TENTATIVE AGENDA

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

SPECIAL CALLED SESSION

TUESDAY, OCTOBER 3, 2023, 5:00 P.M.

CITY HALL

A. Roll call

B. Purpose of meeting: enter into executive session for an attorney/client conference to discuss threatened or pending litigation

C. Enter into executive session

D. Adjourn

A qualified interpreter for the hearing impaired is available upon request at least 10 days in advance of this meeting. Please call (706) 613-3031 (TDD {706} 613-3115) to request an interpreter or for more information.

Prior to making a public comment, please fill out the form available on the table in the hallway to help ensure that your information is correctly entered into the minutes. Once you have spoken, please hand your form to the staff in front of the podium for the Clerk.

TENTATIVE AGENDA

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

TUESDAY, OCTOBER 3, 2023, **6:00 P.M.**

CITY HALL

If business has not concluded by 8:15 p.m., there will be a 15-minute break.

A. Roll call

B. Approve Minutes of meetings of Tuesday, September 5; Tuesday, September 12; and Tuesday, September 19; and non-voting meeting of Tuesday, September 12, 2023.

C. Written communications

D. Citizen input. If you wish to address the Mayor and Commission on any item listed below on the consent agenda, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT A CITIZEN MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

E. Consent agenda. Items under this section have been discussed at prior public meetings and will be presented for consideration as a single item. Only one vote will be taken.

1. ADOPT: Ordinance regarding Public Safety Civilian Oversight Board member vacancies
2. ADOPT: Ordinance for Safe Streets and Roads for All Action Plan Grant acceptance
3. ADOPT: Ordinance for HUD FY23 Pathway to Removing Obstacles to Housing (PRO Homes) grant application
4. ADOPT: Resolution for fiscal Year 2025 Federal Transit Administration (FTA) 5307 operating assistance grant application authorization
5. APPROVE: Participation in the 2023-2025 Make Ready Infrastructure Program offered by Georgia Power
6. APPROVE: Replacement of sewer main @ SR 10 Loop GDOT Bridge Replacement Project (PI#0013715) – Change order
7. APPROVE: Standby emergency sewer bypass pumping equipment @ SR 10 Loop GDOT Bridge Replacement Project (PI#0013715)
8. APPROVE: Landfill compactor rebuild
9. APPROVE: SPLOST 2020 Project 03, Classic Center Arena – Furniture and interiors contract award
10. APPROVE: SPLOST 2020, Project 24 – Animal Shelter Improvements – Proposed schematic

F. Public hearing and deliberation regarding proposed street closing. If you wish to address the Mayor and Commission on this item, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT A CITIZEN MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

11. Abandonment and quitclaim part of North Lumpkin Street (from East Strong Street to North Hull Street) and part of East Strong Street (from North Lumpkin Street to North Hull Street) to Athens Housing Authority, and the adoption of intergovernmental agreement with the Athens Housing Authority

G. Public hearing and deliberation on recommendations from the Athens-Clarke County Planning Commission. The proposed recommendation will be disposed of by the receipt of public input, the close of public input, and the consideration by the Commission. PLEASE REFER TO ATTACHMENT A FOR TIME LIMITS FOR PRESENTATIONS.

12. Request of David Matheny/Armentrout, Matheny, Thurmond PC, owner Prime Properties, Inc., for rezoning from C-G (Commercial General) to RM-3 (Mixed Density Residential) on 0.88 acres known as 575 Macon Highway. Proposed use is multi-family residential. Type II District 10

Planning Commission recommendation: Approval (unanimous)

13. Request of Frank Pittman/Pittman & Greer Engineering, owner Walton Georgia LLC c/o Walton Global Holdings LLC, for rezoning from C-G(PD) (Commercial General Planned Development) to C-G (Commercial General) on 7.63 acres known as 4500 Atlanta Highway and 125, 135 and 145 Bedgood Road. Proposed use is commercial automobile dealership. Type II District 6

Planning Commission recommendation: Approval (5-1)

14. Request of Michael B. Thurmond/Armentrout, Matheny, Thurmond PC, owner CJB Athens LLC, for rezoning from RM-1 (Mixed-Density Residential) to RM-2 Mixed-Density Residential) on 6.11 acres known as 160 Talley Crossing and 1049 Hull Road. Proposed use is multi-family residential. Type II District 9

Planning Commission recommendation: Approval (unanimous)

H. Public input. If you wish to address the Mayor and Commission on any item listed below under old and new business, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT MEMBERS OF THE PUBLIC MAY SPEAK ONCE DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

I. Old business

15. Ordinance amendment related to ownership requirements for alcohol license applicants (Section 6-3-1 and 6-3-3 (c), (d), and (e)

16. 2022 Bridge Investment Program Grant acceptance and budget resolution

17. Intergovernmental contract between ACCGov and Advantage Behavioral Health Services for ARPA funding to support SPLOST 2020 Project 28, Mental Health Recovery Facility Project

18. Legislative Review Committee report. Pass out with no action: Pet registration

19. SPLOST 2020 Project 03, Classic Center Arena – JE Dunn change order

20. SPLOST 2020 Project 28, Mental Health Recovery Facility Project – Schematic design

21. Renewal of speed detection device permit and associated ordinance revisions

22. Acceptance of Affordable Housing Investment Strategy (AHIS)

23. Acceptance of Strategic Plan to Reduce and Prevent Homelessness

24. Transition plan for sanctioned homeless encampment

J. New business – Consider under suspension of Rules

25. Ordinances with respect to excise taxation of distilled spirits

K. Citizen input. If you wish to address the Mayor and Commission on any item other than those listed on this agenda, please go to the podium and state your name and address. RULES OF THE COMMISSION STATE THAT A CITIZEN MAY SPEAK **ONCE** DURING THE FOLLOWING PORTION OF THE AGENDA FOR UP TO THREE MINUTES WITH A 30 SECOND REMINDER AT TWO AND A HALF MINUTES.

L. Receive report from Mayor

M. Receive report from Manager

26. Purchasing report

N. Receive report from Auditor

O. Receive report from Attorney

P. Receive input from Commissioners

Q. Adjourn

A qualified interpreter for the hearing impaired is available upon request at least 10 days in advance of this meeting. Please call (706) 613-3031 (TDD {706} 613-3115) to request an interpreter or for more information.

Wireless access will be available for general use shortly before, during, and shortly after each Mayor and Commission meeting. Connect to “ACC Public” Click on “I Agree”.

Free parking deck vouchers for citizens attending the monthly Regular Voting Meetings, Work Sessions, and Agenda Setting Meetings of the Mayor and Commission held at City Hall are available on the 2nd floor of City Hall.

ATTACHMENT A

PROCEDURE FOR CITIZEN INPUT ON ZONING RELATED PUBLIC HEARINGS.

All persons supporting and opposing a proposed rezoning may take either one of two different opportunities to address the Mayor and Commission at the final public hearing on the proposed rezoning, as follows:

1.a. Proponents shall first present their ten (10) minute argument in support of the proposed rezoning, and opponents shall then present their ten (10) minute argument in opposition to the proposed rezoning.

b. Neither side will be required to use all of its ten (10) minute argument period.

c. Either side may allocate its ten (10) minute argument period among any number of speakers, provided that the presentation by all speakers for each side shall not exceed ten (10) minutes per side.

d. All persons wishing to speak longer than three (3) minutes during one side's ten (10) minute argument period must register their intent to do so with the Clerk of Commission not later than the time that the meeting of the Mayor and Commission at which the final public hearing on the proposed rezoning is to be conducted is first called to order.

e. In the event that all persons wishing to speak longer than three (3) minutes as a part of one side's ten (10) minute argument are not able to agree how that side's ten (10) minute argument period shall be allocated, they shall inform the Mayor of their disagreement before either side begins its 10-minute argument, in which event the Mayor shall decide and announce the manner in which that side's ten (10) minute argument period shall be allocated. Any Commissioner dissatisfied with the Mayor's allocation of that side's ten (10) minute argument shall have the right to appeal the Mayor's allocation decision to the Commission before either side begins its ten (10) minute argument.

2. After the supporters and opponents of the proposed rezoning have concluded their ten (10) minute arguments, any person who has not yet spoken either for or against the proposed rezoning shall be allowed to address the Mayor and Commission concerning the proposed rezoning for no longer than three (3) minutes per person.

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO THE **PUBLIC SAFETY CIVILIAN OVERSIGHT BOARD**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1. Section 3-18-11 of the Code of Athens-Clarke County, Georgia, entitled "*Vacancies,"* is hereby amended by replacing the words "within sixty days to fulfill the remainder of the term" with the words "as per the regularly established process for similar appointment to any Athens-Clarke County boards, authorities, and/or commissions, as administered by the Clerk of Commission. The process for appointment will align with the earliest possible cycle of Mayor & Commission activity, acknowledging time is of the essence," so that it now reads as follows:

"Sec. 3-18-11. - Vacancies.

> Any membership vacancies created on the Public Safety Civilian Oversight Board for any reason whatsoever shall be filled by the Mayor and Commission as per the regularly established process for similar appointment to any Athens-Clarke County boards, authorities, and/or commissions, as administered by the Clerk of Commission. The process for appointment will align with the earliest possible cycle of Mayor & Commission activity, acknowledging time is of the essence."

SECTION 2. Should any provision, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, paragraphs, sentences, or words of this Ordinance as hereby issued shall remain in full force and effect. All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed or set aside.

SECTION 3. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Ordinance Amendment Regarding PSCOB Member Vacancies

DATE: ~~August 30, 2023~~ September 25, 2023

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES: N/A

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve an amendment to Ordinance Sec. 3-18-11. – Vacancies (Attachment #1); and
b. Authorize the Mayor and appropriate staff to execute all necessary documents.

HISTORY:

1. In May of 2019, ACCGov created a Boards, Authorities, and Commissions (BACs) Manual.

2. On November 2, 2021, the M&C adopted an ordinance (Sec. 3-18) establishing a Public Safety Civilian Oversight Board (PSCOB).

