

CLAYTON COUNTY, GEORGIA

2022 Draft Annual Action Plan

Submitted By

Clayton County Board of Commissioners



Jeffrey E. Turner
Chairman

Detrick Stanford
Chief Operating Officer

Patrick Ejike, Director
Community Development Department

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Clayton County Community Development Department is the recipient of three annual entitlement grants from HUD which are the CDBG, HOME and ESG. CDBG, HOME and ESG funds will be used to serve low-to-moderate income individuals and/or families County-wide. Clayton County's 5-year Consolidated Plan for FY 2018-2022 primarily identifies and addresses HUD's three (3) priority goals: Decent Housing, Suitable Living Environment and providing Economic Opportunity. The County's ability to attain these goals using CDBG, HOME and ESG funds can be identified through the following performance measures: Decent Housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing; retains the existing units in the housing stock; increases the availability of permanent housing in standard condition and at affordable costs to low- and moderate income families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently and provides affordable housing to low-to-moderate income persons which are accessible to job opportunities. Suitable Living Environment: The provision of a suitable living environment improves the health, safety and livability of neighborhoods through code enforcement; demolition; increased access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by offering housing opportunities for persons of lower income and revitalizes deteriorating or deteriorated neighborhoods and to address an urgent need; restores, enhances, and preserves natural and physical features of special value for historic, architectural or aesthetic reasons; and conserves energy resources. Economic Opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses; provides jobs to low income persons; makes available mortgage financing for low income persons at reasonable rates using nondiscriminatory lending practices, provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally-assisted public housing.

The overall goal of the community planning and development programs covered by this part (24 CFR 91.1, Subpart A) is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary purpose is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations in the construction and operation of affordable housing.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Based on identified needs and market conditions as well as on consultation with the community stakeholders and other interested entities, Clayton County will focus on the following objectives that were obtained through the Needs Assessment Surveys conducted during the Consolidated Planning Process and the 2022 Application Process: Increase access to affordable housing; provide senior facilities and facilities for the homeless; assist homeless persons to move towards stable, economically sustainable, long-term housing; code enforcement and support the revitalization to benefit low-moderate income persons. The Surveys for Clayton County further revealed that low- and moderate-income households experiencing extreme housing cost burdens constitute Clayton County's most significant housing problem. In the face of an unexpected expense, these households are the most likely to fall behind on their rent or mortgage payments thereby increasing the likelihood of foreclosure and eviction. Due to their tenuous financial circumstances, these households live on the verge of homelessness and are often in need of general assistance from public agencies and philanthropic entities.

In recognition of the impact of extreme housing cost burdens on neighborhood stability and homelessness, the Clayton County Community Development Department anticipates providing continued support for organizations that provide rental and utility assistance to low-and moderate-income households. The Department also actively supports organizations that provide homeownership, fair housing services, and homeownership counseling in an effort to assist residents with fair housing complaints or homeowners seeking mortgage relief in an effort to prevent foreclosure.

Extremely low-income households residing in Clayton County continue to exhibit the need for higher rental subsidies typically only available to public housing residents, residents of communities supported by Housing Choice Voucher (HCV) holders. With the local Housing Authority having limited housing portfolios and voucher programs, there is a pronounced shortage of each of the aforementioned subsidies in the county. Accordingly, Clayton County anticipates exploring creative partnerships with the local Housing Authorities to leverage its resources to benefit low- and moderate-income households through the support of tenant based rental assistance programs and providing loans to support the strategic acquisition and rehabilitation of multifamily property.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During PY2021, Clayton County successfully used CDBG, HOME and ESG funds to accomplish the following by providing: Homeless persons with shelter or transitional housing, single family homes were

rehabilitated, homeless persons with supportive services, households with rental assistance, households received down payment assistance, family self-sufficiency services, Tenant Based Rental Assistance (TBRA) and non-housing community development activities/economic development. The Clayton County Community Development Department supports activities that benefit low- and moderate-income households and communities. This is achieved largely through the support of county departments, local municipalities and non-profit organizations. Targeted activities include but are not limited to public infrastructure and facility improvements, public service activities for low- and moderate-income households, homeownership assistance, housing rehabilitation, transitional housing, emergency shelter and rent and utility assistance.

Each year, Clayton County reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Clayton County has consistently satisfied program mandates and expended funds in a timely manner. Further, Clayton County has successfully targeted funding to benefit low- and moderate- income persons and communities. The goals and projects identified in the 2018-2022 Consolidated Plan and Annual Action Plan were developed using past strategies that were proven successful.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Clayton County Community Development Department took specific actions to encourage increased participation of Clayton County citizens in its housing and community development programs, particularly by persons of low- and moderate-income regarding the County's use of proposed federal funds. Citizens are provided with reasonable and timely access to local meetings, information and records as required by HUD Regulations. Actions included:

- Identify geographic areas in the County with concentrations of low- and moderate-income persons and concentrations of minorities;
- Prepare Project Proposal Application forms, and the Consolidated Plan in a manner so as to afford low- and moderate-income persons, and other affected citizens, the opportunity to examine its contents;
- Inform the citizens through newspaper articles and advertisements, local contact persons, public hearings, the Clayton County Website (www.claytoncountyga.gov), cable television announcements, etc., of the amount of HUD grant funds available for proposed activities, the potential activities to be funded, the actual projects chosen for funding, and the availability of the Consolidated Plan, proposed Action Plan, proposed plan amendments, or annual progress reports for public review and comment;
- Review of all citizen comments and incorporation of such comments in the Consolidated Plan and Annual Action Plan, as applicable;

- Analyze the impact of the Consolidated Plan program activities on neighborhood residents, particularly very low-income, low-income, and moderate-income residents;
- Conduct Needs Assessments, on-site visits, and site analysis for proposed projects, before inclusion in the Annual Action Plan;
- Meet with individual citizens, neighborhood organizations, and other groups to inform them about the Consolidated Plan and proposed Annual Action, project eligibility, the program planning process, project selection and funding, and the project implementation process.

The County’s engagement process also included:

Application Workshops - HUD staff facilitated three workshops to provide detailed instruction on the completion of applications. Workshops were used to emphasize national objectives, and County goals and priorities resulting from the needs assessment. Prospective applicants were given a 14-day period to submit applications, which were due December 29, 2021.

Public Hearing - As required by HUD, the Annual Action Plan must undergo a 30-day public comment period that includes a public hearing. The public comment period was held April 20, 2022 through May 20, 2022. The purpose of the hearing was to present funding recommendations to the public, receive comments, and address concerns raised.

Board of Commissioners Approval -As a final measure to provide public participation, the Annual Action Plan will be presented to the Clayton County Board of Commissioners on May 17, 2022. This provided an opportunity for commissioners to raise additional questions or concerns as well as formally adopted the plan prior to its submission to HUD.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Consolidated Plan.

Clayton County will consider any comments or views of citizens, agencies or other interested parties received in writing or orally at public hearings in preparing the final Consolidated Plan, amendment to the plan or performance report. A summary of these comments, or views not accepted, and the reasons for not accepting comments will be attached to the final Consolidated Plan, plan amendment or performance report. A 30-day comment period was held from April 20, 2022 through May 20, 2022 for the public to review and provide comments. The plan was available for review in hard copy at the Clayton County HUD Office and on the Clayton Community Development Department’s website: (www.claytoncountyga.gov).

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments received were accepted and were considered during the development of the 2022 Annual Action Plan.

