



HOME – American Rescue Plan Funding  
Affordable Rental Housing Development for  
Qualifying Populations



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## **Augusta, Georgia HOME-ARP Allocation Plan**

All guidance referenced in this plan, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in HUD CPD Notice CPD-21-10: Requirements of the Use of Funds in the HOME-American Rescue Plan Program.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

### **Executive Summary**

The City of Augusta has been allocated \$3,483,201 of HOME-American Rescue Plan Act (HOME-ARP) funding from the US Department of Housing and Urban Development (HUD). In order to receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan that will become part of the City’s FY2021 HUD Annual Action Plan by substantial amendment.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a survey of stakeholders, a 15-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps within the City:

- In January 2022, the annual Point in Time (PIT) count revealed that 298 people were residing in emergency housing, either in shelter or transitional housing. Another 278 people were unsheltered on the streets, in tents or makeshift shelters, or in cars, vans, RVs or campers.
- The most recent CHAS Data from HUD reported over 25% of households with incomes at or below 30% AMI are at risk of homelessness in the City.
- The most recent HUD CHAS data indicates there are 7,585 renter households with an annual income at or below 30% AMI with a cost burden that are at greatest risk of housing instability.
- The CHAS data reports that there are 4,940 households with incomes more than 30 and but equal to or less than 50% AMI that are at risk of homelessness in the City because of at least one of the housing problems as defined by HUD.
- The greatest need for supportive services is in the areas of were mental health services, landlord/tenant liaison, housing search/counseling services, childcare assistance and financial assistance.

To address these needs within the community, the City will utilize HOME-ARP funds for developing affordable rental housing units and administration and planning for the HOME-ARP program.

The City will solicit applications from developers, service providers, and/or nonprofits to administer eligible activities and/or develop housing. A Request for Proposals (RFP) will be issued. The RFP will, at a minimum, specify eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal.

## *Introduction*

The City of Augusta has been allocated \$3,483,201 of HOME-American Rescue Plan Act (HOME-ARP) funding from the US Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation the City of Augusta must develop a HOME-ARP Allocation Plan that will become a part of the City's FY2021 HUD Annual Action Plan by substantial amendment.

The HOME-ARP Cost Allocation Plan includes the following:

1. A summary of the consultation process and the results of consultation;
2. A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reason why;
3. A description of HOME-ARP qualifying populations within the jurisdiction;
4. An assessment of unmet needs of each qualifying population;
5. An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
6. A summary of planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
7. An estimate of the number of housing units for qualifying populations the City will produce or preserve with its HOME-ARP allocation;
8. A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population;
9. HOME-ARP Refinancing Guidelines; and
10. Certifications and SF-424, SF-424B, and SF-424D Forms.

The following entities are responsible for preparing the Cost Allocation Plan and those responsible for administration of the HOME-ARP grant.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
HOME Administrator	City of Augusta	Housing and Community Development Department

### ***HOME-ARP Eligible Qualifying Populations and Activities***

HUD's CPD Notice 21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program establishes the requirements for funds appropriated under section 3205 of the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services.

The American Rescue Plan Act (ARP) defines qualifying individuals or families, including Veterans, which are:

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
2. At risk of homelessness, as defined in section 401 of the McKinney-Vento Homeless Assistance Act;
3. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking (as defined by HUD in 24 CFR 5.2003) or human trafficking (as outlined in the Trafficking Victims Protection Act of 2000 as amended [22 USC 7102]); and
4. Part of other populations, where providing supportive services or assistance under section 212(a) of the National Affordable Housing Act 42 USC 12472(a) would:
  - a. Prevent a family's homelessness;
  - b. Serve those with the greatest risk of housing instability.

HOME-ARP funds may be used benefit qualifying populations through:

1. Tenant-based Rental Assistance (TBRA);
2. Development and support of affordable housing;
3. Provision of supportive services;
4. Acquisition and development of non-congregate shelter;
5. Nonprofit capacity building and operating assistance; and
6. Program Planning and Administration

## **Consultation**

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction's geographic area,
- Homeless service providers,
- Domestic violence service providers,
- Veterans' groups,
- Public Housing Agencies (PHAs),
- Public agencies that address the needs of the qualifying populations, and
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

## **Stakeholder Consultation and Public Participation**

HUD requires each HOME-ARP Participating Jurisdiction to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include the Continuum of Care serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address fair housing, civil rights, and the needs of persons with disabilities.

HUD also requires that each Participating Jurisdiction provide opportunities for the public to comment on the proposed Allocation Plan, including the amount of HOME-ARP funds that will be received and the range of activities that the City may undertake.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including in person and a virtual consultation session, a survey of stakeholders, 2 15-day public comment periods, and a public hearing.

## **Stakeholder Consultation**

The City of Augusta consulted with the stakeholders listed in the following table in the development of the HOME ARP Cost Allocation Plan.

***List the organizations consulted:***

<b>Agency/Org Consulted</b>	<b>Type of Agency/Org</b>	<b>Method of Consultation</b>
Augusta Housing Authority	Public, addresses needs of qualifying populations, serves as public housing authority	Direct consultation Survey
Augusta Homeless Task Force (CoC)	Private collaborative, addresses needs of qualifying populations including the homeless	Direct consultation Survey
SAFEHOMES Domestic Violence Agency	Non-profit, addresses needs of qualifying populations including homeless	Direct consultation Survey
Salvation Army Augusta Area Command	Non-profit, addresses needs of qualifying populations, including homeless	Direct consultation Survey
CSRA Economic Opportunity Authority, Inc.	Non-profit, addresses needs of qualifying populations, including homeless	Direct consultation Survey
United Way of the CSRA	Non-profit, addresses needs of qualifying populations, including homeless	Direct consultation Survey
CSRA Area Agency on Aging	Non-profit, addresses needs of qualifying populations, including homeless	Direct consultation Survey
MBRC – Coordinated Entry Project	Non-profit, addresses needs of qualifying populations, including homeless	Direct consultation Survey
VA Homeless Program Staff	Public, addresses needs of qualifying populations,	Direct consultation Survey
Augusta Commission	Public governing body	Direct consultation survey

## **Summary of Feedback Received from Consulted Organizations**

Consultation revealed strong support for the following:

Development and support of affordable housing. Participants in these engagements were united in the need for additional affordable housing, specifically permanent supportive housing. Those replying to the survey also all agreed there was “high need” for this housing. There was discussion of various populations, represented by the agencies assembled, in need of both stable housing and services including case management.

