is from Barrow County, where 11 percent of the clients live. Half are African American; 62 percent are men. The coalition's office employs four people and a host of volunteers who support people with HIV and AIDS and their families.

Curbing the spread of HIV may be especially important in Athens, since research shows cases are on the rise in young people. People younger than 25, make up one-third of the U.S. population but account for about 50 percent of all new HIV infections in this country, according to the U.S. Centers for Disease Control and Prevention. The median age when an HIV patient is first diagnosed with the disease has fallen steadily - from 35 in 1978 to 25 in 1990, according to a study in the New England Journal of Medicine. AIDS Athens has launched new programs to complement existing ones, all centered around the word "life."

AIDS Athens provides permanent supportive housing for people with HIV/AIDS through a Shelter plus Care program which allows them to provide subsidized rental assistance to eligible participants in scattered rental sites throughout Athens-Clarke County.

Housing Opportunities for People with AIDS (HOPWA)

Specific HOPWA Objectives Not Applicable. Athens-Clarke County does not receive HOPWA funds.

Housing needs for victims of domestic violence, dating violence, sexual assault, and stalking

Domestic violence is endemic throughout the nation and in Georgia. Up to 49,946 instances occurred in Georgia in 2002. Domestic Violence shelters refer more than 10,000 victims of domestic violence to legal service agencies each year. Other legal resources are inadequate to meet the serious needs of these families. ACC provides funding for shelter and counseling for victims of domestic violence in ACC. The purpose of this program is to provide housing to assist with victim safety, stability and economic security. Project Safe is a local, CDBG funded non-profit organization that provides a safe Shelter, a 24-hour Hotline, Referrals and Support Groups for women, and their children, who are victims of domestic violence. The shelter is in a confidential location in Athens-Clarke County.

OTHER NARRATIVE

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

Assisted Housing

Identify number and targeting of units by income level and household type. Estimate the number of units expected to be lost from the assisted housing inventory for any reason.

There are six assisted housing developments in Athens-Clarke County that are identified in the following table.

Property Name	Address	Rent Range	Bedrooms	Units
<u>Athens Gardens Apartments</u>	135 Coleridge Court	\$450-\$610	64 -2 bedrooms 12 - 3 bedrooms	100
<u>Booker</u>	147 Booker Street	\$450-\$610	1 - 2 bedrooms 1 - 3 bedrooms	100
<u>Clarke Gardens Apartments</u>	110 Carriage Court	\$450-\$610	56 -2 bedrooms 20 - 3 bedrooms	100
<u>Dogwood Park</u>	198 Old Hull Rd.	\$155-\$525	68 -2 bedrooms 52 - 3 bedrooms	127
<u>Knollwood Manor Apartments</u>	205 Old Hull RD	\$503-\$553	32 -2 bedrooms 32 - 3 bedrooms	64
<u>Oak Hill Apartments</u>	105 Oak Hill Dr.	\$499-\$574	22 -2 bedrooms	23

ACC has 7,600 households with 3 or more persons. This translates to 29,257 renters or 56% of the total rental population that requires a unit with 3 or more bedrooms. The average poverty rate in ACC is 28% that translates to 2,128 households in ACC that may need rental assistance. There are over 1,200 units owned by the Athens Housing Authority. There are 360 2 and 3-bedroom units identified as assisted in the table above. This leaves a gap of 568 units to be covered by the Georgia Department of Community Affairs provision of rental subsidies to over 600 ACC residents through the Section 8 program. In addition ACC is assisted with HOME funds in the construction of the Fourth Street Village development that is a 120-unit mixed-income, multi-family community consisting of one, two and three bedroom units. The development targets families with incomes between 30% Area Median Income (AMI) to 60% AMI. Market Rate units will also be available. Rents will range from \$205/month (30% AMI – 1 bedroom) to \$805/month (Market Rate – 1 bedroom).

ACC Median Family Income (MFI) is about 15% lower than the State of Georgia. ACC Fair Market Rent on average is about 22% lower than the State rents. When compared to other Georgia cities, the Fair Market Rent in Athens is less than that in Macon and more than in Albany and Savannah. Income and wage requirements to afford an apartment or home mortgage is about 20% less on average in ACC when compared to the State of Georgia. An affordable 2-bedroom unit at Fair Market Rents

in ACC requires an annual income of \$21,760.00 with an equivalent hourly wage of \$10.46 at 40 hours per week. Fair Market Rent for a 2-bedroom unit is \$544, for 3-bedroom unit it is \$743, and for a 4-bedroom unit it is \$895. Based upon Census 2000 Economic data about 19% of ACC families earning \$50,000 to \$74,999 earn at least the 2002 median area income for ACC. Approximately 5,787 or 29% of ACC families fall below the income threshold to own or rent beyond a 2 bedroom home. Without these developments there would be a much smaller range of housing opportunities for lower-income households in Athens-Clarke County. These units are either newly constructed or have recently been renovated and there are no plans to close or discontinue service to families.

Estimated Annual Action Plan Resources

An estimated **\$51,603,003** in financial resources is expected to be available to address the needs and objectives identified in the Consolidated Plan. A breakdown of these funds is outlined below. This table indicates an estimate of the various resources that may be available to address goals and implement strategies in the Consolidated Plan.

** CFP, OS, and Section 8 refer to HUD's Capital Funding Program, Operating Subsidies, and Section 8 Housing Assistance Program.

Source	Housing	ED	PF	PS
Annual CDBG allocation	\$377,700	\$350,000	\$87,708	\$221,000
CDBG Program Income	\$3,000			
CDBG Administration	\$74,917	\$74,917	\$74,917	\$74,917
Section 108 Repayment			\$162,272	
Prior Year CDBG	\$622,500	\$251,582	\$92,950	\$250,214
Annual HOME allocation	\$809,006			
HOME Administration	\$89,889			
HOME Program Income/Proceeds	\$3,000			
Prior Year HOME	\$999,773			
Housing Counseling	\$36,629			
Supportive Housing				\$323,000
Shelter + Care				\$213,000
American Dream Initiative	\$0			
Public Housing CFP**	\$2,119,014			
Public Housing OS**	\$3,462,390			
Section 8 Housing Assistance	\$1,003,206			
Community Svc. Block Grant				\$1,000,000
Social Service Block Grant				\$642,000
US Justice				\$202,615
Dept. of Health & Human Svcs.				\$18,931
Dept. of Labor		\$259,033		
Private Donations	\$32,700			\$1,060,700
Other Federal Funds	\$26,000	\$26,000		\$3,240,286
Other Funds	\$623,010	\$386,000		\$18,365,944
State Funds				\$12,890,698
Local Funds				\$13,099,698
Total	\$10,282,734	\$1,347,532	\$417,847	\$51,603,003