7. Summary

All comments received were accepted. The majority of the comments received were regarding services to address Emergency Assistance, Housing, Senior Services, Health (mental and physical), Jobs and Homelessness. Additional comments were made regarding resources for senior services and life skills training for youth with public safety and public infrastructure also needing to be addressed.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CLAYTON COUNTY	Community Development Department, HUD Programs Division
CDBG Administrator	CLAYTON COUNTY	Community Development Department, HUD Programs Division
HOME Administrator	CLAYTON COUNTY	Community Development Department, HUD Programs Division
ESG Administrator	CLAYTON COUNTY	Community Development Department, HUD Programs Division

Table 1 – Responsible Agencies

Narrative (optional)

The Clayton County Community Development Department is the lead Agency responsible for the preparation and administration of the Consolidated Plan and Annual Action Plan. The HUD Programs Division operates within the County’s Community Development Department and manages the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME). The Division consists a staff of eight that includes the Program Manager, Financial Compliance Officer, DHS Program Coordinator, Senior Program Specialist, Sr. Compliance Specialist, Housing Specialist, Building Inspector and Administrative Assistant. Oversight is provided by the Department Director, Mr. Patrick Ejike.

Consolidated Plan Public Contact Information

Patrick Ejike, Director
Clayton County Community Development Department
121 South McDonough Street, Annex 2
Jonesboro, GA 30236
Patrick.Ejike@claytoncountyga.gov

Linda Boswell, HUD Programs Manager
1671 Adamson Parkway, Suite 101
Morrow, GA 30260
770-477-4523
linda.boswell@claytoncountyga.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Clayton County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies and the Continuum of Care providers in preparing the County's 5-year Consolidated Plan and Annual Action Plan. In order to gain pertinent information on the needs of the community in Clayton County, the Clayton County Development Department developed a survey that was disseminated throughout the County and at the Public Hearings. The survey was web-based which could be submitted electronically as well as a paper-based version that could have been completed and turned in at the Public Hearings or mailed.

Clayton County consulted with various entities for data relative to housing and community development needs. The Board of Commissioners will review this information for approval. Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county-wide needs. Clayton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

Clayton County's Community Development Department has worked closely with local public and assisted housing providers. This includes several collaborative efforts to greatly improve the lives of the County's low-and moderate-income residents. With respect to assisted housing providers, the County has sponsored a variety of initiatives supporting the homeless, victims of domestic violence and teenage mothers.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(II))

The Jonesboro Housing Authority is the local public housing agency and was consulted in the preparation of this plan. The Agency provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development. The Housing Authority of Clayton County was also contacted to provide future plans for development for the citizens of Clayton County. In addition to the public housing agencies, the County consulted with other private and governmental agencies that were instrumental in developing priorities and preparation of the 2022 Annual Action Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and countywide needs. Clayton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan. The Continuum(s) of Care were consulted through person-to-person and telephone interviews. ESG funds are being used for emergency shelter and rapid re-housing, thereby helping to reduce the number of unsheltered homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Clayton County Community Development Department actively works to advance the Continuum of Care model by supporting organizations and initiatives that best addresses the needs of the County's homeless population and households that are at the greatest risk of becoming homeless. This includes the provision of grant funding for the programmatic activities, operations and facilities of the County's homeless shelters, the initiation of a rental assistance pilot program for extremely low-income households with children in the public school's system, and the provision of emergency rent and utility assistance to low- and moderate-income households. Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county-wide needs. Clayton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

As the Clayton County Community Development Department administers the ESG program, close coordination occurs with subrecipients of ESG funding in establishing priorities for the ESG program to include the planning and operation of the Homeless Management Information System (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Jonesboro Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Jonesboro Housing Authority was consulted to provide public housing data and homeless needs assessment.
2	Agency/Group/Organization	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was consulted to provide data related to addressing homeless housing needs.
3	Agency/Group/Organization	Atlanta Regional Commission
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was consulted to provide Market Analysis data for Clayton County
4	Agency/Group/Organization	The Center for Pan Asian Community Services Inc.
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency was consulted during the Consolidated Plan process for informative/referral services for the Pan Asian Community.
5	Agency/Group/Organization	City of Riverdale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Non-Homeless Needs.
6	Agency/Group/Organization	City of Forest Park
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Non-Homeless Needs.
7	Agency/Group/Organization	City of Morrow
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Non-Homeless Needs.

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Non-Homeless Needs.
8	Agency/Group/Organization	City of Jonesboro
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Non-Homeless Needs.
9	Agency/Group/Organization	City of Lovejoy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Non-Homeless Needs.

Identify any Agency Types not consulted and provide rationale for not consulting

The County did not exclude any agency type or agency during this process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Georgia Department of Community Affairs	Coordinating homelessness services with Continuum of Care priorities

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

During the preparation of the PY2022 Annual Action Plan, Clayton County Department of Community Development HUD staff facilitated three (3) workshops to provide detailed instruction on the completion of applications. Additionally, workshops were used to emphasize national objectives, and County goals and priorities resulting from the needs assessment. Prospective applicants were given a 15-day period to submit applications, which were due December 29, 2021. In an attempt to increase public participation, the County actively maintains communication with local governments, housing developers, county departments, housing authority and non-profit organizations.

Public Comment - As required by HUD, the Annual Action Plan must undergo a 30-day public comment period. The public comment period was held April 20, 2022 through May 20, 2022. The purpose of the public comment period is to present 2022 funding recommendations to the public, receive comments and address concerns on the Annual Action Plan. The plan was available for review in hard copy at the Clayton County HUD Office and on the Clayton Community Development Department's website: (www.claytoncountyga.gov).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	The public was notified of the public comment period via newspaper ad in the News Daily on April 20, 2022; May 4, 2022 and May 18, 2022.	When will funding be available?	All comments were accepted	
2	Public Hearing	Non-targeted/broad community	Public Hearings were conducted on December 15, 2021 @10:00am and @2:00pm; December 16, 2021 @10:00AM	How much funding do you anticipate?	All comments were accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Clayton County uses multiple resources to carry out activities that benefit low- and moderate-income persons. Clayton County receives entitlement funding for CDBG, HOME and ESG. The anticipated 2022 budget for CDBG is \$2,490,442, HOME \$1,084,103 and ESG \$213,700.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,490,442	0	0	2,490,442	0	Eligible funds expended for planning, public services, housing rehab, job creation, demolition and public improvements will be used County-wide.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,084,103	0	0	1,084,103	0	Eligible funds expended on planning and administration, homeless prevention, shelter services, rapid rehousing, HMIS and outreach will be used County-wide.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	213,700	0	0	213,700	0	Eligible funds expend on homeless prevention, shelter services, rapid re-housing, HMIS and outreach will be used County-wide.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Funding recommendations for the 2022 program year have, in part, been evaluated based on the program applicant's ability to demonstrate sources of matching funds or additional funding sources beyond the grant funding request. In meeting these guidelines, the County ensures that proposed projects meet the required match specific to the HOME and ESG programs and additionally demonstrate broader support for the project beyond the County's available resources. Clayton County will use federal funds to leverage additional private, state and local funds where applicable. Clayton County's funding serves as gap-financing for housing development projects. The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. The match will be a mix of match carryover from prior years as well as other eligible sources. Likewise, Emergency Solutions Grant Program (ESG) match requirements will be met by using County general funds. These funds are matched on a dollar-for-dollar basis. Clayton County will continue to prioritize projects that include commitments for match funding originating in the public (non-federal), private, or philanthropic sectors. This will ensure that projects meet the prescribed match requirement and demonstrate broader support for the project beyond the county's CDBG, HOME, and ESG programs. Potential sources of match funding include but are not limited to the Clayton County General Fund, Special Purpose Local Option Sales Tax (SPLOST), and Commissioner's Block Grant Program. Additionally, other prospective resources include funding from the State of Georgia's Department of Community Affairs (DCA) and Community Health (DCH). Private sector funding from both for-profit and non-profit organizations including conventional loans, capital reserves and profit provide other opportunities for match funding. Grant funding, sponsorship opportunities, donations, and volunteer hours represent an additional opportunity for subrecipients to meet match funding requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Clayton County and its local municipalities own and maintain public land and infrastructure that both serves low- and moderate-income households and communities. This includes but is not limited to public parks, sidewalks and roadways. During the program year, the County anticipates making funding allocations primarily to the following activities, which utilize publicly owned land, or in the case of right of way acquisition, land that will be purchased for public use.