3. On December 21, 2022, PSCOB finalized bylaws applicable to their members with four main articles that detail their Declaration of Purpose & Intent; Board Structure & Training Requirements; General Powers & Duties; and Amendments.

4. On February 7, 2023, the Mayor assigned the topic of the creation of a Public Safety Monitor function within the Operational Analysis Office or other appropriate ACCGov units to the Government Operations Committee (GOC).

5. On August 1, 2023, the M&C formally adopted an ordinance amending the Code of Athens-Clarke County (Sec. 1-3-1) with respect to the Internal Auditor, duties and responsibilities, specifically including the role of liaison with PSCOB.

6. On August 23, 2023, members of PSCOB were notified by the Internal Auditor of his intent to seek a text amendment regarding the length of time allowed to fill membership vacancies that may occur.

7. On August 24, 2023, the Clerk of Commission was officially notified by the Mayor of his receipt and acceptance of PSCOB member Timothy Pierce-Tomlin's voluntary resignation.

8. On August 29, 2023, PSCOB member Omar Reid sent a letter of resignation to the Mayor, Internal Auditor, and Manager's Office with an effective date of August 31, 2023.

FACTS & ISSUES:

1. Development of the ordinance and associated bylaws related to PSCOB included not only thorough research, review, and debate of amongst members and staff, but also examples from similar models across the country. As such, the final, adopted language may over time present challenges that were unanticipated when put into practice. Each community, like that of ACCGov, recognizes its own unique processes for filling board vacancies, which may conflict with ordinance examples otherwise utilized during formulation of the final draft.

2. The applicable ordinance recommended for amendment presently states:

   Sec. 3-18-11. - Vacancies.
   "Any membership vacancies created on the Public Safety Civilian Oversight Board for any reason whatsoever shall be filled by the Mayor and Commission within sixty (60) days to fulfil the remainder of the term."

   It is hereby proposed that the ordinance be amended as follows:

   *"Any membership vacancies created on the Public Safety Civilian Oversight Board for any reason whatsoever shall be filled by the Mayor and Commission ~~within sixty (60) days to fulfill the remainder of the term~~ as per the regularly established process for similar appointment to any **Athens-Clarke County**~~ACCGov~~ boards, authorities, and/or commissions, as administered by the Clerk of Commission. The process for appointment will align with the earliest possible cycle of Mayor & Commission activity, acknowledging time is of the essence."*

3. Upon the delivery and acceptance of a resignation to the Mayor, with subsequent notification to the Clerk of Commission, the 60-day timeline would normally begin. Since any PSCOB appointment is not solely the discretion of the Mayor, but rather the M&C as a whole, the stated duration of turnaround is not feasible when accounting for the typical schedule of regular meetings, advertising, and interviews.

4. Standard practice for appointments to BACs involves the Clerk of Commission advertising for the position, which can take a number of days/weeks. All applications are then vetted, and subsequently forwarded to the M&C for review, with interviews scheduled thereafter. Once

the M&C have agreed upon a candidate, the appointment must first be approved by the M&C during through a regular agenda cycle, which alone is over 30-days in duration.

5. It is both the desire and practice of the Clerk of Commission to advertise any vacancies associated with all BACs as a collective "batch," at select intervals two to three times per year. This allows for more efficient and effective response to calls for applications of BACs, as opposed to attempting single advertisements for each individual vacancy, as they randomly occur.

6. Per ordinance Sec. 3-18-5. 2., members of PSCOB shall reflect a diversity of age, race, socioeconomic status, gender, geographic residence, work experience, and other relevant lived experiences.

7. This recommendation supports the following ACCGov FY23-25 Strategic Plan Goals, Strategies, & Initiatives:
    - Goal Area #1, Strategy F: Examine, understand, and improve public safety policies and processes to enhance public trust.
        1. *Form relationships with respected and trusted community members.*
        2. *Extend ACCGov's reach into the community.*

    - Goal Area #3, Strategy D: Increase resident engagement in the decision-making process to give greater emphasis to information and power sharing, mutual respect and reciprocity between residents and their government.
        3. *Support BACs as vehicles for education, information sharing, and engagement in decision-making.*
        4. *Develop common practices, policies, and procedures and train all BAC members and department liaisons.*

OPTIONS:

1. Mayor and Commission:
    a. Approve an amendment to Ordinance Sec. 3-18-11. – Vacancies (Attachment #1); and
    b. Authorize the Mayor and appropriate staff to execute all necessary documents.

2. Mayor and Commission do not approve the ordinance amendment.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b.

DEPARTMENT:



Gavin J. Hassemer
Internal Auditor

8/30/2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

September 14, 2023
Date:

Attachment(s):

Attachment #1: PSCOB Text Amendment

Existing Ordinance: Sec. 3-18-11. - Vacancies

"Any membership vacancies created on the Public Safety Civilian Oversight Board for any reason whatsoever shall be filled by the Mayor and Commission within sixty (60) days to fulfill the remainder of the term."

Proposed Ordinance: Sec. 3-18-11. – Vacancies

"Any membership vacancies created on the Public Safety Civilian Oversight Board for any reason whatsoever shall be filled by the Mayor and Commission ~~within sixty (60) days to fulfill the remainder of the term~~ as per the regularly established process for similar appointment to any **Athens-Clarke County**~~ACCGov~~ boards, authorities, and/or commissions, as administered by the Clerk of Commission. The process for appointment will align with the earliest possible cycle of Mayor & Commission activity, acknowledging time is of the essence."

AN ORDINANCE TO AMEND THE FY2024 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE GRANT FUNDING, IF AWARDED, TO THE TRANSPORTATION & PUBLIC WORKS DEPARTMENT FROM THE FEDERAL HIGHWAY ADMINSTRATION (FHWA) TO PROVIDE FUNDING FOR A SAFETY ACTION PLAN; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the Grants Special Revenue Fund to provide grant funding, if awarded, to the Transportation & Public Works Department from the Federal Highway Administration (FHWA) to provide funding for a Safety Action Plan; and for other purposes.

Said Operating and Capital budget is hereby amended as follows:

Grants Special Revenue Fund:

REVENUES:
Increase:
FHWA Safe Streets and Roads for All Action Plan Grant $1,000,000

Expenditures:
Increase:
Transportation & Public Works Department:
Operating Expenses $1,000,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Safe Streets and Roads for All Action Plan Grant Acceptance

DATE: September 5, 2023

BUDGET INFORMATION:

REVENUES: $1,000,000 Safe Streets and Roads for All Action Grant (80% Federal Match

EXPENSES:
OTHER: $250,000 Total Local Match – met through in-kind match and indirect costs (20%) from already allocated funds

FUNDING SOURCE: SS4A Action Planning Grant 2022

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that Mayor and Commission:

a. Accept the Safe Streets and Roads for All Action Planning Grant from the Federal Highway Administration (FHWA) in the amount of $1,000,000 to fund a Safety Action Plan;
b. Ratify the execution of the Memorandum of Agreement with Federal Highway Administration on the Safe Streets and Roads for All (**Attachment #1**);
c. Adopt the FY24 Budget Ordinance amendment to accept FHWA grant funding in the amount of $1,000,000, as shown in **Attachment #2**; and
d. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. Between March 2017 and August 2018, Transportation & Public Works (T&PW) staff, Toole Design Group, and the Bike and Pedestrian Master Plan Committee developed a Bicycle and Pedestrian Master Plan, branded Athens in Motion (AiM), which sets as a short-term task to develop a Vision Zero Action Plan in partnership with Georgia Department of Transportation (GDOT), Georgia Department of Public Safety, Clarke County School District (CCSD), the University of Georgia (UGA), and all other ACCGov Departments.

2. On October 2, 2018, the Mayor and Commission (M&C) accepted the Bicycle and Pedestrian Master Plan, branded "Athens in Motion Plan."

3. On June 4, 2019, M&C adopted a resolution forming the Athens in Motion Commission (AiMC), stating in Article 1.4, *"The AiMC is advisory in nature and is charged with the*

responsibility of recommending projects, policies, and initiatives to the Mayor and Commission"

4. On November 15, 2021, the Bipartisan Infrastructure Law was enacted as the Infrastructure and Investment and Jobs Act and established the Safe Streets and Roads for All Program.

5. During 2021, Athens-Clarke County ended the year with the highest recorded number of fatalities in a single year with a combined loss of life of 23 people with 5 pedestrian, 1 cyclist, and 17 vehicular fatalities. 2021 also ended with 50 serious injuries including 6 pedestrian, 2 cyclists, and 42 vehicular related crashes.

6. On May 16, 2022, the United Stated Department of Transportation (USDOT), Office of the Under Secretary for Policy (OUSP) published a Notice of Funding Opportunity (NOFO) for the 2022 Safe Streets and Roads For All (SS4A) Discretionary Grant Program (NOFO was later amended on August 1, 2022).

7. On June 7, 2022, M&C approved the FY23 budget, allocating funds for a Vision Zero Safety Specialist position.

8. Between May 16, 2022, and August 5, 2022, T&PW staff attended multiple USDOT training and inquired about eligibility and purpose of the grant program and how it aligns with ACCGov's strategic goals and master plans.

9. On August 2, 2022, M&C adopted a Vision Zero Resolution to help guide the development of ACCGov's Action Plan aligned with USDOT SS4A Program and funding.

10. On September 6th, 2022 M&C voted to approve the submission of a Safe Streets and Roads for All Action Planning Grant.

11. On September 8, 2022, T&PW submitted the Envision a Safe Athens Proposal to fund the development of a Safety Action Plan.

12. On January 31, 2023, the Envision a Safe Athens Proposal, for the Notice of Funding Opportunity (NOFO) FY22 Safe Streets and Roads for All Action Plan, was selected for award.