Provision of supportive services was a constant theme represented by stakeholders. Many examples of supportive services were mentioned in the virtual session including case



management, fair housing, mental health services, credit repair services, housing counseling, substance abuse services, and eviction defense. Survey respondents were asked to rank what they believed is the current need for various services eligible under HOME-ARP. The activities with the most rankings for “high need” were mental health services (88%), landlord/tenant liaison (86%), housing search/counseling services (78%), childcare assistance and financial assistance (75%). In these engagement sessions, discussions centered on ensuring the most impactful use of HOME ARP dollars to address housing instability, and, despite the need for support services that was expressed, most agreed that the scarcity of affordable rental units was a major impediment to stability that warranted prioritization in the HOME ARP Cost Allocation Plan submission. Stakeholders acknowledged that, while resources are limited, there exists enough diversity in alternative funding source opportunities to address these service needs that investing in long-term, stable affordable housing units for the most vulnerable populations in the community would represent a highest and best use of the HOME ARP Allocation for Augusta, Georgia.

## **Public Participation**

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

***Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:***

### ***1<sup>st</sup> Public Notification***

- ***Date(s) of public notice: 1/30/2023***
- ***Public comment period: start date - 1/31/2023 end date - 2/14/2023***
- ***Date(s) of public hearing: 2/14/2023***

### ***2<sup>nd</sup> Public Notification***

- ***Date(s) of public notice: 3/6/2023***
- ***Public comment period: start date - 3/7/2023 end date – 3/22/2023***
- ***Date(s) of public hearing: 3/23/2023***

***Describe the public participation process:***

To provide opportunities for public participation, the City of Augusta sent an email to all agencies and individuals on its email list notifying them of the opportunity to participate in the consultation session to be held beginning on April 21, 2022 as part of Augusta’s Homeless Task Force (CoC) Meeting. In addition to attending the HTF consultation session, they were asked to complete an online survey regarding their views of the level of need for the eligible activities and qualifying populations as described by the CPD Notice 21-10. Those unable to attend, or who had further comments after the virtual session were invited to email them directly to City of Augusta staff.

Upon the completion of stakeholder engagement and survey feedback through the Homeless Task Force, the plan to address the affordable housing gap represented in Augusta's HOME ARP Cost Allocation Plan was formulated by Augusta Housing and Community Development. This draft plan included the same scope of services (i.e. rental housing development) and was presented to the public for comment beginning on January 31, 2022. A hybrid in-person / virtual public hearing on Augusta's draft HOME ARP Cost Allocation plan was held on February 14, 2023 at 5PM at the HCD Offices and via Zoom to maximize accommodations to local residents that wished to participate.

Subsequent to this public engagement process for Augusta's HOME ARP Cost Allocation Plan, further consideration to development factors such as location, costs and construction timelines, revisions were made to the Unit Goal Production worksheet that brought Augusta's estimates for unit production to their current levels. As follow up to the finalization of this component of the plan and subsequent engagement and approval of the Augusta Commission, Augusta proceeded to issue a second public comment period of the Final HOME ARP Cost Allocation Plan. This comment period ran from March 9, 2023 to March 24, 2023. The second comment period included a hybrid in-person / virtual public hearing held on March 22, 2023 (5PM) at the HCD Offices and via Zoom to maximize accommodations to local residents that wished to participate.

***Describe efforts to broaden public participation:***

To broaden public participation, members of the public who are on HCD's email list were also invited via email to attend the HTF consultation session held in the formulation of the Allocation Plan, in addition to virtual stakeholder listening sessions and Augusta Commission Meeting hearings on the HOME ARP Cost Allocation Plan.

A second comment period was also publicized upon approval of the HOME ARP Cost Allocation Plan by the Augusta Commission to provide the public additional opportunity to review and provide input on the proposed uses of the funds from the HOME ARP allocation to Augusta, Georgia.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

No comments or recommendations were received during the public comment period and at the public hearing to be included in this submission of the HOME ARP Cost Allocation Plan to HUD.

***Summarize any comments or recommendations not accepted and state the reasons why:***

No comments or recommendations were received during the public comment period and at the public hearing to be included in this submission of the HOME ARP Cost Allocation Plan to HUD.

## **Needs Assessment and Gaps Analysis**

The needs assessment and gap analysis must evaluate the size and demographic composition of HOME-ARP qualifying populations, and unmet needs of HOME-ARP qualifying populations. In addition, the needs assessment and gap analysis must identify any gaps within its current shelter and housing inventory, and service delivery system.

This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing to prevent homelessness; and
4. Those at greatest risk of housing instability or unstable housing situations.

## Housing Inventory Count

The annual Housing Inventory Count (HIC) provides useful context regarding the number and type of beds and units that are available for individuals and families experiencing on any given night. The following tables summarize beds and units available as of January 2022 in the City of Augusta by bed type.

Emergency housing beds include emergency shelter and transitional housing; emergency shelter generally allows for short-term or nightly stays, while transitional housing generally allows for a stay up to 24 months. Both types of emergency housing may include supportive services designed to facilitate movement to independent living.

Rapid rehousing provides security and utility deposits and/or monthly rental and utility assistance for rental units that rent for less than the fair market rent. Assistance is generally provided for the shortest period of time necessary for a household to gain stable housing and can range from 3 to 24 months. Permanent supportive housing provides for an unlimited lease term; residents receive services necessary to promote continued housing stability.

**Homeless Needs Inventory and Gap Analysis Table**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	142	23	185	3	0								
Transitional Housing	8	1	0	0	0								
Permanent Supportive Housing	0	0	25	25	0								
Other Permanent Housing	0	0	0	0	159								
Sheltered Homeless						20	152	11	5				
Unsheltered Homeless						7	289	13	3				
<b>Current Gap</b>										0	0	106	106

**Suggested Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

### Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	972		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	248		
Rental Units Affordable to HH at 50% AMI (Other Populations)	724		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		6,435	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,520	
<b>Current Gaps</b>			7,983

**Suggested Data Sources:** 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

***Describe the size and demographic composition of qualifying populations within the PJ's boundaries:***

***Homeless as defined in 24 CFR 91.5***

The 2022 Point in Time Count Data for individuals and families in shelters show Augustans who identify as Black or African American are more likely to experience homelessness in Augusta when compared to other racial identities. Further, those who identify as male are more likely to experience homelessness than other gender identities. Augustans with severe mental illnesses, chronic substance abuse issues, and/or are fleeing domestic violence make up a larger proportion of the special needs groups in the sheltered population.

***At Risk of Homelessness as defined in 24 CFR 91.5***

The number and demographic composition of the extremely low income households (ELI) in Augusta has been used to describe the size and demographic composition of qualifying populations at-risk of homelessness. The ELI households are likely to be a subset of the ELI population, and real-time assessment of actual housing stability status within the ELI demographic is too volatile to ascertain a true representation without including the characteristics of the broader demographic.

Those at greatest risk of homelessness are severely cost burdened, paying more than 50% of gross monthly income for housing, inclusive of utility costs. The table below is included with data for ELI owner and renter households for all demographic groups combined.