- City of Lake City – Willie Oswalt Park and Trails, Phase II (public infrastructure improvements in low/moderate income areas)
- City of Jonesboro – CBD Sidewalk Improvements (public infrastructure improvements in low/moderate income areas)
- City of Lovejoy – Green Park Improvements (public infrastructure improvements in low/moderate income areas)
- City of Morrow – Olde Town Amphitheater (public infrastructure in low/moderate income areas)

Discussion

CDBG funding will be used to develop public facilities for public purposes using existing public owned properties to include parks, recreational facilities and community centers in low- to moderate-income areas of the County. Sidewalks, including accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by school children or by persons walking to public transportation and shopping.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing (AH)	2018	2022	Affordable Housing	Countywide Projects & Activities	Affordable Housing Affordable Housing Access and Support	HOME: \$615,000	Homeowner Housing Added: 8 Household Housing Unit
2	Decent Housing (DH)	2018	2022	Affordable Housing Non-Homeless Special Needs	Countywide Projects & Activities	Affordable Housing Affordable Housing Access and Support	CDBG: \$500,000	Homeowner Housing Rehabilitated: 80 Household Housing Unit
3	Suitable Living Environment (SL)	2018	2022	Non-Housing Community Development	Countywide Projects & Activities	Community Facilities, Infrastructure	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
4	Community Development (CD)	2018	2022	Non-Housing Community Development	Countywide Projects & Activities	Community Facilities, Infrastructure	CDBG: \$1,066,021	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 71,666 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Prevention (HML)	2018	2022	Homeless	Countywide Projects & Activities	Assistance for Currently Homeless Persons/Families Homeless Prevention	CDBG: \$273,566 HOME: \$462,425 ESG: \$213,700	Tenant-based rental assistance / Rapid Rehousing: 48 Households Assisted Overnight/Emergency Shelter Beds added: 0 Beds Homelessness Prevention: 2,299 Persons Assisted
6	Planning and Program Administration	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Projects & Activities	Affordable Housing Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homeless Prevention Community Facilities, Infrastructure	CDBG: \$490,855 HOME: \$108,410 ESG: \$0	Other: 9 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing (AH)
	Goal Description	
2	Goal Name	Decent Housing (DH)
	Goal Description	
3	Goal Name	Suitable Living Environment (SL)
	Goal Description	
4	Goal Name	Community Development (CD)
	Goal Description	
5	Goal Name	Homeless Prevention (HML)
	Goal Description	
6	Goal Name	Slum/Blight (SB)
	Goal Description	
7	Goal Name	Planning and Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

During the planning process for the 2022 program year, Clayton County received 48 requests for funding across all three programs. A total of \$5,131,285 was requested in CDBG funds, \$2,998,800 of HOME funds requested and \$690,517 was requested under the ESG grant. These figures, in part, highlight the constraints that the County encounters each year in making funding determinations for eligible entities. For projects and activities under County supervision, \$1,017,280 was allocated. Nonprofit groups were awarded \$1,474,691 while municipalities received \$838,741. The administrative costs associated with implementing each program totaled \$457,533.

Under CDBG, Clayton County continued to prioritize activities that supported economic development, decent housing, and services for senior, veterans and the handicapped. Additionally, funding was made available for affordable housing development constructed under CHDO activities. Other HOME activities supported include down payment assistance and tenant-based rental assistance. ESG resources were evenly divided to support homelessness prevention, emergency assistance programs, shelter operations, and rapid re-housing projects through the ESG program.

Projects

#	Project Name
1	HUD Programs Division-CDBG Program Administration
2	HUD Programs Division-Essential Home Repair Program
3	CC Library Services Book Kiosks
4	CC Youth Services Coding Bootcamp
5	City of Jonesboro Housing Rehabilitation
6	City of Jonesboro CBD Sidewalks Rehabilitation
7	City of Lake City Willie Oswalt Park & Trails, Phase II
8	City of Lovejoy Gardens Improvements
9	City of Lovejoy Green Park Improvements
10	City of Morrow Olde Town Amphitheater
11	Africa's Children's Fund Capacity Program Support
12	Africa's Children's Fund Capacity Program Facility
13	Atlanta Legal Aid Society
14	Epic Conclusions Housing for Clayton County
15	Gigi's House Mental Health Services
16	Hearts to Nourish Hope Housing Assistance

#	Project Name
17	Hope Shelter Operations
18	Metro Fair Housing Compliance
19	Rainbow House Shelter Operations
20	Southern Crescent Sexual Assault & Child Advocacy
21	HUD Programs Division-HOME Program Administration
22	HUD Programs Division-CHDO Set-Aside
23	HUD Programs Division-SHIP Initiative
24	Africa's Children's Fund
25	Atlanta Neighborhood Development Partnership
26	ESG 2022 Clayton County

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Clayton County Community Development Department allocates and invests resources throughout the County. The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting Clayton County's underserved needs.

Clayton County will continue to estimate allocations for this Action Plan period based on the priorities identified in the 2018-2022 Consolidated Plan, community input, eligible applications for funding and the Clayton County Board of Commissioners' direction.

Clayton County recognizes there are multiple needs for low and moderate-income persons of the County that are met through the uses of CDBG, HOME and ESG funds. These needs include access to affordable housing for low and moderate-income persons; housing options for homeless and at-risk populations and increased capacity for public services.

AP-38 Project Summary

Project Summary Information

1	Project Name	HUD Programs Division-CDBG Program Administration
	Target Area	Countywide Projects & Activities
	Goals Supported	Planning and Program Administration
	Needs Addressed	Affordable Housing Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homeless Prevention Community Facilities, Infrastructure
	Funding	CDBG: \$450,855
	Description	Administrative costs to provide management and oversight of the CDBG Program
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Number of beneficiaries are reported at the end of each program year through the County's Consolidated Annual Performance Evaluation Report (CAPER). Past year's reports are published online at www.claytoncountyhud.com .
	Location Description	Programs are administered countywide.
	Planned Activities	Funds are available to support program operations.
2	Project Name	HUD Programs Division-Essential Home Repair Program
	Target Area	Countywide Projects & Activities
	Goals Supported	Decent Housing (DH)
	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$400,000
	Description	The project supports LMI seniors, disabled persons and veterans through the provision of essential home repair assistance. Program participants are provided up to \$12,000 in repair assistance which may include roofing, plumbing, HVAC and/or electrical work.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	The project estimates that it will serve up to 50 low- and moderate-income households. Additionally, participants must be identified as a senior (age 62 and older), disabled persons or veterans.
	Location Description	Eligible households are identified through a yearly call-in process whereby program information is distributed through Public Notice, County websites and flyers placed in local community centers and libraries. HUD Programs staff serves callers on a first come, first served basis and verifies preliminary information provided by the homeowner. A full application process is completed by the County's assigned Housing Inspector. Procurement of services is completed in accordance with HUD guidelines. Participants are provided up to \$10,000 in home repair assistance.
	Planned Activities	Eligible households are identified through a yearly call-in process whereby program information is distributed through Public Notice, County websites and flyers placed in local community centers and libraries. HUD Programs staff serves callers on a first come, first served basis and verifies preliminary information provided by the homeowner. A full application process is completed by the County's assigned Housing Inspector. Procurement of services is completed in accordance with HUD guidelines. Participants are provided up to \$10,000 in home repair assistance.
3	Project Name	CC Library Services Book Kiosks
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$187,280
	Description	Installation book kiosks in the Panhandle neighborhood.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10,000 individuals will benefit.
	Location Description	Location to be determined.