13. On July 13, 2023, the SS4A Grant Memorandum of Agreement between ACCgov and FHWA was executed.

FACTS & ISSUES:

1. The purpose of SS4A grants is to improve roadway safety by significantly reducing or eliminating roadway fatalities and serious injuries through safety action plan development and implementation focused on all users, including pedestrians, bicyclists, public transportation users, motorists, personal conveyance and micro-mobility users, and commercial vehicle operators.

2. ACCGov's 2022 adoption of a Vision Zero Resolution necessitates the creation of a safety action plan, in order to plan out how the community will reach zero fatalities and serious injuries from crashes.

3. ACCGov owns and maintains the backbone of transportation infrastructure in Athens-Clarke County including:
    a. 626 centerline miles (1270 lane-miles) of public roadways, including collectors, arterials, and local streets.
    b. 234.5 miles of 5-foot sidewalks. While most have good accessibility with ramps, some lack ramps and have substandard geometry.
    c. 47 miles of bike lanes. Many of these bike lanes are substandard.
    d. 13.4 miles of recreational trails.

4. ACCGov owns and maintains 41 bridges from the National Bridge Inventory System, including 15 bridge culverts. Most of said bridges lack proper shoulder width and/or pedestrian and bicycle facility.

5. Within Athens-Clarke County there exists an entirely preventable loss of life annually due to traffic crashes, constituting a public health crisis, with an average of 13 people killed per year and an average of 56 seriously injured per year over the last 9 years.

6. Traffic-related fatalities and serious injuries are on the rise nationally and within Athens-Clarke County, the likelihood of fatal crashes has increased 200% from 2017 to 2021, exceeding that of the entire state of Georgia by 23.7%.

7. Most traffic-related deaths and serious injuries stem from inadequate road and intersection designs, poor driver behavior, limited sight lines, and increasing traffic.

8. 75% of fatal and serious injuries in Athens-Clarke County occurred at intersections.

9. The purpose of the SS4A NOFO is to solicit applications for SS4A grants. Funds for the fiscal year (FY) 2022 SS4A grant program are to be awarded on a competitive basis to support planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users.

10. The following activities are eligible for the SS4A Program:
    a. Develop or update a comprehensive safety action plan (Action Plan).
    b. Conduct planning, design, and development activities in support of an Action Plan.
    c. Carry out projects and strategies identified in an Action Plan.

11. There are two types of SS4A Grants;
    1) Action Plan or Supplemental Action Plan Grant, and
    2) Implementation Grant.

12. Action Plan or Supplemental Action Plan Grant:
    a. The goal of an Action Plan is to develop a holistic, well-defined strategy to prevent roadway fatalities and serious injuries in a locality, Tribe, or region.
    b. It can fund activities that could directly assist in the process of developing or updating an Action Plan by conducting outreach, data collection, analysis, and other related tasks.
    c. It can also fund Supplemental Action Plan activities to support or enhance an existing Action Plan.
    d. The award amount will be based on estimated costs with minimum of $200,000, and a maximum of $1 million for a political subdivision of a State, and a maximum of $5 million for a metropolitan area that is regional in scope.

13. Implementation Grant:
    a. It funds projects and strategies identified in an Action Plan that address roadway safety problems.
    b. May also fund associated planning and design and supplemental Action Plan activities in support of an existing Action Plan.
    c. Award amount will be based on estimated costs with minimum of $5 million, and a maximum grant of $30 million for political subdivision of a State.

14. The Federal share of a SS4A grant may not exceed 80% of total eligible activity costs. Recipients are required to contribute a local matching share of no less than 20% of eligible activity costs. All matching funds must be from non-Federal sources. SS4A funds will reimburse recipients only after a grant agreement has been executed, allowable expenses are incurred, and valid requests for reimbursement are submitted.

15. The SS4A Grant Priorities are as follows:
    a. Promote safety;
    b. Employ low-cost, high-impact strategies that can improve safety over a wider geographic area;
    c. Ensure equitable investment in the safety needs of underserved communities;
    d. Incorporate evidence-based projects and strategies; and
    e. Align with the USDOT's mission and with priorities such as equity, climate and sustainability, quality job creation, and economic strength and global competitiveness.

16. The 20% required local match in the amount of $250,000, will be met through 10% indirect costs and 10% from an in-kind donation of staff salaries for FY24 and future FY25 & FY26.

17. T&PW staff applied for an Action Planning grant, and ACCGov was awarded the grant in the amount of $1,000,000 for a project total of $1,250,000. The grant proposal originally includes the following:
    a. Transportation Data Collection ($450,000)
    b. Pilot Intervention Concepts ($350,000)
    c. Community Engagement ($50,000)

d. Analyze Data and Create Safety Action Plan ($400,000)

18. T&PW staff believe the SS4A Action Plan Grant is aligned with a number of Master Plans, initiative, policies, and goals of ACCGov including:
    a. 2018 Athens in Motion Plan
    b. Complete Streets Policy
    c. Vision Zero Resolution & newly created position within T&PW department.
    d. M&C FY23-FY25 Strategic Plan

19. All SS4A Planning Grant funds must be expended by June 1, 2025, therefore, T&PW staff supported the early execution of the SS4A Planning Grant Memorandum of Agreement with FHWA in order to meet set expenditure deadline.

20. If this agenda item's recommendations are approved, T&PW staff will continue the process of selection and award of a prime consultant to begin data collection, community engagement, and data analysis, and as consistent with the grant application and SS4A program goals and objectives with completion date of June 1, 2025.

21. This recommendation supports the following ACCGov Strategic Plan Goals & Strategies:
    - Safely Move Around Athens Goal, Strategy E: *Enhance Safety for all modes of transportation*
    - Built and Natural Infrastructure Goal, Strategy C: *Adequate funding for maintenance of existing and newly constructed infrastructure*

OPTIONS:

1. Mayor and Commission:
    a. Accept the Safe Streets and Roads for All Action Planning Grant from the Federal Highway Administration (FHWA) in the amount of $1,000,000 to fund a Safety Action Plan;
    b. Ratify the execution of the Memorandum of Agreement with Federal Highway Administration on the Safe Streets and Roads for All (**Attachment #1**);
    c. Adopt the FY24 Budget Ordinance to accept FHWA grant funding in the amount of $1,000,000, as shown in **Attachment #2**; and
    d. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not approve acceptance of the Safe Street and Roads For All Planning Grant Award.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1a, b, c, and d.

DEPARTMENT: Transportation & Public Works
Prepared by: Shirelle Hallum, Vision Zero Planner

Stephen Bailey
Director

September 5, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, and d

Manager

September 14, 2023
Date:

ATTACHMENTS:

Attachment #1: Memorandum of Agreement with FHA
Attachment #2: FY24 Budget Ordinance – Safe Streets for All Grant

Project Name: Envision a Safe Athens
Applicant: Athens-Clarke County Unified Government

1. Award No. 693JJ32340087

2. Effective Date
See No. 17 Below

3. Assistance Listings No.
20.939

4. Award To
Unified Government of Athens-Clarke County
301 College Ave
Athens, GA 30601

Unique Entity Id: WT9LA1BLEL65
TIN No.: 58-1911146

5. Sponsoring Office
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590

6. Period of Performance
Effective Date of Award – 6/1/25

7. Total Amount

Federal Share:	$1,000,000
Recipient Share:	$250,000
Other Federal Funds:	$0
Other Funds:	$0
Total:	$1,250,000

8. Type of Agreement
Grant

9. Authority
Section 24112 of the Infrastructure Investment and Jobs Act (Pub. L. 117–58, November 15, 2021; also referred to as the "Bipartisan Infrastructure Law" or "BIL")

10. Procurement Request No.
HSSP2300366PR

11. Federal Funds Obligated
$1,000,000

12. Submit Payment Requests To
See article 5.2.

13. Payment Office
See article 5.2.

14. Accounting and Appropriations Data
15X0173E50.0000.055SR10500.5592000000.41010.61006600.0000000000.0000000000.0000000000.0000000000

15. Description of Project
The award will be used by the Athens-Clarke County Unified Government to develop a comprehensive safety action plan.

RECIPIENT
Signature of Person Authorized to Sign

Signature 7/13/23 Date
Name: Stephen A. Bailey, MPA
Title: Director of Transportation & Public Works

FEDERAL HIGHWAY ADMINISTRATION
Signature of Agreement Officer

Signature Date
Name: Daniel Confer
Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION

GRANT AGREEMENT UNDER THE
FISCAL YEAR 2022 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the [United States Department of Transportation (the "**USDOT**")] [Federal Highway Administration (the "FHWA") and the Unified Government of Athens-Clarke County - also referred to as ACCGov (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("SS4A") Grant for the Envision a Safe Athens - Planning Grant.

The parties therefore agree to the following:

Article 1
GENERAL TERMS AND CONDITIONS

1.1 **General Terms and Conditions.**

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2022 Safe Streets and Roads for All Grant Program," dated February 8, 2023, which is available at https://www.transportation.gov/grants/ss4a/grant-agreements. Articles 7–30 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient states that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (BIL, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

Article 2
APPLICATION, PROJECT, AND AWARD

2.1 **Application.**

Application Title: Envision a Safe Athens - Planning Grant

Application Date: Sep 15, 2022

2.2 **Award Amount.**

SS4A Grant Amount: $1,000,000

2.3 **Award Dates.**

Period of Performance End Date: 6/1/25

2.4 **Budget Period**

Budget Period End Date: 6/1/25

2.5 **Action Plan Grant or Implementation Grant Designation.**

Designation: Action Plan

2.6 Federal Award Identification Number. The Federal Award Identification Number is listed on page 1, line 1. 693JJ32340087

Article 3
SUMMARY PROJECT INFORMATION

3.1 **Summary of Project's Statement of Work.**

The award will be used by the Athens-Clarke County Unified Government (ACCGov) to develop a comprehensive safety action plan. This plan will place an emphasis on equity, ensuring the prioritization of vulnerable groups is written into policies and procedures. ACCGov will adopt a Safe Systems approach to safety planning by mapping crashes alongside data from connected devices, traffic counters, and roadway characteristics in order to identify high-risk roads. Identifying substandard sections and gaps in infrastructure will be an important part of the planning process. ACCGov will use the data collected to set a timeline for when high risk roads will be addressed and when it's believed zero traffic fatalities can be achieved. This funding will also be utilized to

purchase the materials needed to conduct feasibility studies, employing low-cost, quick-build strategies to inform future, permanent projects. This will create opportunities for stakeholder engagement and feedback on ideas tested in the community. By incorporating evidence-based projects and strategies ACCGov will ensure equitable investment in the safety needs of underserved communities.