**Cost Burden > 50%**

	<b>Renter</b>				<b>Owner</b>			
	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>	<b>0-30% AMI</b>	<b>&gt;30-50% AMI</b>	<b>&gt;50-80% AMI</b>	<b>Total</b>
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,059	1,197	100	4,356	488	375	265	1,128
Large Related	509	186	0	695	94	0	0	94
Elderly	727	460	124	1,311	615	395	490	1,500
Other	2,140	677	126	2,943	704	339	130	1,173
Total need by income	6,435	2,520	350	9,305	1,970	1,080	780	3,830

**Table 1 – Cost Burden > 50%**

Data Source: 2012-2016 CHAS

In summary, the majority of ELI renter households experience severe housing cost burden. In addition, a significant proportion of ELI owner households also experience severe cost burden. Severe cost burden is an indicator that households may be at risk of homelessness or housing instability, since very little is left for other life necessities after paying for housing and utilities each month. A car repair, illness or injury, or other urgent need may push these households into homelessness or housing instability.

During the recovery from the economic impacts of the Covid-19 pandemic has been Augusta's ability to make use of Emergency Rental Assistance provided under both the CARES ACT and the American Rescue Plan, to assist local renter households with arrearages threatening mass eviction with the secession of the Federal Eviction Moratorium in 2021. Operated in Partnership with United Way of the CSRA, the program served as one of the most vital safety nets for at-risk households in the City of Augusta- the 211 Hotline saw the percentage of callers needing housing or shelter assistance grow by 500% relative to need between 2019 and 2020. Like in many metro American communities, in Augusta income does not meet basic needs of many households. The rate of unemployment and local low paying jobs make it challenging for people with disabilities and older adults with fixed incomes to remain stably housed. Low educational attainment throughout the area impacts access to income and creates employment barriers. Many households have a difficult time accessing educational programs that would help them obtain their high school diploma or GED or attend vocational school. Transportation is also a barrier to education both children and adults. The lack of affordable and accessible quality childcare and early childhood programs also impact the Augusta, Georgia region. For employees and people seeking work outside of traditional work hours have the added challenge of lack of extended hour or overnight care for their children.

For residents with criminal backgrounds or with past eviction histories seeking employment or housing, there are even more limited options. The Augusta area lacks a sufficient number of affordable rental properties. The City of Augusta's renter population, whose income is 30-50% AMI, are the greatest at risk population of being homeless due to substandard conditions of existing housing stock. Outside of recent programs derived from Federal Covid-19 related funding, there have traditionally been few rental assistance programs in Augusta that provide rental deposits, home repair assistance, utility assistance, or eviction defense/eviction expungement. Even for families who are able to obtain rental assistance, it is difficult to find property managers or landlords who accept housing vouchers or other forms of third-party (i.e. assistance) payments.

In further complications of inflation related economic instability, many households in the Augusta area are over income for SNAP benefits (formerly known as food stamps), but are still unable to afford the rising costs of food and other necessities. In many parts of Augusta there are food deserts, limited food pantry options, and transportation challenges that make it hard to



access affordable, much less healthy, food options. A high percentage of individuals in the City of Augusta do not have health insurance (15% or one out of 6 individuals). Since Georgia was one of the states that chose not to adopt Medicaid expansion, ELI households lack the social safety net of subsidized medical care. There are very limited treatment options in the area for people with mental health and substance use issues, particularly for people without health coverage. This combination of factors centralizes the need for increased availability and accessibility of affordable housing in Augusta to bring stability to turbulent economic times in the wake of volatile price environments in many other basic needs.

***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

Domestic violence is one of the leading causes of homelessness for women and their children. Although safe housing can provide a pathway to freedom, there are many barriers that prevent survivors from obtaining or maintaining safe and affordable housing. The majority of survivors experience financial abuse, meaning that they have not had access to the family finances, have been prohibited from working, or have had their credit scores destroyed by an abusive partner. Victims may also face discrimination in accessing or maintaining housing based on the violent or criminal actions of perpetrators. Additionally, victims are limited in the locations and types of housing they can access because of their unique safety and confidentiality needs, and many housing or homelessness assistance programs have barriers that inadvertently exclude victims of violence.

Human trafficking is also an issue in Georgia, specifically in Augusta. National research indicates that many of the risk factors and vulnerabilities of human trafficking reflect circumstances faced by HOME-ARP qualifying populations, including caretaker substance use, involvement with the child welfare and/or foster care system, juvenile justice involvement, mental health concerns, runaway or homeless youth, underemployment or unemployment, and unstable housing, among many others. Two of the top five risks/vulnerabilities for human trafficking are homelessness and unstable housing. The majority of statistics about human trafficking are state level data, such as reports from the World Population Review that indicate that the state of Georgia is one of the most extensive hubs of the United States of human trafficking horror. About four of every 100,000 people in Georgia are human trafficking victims, the 7th highest human trafficking rate in the United States. It's important to understand that because sex trafficking is often conducted on the dark web or other secretive platforms, the full scope of the problem isn't known, which means local and national statistics on human trafficking are likely underestimated. Also, survivors of sex trafficking are often manipulated and coerced, so it's an underreported crime. This combination of data and context makes the issue of human / sex trafficking a major concern in the state of Georgia, including within the Augusta area.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

The most recently available CHAS data indicates that there were 26,385 households in Augusta at or below the Area Median Household Income that had issues with either housing affordability or substandard housing conditions. Households that had at least 1 of 4 severe housing problems comprised roughly 15% of the total households in the Augusta area. Over 17,000 households were either cost burdened (paying more than 50 % of gross income for housing) or had zero or negative income, regardless of whether they had any substandard housing issues.

Children and youth are a population that faces homelessness, yet they are not always eligible for homelessness services for the CoC and other funding streams. Local community partners shared that approximately 300-400 school-aged students in the 2021/2022 academic year were facing homelessness under the McKinney-Vento Act definition in the Richmond County school district. That group includes students and their families who are couch surfing, doubled up, or in other unstable housing situations that are not considered “homelessness” under many of the other HUD programs, but they do fall under the “other special populations” definition for HOME-ARP purposes.

**Other populations, as defined by HOME-ARP, include those who:**

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes at or below 30% AMI and are experiencing severe housing cost burden; and
3. Otherwise meet the definition of at risk of homelessness and have incomes of more than 30% and at or below 50% AMI.

**Other Populations: At greatest risk of housing instability – Households with incomes 30-50% AMI that meet HUD’s §91.5 definition of at risk of homelessness**

Households in this category are those with incomes more than 30% and at or below 50% AMI that lack sufficient resources or support networks to prevent homelessness, and

- Have moved more than two times due to economic reasons in the past 60 days;
- Are doubled up with another household due to economic hardship;
- Will be evicted within 21 days;
- Live in a hotel or motel w/o financial assistance from a 3<sup>rd</sup> party
- Live in an efficiency apartment and are overcrowded;
- Are exiting a publicly funded institution or system of care

HUD’s Comprehensive Housing Affordability Strategy (CHAS) 2014-2018 data Tables below provide information on households that include more than one family, household income level and overcrowding. The CHAS data indicates that there are approximately 23,000 renter households with incomes between 30 and 50 % AMI that are at risk of homelessness in the City of Augusta because of at least one of the housing problems as defined by HUD. In addition, 919 households are living in rental dwellings that are considered “overcrowded” by HUD standards (i.e. 1.5 persons per bedroom, usually with more than one family per unit).

Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	205	80	14	80	379	55	20	10	10	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	70	105	0	295	8	19	25	15	67
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	204	230	25	624	10	10	64	130	214
Housing cost burden greater than 50% of income (and none of the above problems)	6,354	2,244	279	10	8,887	1,849	1,110	885	135	3,979

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	930	2,359	3,244	475	7,008	434	914	1,985	742	4,075
Zero/negative Income (and none of the above problems)	1,650	0	0	0	1,650	655	0	0	0	655

**Table 2 – Housing Problems Table**

Data 2014-2018 CHAS  
Source:

## **Unmet Service Needs of Qualifying Populations**

Based on consultation with service providers in the City of Augusta, the greatest unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are:

- mental health services
- landlord/tenant liaison services
- housing search/counseling services
- childcare assistance
- financial assistance

Additional unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations include the following:

- Case management services
- Credit repair services
- Education Services
- Food assistance
- Job training and employment services
- Legal services
- Mediation services
- Outpatient health services
- Outreach services
- Substance abuse treatment
- Services for special populations

***Describe the unmet housing and service needs of qualifying populations:***

### ***Sheltered and Unsheltered Homeless as defined in 24 CFR 91.5***

Data analysis shows a gap of at least 250 adult shelter beds and 50 or more family / child shelter beds. This indicates unmet housing needs among unsheltered homeless adults in Augusta, Georgia. The true number of unsheltered homeless adults is likely to be larger due to the challenges of collecting PIT data. In addition, shelter beds are unavailable to a small but not irrelevant portion of the local unsheltered homeless population based upon their barriers related to criminal status, documentation and other related obstacles to attaining shelter in Augusta.

In terms of services for sheltered and unsheltered homeless populations, survey data and HTF interview results indicate a strong need for supportive services and other assistance such as transportation, mental health care, legal care, and other services. The unsheltered and sheltered homeless population in Augusta also suffer from mental health issues and/or substance abuse problems, which can hinder them from obtaining and retaining employment. They also tend to isolate themselves from the public, making it more challenging for provider outreach to make contact and assist individuals with case management.

People experiencing homelessness who rely on public transportation in Augusta have found transit difficult to navigate, with complicated bus routes and limited stops and time offerings. Buses are currently underutilized and there is no alternative centralized transportation system in the City of Augusta. For people experiencing homelessness (and others), who need to connect with services, attend school/work/ trainings, or even check available housing listings, the inability to get around the community serves as a major barrier to accessing critical services that would help facilitate housing stability and permanency, and improve quality of life overall. Moreover, the hours of transportation are limited to traditional work hours, leaving people who work second or third shifts unable to use transportation to get to and from jobs. Most of the transportation lines focus toward downtown, so additional challenges exist for people who need public transportation to access jobs or services outside of the downtown area.

People experiencing homelessness in Augusta also report a lack of available jobs they can fairly compete for, with employment opportunities often going to individuals with more experience/skills. Jobs that are available are often part-time, below living wage, and evening/graveyard shifts. Having to juggle multiple low-wage jobs to make ends meet and cover basic costs, make the availability for extended hour or overnight childcare options all the more essential. In addition, employment agencies were reported to be clustered in one area of the City that is not central to “downtown,” where shelters are located, making it less accessible for people experiencing homelessness to obtain employment.

### ***At Risk of Homelessness as defined in 24 CFR 91.5***

Many formerly homeless and rapid re-housing assistance recipients live from paycheck to paycheck and often need more than twelve months of supportive services and financial assistance to secure decent safe housing that can remain affordable to them. Rent and utility assistance continue to be needed by low-income residents of Augusta, Georgia. The lack of health insurance can be a key determinant of health status and housing instability along with inconsistent access to health care, which often results in illness, longer hospitalizations, and increased vulnerability to mental health conditions. These factors all carry burdensome costs for residents that face them as well.

The limitations of the local transportation system and impact the ability for people at risk of homelessness to obtain or retain employment and stable housing. For people at risk of homelessness, stable employment may be located outside the transportation systems reach and/or buses do not run during their evening or weekend working shifts. For families working late night shifts, they are often forced to resort to taking Ubers back home which are increasingly cost prohibitive for households that are already cost burdened and only earning minimum wage.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

Housing costs can be a significant factor in housing instability and risk of homelessness. The more a household spends on their housing, the less income is left for other necessities. Over 80 percent of the low-income renter households who allocate more than half their income to housing costs, have incomes below 30% of AMI. Having such limited flexibility with how income can be spent, means making tough decisions on what does and ultimately does not get paid month to month. Missed payments are easy to accumulate and can significantly damage credits histories, further perpetuating a vicious cycle of housing loss and substandard housing options that is challenging to break free from. Once housing is lost, it is increasingly difficult for a family to get back on track.

For families that do qualify for housing assistance, there are limited properties and landlords who are willing to accept housing vouchers in Augusta. Tenants who do not know their full tenant rights may be taken advantage of by landlords. They may not understand the eviction process and their rights during the process. Furthermore, many low-income households in Augusta are not well-versed in dealing with landlord issues, leaving them more vulnerable and susceptible to living in substandard housing without advocating for themselves, out of fear that they will not have tenant protections and will be kicked out of the house and potentially be homeless as a result.

Households with insufficient financial literacy may not be able to plan for unexpected expenses. Community reports note that extreme temperatures place a burden on low- and moderate-income households as they experience higher utility costs and financial burden when unexpected repairs or replacement of equipment are needed.

A lack of financial literacy may also lead to confusion in paying bills and a lack of understanding regarding the importance of a good credit history and the impact of missed payments on their credit history. Such confusion can lead to mismanagement of budgets, which can further exacerbate housing instability.

There is a community need for affordable childcare and youth programs for low- to moderate-income families, and specifically for childcare options that provide flexibility that extend to covering non-traditional working hours, so families have the mobility to accept and retain jobs



that have less flexible working hours. Without access to quality care, low-income families have to either forego employment opportunities or leave their children in potentially unsafe situations.

Relatively lower educational attainment can make it more challenging to secure living wage employment. In Augusta, adults are slightly less likely to have a high school education than compared to the national average, and local residents are less likely to have a four-year college education. There is a need for job skills training and assistance in applying for and attending diploma/GED programs, vocational school, certificate programs and higher education.

Workforce reductions and layoffs make income streams inconsistent, which can lead to further housing instability. The uncertainties of how to meet financial obligations and a loss of benefits that come with unemployment, can put a strain on families as members grapple with how to make ends meet in the interim and whether they can afford to remain in their community or will be forced to move and seek employment elsewhere.

