

Department of Grants and Community Development

CDHS Update
October 25, 2022

Deborah Lonon, Commissioner





DGCD 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 more than 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 10-17-2022)

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 Report (01-01-2022 thru 10-17-2022)		
Row Labels		Sum of Distribution Amount
24/7 Gateway, LLC	\$	211,523.99
Atlanta Harm Reduction Coalition, Inc	\$	218,285.13
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	\$	173,934.57
Partners For Home	\$	344,765.07
Project Community Connection, Inc	\$	2,294,701.61
Quest Communities Development Organization, Inc.	\$	159,102.99
The Salvation Army, A Georgia Corporation	\$	796,630.87
Travelers Aid Of Metro Atlanta	\$	269,003.58
Youth Empowerment Success Services	\$	146,327.89
Zaban Paradies Center	\$	155,724.20
Grand Total	\$	4,982,345.85



Payment updates cont. - CDBG

CDBG AP Paid Invoice Report (01-01-2022 thru 10-17-2022)	
Row Labels	Sum of Distribution Amount
Atlanta Housing Authority	\$ 918,047.00
Atlanta Journal Constitution	\$ 10,695.00
Atlanta Legal Aid Society Inc	\$ 134,537.00
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
Covenant House Georgia	\$ 20,119.58
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	\$ 41,750.00
Kissberg Construction Inc	\$ 91,912.11
Meals On Wheels Atlanta, Inc	\$ 334,865.00
Metro Fair Housing Ser, Inc	\$ 24,777.59
Midtown Assistance Center, Inc.	\$ 284,378.66
Mundo Hispanico	\$ 2,200.00
Nehemiah Project Community Development Corporatic	\$ 18,677.93
Nicholas House	\$ 10,493.51
Nicole's House Of Hope	\$ 23,560.00
Partnership Against Domestic Violence	\$ 35,259.66
Peachstate Psychiatric Services, Inc.	\$ 3,000.00
Positive Transition Services, Inc.	\$ 4,398.00
Rebuilding Together Atlanta, Inc	\$ 42,807.57
Rubio & Son Interior Inc	\$ 158,569.00
Society Of St. Vincent De Paul Georgia	\$ 7,369.16
Southern Demolition And Environmental	\$ 43,339.45
Standard Of Care Psychological Services	\$ 12,900.00
Travelers Aid Of Metro Atlanta	\$ 900.00
Urban League Of Greater Atlanta	\$ 52,770.62
Westcare Georgia, Inc	\$ 183,660.00
Grand Total	\$ 2,761,607.83



Payment updates cont. - HOPWA

HOPWA AP Paid Invoice Report (01-01-2022 thru 10-17-2022)	
Row Labels	Sum of Distribution Amount
Africas Children Fund	\$ 444,633.85
Aid Atlanta Inc	\$ 1,755,428.45
Antioch Urban Ministries, Inc	\$ 462,078.25
Caringworks, Inc	\$ 177,011.71
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	\$ 156,867.42
Jerusalem House Inc.	\$ 3,981,879.54
Landmark Consulting LLC	\$ 98,233.75
Naesm, Inc	\$ 208,086.00
Positive Impact Health Centers, Inc.	\$ 981,367.65
Project Open Hand	\$ 87,428.79
Southside Medical Center, Inc	\$ 571,018.20
Travelers Aid Of Metro Atlanta	\$ 2,331,157.37
United Way Of Greater Atlanta	\$ 22,250.49
Veterans Empowerment Organization Of Georgia, Inc	\$ 6,669.80
Grand Total	\$ 11,554,529.04



Draw down updates

FY 20	Allocation	Current Balance as of 10.12.2022
CDBG	\$7,155,196.00	\$5,857,991.20
CDBG- CV	\$7,913,409.00	\$1,447,441.88
HOME	\$2,112,709.00	\$2,112,709.00
ESG	\$627,336.00	\$553,980.30
ESG-CV	\$14,878,413.20	\$3,908,951.66
HOPWA	\$22,795,464.00	\$19,643,635.75
HOPWA-CV	\$3,317,389.00	\$2,861,035.92

FY 21	Allocation	Current Balance as of 10.12.2022
CDBG	\$7,084,844.00	\$7,084,844.00
HOME	\$2,204,974.00	\$2,204,974.00
HOME ARP	\$7,991,553.00	\$399,577.65
ESG	\$610,308.00	\$610,308.00
HOPWA	\$22,712,066.00	\$22,712,066.00

FY 22	Newest Allocation
CDBG	\$7,004,069.00
HOME	\$2,515,212.00
ESG	\$595,555.00
HOPWA	\$12,997,884.00



DGCD Ongoing Plan of Action

Hire and retain qualified staff

- Interviewing candidates for key management vacancies

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 30-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

Regularly conduct subrecipient monitoring

- Conduct desk monitoring and full monitoring as mandated by HUD



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 and current NOFA for remaining balance
- 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
- Current NOFA for reprogrammable entitlement funds and FY22

Conduct draw downs monthly and meet federal deadlines

- Conducting timely draws of entitlement funds
- City was recently awarded \$1,750,161.20 of recaptured ESG-CV funds because of timely spending and drawing of previously allocated ESG-CV 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
- Contracting for improved grant management system



Questions