3.2 Project's Estimated Schedule.

ACTION PLAN SCHEDULE

Milestone	Schedule Date
Planned Draft Action Plan Completion Date:	9/30/2024
Planned Action Plan Completion Date:	2/28/2025
Planned Action Plan Adoption Date:	4/30/2025
Planned SS4A Final Report Date:	6/1/2025

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	$1,000,000
Other Federal Funds::	$0
State Funds:	$0
Local Funds:	$0
In-Kind Match:	$250,000
Other Funds:	$0
Total Eligible Project Cost:	$1,250,000

(b) Supplemental Estimated Budget

Cost Element	Federal Share	Non-Federal Share	Total Budget Amount
Direct Labor	$124,000	$115,053	$239,053
Fringe Benefits	$0	$38,707	$38,707
Travel	$0	$0	$0
Equipment	$87,200	$0	$87,200
Supplies	$456,000	$0	$456,000
Contractual/Consultant	$332,800	$0	$332,800

Other	$0	$0	$0
Indirect Costs	$0	$96,240	$96,240
Total Budget	**$1,000,000**	**$250,000**	**$1,250,000**

Article 4

RECIPIENT INFORMATION

4.1 **Recipient's Unique Entity Identifier.**

WT9LA1BLEL65

4.2 **Recipient Contact(s).**

Shirelle Hallum
Vision Zero Safety Specialist
Unified Government of Athens-Clarke County
120 W Dougherty St, Athens, GA 30601
512-466-5488
Shirelle.hallum@accgov.com

4.3 **Recipient Key Personnel.**

Name	Title or Position
Shirelle Hallum	Vision Zero Safety Specialist
Daniel Sizemore	Bike, Ped, and Safety Coordinator
Rani Katreeb	Assistant Director, Transportation & Public Works
Stephen Bailey	Director, Transportation & Public Works
Tim Griffeth	Traffic Engineer

4.4 **USDOT Project Contact(s).**

Jessica Rich
Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety

HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
615-695-4096
jessica.rich@dot.gov

and

Hector Santamaria
Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-33, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-493-2402
Hector.Santamaria@dot.gov

and

Ashley Cucchiarelli
Agreement Specialist (AS)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-33, Mail Stop E62-204
1200 New Jersey Avenue, S.E.
Washington, DC 20590
(720) 963-3589
Ashley.Cucchiarelli@dot.gov

and

Division Administrator
Agreement Officer's Representative (AOR)
Division Administrator
FHWA
75 Ted Turner Dr., Suite 1000
404-562-3630
Georgia.fhwa@fhwa.dot.gov

and

Olivia Lewis
Georgia Division Office Point of Contact
Transportation Specialist

75 Ted Turner Dr., Suite 1000, Atlanta, GA 30303
404-562-4282
Olivia.lewis@dot.gov

Article 5
USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the AO are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

Note: This clause is only applicable to Action Plan Grants.

Unless described in the application and funded in the approved award, the Recipient must obtain prior written approval from the AO for the subaward, transfer, or contracting out of any work under this award above the Simplified Acquisition Threshold. This provision does not apply to the acquisition of supplies, material, equipment, or general support services. Approval of each subaward or contract is contingent upon the Recipient's submittal of a written fair and reasonable price determination, and approval by the AO for each proposed contractor/sub-recipient. Consent to enter into subawards or contracts will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

(Fill in at award or by amendment)

5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred in the performance of this agreement if those costs do not exceed the funds available under section 2.2 and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI eInvoicing System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF 271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the AO may withhold processing that request until the Recipient provides sufficient detail.

(d) The USDOT shall not reimburse costs unless the Agreement Officer's Representative (the "**AOR**") reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) The USDOT may waive the requirement that the Recipient use the DELPHI eInvoicing System. The Recipient may obtain waiver request forms on the DELPHI eInvoicing website (http://www.dot.gov/cfo/delphi-einvoicing-system.html) or by contacting the AO. A Recipient who seeks a waiver shall explain why they are unable to use or access the Internet to register and enter payment requests and send a waiver request to

Director of the Office of Financial Management
US Department of Transportation,
Office of Financial Management B-30, Room W93-431
1200 New Jersey Avenue SE
Washington DC 20590-0001

or

DOTElectronicInvoicing@dot.gov.

If the USDOT grants the Recipient a waiver, the Recipient shall submit SF 271s directly to:

DOT/FAA
P.O. Box 268865
Oklahoma City, OK 73125-8865
Attn:
Agreement Specialist (AS)

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

Article 6
SPECIAL GRANT TERMS

6.1 SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section [wherever the date it is in this agreement].

6.2 The Recipient acknowledges that the Action Plan will be made publicly available, and the Recipient agrees that it will publish the final Action Plan on a publicly available website.

6.3 The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

6.4 There are no other special grant requirements for this award.

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: Athens-Clarke County

Baseline Measurement Date: 6/30/2023

Baseline Report Date: 8/30/2023

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency
Equity	Percent of Funds to Underserved Communities: Funding amount (of total project amount) benefitting underserved communities, as defined by USDOT	End of period of performance
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	End of period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects of strategies to prevent death and serious injury on roads and streets.	End of period of performance

ATTACHMENT B
CHANGES FROM APPLICATION

INSTRUCTIONS FOR COMPLETING ATTACHMENT B: Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of this attachment B is to document the differences clearly and accurately in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See section 10.1.

Scope: None

Schedule: None

Budget: None

The table below provides a summary comparison of the project budget.

	Application		**Section 3.3**	
Fund Source	$	%	$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

ATTACHMENT C
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with "X" in the following table are accurate:

	A racial equity impact analysis has been completed for the Project. *(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)*
X	The Recipient or a project partner has adopted an equity and inclusion program/plan or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. *(Identify the relevant programs, plans, or policies in the supporting narrative below.)*
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. *(Identify the relevant investments in the supporting narrative below.)*
	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. *(Identify the new or improved access in the supporting narrative below.)*
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. *(Identify the new or improved access in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity, as described in the supporting narrative below.
	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but, before beginning construction of the project, will take relevant actions described in the supporting narrative below
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

- ACCGov's 100% Clean and Renewable Energy Resolution not only addresses climate change, but it also speaks to racial disparities. Within the resolution, ACCGov acknowledges Athens' persistent high poverty rate and that Black and Brown communities experience economic, environmental, health, and social harms of climate change at a disproportionate rate. It points out that these communities spend more of their income on energy than median households. To address this, Athens has pledged to prioritize low-income, Black, Brown, and senior communities for policies and programs that will decrease their energy burden through the adoption of sustainable and renewable technologies. These efforts will work in a manner to redress historical inequities in Athens by

prioritizing resources to train and hire people from within marginalized communities to participate in the energy efficiency and renewable energy workforce and by facilitating energy efficiency upgrades, opportunities for clean transportation, and renewable energy installations in low-income communities. Reimagine North Avenue will support this pledge through the provision of safe, comfortable access to clean transportation choices like walking, bicycling, and transit, as well as connections to renewable energy workforce jobs.

- The August 2022 the Athens-Clarke County Mayor and Commission adopted a Clean and Renewable Energy Plan included a focus on equity as well as Energy Pathways targets energy burden, renewable energy-focused workforce development, low and middle class community access to energy efficiencies, and access to clean energy installations and transportation options.

- ACCGov's Inclusion Office's core purpose is to create a better "Athens Together" by closing the gaps, expanding access, and improving outcomes. By actively listening and learning, the Inclusion Office works to meet every person where they are. They are taking consistent, focused action to cultivate a more inclusive, diverse, and equitable Athens-Clarke County where a person's identity is no longer a predictor of outcomes.

- During its first 3 years, the Inclusion Office has acted on over 100 action items through a task force, Mayor and Commission, residents, and staff. These can be summarized into five primary action areas:

    - Athens Justice and Memory Project – Supporting the first resident-led team appointed by Mayor Kelly Girtz to atone for the impact of urban renewal policies on the Black community of Linnentown.
    - Discrimination Complaint Processes – Developing a centralized location and implementing strategies to improve resident access to discrimination complaint processes.
    - Juneteenth – Taking a collaborative, culturally informed approach towards providing critical community education, while supporting, developing, and amplifying existing celebrations.
    - Minority Participation in Procurement – Assessing, evaluating, and taking strategic steps in collaboration with multiple ACCGov departments to expand minority participation in ACCGov contracting.
    - Minority Recruitment and Retention – Assessing, evaluating, and taking strategic steps in collaboration with multiple ACCGov departments to expand minority recruitment and retention throughout local government.

ATTACHMENT D
CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with "X" in the following table are accurate:

X	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
X	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*
	The Recipient or a project partner used environmental justice tools, such as the EJSCREEN, to minimize adverse impacts of the Project on environmental justice communities. *(Identify the tool(s) in the supporting narrative below.)*
X	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. *(Describe that shift in the supporting narrative below.)*
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. *(Describe those strategies in the supporting narrative below.)*
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. *(Describe the incorporated infrastructure in the supporting narrative below.)*
	The Project supports the installation of electric vehicle charging stations. *(Describe that support in the supporting narrative below.)*
	The Project promotes energy efficiency. *(Describe how in the supporting narrative below.)*
	The Project serves the renewable energy supply chain. *(Describe how in the supporting narrative below.)*
	The Project improves disaster preparedness and resiliency *(Describe how in the supporting narrative below.)*
	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. *(Describe how in the supporting narrative below.)*
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. *(Describe that infrastructure in the supporting narrative below.)*
	The Project supports or incorporates the construction of energy- and location-efficient buildings. *(Describe how in the supporting narrative below.)*

	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. *(Describe the materials in the supporting narrative below.)*
X	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project, as described in the supporting narrative below.
	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but, before beginning construction of the Project, will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

- Biking and walking are the only two truly "green" forms of transportation, resulting in zero emissions and a reduction of the number of automobiles on roadways. The project is expected to reduce a small, but significant percentage of vehicle miles travelled as people replace auto trips with biking, walking, and transit.

