

Department of Grants and Community Development

UPDATE to CDHS and FEC
August 11, 2022

Deborah Lonon, Commissioner



Department Key Facts



1. Serves the City's most vulnerable residents and outcomes include:
 - Rehabilitate approximately 100 houses annually
 - Provide TBRA for approximately 450 households annually
 - Assist with approximately 50 home purchases
 - Prevent homelessness for approximately 1000 persons annually

2. Support administration of grants for key priorities of the Mayor and City:
 - Affordable Housing Supply and Support
 - Safe, Sanitary, and Low-Barrier Housing and Support Services for People Living with HIV/AIDS
 - Assistance for Currently Homeless Persons and Families
 - Aid to Public Facilities, Facility Improvements, and Public Infrastructure
 - Blight Reduction and Neighborhood Cleanups
 - Economic Development and Small Business Incentives
 - Fair Housing, Housing Counseling, and Legal Services
 - Public Services

3. Manage between 125 – 150 projects

4. Responsible for deploying more than \$30M annually



Key Programs

1. HUD Entitlement Grants

- Community Development Block Grant (CDBG)
- Home Investment Partnership Program (HOME)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons With AIDS (HOPWA)

2. Section 8 (project-based rental assistance)

3. Federal Recovery Funds (Neighborhood Stabilization Program)

4. Competitive Grants (other federal grants, philanthropic grants)



DGCD Metrics

Program Outcomes: Achieve the desired outcomes established for programs and within each project in alignment with CoA's Consolidated Plan

- Sample measure – actual vs. planned outcomes

Timeliness of Expenditures: Expend the funding CoA has been entrusted to administer in a timely manner and ensure payments to partner agencies in a timely manner

- Sample measure – timeliness ratio, days to pay invoices

Compliance: Ensure compliance with grant program policies and procedures

- Sample measure - monitoring findings, timely monitoring of agencies



DGCD Metrics cont.

CDBG Priorities:

- 100% Low Income Benefit (Public Services)
- 51% Low Income Benefit (Capital Projects)
- Area Benefit (Capital Projects)
- Presumed Benefit (Public Services or Capital Projects)
- Job Creation/Retention for Low Income Individuals
- Slum/Blight Elimination

ESG Priorities:

- Housing Relocation & Stabilization plan
- Rapid Rehousing
- Rental Assistance



DGCD Metrics concl.

HOPWA Priorities:

- Promote affordable, accessible, available, and adequate housing
- Increase housing options by targeting HOPWA resources and connection to non-HOPWA housing resources
- Promote increased housing stability and maximum independence
- Ensure adequate supportive services that promote housing stability and ongoing access to care and support
- Leverage HOPWA resources to connect to existing systems of healthcare, supportive services, and affordable housing

HOME Priorities:

- Permanent or Transitional Housing
- Affordable Housing via gap financing for acquisition, new construction, or rehabilitation
- Multi-family development
- Community Housing Development Organization (CHDO)



Payment updates – Sec 8

Section 8 AP Paid Invoice Report (01-01-2022 thru 08-08-2022)	
Row Labels	Sum of Distribution Amount
949-953 Washington St LLC	\$ 18,170.00
G&S Santa Fe LLC	\$ 213,169.00
Georgia Natural Gas	\$ 444.00
Georgia Power Co.	\$ 5,155.00
Scana Energy	\$ 618.00
Scott Property Management LLC	\$ 18,450.00
Grand Total	\$ 256,006.00

Payment updates – ESG

ESG AP Paid Invoice Request (01-01-2022 thru 08-08-2022)	
Row Labels	Sum of Distribution Amount
24/7 Gateway, LLC	\$ 211,523.99
Atlanta Harm Reduction Coalition, Inc	\$ 188,021.61
City of Refuge, Incorporated	\$ 30,000.00
Covenant House Georgia	\$ 8,354.48
Grady Health System	\$ 157,046.36
Hosea Feed The Hungry And The Homeless, Inc	\$ 16,945.11
Our House, Inc	\$ 106,208.38
Partners For Home	\$ 295,804.49
Project Community Connection, Inc	\$ 2,148,549.53
Quest Communities Development Organization, Inc.	\$ 159,102.99
The Salvation Army, A Georgia Corporation	\$ 766,127.01
Travelers Aid Of Metro Atlanta	\$ 269,003.58
Youth Empowerment Success Services	\$ 126,640.30
Zaban Paradies Center	\$ 155,724.20
Grand Total	\$ 4,639,052.03