Special populations that do not have the knowledge or ready access to public resources require additional services to ensure housing stability. Persons living with disabilities, persons living with HIV/AIDS, at-risk youth, LGBTQIA+ individuals, and youth/adults leaving the juvenile/criminal legal system may frequently require supportive services to make living independently a viable option in addition to finding the inclusive and affordable housing opportunities they need in the community.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

There are a number of gaps within the current shelter and housing inventory, as well as the service delivery system. In 2020 and 2021, the local CoC conducted a needs assessment and gaps analysis. The Assessment identified three major gaps and opportunities for action in the homeless system of care that could improve the local response to homelessness.

These gaps include:

- Insufficient Housing and Housing Resources
- Limited Access to Supportive Services
- Unstable Crisis Services

**Insufficient Housing and Housing Resources Affordable Housing:**

The lack of affordable housing in the City of Augusta has a number of layers. There are not enough affordable housing units in the area, the costs to rent the units that are available in the area is high compared to local income, and many of the housing units that are available for qualifying populations is sub-standard, with households overcrowded and/or cost burdened. Both renter and owner-occupied households are most likely to report problems with high housing costs. The most severe problems affect the lowest income households. In 2020-2021, more than 2,100 low-income renter households paid more than half their income on housing; 81% of them had income below 30% AMI. Households with income below 30% of AMI are more likely to obtain housing with at least 1 of the severe housing problems (cost burden, overcrowding, lacking kitchen facilities, or lacking complete plumbing). The City's low-income households often face a choice between deficient housing and cost burden.

Some local households do not have the choice – they have both cost burden and deficient housing. The median gross rent in Augusta is approximately \$940. However, over 1 in 5 Augusta residents live below the federal poverty level (currently \$23,030 for a three-person family). At the federal poverty level, a family of three would struggle to be able to afford \$540 per month in rent to spend 30% of less of their income on housing, much less \$940. At the same time, many of Augusta's affordable units are dilapidated, unsafe, and substandard options.

Stakeholders throughout the community shared that replacement of dilapidated housing with quality housing is a necessity in Augusta.

The following impediments were identified as factors that contribute to housing shortages in Augusta:

- Lack of housing access due to high housing costs and the availability of housing: The median price of homes sold in Augusta in February 2023 was \$190,000. There are an insufficient number of quality multi-family structures in the community; more than three quarters of units in Augusta are single units. Almost Ninety percent of all rental units are occupied and only one third of all units are available for rent (52% of units in Augusta are owner-occupied, which is lower than the national average of 64%).
- Availability of affordable, accessible units in a range of sizes: More than 50% of Augusta's housing stock was built before 1978, though the median year built for Augusta housing was 1980. This suggests concentrated housing development in areas of the community has occurred over the last two generations, while many of the older neighborhoods lack investment in housing quality. Four percent of housing units lack complete plumbing, complete kitchens, and/or telephone service. Additionally, there is insufficient housing for single individuals or couples in the local area, regardless of income level. Data for February/March 2022 showed only 3-4% of all homes on the market in the area that were for sale or rent were one-bedroom units.
- The most recent CHAS Data from HUD reported over 25% of households with incomes at or below 30% AMI are at risk of homelessness in the City of Augusta.
- The most recent HUD CHAS data indicates there are 7,585 renter households with an annual income at or below 30% AMI with a cost burden that are at greatest risk of housing instability.
- The CHAS data reports that there are 4,940 households with incomes more than 30 and but equal to or less than 50% AMI that are at risk of homelessness in the City because of at least one of the housing problems as defined by HUD.

#### Housing Services:

For many people who fall in the qualifying populations defined in the HOME ARP regulations, maintaining stable housing requires additional and frequent support. Case management services can support people to obtain and retain housing. HUD recently published recommendations for an appropriate caseload ratio, taking into consideration that each organization will need to assess the expectations placed on staff and the level of service availability to come up with their own ratios. HUD recommends that a case load ratio of 1:10 when providing Intensive Case Management can lead to "positive client outcomes and staff retention."

For people recently transitioning from homelessness to housing, "critical time intervention" calls for frequent case management and more wrap-around services. As people become more stable, case management and wrap around services can slowly taper off, but not completely. For some

high acuity tenants, intensive case management may need to occur throughout their tenancy, in order to ensure they can successfully retain housing and well-being.

#### Limited Access to Supportive Services:

Augusta's CoC partner agencies and other local providers have invested significant resources toward helping people find a place to live and reduce barriers to housing. Quick access to housing, however, is only one aspect of the Housing First approach. In order to be effective, not only do people need a place to live, but they need supportive services to go hand-in-hand with an apartment or house. There are few supportive service staff to help people transition effectively from homelessness to housing or to help people experiencing housing insecurity to stabilize. Augusta service providers indicated that current provider staff do not have the bandwidth to provide follow-up visits as frequently as might be necessary for maximum effectiveness for newly housed or precariously housed residents. There are more people in need of supportive services in the qualifying populations than there are service providers, particularly case management, mental health services, and substance use treatment. These are all important supports that are needed to ensure people are able to obtain and maintain stable housing. The current needs and gaps exist primarily due to inadequate funds that are limiting the ability of the City of Augusta and partner agencies to provide adequate services for stability and self-sufficiency to all residents in need.

Additionally, food insecurity resulting from the pandemic has created a need for additional food services and has highlighted the growing disparity among the areas in need of equitable access to affordable nutritious food. Equitable access to all housing and services will be an important consideration in planning for the future.

Another challenge in the community is clients who often resist help or lifestyle changes necessary to retain housing due to mental health issues. The need for mental health services across the qualifying populations has grown considerably over the past few years. For example, comparative data for 2019 and 2020 from the Richmond County Sheriff's Office shared with Augusta's Homeless Task Force tracked law enforcement officer-involved incidents. While the number of calls involving people experiencing homelessness went up considerably in 2020 compared to 2019, the number of incidents involving what the police term, "emotionally disturbed persons" also rose from around 1 out of 20 in 2019 to almost 1 out of 4 in 2020. Still, there are limited providers who support people with mental health issues in Augusta.

Another common supportive service that all qualifying populations are in need of is transportation. The community survey, consultations and staff interactions with citizens have constantly reinforced that many people struggle to get to work, to medical appointments, and even to the store. The limitations of the local public transportation system was identified as a primary reason for transportation challenges in the City of Augusta. Availability, type, frequency,

reliability, and accessibility of public transportation were all identified by most stakeholders as challenges for qualifying populations. Additional reasons for the transportation gaps include the cost of owning a vehicle (payments, insurance, and gas), credit capacity to purchase a vehicle, the high per-trip cost of services like Uber, and the lack of available jobs and services within walking and biking distance of affordable neighborhoods. The issue of transportation access to jobs and services is reported as a significant factor in several other issues, such as medical services. Medical care, appointments, and prescriptions can be difficult to manage without ready access via transportation.

#### Unstable Crisis Services

Crisis services in Augusta have been unstable for a number of years. Since 2016, the community has had several of its emergency shelters close or change the populations they serve, a day center that provided outreach, case management and supports to people in the community was opened (2019) but its capacity is limited and no new developments have occurred other than or since its inception.