	Planned Activities	The kiosks will be purchased and installed in either a firehouse or school.
4	Project Name	CC Youth Services Coding Bootcamp
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$100,000
	Description	The Youth Services Division, with the support of the Information Technology Department and Clayton County Library System, will create a coding bootcamp to empower Clayton County citizens with IT skills ages 16-24 years old. A free coding bootcamp will offer underrepresented groups, like at risk youth and young women, a means of exposure to IT training.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 youth will be served through the bootcamp.
	Location Description	9181 Poston Road Jonesboro, Georgia 30238
	Planned Activities	The Youth Services Division will create a coding bootcamp to empower Clayton County citizens with IT skills ages 16-24 years old.
5	Project Name	City of Jonesboro Housing Rehabilitation
	Target Area	Countywide Projects & Activities
	Goals Supported	Decent Housing (DH)
	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$200,000
	Description	The City will identify housing structures in need of rehabilitation. The goal is to reach 6-8 homeowners or more, depending on the repairs needed.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will assist 6-8 low-moderate income homeowners in Jonesboro.

	Location Description	155 Lee Street Jonesboro, Georgia 30236
	Planned Activities	Minor home repairs.
6	Project Name	City of Jonesboro CBD Sidewalks
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Infrastructure
	Funding	CDBG: \$120,811
	Description	The current low wall and flower beds will be demolished; the slanting sidewalk will be leveled and rebuilt. A brick retaining wall will be constructed and pavers added in the newly widened sidewalk. The wall will be constructed in such a way as to provide seating on the top area. Existing crepe myrtles will be relocated to newly built-in planters in the wall, lampposts reinstalled, and drainage issues assessed and remedied. The existing sidewalk will be widened approximately 8 feet, providing a promenade fronting our downtown business area.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will benefit 4,500 people in the downtown area.
	Location Description	155 Lee Street Jonesboro, Georgia 30236
	Planned Activities	Infrastructure improvements in the Jonesboro central business district.
7	Project Name	City of Lake City Willie Oswalt Park & Trails, Phase II
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$150,000

	Description	The Lake City Willie Oswalt Park is the center for recreation and other community activities in the community. Phase II Improvements will involve the replacement of the pump system that provides water to the waterfall/fountain system in the park pond pavilion area; construct of a new section of trail section which will provide a new access to the rear (west section) of the park and tie the park trail to other trail systems; and install a subsurface underdrain system or construct an elevated boardwalk for a 200 LF section of trail that is currently impassable due to springs and other drainage issues.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8000 residents will be served.
	Location Description	5469 Jonesboro Road, Lake City, Georgia 30260
	Planned Activities	Improve drainage and surface on trails, construct elevated boardwalk and improve fountain/pumping system in the pond.
8	Project Name	City of Lovejoy Gardens Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$32,250
	Description	Installation of greenhouses at the local community garden.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will assist 400 low-moderate income families in Lovejoy, Georgia.
	Location Description	Lovejoy Gardens is located in a designated income eligible census block group (Tract 406,062.00, Block Group 2) located at 11596 Hasting Bridge Road, Lovejoy, GA 30250.
	Planned Activities	Construction of greenhouses.

9	Project Name	City of Lovejoy Green Park
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$100,000
	Description	The renovation of Green Park to include bathrooms, basketball court and possibly add a pickle ball court with benefit the residents on the west side of the City.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Improvements will benefit the approximately 8000 people who utilize the park.
	Location Description	Lovejoy Gardens is located in a designated income eligible census block group (Tract 406,062.00, Block Group 2) located at 11596 Hasting Bridge Road, Lovejoy, GA 30250.
Planned Activities	Improvements at Green Park.	
10	Project Name	City of Morrow Olde Town Amphitheater
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$285,000
	Description	The amphitheater will be the main entertainment section of the District. Concerts and other entertainment will bring citizens from Morrow, Clayton County and the surrounding area to enjoy shopping, restaurants and other entertainment. The amphitheater will provide all types of outdoor entertainment with a stage, lawn seating area, upper seating areas and views from many of the existing shops.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40000 persons will benefit from the improvements.
	Location Description	1065 Olde Town Morrow, Georgia 30260
	Planned Activities	Improvements to a facility which has been closed to the public for years to give Morrow residents a new entertainment venue.
11	Project Name	Africa's Children's Fund (ACF) Capacity Support
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$25,000
	Description	The project will provide access to a resource center for persons to complete job applications and other employability skills activities and tutoring to students impacted by virtual learning
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Africa's Children's Fund will aid 200 persons.
	Location Description	The program will be housed at 984 Pointe South Parkway Jonesboro, Georgia 30238.
	Planned Activities	Support for citizens seeking employment and improving education proficiency.
12	Project Name	Africa's Children's Fund (ACF) Capacity Facility
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$200,000

	Description	ACF will acquire a multi-purpose building and operating costs to be used to administer HUD programs of Africa's Children's Fund in Clayton County.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Africa's Children's Fund will provide aid to 400 persons.
	Location Description	The program will be housed at 984 Pointe South Parkway Jonesboro, Georgia 30238.
	Planned Activities	Acquisition of a building to house the housing and social service needs of the county.
13	Project Name	Atlanta Legal Aid Society
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$20,000
	Description	Atlanta Legal Aid will provide free housing-related legal services and education for low-income Clayton residents at risk for housing instability and homelessness, ensuring access to quality legal services.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Atlanta Legal Aid will assist 60 seniors, 60 persons with disabilities, 20 persons who are victims of domestic violence and 30 homeless persons.
	Location Description	The project will be located at 8151 Tara Boulevard in Jonesboro, Georgia.
	Planned Activities	The proposed project will provide legal services for the prevention of eviction and foreclosure in Clayton County. CDBG funds will be used for personnel costs for a paralegal to provide intake, legal education and referrals to low- and moderate-income families who reside in Clayton County.

14	Project Name	Epic Conclusions Housing for Clayton County
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$20,000
	Description	Epic Conclusion serves homeless adult men and women suffering from issues of mental illness and homelessness. The goal is for residents to apply the skills and knowledge acquired in the housing program and be able to move into independent living environments. The housing program focuses on the more short-term approach to prevention: intervening with people experiencing crises before they come to the facility.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 residents will be served.
	Location Description	5930 Highway 85, Unit 504 Riverdale, Georgia 30274
	Planned Activities	Services to the homeless experiencing mental health issues.
15	Project Name	Gigi's House Mental Health Services
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$40,000
	Description	A Licensed Mental Health therapist to be on staff through the week and on call after-hours and weekends to help with crisis situations. They will also be able to work with staff through training to create a holistic approach as well as support through difficult situations.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 citizens will be served.
	Location Description	7147 Jonesboro, Road Morrow Georgia 30287
	Planned Activities	Services to the homeless with mental health issues.
16	Project Name	Hearts to Nourish Hope Housing Assistance
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$48,566
	Description	Hearts will provide rental assistance to families at-risk of becoming homeless.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	20 families will be provided emergency assistance.
	Location Description	The program will be housed at 5790 Highway 85, Suite 603 Riverdale, Georgia 30274
	Planned Activities	Emergency financial assistance will be provided to 20 families.
17	Project Name	Hope Shelter Operations
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$30,000
	Description	HOPE Shelter provides shelter assistance to women and children facing homelessness. Emergency shelter is provided up to 90 days. During this time, clients are assisted with referral services that aid participants in regaining sustainable housing.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the HOPE Shelter anticipates housing up to 70 homeless persons, which include women and their children. Some participants may include seniors, disabled individuals, and victims of domestic violence.
	Location Description	The HOPE Shelter is a 10-bed facility located at 170 Flint River Road in Jonesboro, Georgia.
	Planned Activities	Funds will be provided to support facility operations, utilities, food, and staff support.
18	Project Name	Metro Fair Housing Compliance
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Fair Housing Compliance
	Funding	CDBG: \$40,000
	Description	Metro Fair Housing Services will assist the County through the provision of services which include, Education and Outreach, Intake and Counseling, and Enforcement of federal and state fair housing laws.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The agency will provide services to approximately 266 residents which includes primarily seniors, disabled individuals, and female headed households.
	Location Description	The agency will perform various outreach activities throughout Clayton County and education workshops via Zoom.
Planned Activities	Metro Fair Housing will conduct monthly homebuyer seminars in addition to distributing information on fair housing at a total of four scheduled events and maintaining the Housing Discrimination Hotline for the County.	
19	Project Name	Rainbow House-Emergency Shelter Operations
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$15,680