- Planning out new bicycle, pedestrian, and transit amenities will provide equitable mobility options for those who lack access to an automobile and have historically been marginalized by transportation projects.

- In May 2019, ACCGov Mayor and Commission unanimously adopted the 100% Clean and Renewable Energy Resolution as a direct response to climate change. The resolution is a commitment to moving Athens toward a cleaner, more sustainable future by pledging that all of ACCGov's energy will come from clean and renewable sources by 2035. This will be achieved through a combination of building design, fixture efficiencies, GreenScaping, and a shift to clean and renewable energy.

- The Recipient has taken other actions to consider climate change and environmental justice impacts: The project directly supports a Climate Action Plan: In August 2022 the Athens-Clarke County Mayor and Commission adopted a Clean and Renewable Energy Plan transitioning ACCGov to clean and renewable energy by 2035 and facilitating a community-wide transition by 2050. The adoption of this plan is applicable to other items in this table as well. As per the plan,

  The Athens Clean Energy Plan serves as a guidebook for achieving a local, equitable clean energy transition while reducing global greenhouse gas emissions. Continued population growth in Athens-Clarke County significantly contributes to increased urbanization and associated issues such as increased energy consumption, impervious surfaces, urban heat island effect, pollution, and

stormwater runoff. Although climate change scenarios resulting from greenhouse gas emissions threaten public safety and quality of life for all Athens' residents, traditionally marginalized communities are most at risk for experiencing the negative economic and social consequences of climate change; this Plan aims to rectify racial and economic disparity through a clean energy framework. Fostering local, regional, state, and federal partnerships and engaging Athens's utility providers and their regulators are integral to the success of this Plan and the achievement of meaningful milestones toward a clean energy future.

- The project directly supports an Equitable Development Plan: The Clean Energy Plan includes action items broken into Energy Pathway Tiers. Tier 1 projects are the most urgent and have a high potential for success; Tier 2 projects are ones that can become Tier 1 as opportunities and funding present themselves; Tier 3 projects are ones that are difficult to achieve due to existing regulations or similar obstacles. All three tiers include an Equity Review Score. Under the Tier 1 Energy Transportation Pathway, this project supports actions related to public transit investment and walking and bicycling initiatives.

ATTACHMENT E
LABOR AND WORKFORCE

1. **Efforts to Support Good-Paying Jobs and Strong Labor Standards**

The Recipient states that rows marked with "X" in the following table are accurate:

	The Recipient demonstrate, to the full extent possible consistent with the law, an effort to create good-paying jobs with the free and fair choice to join a union and incorporation of high labor standards. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of local and economic hiring preferences in the overall delivery and implementation of the Project. *(Describe the relevant provisions in the supporting narrative below.)*
	The Recipient or a project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. *(Describe the use of registered apprenticeship in the supporting narrative below.)*
	The Recipient or a project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. *(Describe the training programs in the supporting narrative below.)*
	The Recipient or a project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. *(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)*
	The Recipient or a project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. *(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)*
	The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. *(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)*

x	The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including: a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law; b. proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements and meet the requirements as outlined in the Notice of Funding Opportunity to make good faith efforts to meet the goals of 6.9 percent of construction project hours being performed by women and goals that vary based on geography for construction work hours and for work being performed by people of color; c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements; d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin; e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and f. maintaining robust anti-retaliation measures covering employees and contractors. *(Describe the equal opportunity plan in the supporting narrative below.)*
	The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)*
	The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the project, will take relevant actions described in the supporting narrative below.
	The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.

2. **Supporting Narrative.**

- ACCGov Safety and Risk is providing contracts training both internally for project managers, and with the Finance Department for potential contractors. These educational efforts, in concert with Finance Department outreach and education of minority owned business on bid and procurement, will help level the playing field with respect to efficacy in the process for being awarded project contracts.

- The ACCGov EEO Plan is available upon request ACCGov has a current Equal Employment Opportunity Plan that identifies gaps in workforce representation of the Athens-Clarke County community. As operationalized to date, this includes:

- Creation of an Office of Inclusion, Diversity and Equity to identify barriers to full participation both internally for employees and externally for stakeholders and recipients of local government services. This will in include outreach, hiring and training practices for potential contractors, and ACCGov employees who will be tasked in maintenance of completed construction. This Office is housed under the ACCGov Manager (CEO) and coordinates across functions to include Finance and procurement, Human Resources, and Organizational Development.

- ACCGov Human Resources was granted specialized position to collaborate with the Inclusion Office. Such work will review documents, processes, procedures, outreach and messaging towards greater diversity, equity and inclusion for positions that will support project completion and maintenance.

ATTACHMENT F
CRITICAL INFRASTRUCTURE SECURITY AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with "X" in the following table are accurate:

X	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.
	For projects in floodplains: The Recipient appropriately considered whether the project was upgraded consistent with the Federal Flood Risk Management Standard, to the extent consistent with current law, in Executive Order 14030, Climate-Related Financial Risk (86 FR 27967), and Executive Order 13690, Establishing a Federal Flood Risk Management Standard and a Process for Further Solicit and Considering Stakeholder Input (80 FR 6425).

2. Supporting Narrative.

ACCGov utilizes Cisco Umbrella, Sophos, Barracuda and Veeam to ensure the safety of our network and protection of our data.

We recently implemented 2-factor authentication using duo and Microsoft Authenticator and we have state of the art Cisco ASA firewalls on the edge of our network. We are currently in the process of contracting a managed security company to assist in our cyber-security efforts.

Information Technology takes cyber-security very seriously here at Athens-Clarke County and will ensure the safety of our network and its users.

AN ORDINANCE TO AMEND THE FY2024 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE GRANT FUNDING, IF AWARDED, TO THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) DEPARTMENT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FY23 PATHWAYS TO REMOVING OBSTACLES (PRO)TO HOUSING GRANT IN ORDER TO PROVIDE FUNDING FOR IDENTIFYING AND OVERCOMING LOCAL BARRIERS TO AFFORDABLE HOUSING PRODUCTION AND PRESERVATION; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the Grants Special Revenue Fund to provide grant funding, if awarded, to the Housing and Community Development (HCD)Department from the U.S. Department of Housing and Urban Development (HUD) FY23 Pathways to Removing Obstacles (PRO)to housing Grant in order to provide funding for identifying and overcoming local barriers to affordable housing production and preservation; and for other purposes.

Said Operating and Capital budget is hereby amended as follows:

Grants Special Revenue Fund:

REVENUES:
Increase:
HUD Pathways to Removing Obstacles (PRO) Grant $10,000,000

Expenditures:
Increase:
Housing & Community Development (HCD) Department
Operating Expenses $10,000,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: HUD FY23 Pathway to Removing Obstacles to Housing (PRO Homes) grant application

DATE: ~~August 22, 2023~~ September 26, 2023

REVENUES:
$10,000,000 HUD FY23 PRO Homes Grant Application Request
$10,000,000 Total HUD PRO Homes Grant Application Request

EXPENSES:
HUD FY23 PRO Housing Grant Application Allocation Categories
$ 3,500,000 Affordable Housing Development Activities
$ 5,000,000 Affordable Housing Preservation Activities
$1,500,000 Planning and Policy Activities
$10,000,000 Total HUD FY23 PRO Housing Grant Application Allocation

HCD 50% Leveraging Funds for HUD PRO Housing Grant Application Request
$ 3,500,000 Affordable Housing Construction
$ 1,500,000 Administration and Planning
$5,000,000 Total HCD Leveraging Funds

$15,000,000 Total FY23 PRO Housing Grant Application and HCD Leverage Funding

FUNDING SOURCE: U.S. Department of Housing and Urban Development (HUD)

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Authorize the submission of a grant application for up to $10,000,000 in HUD FY23 PRO Housing Grant funds, and acceptance of grant funds, if awarded;
b. Adopt the attached Budget Amendment Ordinance (**Attachment #1**) and
c. Authorize the Mayor and appropriate ACCGov staff to execute all related grant agreements, contracts, and documents.

HISTORY:

1. On July 27, 2023, the U.S. Department of Housing and Urban Development (HUD) announced the publication of a preview of the Pathways to Removing Obstacles to Housing (PRO Housing) Notice of Funding Opportunity (NOFO) in advance of publication on Grants.gov. HUD made this preview available to allow interested applicants time to review the preview of the NOFO, submit questions, and prepare applications. HUD intends to publish the NOFO and allow submission of applications in September of 2023.

2. On August 3, 2023, HUD conducted the FY23 PRO Housing NOFO Walkthrough webinar training session.
3. On August 10, 2023, HUD conducted the FY23 PRO Housing NOFO Appendix/Regulations webinar training session.
4. On August 10, 2023 at the Mayor and Commission (M&C) Work Session, Housing and Community Development (HCD) staff and HR&A Advisors, Inc., as consultants, presented the Affordable Housing Investment Strategy. Public comment and input on the AHIS plan were accepted through online survey, during three community forum site meetings, via email and during the August 15, 2023 M&C Agenda Setting meeting.
5. On August 17, 2023, HUD conducted the FY23 PRO Housing NOFO Data Resources and Tools webinar training.
6. On August 24, 2023, HUD conducted the FY23 PRO Housing NOFO FAQs webinar.