During COVID, crisis resources shifted again, adjusting to the needs of clients and necessary health and safety precautions of the Covid-19 pandemic necessitated rapid changes to the service delivery strategy for the City of Augusta and its partners. Agencies and organizations working within the homeless system of care, as well as people experiencing homelessness, shared that one of the biggest challenges in the current system is that there are not sufficient resources to support local organizations to operate low-barrier, housing focused shelters consistently and to the level of need that currently exists. While a majority of the public and stakeholders noted the lack of low barrier shelter beds is often an issue, the limitations placed on the HOME-ARP funding – that the resources cannot be used to support operation of a shelter – limit the ability of this funding to meet this need. Public funding sources do not currently exist in the City of Augusta that provide investment in long-term operations for emergency shelters.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan.***

***These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

Though increasing the amount of safe, decent, and affordable housing is a top priority for the City of Augusta, limited public resources and incomes that fall short of being able to provide subsistence and permanency for households continue to trap residents in a cycle of poverty and exacerbate housing disparities.

Due to unique circumstances, youth, older adults, persons with disabilities, large households, persons with substance abuse problems, persons with mental health challenges, households experiencing homelessness, survivors of intimate partner violence, persons with convictions, and persons with HIV/AIDS, and immigrant households of color are more likely to have low- or moderate-incomes.

From discussions with groups that serve populations with special needs with regard to housing it is known that:

- There is a concentration of abandoned and condemned housing units where numbers of minority and low-income households reside.
- Individuals with mental and developmental disabilities often lose housing opportunities they are eligible for and were successful in applying to prior to a personal interview, due to stigma and landlords' negative perceptions of tenants with mental and developmental challenges.
- Some landlords are reluctant to rent to individuals who have Section 8 assisted housing certificates and vouchers. Some landlords include blanket ban statements on classified rental advertisements such as "no pets -- no housing" and other statements to signify that low-income tenants who are eligible for Section 8 are unwelcome.
- Augusta's affordable housing stock is made up of older homes that are not accessible for individuals with mobility limitations.
- Access to transportation options is very limited, restricting the areas that people can choose to live and obtain employment.

According to HUD, households spending more than 30% of their income on housing are referred to as "cost burdened" and owners and renters who pay more than 50% of their income for housing are referred to as "severely cost burdened." Having such limited disposable income remaining after paying for housing costs leaves households at an increased risk of housing instability and homelessness. For renters, housing costs include rent paid by the tenant, plus utilities and for owners, housing costs can include mortgage payment, taxes, insurance, and utilities. Housing problems that can serve as key indicators of at-risk households include overcrowding and lack of proper kitchen and plumbing facilities.

As noted earlier, persons/families who are at 30% or below AMI are more likely to be affected by severe housing problems, are forced to live in places with substandard conditions, and are more susceptible to experience housing instability and fall into homelessness.

***Identify priority needs for qualifying populations:***

Priority needs for qualifying populations are:

- Affordable rental housing
- Supportive services including:
  - Landlord/tenant liaison services
  - mental health services
  - financial assistance services
  - transportation services
  - housing search and housing counseling services
  - childcare assistance
- Tenant-based rental assistance

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

Augusta's needs and gap analysis in the shelter and housing inventory were identified through the use of the Point in Time (PIT) and Housing Inventory Chart (HIC) data, as submitted to the U.S. Department of Housing and Urban Development (HUD). Additional data sources include, but are not limited to: American Community Survey (ACS) data, Comprehensive Housing Affordability Strategy (CHAS) data and the Augusta-Richmond County FY2020-24 Consolidated Plan (Con Plan). The needs and gaps represented in Augusta's HOME-ARP Cost Allocation Plan are also identified through a stakeholder organization, the local Homeless Task Force, in the form of stakeholder engagement and provision of local survey data. The combination of quantitative data on the size and condition of the Augusta housing stock and housing vulnerable populations and the context provided by the interpretation of such data by local stakeholders, residents and consumers of housing assistance services provided a robust argument in support of the affordable housing development identified in Augusta's HOME ARP Cost Allocation Plan.

## HOME-ARP Activities

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, sub recipients and/or contractors:***

The City will solicit applications from developers, service providers, and/or nonprofits to administer eligible activities and/or develop HOME-ARP Rental Housing. A Request for Proposals (RFP) will be issued. The RFP will, at a minimum, specify eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal. Inclusion of housing and services designed to be accessible to all Qualifying Populations referenced in this plan will be consistent throughout all activities supported with HOME ARP funds.

***Describe whether the PJ will administer eligible activities directly:***

Augusta, Georgia will administer eligible activities related to the acquisition, construction, renovation and rehabilitation of affordable housing units utilizing HOME ARP funding.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a sub recipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the sub recipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the sub recipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

Augusta, Georgia will administer eligible activities related to the acquisition, construction, renovation and rehabilitation of affordable housing units utilizing HOME ARP funding and will not provide sub recipient contracts utilizing HOME ARP funds.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.



### Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Development of Affordable Rental Housing	\$ 2,960,721	85%	N/A
Administration and Planning	\$ 522,480	15 %	15%
<b>Total HOME ARP Allocation</b>	<b>\$ 3,483,201</b>		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

Development and renovation of affordable rental housing units. This plan allocates \$2,960,721 for the development and renovation of affordable rental housing units using HOME-ARP funds. During the consultation process, the development of other eligible activity resources was discussed and debated. However, the resounding feedback focused on the lack of affordable rental housing units available, specifically to the qualifying populations that this plan aims to serve. Based on the assessments and analysis provided in this plan, the City believes the need is great and should be addressed, and is therefore focusing investment of HOME-ARP funds in to the development of affordable rental housing units.

The City of Augusta has limited affordable rental housing stock. Many of the affordable rental housing units that do exist are old and need updating. According to stakeholder feedback, many landlords or property managers would prefer to rent sub-standard housing to low-income people who are willing to rent, rather than invest in the units to bring them up to code or to update them to be more accessible and eligible to receive housing assistance. Of the units currently in the community's inventory, those that do come on the market and are available for rent to qualifying populations, there are insufficient numbers of the size needed for people on the verge of homelessness. The city lacks studio units or one-bedroom units.

The City of Augusta proposes to use HOME-ARP funds to acquire parcels for, construct and/or rehabilitate existing housing stock for at least 25 units of affordable housing. With the unexpected and unprecedented resources made available through the HOME-ARP allocation, the sustainable investment in increasing the affordable housing stock at this scale will have tremendous long-term impact on the nature of Augusta's housing stock in to the future. The introduction of these affordable housing units will also help to address the unit gap created by local landlords that are often unwilling to rent to the qualifying populations this plan aims to serve. Also not to be understated is that this will also afford the opportunity for some HOME-ARP eligible households to rent housing that is decent, safe and affordable.