	Description	Rainbow House will to supplement the hourly rates of Child Development Workers to ensure the agency retains these front-line service staff members that have the most interaction with youth placed in shelter. Child Development Workers will advocate and provide supportive services to ensure youth in-care receive necessary nutritional, medical, psychological and educational support.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Rainbow House will provide services for 100 youth.
	Location Description	The program will be housed at 879 Battle Creek Road Jonesboro, Georgia 30236
	Planned Activities	Rainbow House will improve its ability to establish healthy relationships and emotional boundaries, and improve communication and person-to-person interaction skills.
20	Project Name	Southern Crescent Sexual Assault & Child Advocacy
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Public Service
	Funding	CDBG: \$25,000
	Description	Southern Crescent Sexual Assault Center will continue their Sexual Assault Forensic Program in Jonesboro, Georgia. The agency will conduct forensic medical examinations and evidence collection at the Jonesboro clinic, to provide direct victim assistance for LMI individuals in Clayton.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The SCSAC-CAC-Jonesboro anticipates serving approximately 150 LMI sexual assault victims within Clayton.
	Location Description	The SCSAC-CAC-Jonesboro is located at 7960 McDonough Street Jonesboro, Georgia 30236
	Planned Activities	CDBG funds will be used to hire a full-time Victims Advocate to provide victim services at the Jonesboro location.

21	Project Name	HUD Programs Division HOME Program Administration
	Target Area	Countywide Projects & Activities
	Goals Supported	Planning and Program Administration
	Needs Addressed	Affordable Housing
	Funding	HOME: \$108,410
	Description	Administrative costs to provide management and oversight of the HOME program.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Number of beneficiaries is reported in the County's Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD for approval each year. All beneficiaries meet the low-and moderate-income standard. Previous year's reports are available online at www.claytoncountyhud.com .
	Location Description	Assistance is provided to agencies serving clientele that is countywide.
	Planned Activities	Funds will be used in support of program administration.
22	Project Name	HUD Programs Division-CHDO Set-Aside Requirement
	Target Area	Countywide Projects & Activities
	Goals Supported	Affordable Housing (AH)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$162,617
	Description	HOME guidelines require each year that a minimum of 15% of available funds be allocated toward projects completed by certified Community Housing Development Organizations (CHDO) within the jurisdiction. Clayton County as designated 24% of its HOME award to assist in the development of affordable housing. CHDO's that have certified with the HUD Programs office will become eligible to make requests against these funds.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The County estimates that approximately 5 new constructed or renovated homes will be developed using reserve funds from previous program years. Households served are generally those with incomes at or less than 50% AMI.

	Location Description	Location to be determined.
	Planned Activities	Funds will assist with developing and/or rehabilitating affordable housing in the County. Some funding may also be used to provide income eligible homebuyers with down payment assistance.
23	Project Name	HUD Programs Division-SHIP Initiative (TBRA)
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$200,000
	Description	HOME funds will be utilized to make subsidy payments to landlords on the participant's behalf.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The program aims to assist no less than 48 new families each program year. Families are referred to UGA through the Board of Education's Homeless Education Department.
	Location Description	Housing is selected by the tenant receiving rental subsidies and must meet the rental guidelines set by HUD.
	Planned Activities	HOME funds are utilized to make subsidy payments to landlords on the participant's behalf.
24	Project Name	Africa's Children's Fund - TBRA
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$250,000
	Description	HOME funds will be utilized to make subsidy payments to landlords on the participant's behalf.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	The program aims to assist no less than 50 new families each program year in Clayton County to attain self-sufficiency.
	Location Description	Housing is selected by the tenant receiving rental subsidies and must meet the rental guidelines set by HUD.
	Planned Activities	HOME funds are utilized to make subsidy payments to landlords on the participant's behalf.
25	Project Name	Atlanta Neighborhood Development Partnership
	Target Area	Countywide Projects & Activities
	Goals Supported	Affordable Housing (AH)
	Needs Addressed	Affordable Housing Access and Support
	Funding	HOME: \$450,000
	Description	Construction of three (3) single-family houses for low- and moderate-income families.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The program will assist approximately 3 low to moderate-income households earning a maximum of 80% Area Median Income.
	Location Description	The activity will be undertaken on a countywide basis.
	Planned Activities	Construction of affordable housing.
	Planned Activities	HOME funds are utilized to make subsidy payments to landlords on the participant's behalf.
26	Project Name	ESG 2022 Clayton County
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML) Planning and Program Administration
	Needs Addressed	Assistance for Currently Homeless Persons/Families Homeless Prevention
	Funding	ESG: \$213,700

<p>Description</p>	<p>ESG will support the following agencies in completing activities related to homelessness prevention and emergency shelter: 1 (ESG22 Rapid Rehousing) <u>Africa's Children's Fund</u> will receive \$80,000 to provide rehousing beds, utilities, and case management for 155 homeless families in Clayton County. 2 (ESG22 Homeless Prevention) <u>HUD Programs Division SHIP Initiative</u> will receive \$15,000 to provide short- and medium-term security deposit, rent and utility assistance to 15 SHIP participants. 3 (ESG22 Shelter) <u>Calvary Refuge, Inc.</u> will receive \$38,700 to provide emergency shelter assistance to 153 individuals in Clayton County experiencing homelessness. 4 (ESG22 Shelter) <u>Hearts to Nourish Hope DORM</u> will \$30,000 to operate a transitional living home for 75 young males. 5 (ESG22 Rapid Re-housing) <u>Another Chance of Atlanta</u> will provide rehousing beds, utilities, and case management for 50 homeless families in Clayton County.</p>
<p>Target Date</p>	<p>12/31/2023</p>
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>ESG funds are estimated to assist approximately 448 persons that meet the income guidelines of 50% or less of the Area Median Income.</p>
<p>Location Description</p>	<p>Services are offered on a countywide basis to families needed assistance with emergency shelter, rapid rehousing, as well as homelessness prevention resources for Clayton County.</p>
<p>Planned Activities</p>	<p>Funding will support the following activities:</p> <ul style="list-style-type: none"> • Administrative costs associated with the management and facilitation of the ESG through the HUD Programs Division • Provide rental, utility and security deposit payments for LMI families facing homelessness • Support rapid re-housing activities • Assist in the operations the County's emergency shelters

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

US Census data indicates that the County's low- and moderate-income households and communities are primarily located in the north and central regions of the jurisdiction. Comprised of the Cities of College Park, Riverdale, Forest Park, Morrow and Jonesboro, this is also the County's most densely populated region. The southern third of the county narrows into the shape of a panhandle and boasts a higher percentage of upper income households and higher property values. Nevertheless, there are pockets of LMI communities in the in the southern section of the County including areas within and contiguous to the City of Lovejoy.

Because of the concentration of LMI households in the northern portion of the county, projects qualifying as "Area Benefit" are generally located the Cities of Jonesboro and Forest Park with Lovejoy being the exception. Projects serving individuals meeting the presumed benefit criteria or households qualifying based on their income are not typically tied to a specific geographic location and serve the County in its entirety.