Payment updates cont. - CDBG



CDBG AP Paid Invoice Report (01-01-2022 thru 08-08-2022)	
Row Labels	Sum of Distribution Amount
Atlanta Housing Authority	\$ 918,047.00
Atlanta Legal Aid Society Inc	\$ 65,806.20
Atlanta Volunteer Lawyers Foundation	\$ 77,442.27
Caringworks, Inc	\$ 5,323.33
Center For Black Women's Wellness	\$ 38,996.03
Central Outreach & Advocacy Center, Inc	\$ 2,758.23
East Lake Foundation	\$ 69,202.00
Essence of Hope, Inc	\$ 3,600.00
Families First, Inc	\$ 37,901.68
FURNITURE BANK OF METRO ATLANTA INC	\$ 42,660.00
Gilgal, Inc	\$ 12,433.55
H.O.P.E. Through Divine Intervention, Inc	\$ 1,666.66
Internal Reflections, LLC	\$ 28,625.00
Meals On Wheels Atlanta, Inc	\$ 334,865.00
Metro Fair Housing Ser, Inc	\$ 19,990.54
Midtown Assistance Center, Inc.	\$ 230,293.08
Nicholas House	\$ 10,493.51
Nicole's House Of Hope	\$ 20,460.00
Partnership Against Domestic Violence	\$ 35,009.66
Positive Transition Services, Inc.	\$ 3,748.00
Rebuilding Together Atlanta, Inc	\$ 24,076.59
Rubio & Son Interior Inc	\$ 158,569.00
Standard Of Care Psychological Services	\$ 11,100.00
Travelers Aid Of Metro Atlanta	\$ 900.00
Urban League Of Greater Atlanta	\$ 52,770.62
Westcare Georgia, Inc	\$ 91,830.00
Grand Total	\$ 2,303,418.51

Payment updates cont. - HOPWA



HOPWA AP Paid Invoice Report (01-01-2022 thru 08-08-2022)	
Row Labels	Sum of Distribution Amount
Africas Children Fund	\$ 191,542.94
Aid Atlanta Inc	\$ 768,650.07
Antioch Urban Ministries, Inc	\$ 432,682.62
Caringworks, Inc	\$ 161,565.00
Dekalb County Board of Health	\$ 44,297.66
FURNITURE BANK OF METRO ATLANTA INC	\$ 80,765.82
H.O.P.E. Through Divine Intervention, Inc	\$ 144,130.98
Here'S To Life Inc	\$ 63,514.33
Jerusalem House Inc.	\$ 3,541,859.47
Landmark Consulting LLC	\$ 98,233.75
Naesm, Inc	\$ 181,035.94
Positive Impact Health Centers, Inc.	\$ 981,367.65
Project Open Hand	\$ 87,428.79
Southside Medical Center, Inc	\$ 240,417.08
Travelers Aid Of Metro Atlanta	\$ 1,258,202.07
Veterans Empowerment Organization Of Georgia, Inc	\$ 6,669.80
Grand Total	\$ 8,283,587.28



HOPWA draw down updates

HOPWA Grant Year	HUD Allocation	Amount Remain	Grant Expiration
2018	\$23,101,950.00	\$0.00	2022
2019	\$23,000,301.00	\$20,174,365.00	2023
2020	\$22,795,464.00	\$22,795,464.00	2024
2021	\$22,712,066.00	\$22,712,066.00	2025
2022	\$12,997,884.00	\$12,997,884.00	2026



HOPWA Contracting Update

Program Year	HUD Award	Amount Awarded by City to Service Providers/Status
2019	23,000,301	All minus CoA admin funds, all fully executed
2020	22,795,464	All minus CoA admin funds, all fully executed
2021	22,712,066	All minus CoA admin funds, under review with PS, PS input

HOPWA Contracting Update



HOPWA PROJECT SPONSORS	Total Awarded
Atlanta Legal Aid Society, Inc.	\$ 140,000.00
Furniture Bank	\$ 82,212.00
Jerusalem House	\$ 1,561,042.00
Jerusalem House	\$ 1,414,318.00
Jerusalem House	\$ 583,742.00
Jerusalem House	\$ 10,182,287.00
NAESM	\$ 331,079.40
The Investors Academy Inc	\$ 562,500.00
Affordable Housing Solutions Inc	\$ 934,860.00
Meal Services	\$ 934,892.00
AIDS Athens, Inc Rural Housing	\$ 1,262,910.60
Renovation Building	\$ 320,000.00
New Hope-MHFM	\$ 193,226.00
CAPITAL Projects	\$ 3,527,635.02
ADMINISTRATIVE COST	681,361.98
GRAND TOTAL	22,712,066.00

DGCD Ongoing Plan of Action



Hire and retain qualified staff

- Only 2 key management positions remain vacant

Resolve the backlog of reimbursements

- Paid all outstanding 2020 reimbursement requests by April 1, 2022; Paid all completed reimbursement requests submitted in 2021 by June 30, 2022
- Transitioned to a monitoring-based approach for reimbursement submission on January 31, 2022
- Reimbursement process reduced from 144 days to 69 days to 47-day average

Conduct ongoing training for service providers

- Leveraged HUD TA, contractors, and City experts to conduct reimbursement and contract management trainings for grant service providers on a monthly basis for staff and quarterly basis for service providers; Ongoing comprehensive training for staff

DGCD Ongoing Plan of Action Concl.



Issue improved notices of funding availability (NOFA)

- Conducted separate NOFAs for CDBG, ESG, and HOPWA
- Completed NOFA process for previous HOME allocations
- Streamlined process for awarding grants, with each targeting service providers with stronger capabilities that will meet top priorities as identified in CoA's Consolidated Plan
- Upcoming NOFA for remaining CDBG/HOPWA funds and FY22 HOME funds

Conduct draw downs monthly and meet federal deadlines

- Completed draw of all HOPWA 2018 funds before April 30, 2022 deadline
- Conducting timely draws of entitlement funds

Purchase and implement an improved grant management system

- Developed a statement of work for a new grant management software system utilizing ARPA funds and currently procuring services
- Will implement an improved grant management system by December 31, 2022



Questions