Program Administration and Planning. This plan allocates \$522,480 towards the administration and planning functions of the HOME-ARP funds, in line with the statutory limit of 15% of the total award.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The gaps analysis reflected Augusta, Georgia has insufficient housing and housing services, limited access to support services and an unstable combination of crisis services. These all leave Augusta at a deficit in meeting the housing needs of residents of the community, particularly those who are low and moderate-income and the qualifying populations that this plan aims to serve. Augusta's recent Homeless Task Force Strategic Plan, in addition to interviews and surveys completed in the composition of both that plan and the HOME-ARP Cost Allocation Plan, reflected the same sentiments that these gaps, specifically the lack of affordable rental housing units, are impediments to Augusta's response to the current housing stability crisis.

HOME-ARP funds represent a rare, "once-in-a-lifetime" opportunity to respond to and intentionally address these gaps. Of the opportunities to use the funding, paired with other community resources, the best use of the funds is to focus on developing affordable rental housing and the services to help people maintain their housing. The community has several sources of funding of tenant-based rental assistance including HCV, CoC, EHV, ESG, HOPWA, state funded behavioral health programs, as well as EHV and Mainstream Vouchers.

Augusta's community partners have continuously expressed the challenges and impediments created with tenant-based rental assistance programs not being able to access decent, safe, affordable units in our community. This creates a systemic inefficiency when there are, unfortunately, large numbers of voucher holders unable to utilize their housing benefit due to this lack of available housing stock. This lack of affordable housing has downstream impacts, not just on residents experiencing or at-risk of experiencing homelessness, but also people fleeing domestic violence and other populations that regularly experience housing instability.

As Augusta continues to grow its economic base with infusion of jobs at Fort Gordon Cyber Command and the downtown Cyber Center campus, the increased local interest in market-rate development has created a stall in the development of affordable housing units, particularly for rental opportunities. In every year's planning process, there is consistent feedback on the insufficient housing stock for those residents that need it most.

The investment of HOME-ARP funds to address the longitudinal issues surrounding affordable rental housing availability is a catalyst in moving these conversations forward and helping to ensure that Augusta is a community where anyone that wants to can have a stable home. The new affordable rental housing units developed using HOME-ARP funds will be units that can make use of the many tenant-based rental assistance projects and funds already available to low and moderate-income residents of Augusta.

## **HOME-ARP Housing Production Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

The City estimates it will develop up to approximately 25 affordable rental units with the funds allocated by this plan, either through new construction, renovation or rehabilitation. There is not yet a site specific plan on the table for this project, so the City cannot project exact units, or whether they will be new construction or an acquisition and/or rehabilitation of an existing structure. These decisions will be heavily influenced by market conditions at the time of development.

See Appendix HOME ARP Cost Allocation Plan Unit Goal Production Worksheet for allocation breakout.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

With respect to this plan, the goal of the City of Augusta is to increase affordable rental housing stock in the community, specifically smaller units, such as studios and one-bedroom apartments. The HOME-ARP allocation will be used to create affordable rental housing units with 100% of the units developed made available to HOME-ARP qualifying populations. Augusta will look to optimize impact from this funding to support new construction, renovation and rehabilitation; the end goal being the maximum amount of decent, safe and affordable units added to the community's inventory as possible. Through solicitation for the development of these units, Augusta will emphasize efficiency wherever possible, asking potential partners and developers to leverage other resources that may be available from other funding sources to best meet the needs of the HOME-ARP qualifying populations.

All throughout the consultation process, feedback from stakeholders in the community gave the clear impression that there is a desperate need for more units of affordable housing. People mentioned the lack of units available, the substandard condition of some of the units that are being rented currently, the number of abandoned buildings, and the recent closing of facilities that support qualifying populations.

Stakeholders also identified the insufficient number of small units available for people to rent in the City of Augusta. Given the limited resources available from HOME-ARP and the need for smaller units, this plan will leverage the HOME-ARP funds with a heavy emphasis on smaller units, enabling a greater quantity of new affordable housing to come online in the City of Augusta and meeting a demand in the local housing market that remains unmet for many years.

## Preferences

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A preference permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A method of prioritization is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

*Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:*

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).



- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan.**

For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan. Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

ARP requires HOME-ARP activities to benefit households in the qualifying populations. To improve the feasibility and maintain the long-term viability of projects with HOME-ARP rental units for qualifying households, a PJ may invest HOME-ARP funds in units that are not restricted for occupancy solely for qualifying populations as described in the HOME ARP regulations.

-  Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
-  PJs are not required to describe specific projects to which the preferences will apply.

Units developed by Augusta, Georgia utilizing the HOME ARP Allocation will be developed with preferences designed to address the housing needs of the qualifying populations described in the HOME ARP regulations, specifically the Chronically Homeless population in the Augusta community.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Augusta, Georgia has a large unmet need in the Permanent Supportive Housing inventory available to residents of the community who are experiencing long-term, repetitive episodic homelessness and require intensive service supports to acquire and sustain permanent housing.

## **Referral Methods**

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, sub recipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ must include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

For HOME-ARP Rental Housing Projects, Augusta, Georgia intends to utilize the community's existing Coordinated Entry System (CES) for referral and placement in HOME-ARP Rental Units. Augusta's CES, the Marion Barnes Resource Center, is operated by the local Community Action Agency (CAA) CSRA Economic Opportunity Authority, also known as CSRA EOA, Inc. The CES is overseen by the local Continuum of Care through Augusta's Homeless Task Force's Executive Board.

Referrals to the HOME-ARP Rental Housing Project Sponsor, Augusta Housing and Community Development, shall incorporate all necessary considerations for HOME-ARP Preferences for Qualifying Populations, Fair Housing Rights / Compliance, local service prioritization methodology and other factors to formulate the referrals for placement in HOME-ARP Rental Housing units.

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

For the sheltered, unsheltered, and at risk of homelessness populations, the City of Augusta will make use of the Coordinated Entry System (CES), which assesses each individual or household to identify any immediate, emergent needs and risk factors, and to evaluate their overall level of vulnerability, including basic and housing-related needs. Based on those assessments, the Coordinated Entry System will make referrals to participating agencies. For those requiring services or housing assistance to prevent homelessness, and those at greatest risk of housing instability or unsuitable housing situations who may fall outside CES, the City will also utilize the CES system run by CSRA Economic Opportunity Authority (CSRA EOA) to provide referrals to participating providers. This partnership will ensure that all QPs will have fair and equal access to placement in HOME ARP developed units.

CSRA EOA is an integral partner working to serve vulnerable populations. They have done a great deal of work to research and identify other qualifying populations, partnering with local organizations that both work within and outside the homeless system of care. HUD, through CSRA EOA, is a primary funder of the CES Information & Referral system. As calls for assistance come into the CES system and through local partners who serve qualifying populations who are not served by CES (e.g., the school district identifies families experiencing housing instability who are "couch surfing" or "doubled up," therefore ineligible for assistance through CES), referrals for affordable housing will be made directly to the HOME-ARP projects. The HOME-ARP

providers will develop lists from those referrals based on first come, first served criteria. As units become available, the HOME-ARP provider will make referrals based on the households determined to have the highest service need and largest barriers to traditional affordable housing rental markets.