Geographic Distribution

Target Area	Percentage of Funds
Countywide Projects & Activities	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Clayton County's percentage of low- and moderate-income households exceeds 51% of its overall population and therefore, most of the activities recommended for funding are not site specific. However, given that the greatest population density and proportionate number of low- and moderate-income populations are concentrated in the northern and central regions, the majority of 2022 site-specific activities are located within the northern third of the County with the exception of projects taking place in the City of Lovejoy.

Discussion

As specifies in the 2018-2022 Consolidated Plan, the County has elected to focus its funding priorities at the countywide level. This helps to ensure that all residents identified as low- or moderate-income will have the opportunity to benefit from the services provided under the County's HUD-funded programs. During the program year, target areas that have greater impact will be highlighted. The intent is to create opportunities for synergy that will maximize the impact of federal resources while enabling the County to achieve its desired outcomes throughout the jurisdiction.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Clayton County uses a myriad of approaches to maintain, create and improve the quality of affordable housing throughout the County. In the PY2022 Annual Action Plan, Clayton County will administer the following activities to preserve and increase access to affordable housing:

- Rehabilitation of Single-Family Housing
- Owner-Occupied Housing Rehabilitation
- Tenant Based Rental Assistance
- Homelessness Prevention and Rapid Re-housing
- Community Housing Development Organization (CHDO).

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following Tables.

One Year Goals for the Number of Households to be Supported	
Homeless	866
Non-Homeless	766
Special-Needs	250
Total	1882

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	510
The Production of New Units	38
Rehab of Existing Units	58
Acquisition of Existing Units	0
Total	605

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

As stated, during program year 2022 Clayton County intends to accomplish its stated goals for affordable housing through the provision of tenant based rental assistance and CHDO housing development. The combination of the aforementioned activities will serve households with income within the following

categories:

- Moderate Income (120% - 81% AMI)
- Low Income (80% - 51% AMI)
- Very Low Income (50% - 31% AMI)
- Extremely Low Income (30% - 0% AMI)

Recognizing that affordable housing is needed for households across the income spectrum, Clayton County housing programs are intended to serve households with needs ranging from Tenant Based Rental Assistance (TBRA) to Rapid Re-housing.

AP-60 Public Housing – 91.220(h)

Introduction

The Jonesboro Housing Authority administers HUD Public Housing and Section 8 Housing Choice Voucher Programs in the City of Jonesboro and in Clayton County, Georgia. The Mission of the Jonesboro Housing Authority is to assist eligible low-income families with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The Jonesboro Housing Authority will create and maintains partnerships with its clients and appropriate community services in order to accomplish its mission in a non-discriminatory responsible manner.

Although there are two public housing authorities operating within Clayton County, the Jonesboro Housing Authority (JHA) and the Housing Authority of Clayton County (HACC), the sole source of Public Housing in Clayton County is the Jonesboro Housing Authority which owns and manages 30 public housing units. In addition to its 30 public housing units, the JHA administers 1,834 Housing Choice Vouchers that serve the county's extremely low- and very low-income households. Conversely, HACC, owns and manages approximately 500 mixed income apartments in two apartment communities. While HACC's units are presented at an unsubsidized market rate, the units are generally affordable to the county's low- and moderate-income households. Because the Housing Authority of Clayton County does not administer a true public housing program, the forthcoming responses within the consolidated plan relating to public housing exclusively refer to the Jonesboro Housing Authority.

Actions planned during the next year to address the needs to public housing

Clayton County will continue to explore opportunities to support public housing in partnership with the local housing authorities. This will include identifying ways to improve upon the administrative capacity of JHA in order to assist the agency in increasing its service provisions to residents.

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

participate in homeownership

Clayton County will continue to explore opportunities to promote family self-sufficiency and homeownership in partnership with the two local housing authorities. This will include targeted marketing of our Down Payment Assistance Program to housing authority residents that have matriculated through the Authority's self-sufficiency program and are prepared for homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The Clayton County HUD Programs Division believes that the future success of the Jonesboro Housing Authority and Housing Authority of Clayton County will center on ingenuity in program design, emphasis on resident participation towards economic self-sufficiency and partnerships with other organizations to address the economic needs of the county. While the Clayton County HUD Programs Division does not have any jurisdiction over the management or operations of public housing authorities, it recognizes that it is imperative to maintain a relationship with these service providers.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Clayton County collaborates with non-profit organizations to address the needs of the homeless population. ESG funding has been awarded to six agencies to provide services related to emergency shelter and homelessness prevention. Additional funding was awarded through the CDBG program for Homeless Prevention to support Housing Counseling, Shelter Service and Operations, and Legal Services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Clayton County has identified the following goals to reduce homelessness:

1. Provide funds to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services.
2. Provide support for the development and operation of transitional housing throughout Clayton County as individuals and families work towards self-sufficiency.

3. Provide support for services that prevent persons released from Institutions from becoming homeless.
4. Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. The needs of Clayton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two-unit households (male and female with children)

The following are areas of focus for Homeless Services in Clayton County:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;
- Transitional housing with various supportive services
- Permanent housing or permanent supportive housing.
- Employment training and accessing mainstreams benefits

Addressing the emergency shelter and transitional housing needs of homeless persons

For PY2022, the County will continue to utilize ESG funding to provide operating support to Calvary Refuge and to Hearts to Nourish Hope. The County will also continue to support funding under the CDBG program for the operations of Hope Shelter. Calvary Refuge operates a 31-bed facility for homeless persons and/or families for a period of 21-days and additionally provides 12 beds for transitional housing. During the previous program year, Calvary completed the expansion of its facility to include a 10-bed dormitory, which provided shelter for families with young boys ages 11-17. Currently, no other emergency housing agencies in the County are filling this need. On an annual basis, Calvary serves approximately 1200 homeless persons and provides, shelter, meals, transportation and case management services.

HOPE Shelter, located at 170 Flint River Road in Jonesboro, GA, was completed in September 2015 and currently provides 10 beds for woman and children. Shelter is offered for a period of 90 days along with supportive services to restore housing sustainability for each client and their family. The new location has

enhanced the agency's service delivery, and as a result, the HUD Programs Division will continue to support this project with operating resources in 2022.

Also notable is the County's Tenant-Based Rental Assistance (TBRA) program, which exclusively operates to the benefit of homeless families that have been identified by the Board of Education's Homeless Education Department. The County's approach to providing the TBRA program is unique in that residents additionally receive case management support to transition into permanent housing upon the expiration of their 12-month voucher. In PY2022, the County will continue to support case management services and assist clients with rent and utility deposits.

Also, during PY2022, the HUD Programs Division will continue to provide resources to Africa's Children's Fund for rapid re-housing and homelessness prevention services in the County. Rapid re-housing will also be provided by Another Chance of Atlanta. Short term rental assistance will be provided by Clayton Community Services Authority.

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

As detailed in the previous section, the service providers which are supporting the outlined activities include Calvary Refuge, HOPE Shelter, HUD Program Division, Africa's Children's Fund, Another Chance of Atlanta and Hearts to Nourish Hope. This includes activities related to short term rental assistance, Tenant-Based Rental Assistance (TBRA) and rapid re-housing. Clients utilizing these agencies receive support from six months to two years. Once families have transitioned into permanent housing, the agencies conduct follow up assessments, for six months to one year. These efforts are made to ensure that families are not at risk of re-entering homelessness.

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

The County has allocated ESG funding to Africa's Children's Fund to assist in the provision of rapid rehousing residents facing homelessness. These activities are not specific to any specialized population, and services are generally available countywide. However, HUD Programs Division will also receive ESG dollars to exclusively support SHIP clients with rent and utility deposits associated with the TBRA. These

funds were awarded to ensure that HOME funds provided for the program could be maximized.