FACTS & ISSUES:

1. HUD issued the FY23 PRO Housing NOFO under the authority of the 2023 Consolidated Appropriations Act), for competitive grant funding for the identification and removal of barriers to affordable housing production and preservation. Congress directed HUD to undertake a competition using the Community Development Block Grant (CDBG) statutory and regulatory framework.
2. Approximately $85,000,000 in funding is available, with minimum award amounts of $1,000,000 and maximum award amounts of $10,000,000. HUD expects to make approximately 20 awards available. HUD will prioritize applicants that demonstrate progress and a commitment to overcoming local barriers to facilitate the increase in affordable housing production and preservation, and those with an acute demand for housing affordable to households with incomes below 100% of the area median income.
3. PRO Housing is a component of the Community Development Block Grant (CDBG) program, with priority services for low-to-moderate income people, and uses the CDBG framework, meaning statutes and regulations governing the CDBG program are applicable. The NOFO contains certain exceptions and waivers, including the allowance of housing development activities.
4. The PRO Housing grant has a six-year period of performance, with an estimated project start date of January 31, 2024, or after expected issuance of awards, and an estimated project end date of September 30, 2029.
5. Under the FY23 PRO Housing NOFO, HUD will provide PRO Housing grants to identify and remove barriers to affordable housing production and preservation. Grantees may use awards to further develop, evaluate, and implement housing policy plans, improve housing strategies, and facilitate affordable housing production and preservation. Eligible applicants are local and state governments, metropolitan planning organizations (MPOs), and multijurisdictional entities.

6. Communities nationwide are suffering from a lack of affordable housing, and housing production is not meeting the increasing demand for accessible and available units in many urban and rural areas, particularly areas of high opportunity. Pathways to Removing Obstacles to Housing (PRO Housing) empowers communities that are actively taking steps to remove barriers to affordable housing and seeking to increase housing production and lower housing costs for families over the long-term.
7. Barriers to affordable housing can be caused by zoning decisions, land use policies, or regulations; inefficient procedures; gaps in available resources for development; deteriorating or inadequate infrastructure; lack of neighborhood amenities; or challenges to preserving existing housing stock such as increasing threats from natural hazards, redevelopment that reduces the number of affordable units, or expiration of affordability requirements.
8. Across the United States, regulatory and other barriers have made it difficult to produce, preserve, and access affordable housing. Constrained supply drives up housing costs and this reduces affordability over the long term. According to American Community Survey estimates in 2021, 39.3 million households (20.9 million renters and 18.4 million homeowners) have been classified as "cost-burdened," spending more than 30 percent of their income on housing. When broken down by race, Black families face affordability challenges as homeowners and renters more than any other race/ethnic group, spending between 30 to 50 percent of their income on housing. Limited access to housing has long-term effects on access to opportunity and ability to build generational wealth, especially for underserved communities of color and low-income people. Affordability challenges and the lack of affordable housing supply further increase eviction pressures and likelihood of homelessness for low-income people.
9. The Affordable Housing Investment Strategy (AHIS) notes significant affordability challenges, including homeownership, rental affordability, and homelessness. Approximately 37% of all ACC households, and 64% of renters, make $50,000 or less. Athens-Clarke County also has a low homeownership rate (47%) in comparison to the state (64%), with inequitable access to mortgage financing for Black households largely impacting this total. The AHIS identified a need for reliance upon investing public subsidies to create and preserve affordable housing within ACC, and the need to "build a strong affordable housing ecosystem to respond to worsening housing affordability."
10. The Affordable Housing Investment Strategy recommends three strategies to create, expand, and maintain affordable housing:
    a. Strengthen ACCGov's affordable housing capacity by identifying ongoing local public funding;
    b. Create more affordable rental homes and preserve the affordability of existing homes while improving the quality; and
    c. Expand access to homeownership for new homeowners and assist existing homeowners to remain in their homes.

11. The Affordable Housing Investment Strategy recommends supporting LIHTC project applications, creation of an Acquisition Strike Fund, expansion of Down Payment Assistance, and increased assistance for Owner-Occupied Rehabilitation activities. Eligible activities for the PRO Housing Grant include planning and policy activities, affordable housing development, infrastructure activities, and preservation activities that closely align with the AHIS recommendations. https://www.hud.gov/sites/dfiles/SPM/documents/PREVIEWofPROHousingNOFOFR-6700-N-98Finalv2.pdf.
12. HCD will request $3,500,000 to support AH Development activities (rental and homebuyer), $5,000,000 for AH Preservation activities (down payment assistance, owner occupied rehabilitation, development capacity), and $1,500,000 for Planning and Policy activities (acquisition for strike fund). All activities are in support of the Affordable Housing Investment Strategy goals and are in line with HCD's FY21-FY25 Consolidated Plan.
13. The PRO Homes application does not require cost sharing or matching (page 14, III.C. of the PRO Homes NOFO at Grants.gov). HUD views leveraged commitments as an indicator of support and commitment to the proposed project. Additional funds may also increase the effectiveness of the proposed activities. An application will earn higher points based on the percentage of leveraged commitments for the proposed activities. Over the six-year grant period, HCD will leverage CDBG Administrative funds ($1,000,000), general funds salaries ($500,000), and CDBG Affordable Housing funds ($3,500,000) to support a 50% ($5,000,000) contribution towards the $10,000,000 grant request for affordable housing activities.
14. On October 3, 2023, during Voting Session, M&C will vote to approve the Affordable Housing Investment Strategy. During this voting session, M&C will vote to approve HCD submission of the HUD FY23 PRO Housing Grant application.
15. If approved by the Mayor and Commission, the HUD FY23 PRO Housing Grant Application will be publicly posted for 15 days, from October 10, 2023 through October 25, 2023, on the Athens-Clarke County Government website: https://www.accgov.com/394/Housing-Community-Development; the East Athens Development Corporation and the Housing & Community Development Department office for public comment.
16. On October 30, 2023, HCD will submit its FY23 PRO Housing Grant application.
17. These recommendations support the following ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    a. Strategy 2D: Ensure existing resources reach marginalized people and those most in need through effective and accessible social service delivery, non-profit capacity building, and problem solving with connected community partners.
    b. Strategy 4A: Support home ownership by increasing opportunities for low-and middle-income people to own a home and help people retain and remain in homes.
    c. Strategy 4B: Update development codes, zoning, and funding/resources resulting in diverse, affordable housing options to meet community needs.
    d. Strategy 4C: Preserve and increase the supply of affordable rental housing.

e. Strategy 4D: Prevent and reduce homelessness by enabling supportive housing options that meet a variety of needs.

f. Strategy 4E: Improve equitable housing opportunities in identified disinvested or underinvested areas.

OPTIONS:

1. Mayor and Commission:
   a. Authorize the submission of a grant application for up to $10,000,000 in HUD FY23 PRO Housing Grant funds, and acceptance of grant funds, if awarded;
   b. Adopt the attached Budget Amendment Ordinance (**Attachment #1**); and
   c. Authorize the Mayor and appropriate ACCGOV staff to execute all related contracts and documents.

2. Mayor and Commission deny approval of the FY23 PRO Housing Grant application for submission to HUD.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, & c

DEPARTMENT: Housing & Community Development
Prepared by: Melinda Lord

Roderick Wallace

Roderick Wallace
Director, Housing &
Community Development

8/30/2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, & c

Manager

September 14, 2023
Date:

ATTACHMENTS:
Attachment #1 – Budget Amendment Ordinance

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION WITH THE DEPARTMENT OF TRANSPORTATION, UNITED STATES OF AMERICA, AND GEORGIA DEPARTMENT OF TRANSPORTATION, FOR A GRANT UNDER TITLE 49 U.S.C., SECTION 5307.

WHEREAS, the Federal Transit Administration and the Georgia Department of Transportation are authorized to make grants to non-urbanized (rural) areas for mass transportation projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon Applicant, including the provision of the local share of project costs; and

WHEREAS, it is required by the United States Department of Transportation and the Georgia Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964, that in connection with the filing of an application for assistance under the Federal Transit Act, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the Applicant that Minority Business Enterprise (Disadvantaged Business Enterprise and Women's Business Enterprise) be utilized to the fullest extent possible in connection with this project, and that definitive procedures shall be established and administered to ensure that minority business shall have the maximum feasible opportunity to compete for contracts and purchase orders when procuring construction contracts, supplies, equipment contracts, or consultant and other services.

NOW THEREFORE, BE IT RESOLVED BY Unified Government of Athens-Clarke County hereinafter referred to as the "Applicant",

1. That the Designated Official Kelly Girtz, Mayor, hereinafter referred to as the "Official, is authorized to execute and file an application on behalf of Unified Government of Athens-Clarke County with the Georgia Department of Transportation, to aid in the purchase of bus transit vehicles and/or the planning, development, and construction of bus transit-related facilities pursuant to Section 5307 of the Federal Transit Act.

2. That the Official is authorized to execute and file such application and assurances, or any other document required by the U.S. Department of Transportation and the Georgia Department of Transportation effectuating the purpose of Title VI of the Civil Rights Act of 1964.

3. That the Official is authorized to execute and file all other standard assurances, or any other document required by the Georgia Department of Transportation or the U.S. Department of Transportation in connection with the application for public transportation assistance.

4. That the Official is authorized to execute grant contract agreements on behalf of the Applicant with the Georgia Department of Transportation.

5. That the Official is authorized to set forth and execute Minority Business Enterprise, DBE (Disadvantaged Business Enterprise) and WBE (Women Business Enterprise) policies and procedures in connection with the project's procurement needs as applicable.

6. That the applicant while making application to or receiving grants from the Federal Transit Administration will comply with FTA Circular 9030.1E, FTA Certifications and Assurances for Federal Assistance 2023 as listed in this grant application and General Operating Guidelines as illustrated in the Georgia State Management Plan.

7. That the applicant has or will have available in the General Fund the required non-federal funds to meet local share requirements for this grant application.

APPROVED AND ADOPTED this _____ day of _____, 2023.