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

Augusta's CoC currently prioritizes placement for Permanent Supportive Housing through a standardized assessment of persons experiencing chronic homelessness and possessing one more disabling conditions. Prioritization for placement is done through the cultivation of an acuity score that is used to ensure that the hardest to serve (i.e. residents with most barriers to housing stability) are prioritized for placement in Permanent Supportive Housing units.

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

Augusta intends to utilize an expanded CE process established in partnership with the local Continuum of Care for referral and placement in HOME-ARP Rental Housing Units.

**Limitations in a HOME-ARP rental housing or NCS project**

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.



- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

Augusta does not intend to utilize any Limitations to the eligible Qualifying Populations for HOME-ARP Rental Housing units.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

Augusta does not intend to utilize any Limitations to the eligible Qualifying Populations for HOME-ARP Rental Housing units.

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):***

Augusta does not intend to utilize any Limitations to the eligible Qualifying Populations for HOME-ARP Rental Housing units.

## **HOME-ARP Refinancing Guidelines**

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with 24 CFR 92.206(b). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

The City of Augusta does not plan to use HOME-ARP funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation Plan.

## **APPENDIX A**

# Summary of Citizen Participation Comments

### Allocation Plan Public Review and Comment Period (09 March 2023 to 23 March 2023)

No public comments and recommendations were received during the public comment period and at the public hearing prior to the submission of this Allocation Plan to HUD.

### Public Hearing on 22 March 2023

No public comments and recommendations were received during the public comment period and at the public hearing prior to the submission of this Allocation Plan to HUD.

**APPENDIX B:**

SF-424 Grant  
Applications, SF-424B  
and SF-424D  
and  
HOME ARP Allocation  
Plan Certifications

### Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

03/17/2023

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

Augusta, Georgia

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

58-2204274

**\* c. Organizational DUNS:**

0734384180000

**d. Address:**

**\* Street1:**

535 Greene Street

**Street2:**

**\* City:**

Augusta

**County/Parish:**

**\* State:**

GA: Georgia

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

30901-2915

**e. Organizational Unit:**

**Department Name:**

Housing and Community Develop.

**Division Name:**

N/A

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Mr.

**\* First Name:**

Hawthorne

**Middle Name:**

E.

**\* Last Name:**

Welcher

**Suffix:**

Jr.

**Title:**

Director

**Organizational Affiliation:**

City Department

**\* Telephone Number:**

706-821-1797

**Fax Number:**

706-821-1784

**\* Email:**

hwelcher@augustaga.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

Home Investment Partnership (HOME) Program - American Rescue Plan (ARP)

### \* 12. Funding Opportunity Number:

N/A

\* Title:

N/A

### 13. Competition Identification Number:

N/A

Title:

N/A

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Home Investment Partnership (HOME) Program - American Rescue Plan (ARP)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

GA-12

\* b. Program/Project

GA-12

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

06/01/2023

\* b. End Date:

05/31/2029

**18. Estimated Funding (\$):**

* a. Federal	3,483,201.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	3,483,201.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Garnett

Middle Name:

L.

\* Last Name:

Johnson

Suffix:

\* Title:

Mayor, City of Augusta

\* Telephone Number:

706-821-1831

Fax Number:

706-821-1835

\* Email:

mayorjohnson@augustaga.gov

\* Signature of Authorized Representative:

\* Date Signed:

3/24/2023

## HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

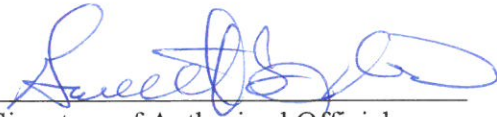
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.




**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

  
\_\_\_\_\_  
Signature of Authorized Official

3/24/2023  
Date

 Mayor  
Title

## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

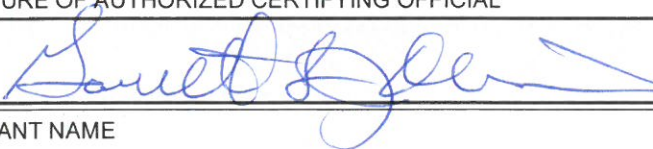
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO-11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE MAYOR
APPLICANT NAME AUGUSTA, GEORGIA	DATE SUBMITTED 3/17/2023

Standard Form 424B (Rev. 7-97) Back



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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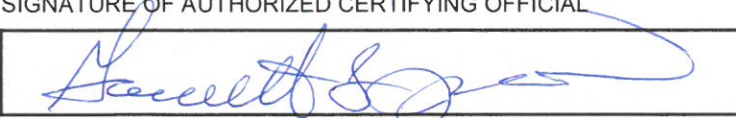
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE MAYOR
APPLICANT ORGANIZATION AUGUSTA, GEORGIA	DATE SUBMITTED 3/17/2023

**APPENDIX C:**

# HOME-ARP Allocation Plan Housing Production Goal Calculation Worksheet

Augusta, Georgia HOME-ARP Allocation Plan Housing Production Goal Calculation Worksheet		
HOME-ARP Housing Production Goal Calculation Worksheet		
HCD utilized this worksheet to estimate the number of affordable rental housing units for qualifying populations that Augusta, Georgia will produce or support with its HOME-ARP allocation.		
<b>NOTE: This worksheet provides two columns to calculate the number of HOME-ARP units that will be created with Augusta's two rental housing projects, the first column represents New Construction Units. The second column represents Units developed through the Rehabilitation of Existing housing stock.</b>		
	<b>HOME-ARP Rental Housing Project (#1) - New Construction</b>	<b>HOME-ARP Rental Housing Project (#2) - Rehabilitation of Existing Units</b>
<b>Housing characteristics required by the qualifying populations</b>		
Average household size	1	3
Unit size needed (number of bedrooms)	1	3
Amenities		
<b>HOME-ARP Funding</b>		
Total amount of HOME-ARP funding allocated to jurisdiction	\$ 3,483,201.00	\$ 3,483,201.00
Amount of HOME-ARP expected to be used for admin, NFP operating and capacity building	\$ 522,480.00	\$ 522,480.00
<b>Amount of HOME-ARP available for HOME-ARP eligible activities</b>	<b>\$ 2,960,721.00</b>	<b>\$ 835,721.00</b>
Estimated amount for ongoing operating costs or operating cost assistance reserve	\$ 25,000.00	\$ 25,000.00
<b>Amount of HOME-ARP available for rental housing development</b>	<b>\$ 2,935,721.00</b>	<b>\$ 810,721.00</b>
Estimated amount from other housing development funding sources		
Total amount available for rental housing development	\$ 2,100,000.00	\$ 810,721.00
Average per unit development cost for qualifying population	\$ 123,529.41	\$ 100,000.00
<b>Estimated HOME-ARP Housing Production Goal</b>	<b>17</b>	<b>8</b>
<b>Total for all HOME ARP Activities</b>	<b>\$</b>	<b>3,483,201.00</b>