Discussion

As previously stated, the County has limited resources to support activities centered on homelessness prevention. Therefore, efforts were made to distribute funding to agencies whom have demonstrated a track record for success and who best address the County's goals and objectives in this area. With the aforementioned service providers, roughly 1376 households in Clayton County will be assisted with emergency shelter, and short- and medium-term rent and utility assistance.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Clayton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives have been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with TDA Consultants. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Clayton County are: limited credit available to buyers and tighter underwriting standards; during the stakeholder interview and planning process, several stakeholders indicated a lack of knowledge regarding how to access fair housing counseling, testing, education, advocacy and where to direct complaints; local building codes and zoning regulations; lack of sufficient incentive programs for private investments; reduction of federal funded programs; there is a growing population of limited English proficiency residents in Clayton County; elderly low-income residents are physically and financially unable to afford making necessary repairs or improvements to their homes and lack financial capacity to pay for a contractor to complete repairs; limited housing options for the physically impaired and disabled; Clayton County has a limited supply of subsidized housing. There are currently two housing authorities located with the County. The Jonesboro Housing Authority is the sole source of Public Housing in Clayton and County and provides 30 public housing units and 1834 Section Vouchers to low- and moderate-income residents County-wide.

Housing in Clayton County is more affordable than in other counties in Metro Atlanta. This includes the cost of both ownership and rental housing. However, some housing service providers have suggested that a number of vacant homes in the County need rehabilitation in order to improve the quality of the housing stock. Additionally, concerns regarding current homeowner's and their ability to complete essential home repairs has been a concern. In addressing this particular concern, the County has increased its funding to agencies providing critical and emergency home repairs. Additionally, the County has invested resources in Southern Crescent Habitat for Humanity, the local CHDO, to develop homes for low- and moderate-

income families.

Other barriers concerning affordable housing in the County relate to access to credit for low- and moderate-income households seeking to acquire their first home. In addressing this issue, the County has provided funding to HUD certified housing counseling agency, Metro Fair Housing, to provide homebuyer education courses for residents. The services provided include financial literacy training, credit repair counseling, home maintenance and small repairs training, and overall awareness of the home-buying process. Lastly, in working to remove barriers to affordability, the County has administered a down payment assistance program that provides first-time homebuyers financial support toward the cost of purchasing their homes, which will continue to be available to eligible buyers during the program year.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Strategies to remove or ameliorate the barriers to affordable housing in Clayton County include:

- Clayton County will seek to engage housing professional, lending professionals, and county officials located in the County in discussions related to fair housing issues;
- Reaching out to private sector housing developers who may be able to build new housing development and utilize some funding to offer affordable housing units, senior housing options and increase the number of units for the physically challenged and disabled;
- Extend the useful life of existing affordable housing through rehabilitation, weatherization and repair programs;
- Develop partnerships with private housing developers and non-profits to increase affordable rental housing for households at or below 60% AMI;
- The Clayton County Community Development Department has developed a Limited English Proficiency Plan and will follow the Plan in the administration of its programs;
- Continue funding for HUD-approved counseling agencies to deal with housing issues;
- Clayton County will continue its efforts to increase lender participation in homeownership assistance programs and market the programs;
- Continue down payment assistance to potential homeowners;
- Continue providing housing rehabilitation and home repairs to help the low to moderate-income remain in their homes. This program not only promotes a stable living environment and reduces dependency, but prevents homelessness, financial hardships, and possibly institutionalization;
- The Jonesboro Housing Authority and Southern Crescent Habitat for Humanity will conduct to conduct homeowner education and awareness workshops on affordable housing as well as agencies which provide counseling and education throughout Clayton County;
- Continue partnership with Southern Crescent Habitat for Humanity to build homes for working

- and low-income families, thus alleviating the need for public housing;
- Clayton County will continue efforts to increase emergency shelters, and supportive services for the homeless.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Clayton County's 2022 Annual Action Plan addresses the issue of meeting the underserved needs of Clayton County residents through a variety of initiatives that includes fostering opportunities to maintain affordable and decent housing as well as address the need to better improve the quality of life for families living in poverty. During this year's plan, supporting activities address slum and blight clearance has taken a greater priority than in previous years.

Other priorities detailed in the 2022 Annual Action Plan include:

- Expanding support to emergency and other supportive housing; and
- Completing a mandatory fair housing assessment to better address barriers to housing in Clayton County.

Actions planned to address obstacles to meeting underserved needs

Obstacles regarding the needs of underserved population largely point to overall availability of resources and coordination of services provided to those in the greatest need. There are still unaddressed concerns regarding affordable housing opportunities for low- and moderate-income families, transitional and rapid re-housing programs for homeless persons, and the lack of economic development opportunities within the County. To better address these concerns during the program year, the County has:

- Continued funding CHDO activities above the cap to complete affordable housing development;
- Certify new CHDOs to participate in housing development;
- Developed relationships with rapid re-housing providers and encouraged linkages to other ESG service providers in the County;
- Increased funding and identified service providers to support economic development activities for Clayton County residents.

Actions planned to foster and maintain affordable housing

The activities in which the County intends to fund during the program year to foster and maintain

affordable housing include:

- Assisting low- and moderate-income homebuyers with down payment and mortgage assistance.
- Supporting the County's CHDO in the development of affordable housing while initiating discussions regarding barriers to affordable housing development.
- Providing subsidy assistance to homeless families through the Tenant-Based Rental Assistance program.

Actions planned to reduce lead-based paint hazards

Actions planned to reduce lead-based paint (LBP) hazards have been integrated into Clayton County's Community Development HUD Programs Division's policies and procedures. Housing built after 1980 comprises about 60% of the total housing stock. Another 34% was built between 1960 and 1980 and has a low probability of containing lead-based paint. Only 5.9% is pre-1950s and has a high probability of lead-based paint.

- Clayton County has on staff a certified lead-based paint inspector to conduct lead-based paint inspections for all pre-1978 housing units, rehabilitated with CDBG funds in which paint is to be disturbed.
- Clayton County follows the lead-based paint regulations including notifications to tenants, homebuyers, homeowners and disclosure of existing lead-based paint information.
- The HUD Programs Division coordinates with the Clayton County Board of Health to provide health screenings that include tests for elevated blood lead levels.
- All pre-1978 houses are inspected for lead-based paint

Actions planned to reduce the number of poverty-level families

Clayton County will continue efforts to implement anti-poverty strategies for the citizens of Clayton County during the 2022 Action Plan year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate income persons. Many agencies throughout Clayton County actively pursue the elimination of poverty. The solution to assisting the significant number of Clayton County residents living in poverty are beyond the scope of the three HUD formula programs covered by Clayton County's Consolidated Plan. The County administers other assistance programs and received a variety of funding which, together, strategically addresses the goals of reducing poverty and improving the self-sufficiency of low-income residents. It is the goal of the County to assist families facing the hardship of poverty by improving their standard of living, lack of jobs and deteriorated neighborhoods.

The County will aid low- and moderate-income persons through the following strategies:

- Provide homeowners with housing repair assistance through the Essential Home Repair Program

- and Southern Crescent Habitat for Humanity Critical Home Repair Program;
- Provide non-profit organization with funds to administer the Tenant Based and Short-Term Rental Assistance Program;
- Aid the County's CHDO to acquire and construct affordable rental housing;
- The County will continue to implement Section 3 Policy as necessary.

Actions planned to develop institutional structure

The County continues to seek opportunities and explore strategies that improve service delivery. In 2022, we continued the online application submittal process. Additionally, the agency has reviewed and updated policy and procedures guidelines for the Down Payment Assistance program to improve the efficiency of the program and structure assistance in a manner that better complies with federal regulations. Also, noteworthy, the HUD Programs Division has stayed more engaged with training opportunities to improve knowledge and awareness of program requirements. To this end, improvements to monitoring requirements and guidance affecting ESG programs have been opportunities in which staff have engaged.

The County will direct its efforts to the implementation of fair housing recommendations that are currently under development. This will include identifying new resource partners, strengthen project coordination and implementing strategies addressed through the assessment process.