_____
Signature of Authorized Official

Kelly Girtz, Mayor Unified Government of Athens-Clarke County
_____
Name and Title of Authorized Official

Signed, sealed, and delivered this _____ day of _____, 2023 in the presence of

_____
Witness

_____
Notary Public/Notary Seal

CERTIFICATE

The undersigned duly qualified and acting Clerk of Commission _____ of

Unified Government of Athens-Clarke County
_____*(Title of Certifying/Attesting Official) (Applicant's Legal Name)* certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting held on

_____ _____, 2023.

(Place Seal Here)

Gloria Jean Spratlin
_____
Name of Certifying/Attesting Officer

Clerk of Commission, Unifed Government of Athens-Clarke County
_____
Title of Certifying/Attesting Officer

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Fiscal Year 2025 Federal Transit Administration (FTA) 5307 Operating Assistance Grant Application Authorization

DATE: September 5, 2023

BUDGET INFORMATION:

REVENUES:

Total 5307 Operating Grant Application:	**$3,514,548 is comprised of:**
5307 Small Transit Intensive Cities Grant:	*$1,100,811*
FY 2025 5307 Program Grant:	*$2,413,737*
TSPLOST 2023 Project 19 (local match)	*$3,585,452*
ACCGov FY2024 General Fund Contribution	*$ 500,000*

CAPITAL:

5307 Capital Grant Application:	*$575,000*

EXPENSES:

Projected FY25 Operating Expenses:	$7,100,000
Projected FY25 Capital Expenses (FTA5307):	$632,500

FUNDING SOURCES:
Federal Transit Administration
TSPLOST 2023 Project 19
FY 2024 General Fund Contribution

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:
To request that the Mayor and Commission:

a) Adopt a Resolution **(Attachment # 1)** authorizing the submission of an application to the Georgia Department of Transportation (GDOT) for Federal Transit Administration (FTA) – 5307 operating assistance in the amount of $3,514,548;

b) Authorize the acceptance of the grant at the currently projected level or alternative level, if awarded; and

c) Authorize the Mayor and appropriate staff to execute the resulting contract between the Unified Government of Athens-Clarke County (ACCGov) and GDOT.

HISTORY:

1. Since 1977, the FTA Urbanized Area (UZA) Formula Program (Title 49 U.S.C. Section 5307) has annually provided operating and capital funding assistance to qualifying transit systems, including ACCGov Transit. Operating assistance reimburses eligible expenses up to 50% and capital assistance reimburses eligible expenses up to 80%.

2. Beginning in March 2020 through June 2023, ACCGov Transit has been primarily funded through Federal emergency relief funds due to the COVID-19 public health emergency. Also beginning in March 2020, the Mayor and Commission (M&C) approved 'fare free' ACCGov Transit services, waiving fares for all ACCGov Transit passengers.

3. On June 15, 2021, the M&C adopted the FY22 annual budget, which did not include a General Fund transfer to the ACCGov Transit Fund. ACCGov Transit had requested a General Fund transfer of $3.3M in the FY22 departmental annual budget request. Manager Williams had reduced the general fund transfer to $2.4M after his departmental budget review. In addition, the ACCGov FY22 annual budget included an estimated use of State and Local Fiscal Recovery Funds (SLFRF) through the American Rescue Plan Act (ARPA) totaling $2,220,900. At the time of budget adoption, the M&C authorized the Manager to identify and reduce budgets equal to the appropriated revenue replacement amount and transfer eligible General Government expenses to the ARPA special revenue fund in FY22.

4. On May 24, 2022, Athens-Clarke County voters approved the TSPLOST 2023 program. Of this, $27.3M is designated to support current ACCGov Transit operations from October 2022 through September 2027.

5. Beginning in July 2022, ACCGov Transit received Federal emergency relief funds that provided 100% reimbursements for eligible operating expenses.

6. Typically, the FTA 5307 grant program reimburses up to 50% of eligible transit operating expenses. The FTA 5307 program includes a sub-program named *Small Transit Intensive Cities (STIC)*. This sub-program is based on a calculation that includes ridership, passenger miles, revenue miles, and vehicle miles. Without using UGA's ridership numbers, ACCGov Transit may only qualify for two of the factors in a given fiscal year. Including UGA's ridership numbers increases that number to five factors.

7. Since 2013, UGA and ACCGov has entered into an annual agreement to credit UGA for their ridership contribution to FTA reimbursements. Historically, UGA received the credit through fare discount for UGA-affiliated riders.

8. In May 2022, the University of Georgia (UGA) informed ACCGov that UGA Campus Transit had been approved as a sub-recipient to apply for and receive FTA reimbursements for eligible transit expenses.

9. In June 2023, and as part of the vote to adopt the FY24 budget, the M&C authorized a General Fund transfer of $500K to ACCGov Transit. This funding will be used to establish an ACCGov Transit fund reserve and may also be used as a local match for FTA funding.

10. In August 2023, the M&C approved an annual agreement between ACCGov Transit and UGA Campus Transit for FY25. This agreement recognizes UGA's sub-recipient status and agrees that UGA may claim reimbursements totaling 60% of the STIC sub-program. ACCGov Transit may apply for 40% of the STIC sub-program as well as the remaining FTA 5307 funding.

11. As required, in September 2023, ACCGov Transit and UGA Campus Transit jointly presented a collaborative plan to the Madison Athens Clarke Oconee Regional Transportation Study (MACORTS) Technical Committee and to the MACORTS Policy Committee.

FACTS & ISSUES:

1. The U.S. Congress appropriates Transit Formula Funds annually. Annual funding requests are based on cost projections and submitted to FTA through GDOT as part of the approved (MACORTS) Transportation Improvement Plan (TIP). The actual funding levels will not be available or finalized until approved by the Congress, usually in December of each calendar year.

2. Formula Grant reimbursements typically become available after the beginning of the Federal Fiscal Year (October 1). It is projected that $3,514,548 of federal operating reimbursements will be available to ACCGov Transit during FY25 for operating and capital reimbursements.It is expected that ACCGov Transit will allocate 100% of the appropriated formula funds to the Transit Department's FY25 operating and capital budgets.

3. The grant requires ACCGov to match a minimum of 50% of the operating funds and 20% of capital funds, which is expected to come from TSPLOST.

4. The operating reimbursements will be used to reimburse up to 50% of FY25 Transit operating expenses. The capital reimbursements will be used in accordance with the Transit Capital Improvement Plan and MACORTS-approved Transportation Improvement Plan (TIP), during FY25, to maintain bus and bus related facilities, for preventive maintenance items for transit vehicles/equipment, and to upgrade information technology and security systems. These funds typically become available after the beginning of the federal fiscal year. The table below provides examples of eligible expenses.

Examples of operating expenses eligible for reimbursements	Examples of capital expenses eligible for reimbursements
Personnel costs	Transit vehicle preventative maintenance parts

Facility maintenance expenditures	Technology systems, including GPS tracking
Fuel for transit vehicles	Vehicle-related equipment
Safety and security labor costs	Vehicle Purchases (including support fleet)
Contract labor	Transit vehicle spare parts (engine, drive unit, controllers)
Daily Operating supplies (paper, office supplies etc.)	Facility repair/rehabilitation budget
Utilities	Safety/Security Hardware
	Support Equipment/tools (forklift, wrenches, pallet jack)
	Bus stop repair/replacement
	Planning/Transportation related studies/evaluations
	Employee Training/Education

5. All federal funding is subject to Congressional appropriations. If anticipated funding is reduced, additional local funding will be required to maintain current services or transit services will need to be reduced proportionally.

6. Based on the current FTA 5307 Apportionment Table and the ACCGov/UGA FY24 agreement, the estimated available reimbursements will be:

FTA FUNDING SOURCE	FTA APPORTIONMENT TABLE	ACCGOV TRANSIT	UGA CAMPUS TRANSIT
FTA 5307 FUNDS	$2,413,737	$2,413,737	$0
FTA STIC FUNDS	$2,752,028	$1,100,811	$1,651,217
TOTAL FTA FUNDING	**$5,165,765**	**$3,514,548**	**$1,651,217**

7. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Safely Move Around Athens Goal, Strategy C – *Expand multi-modal Transit access to reduce auto dependency and provide greater mobility for Athens-Clarke County residents.*

OPTIONS:

1. Mayor and Commission:

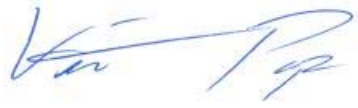
a. Adopt a Resolution **(Attachment # 1)** authorizing the submission of an application to the Georgia Department of Transportation (GDOT) for Federal Transit Administration (FTA) – 5307 operating assistance in the amount of $3,514,548
b. Authorize the acceptance of the grant at the currently projected level or alternative level, if awarded; and
c. Authorize the Mayor and appropriate staff to execute the resulting contract between the Unified Government of Athens-Clarke County (ACCGov) and GDOT.