Actions planned to enhance coordination between public and private housing and social service agencies

The County will continue to explore ways to improve its coordination with public and private housing and social service agencies. This effort will consist of identifying new partners not currently supported under the County's HUD-funded programs. Due to the limited capacity of county-based agencies providing the aforementioned services, this strategy will explore opportunities to attract providers from across the region that have the ability to significantly impact low- and moderate-income households in Clayton County.

Discussion:

Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and countywide needs. Clayton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to better address the goals and objectives of the consolidated plan. Each year, a minimum of two Needs Assessment Public Hearings are held. Meeting locations are geographically disbursed throughout the County to offer opportunities for all citizens and agencies to participate.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following Table describes the priorities and specific objectives Clayton County intends to achieve for the Program Year covered by the 2022 Annual Action Plan for 24 CFR 91.220 and the applicable subcategories.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies anticipated program income to implement the projects.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

During PY2022, Clayton County is supporting four activities under HOME. This includes:

- CHDO set-aside reserve to assist in the construction and rehabilitation of homes for low- and moderate-income residents; and

- The County’s tenant-based rental assistance program administered by the HUD Programs Division.
 - Housing rehabilitation activities by a municipality.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In order to ensure the continued affordability of HOME assisted housing units, Clayton County will limit the recapture amount due upon resale to net proceeds. The term “net proceeds” is defined as a sales price at fair market value minus the first loan repayment (other than HOME funds), commissions, and closing costs, exclusive of any other liens or judgments. If there are no net proceeds or the proceeds are insufficient to repay the HOME investment due, Clayton County may recapture an amount less than or equal to the net proceeds. Only direct subsidy to the homebuyer is subject to recapture.

Clayton County requires that the income-qualified recipient of down payment assistance maintain ownership and occupancy of their home for a five (5) year affordability period. At the conclusion of the five (5) year affordability period, the homeowner's obligation to the county is completely forgiven. One hundred percent (100%) of the HOME investment will be recaptured if the home is sold or the owner fails to occupy the HOME assisted unit as their primary residence before the conclusion of the affordability period. Upon recapture of the HOME investment or the satisfaction of the five (5) year affordability period, the long-term affordability will terminate and HOME requirements will no longer apply to the property. The home may then be resold to any homebuyer, without regards to household income or affordability.

Any net proceeds will be considered program income and will be reprogrammed for other Clayton County HUD Programs Division eligible HOME Projects.

Clayton County does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:
- Down payment assistance is provided by Clayton County to income-eligible purchasers via a “soft-second” mortgage, with a five (5) year lien on the property. A mortgage lender makes the first mortgage loan. If the home is sold before the affordability period of the loan term, the loan principal is repaid from the net proceeds (if available), and the program income derived is used by Clayton County for other eligible activities. Under no circumstance can the County recapture more than the available net proceeds from the homebuyer.
 - All down payment assistance loans involve a lien on the property receiving the assistance. The program uses the recapture method to comply with 24 CFR 92.254(a)(4). Recapture will only occur if

sufficient equity is available and recipients have met all program monitoring requirements.

- Should families who have existing liens on properties and have an opportunity to reduce their mortgage loan payments predicated removal of our lien, we will review each case based on its unique circumstances and a final determination will be made regarding the lien.

All HOME agreements with CHDO subrecipients will include these resale/recapture provisions to ensure compliance with regulation

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Clayton County does not currently permit the use of HOME funding for refinancing multi-family loans made or insured by any federal program, including CDBG.

Emergency Solutions Grant (ESG)

Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Applicants must satisfy these criteria to be eligible for participation in the Emergency Solutions Grants Program:

- Below 30% of area median income, according to the current HUD income limits (homelessness prevention assistance), or homeless or at risk of becoming homeless (rapid re-housing assistance).
- Lacking sufficient resources and support networks necessary to retain housing without ESG assistance.
- All ESG participants must receive an initial consultation to determine eligibility and assessment of client needs. The appointment will include assessment of eligibility; risk for homelessness or homelessness status, barrier, potential service areas. Homelessness Prevention assistance may be provided to individuals and families who meet the criteria under the “at risk of homelessness” definition or who meet the criteria of the “homeless” definition in the HUD regulations and have an annual income below 30 percent of the median family income for the area as determined by HUD. The costs of homeless prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the participant’s current permanent housing or move into another permanent housing and achieve stability in that housing. Case managers will prioritize

the following groups for homelessness prevention assistance, in this Order:

- Families with school-aged children, particularly with at least one non-working parent;
- Households with disabled, special needs, elderly, or frail individuals (including mental health issues);
- The unemployed, particularly those who were steadily employed until the recent economic downturn;
- Victims of Domestic Violence;
- Veterans;
- Youth transitioning out of foster care;
- Refugees

In addition, case managers will consider the number of risk factors for homelessness in a particular household. These risk factors include but are not limited to the common circumstances of having a dispossession notice, living in a self-paid hotel/motel, and living in doubled-up or extremely overcrowded settings. Those with more risk factors should be considered as a higher priority for assistance than those with fewer risk factors. Those individuals and families that are closest to homelessness, as it is defined in the HEARTH Act regulations, should be given priority.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Clayton County is part of the Balance of State Continuum of Care. The State of Georgia created this Continuum of Care (CoC) in 1998 to address the needs of homeless persons in areas of the state where a smaller CoC would not be feasible. The CoC includes 152 counties and is administered by the Georgia Department of Community Affairs (DCA). As part of this CoC, Clayton County adheres to DCA's procedures regarding homeless discharge coordination. Clayton County requires organizations receiving ESG funds to comply with the HUD and DCA homeless discharge coordination requirements. Calvary Refuge, Africa's Children's Funds, Another Chance of Atlanta and Hearts to Nourish Hope are organizations within Clayton County that currently receive ESG funds and operate under the DCA Continuum of Care. During the program year, HUD Programs staff will work with new subrecipients to ensure that they are meeting CoC requirements.

Clayton County's HUD Program Manager serves on the Board of Directors for DCA's Continuum of Care. This ensures that needs of organization's serving Clayton County's homeless population are considered in CoC policy discussions and that the County is able to participate in the CoC initiatives.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Clayton County was allocated \$213,700 in ESG funding for PY2022. Funds will be used to continue to assist Clayton County citizens with emergency and transitional shelter as well as rent and utility assistance. Clayton County will utilize the maximum 7.5% for administration and allocate all other funds for homelessness prevention. The process for making allocations available to non-profit organizations for the proposed utilization of PY2022 ESG funding is as follows:

The County notifies the public of the availability of funding for the ESG program and accepts applications from eligible service providers. Applications are scored and recommendations are submitted to the Clayton County Board of Commissioners. The recommendations are published and a public hearing is held. Upon the conclusion of the public comment period, the Board of Commissioners reviews and authorizes the final funding recommendations. Organizations with favorable funding recommendations are issued sub-recipient agreements.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County will continue to work with sub-recipients to assign case managers to those homeless persons who make the transition to permanent housing is an effective way of preventing those who were recently homeless from becoming homeless again. These case managers monitor these individuals for at least one year.

Describe performance standards for evaluating ESG.

Agencies that receive ESG funds are required to complete a Monthly Narrative Report, a Grantee Statistic Report, and a Direct Benefit Activity Report monthly. These reports contain information regarding the funded ESG activity as well as statistical information regarding the beneficiaries of the ESG activity. The information reported is verified during the monitoring of the program. These reports are due at the same time the agency submits for reimbursement of expenditures under the ESG program. This deadline ensures that all required reported data is submitted to the Community Development Department, HUD Programs Division in a timely and efficient manner.

Clayton County will continue to work with each of its sub-recipients to ensure that all requirements of the ESG program implemented in an orderly and timely manner. Clayton County will continue to offer technical assistance to its sub-recipients and ensure that updates, ads and postings are accessible via multiple sources.