2. Mayor and Commission:
   a. Do not adopt a Resolution **(Attachment # 1)** authorizing the submission of an application to the Georgia Department of Transportation (GDOT) for Federal Transit Administration (FTA) – 5307 operating assistance in the amount of $3,514,548.
   b. Do not authorize the acceptance of the grant at the currently projected level or alternative level, if awarded; and
   c. Do not authorize the Mayor and appropriate staff to execute the resulting contract between the Unified Government of Athens-Clarke County (ACCGov) and GDOT.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, & c

DEPARTMENT: Transit
Prepared by: Victor Pope



Victor Pope, Interim Transit Director

September 6, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b & c



Manager

September 14, 2023
Date:

ATTACHMENTS:
Attachment 1: ACCGov FY 2025 FTA 5307 Application Authorizing Resolution

Part C: Authorizing Resolution

The following two pages include an authorizing resolution that must be enacted by the governing body of the Applicant Organization and signed by the Chair of the County Commission, Mayor, or the head of the governing body as appropriate. Please complete the fillable fields on the resolution, then print and sign the designated fields. The authorizing resolution must be properly witnessed and notarized, including the date the notary's commission expires. The resolution should also be stamped with the notary seal as well as the seal of the county commission, city, or appropriate applicant jurisdiction. The certificate of the attesting officer must also be completed. A scanned copy of the completed, signed, and notarized Authorizing Resolution should be submitted as an attachment with the full application package.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Approve Participation in the 2023-2025 Make Ready Infrastructure Program Offered by Georgia Power

DATE: September 1, 2023

BUDGET INFORMATION:

REVENUES:	$1,009,500	Allocation for SPLOST 2020 Project #11, Sub-Project #2
	($ 45,417)	Designated for Additional EV Supplements from Sub-Project #2
	($ 755,648)	Expenses/Encumbered for Vehicle Purchases
	$ 208,435	Available for EV Charging Equipment from Sub-Project #2
	$1,200,000	Make Ready Investments from GA Power (up to amount)
	$1,408,435	**Maximum Available for Tier I of Make Ready**
EXPENSES:		
CAPITAL:	**$1,408,435**	**Target for Tier I of Make Ready**
OPERATIONAL:		

FUNDING SOURCE: SPLOST 2020 Project #11, Sub-Project #2
Georgia Power Make Ready Infrastructure Program

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve the list of six Tier I sites as identified in History #18, and previous applications (History #18) for the 2023 – 2025 Make Ready Infrastructure Program to receive up to $200,000 in in-kind electric vehicle infrastructure at each location;
b. Approve staff to submit additional 2023 – 2025 Make Ready Infrastructure Program applications for up to eight Tier II sites as identified in Facts and Issues #10, as the demand for electric vehicle charging infrastructure increases at these locations;
c. Direct any related rebates and credits back to their original funding source; and,
d. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On April 5, 2016, the Mayor & Commission (M&C) passed a resolution calling for the increased use of renewable energy to support operations of Athens-Clarke County (ACCGov).

2. In 2016, ACCGov received grant funding to install seven Level II electric vehicle chargers at the Library, Park and Ride, Bishop Park, and W. Washington Street Parking Deck.

3. On July 3, 2018, the M&C adopted the 2018 Comprehensive Plan that was informed by the Envision Athens Action Agenda that included an environmental implementation strategy to "Increase energy efficiency, sources, and use of renewables."

4. On May 21, 2019, the M&C passed a resolution in support of transitioning to 100% renewable energy.

5. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. Which included Project #11 - Renewable Energy Project.

6. On December 7, 2021, the M&C approved the Project Concept for Sub-Project #2 with an allocated budget of up to $1,009,500 from SPLOST 2020 Project #11 to fund an electric vehicle accelerator.

7. On February 9, 2022, ACCGov initiated a purchase order for four Ford Mach-E crossover vehicles.

8. On March 1, 2022, the M&C approved the purchase of five Ford E-Transit Vans and seven Ford F150 Lightning Pickups.

9. On May 24, 2022, Athens-Clarke County voters approved the TSPLOST 2023 Program Referendum, which included Project #20 – Electrify the Fleet.

10. On July 21, 2022, the Georgia Public Service Commission approved the 2022 Integrated Resource Plan for Georgia Power. Amongst many things, this plan details commitments from Georgia Power to expand the use of electric vehicles and decrease the use of fossil fuels.

11. On August 2, 2022, the M&C voted unanimously to accept the Clean and Renewable Energy Plan, which details pathways ACCGov and the community will use to meet the renewable energy goals.

12. On August 11, 2022, ACCGov took delivery of four Ford Mach-Es ordered by the electric vehicle accelerator project. The vehicles were then deployed to the Athens-Clarke County Police Department and Clarke County Sheriff's Office.

13. On October 28, 2022, the Manager's Office released a Notice of Proposed Administrative Action to notify the M&C that the purchase order for Ford E-Transit vans and F150 Lightnings would need to be decreased by two vehicles to account for escalated pricing from Ford.

14. On December 20, 2022, the Georgia Public Service Commission approved the 2022 Rate Case for Georgia Power. Amongst many things, the Rate Case approved investments in grid

infrastructure, including an allocation of $53 million to support the Make Ready Infrastructure Program over the next three years.

15. On August 15, 2023, ACCGov took delivery of three of the four E-Transit vans ordered by the electric vehicle accelerator project. At the time of this agenda report, these vehicles are being up-fitted for use by the Athens-Clarke County Police Department and Central Services Department.

16. On April 10, 2023, Georgia Power released the 2023 Program Criteria for the Make Ready Infrastructure Program.

17. On August 16, 2023, ACCGov staff met with representatives from Georgia Power to discuss participation the Make Ready Infrastructure Program for infrastructure upgrades to support electric vehicles.

18. On August 23, 2023, ACCGov submitted nonbinding applications for six Tier I sites to the Make Ready Infrastructure Program for the following ACCGov-owned locations:
    - Facilities/Landscape Mgmt. 2055 Lexington Road
    - ACCPD East Precinct 3035 Lexington Road
    - Streets & Drainage 605 Spring Valley Road
    - ACCPD East Substation 385 Fairview Street
    - Courthouse Parking Deck 325 E. Washington Street
    - Fleet Management 225 Newton Bridge Road

19. On September 1, 2023, the Central Services Department forwarded the recommendation on FY24 fleet replacement to the Manager's Office. This recommendation includes the full deployment of the eleven remaining electric vehicles ordered through SPLOST 2020 Project #11, Sub-Project #2, plus recommendations for the purchase of eleven additional plug-in hybrid or electric vehicles.

FACTS & ISSUES:

1. The Athens Clean and Renewable Energy Plan identifies ACCGov fleet electrification and intervening in the Integrated Resource Plans and Rate Cases as Tier 1 Energy Pathways that should be prioritized.

2. In 2022, ACCGov joined a coalition of clean energy cities to intervene in both the 2022 Integrated Resource Plan and 2022 Rate Case being reviewed by the Georgia Public Service Commission. Intervening parties are provided with opportunities to present expert testimony and advocate for policies and initiatives. In this process, ACCGov supported a number of clean energy initiatives, including the continuation of the Make Ready Infrastructure Program.

3. The Make Ready Infrastructure Program is a partnership where Georgia Power owns, installs, and maintains core electric vehicle infrastructure, and the customer owns, installs, and maintains the actual electric vehicle chargers. Equipment supported by Georgia Power may

include electrical panels, wiring, conduit, switches, and other similar electrical equipment.

4. Eligible sites must be served by Georgia Power and immediately deploy a minimum of six Level II electric vehicle chargers or one DC Fast Charger. Because ACCGov is a governmental entity, the chargers may either be publicly accessible or available for fleet use only.

5. The investments made by Georgia Power are site-specific and are capped at $200,000 per site. ACCGov's investments vary by site, but may include upgrades for future EV charger deployment, non-networked Level II chargers (~$2,500 per unit), networked Level II chargers (~$6,000 per unit), and/or DC Fast Chargers ($50,000+ per unit).

6. The ACCGov Grants Policy, and Donations Acceptance Policy require M&C approval of grants or donations in excess of $50,000. While participation in this program is technically neither a grant nor a donation, staff are asking the Commission to approve program participation so there is clarity for the authorization to receive in-kind services in excess of $50,000.

7. A maintenance easement is required for each site because Georgia Power will own and maintain the core electrical equipment provided through the program. Each easement will provide Georgia Power with the legal ability to access and maintain their equipment.

8. Every site that utilizes the Make Ready Infrastructure Program will require an easement that is unique to the site and the infrastructure installed within it. As is consistent with other utility easements of this nature, the easements will be executed by the Mayor as recommended by Central Services after review by the Attorney's Office. As such, the Commission will not be asked to review and approve each utility easement at every location.

9. The TPLOST 2023 Project #20, Electrify the Fleet project will fully-fund the cost of electric vehicles used to support of transportation, including approximately 50 light duty vehicles. As these vehicles are purchased and deployed, there will be a significant need to upgrade electrical infrastructure and charging equipment to support them. Additionally, there will likely be other SPLOST 2020 Project #11 Sub-Projects recommended to help support expenses associated with electric vehicle purchases and deployment.

10. ACCGov will likely benefit from submitting additional applications for the Make Ready Infrastructure Program as it continues with electric vehicle deployment, and program funding remains available from Georgia Power. The need for service at these facilities is difficult to predict, as it depends on new vehicle availability, fleet replacement funding levels, and the rate of electric vehicle growth in the ACCGov fleet. As such, staff propose the M&C grant permission to enroll additional Tier II sites in the 2023-2025 Make Ready Infrastructure Program, if the demand at any of the listed locations grows to meet the minimum program requirements. The following eight ACCGov-owned locations are identified as Tier II sites:
    - Multi-Modal Center 755 E. Broad Street
    - Jail 3015 Lexington Road
    - Traffic Engineering 2795 County Farm Road

- Fire Station #1 — 700 College Avenue
- Pound St. Maintenance Facility — 350 Pound Street
- ACCPD West Substation — 1065 Baxter Street
- Athens Ben-Epps Airport — 1010 Ben Epps Drive
- W. Washington Street Deck — 125 W. Washington Street

11. The existing $208,435 in unencumbered/unspent funding from SPLOST 2020 Project #11, Sub-Project #2 will be used to support ACCGov's required investments in the sites submitted in the initial applications for the Make Ready Infrastructure Program. There will likely be a need for additional funding as DC Fast Chargers are deployed and additional sites are considered. Staff will bring forward recommendations for M&C to consider additional funding from SPLOST 2020 and/or TSPLOST 2023 as needed.

12. Currently, there are additional rebates available through local utilities and ACCGov is eligible to receive "elective pay" compensation from the IRS as a part of the Inflation Reduction Act. As such, staff is requesting the M&C to preauthorize all relevant rebates and credits to be applied back to their original funding source. Such funding sources may include SPLOST 2020, TSPLOST 2023, Fleet Maintenance Fund, General Fund, and/or Transit Fund.

13. As a part of this collaboration, Georgia Power has offered additional technical assistance to help ACCGov master plan the site improvements needed to support intermediate and long term electric vehicle improvements at locations serviced by Georgia Power. The Sustainability Office and Central Services will collaborate with Georgia Power on this initiative.

14. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Built and Natural Infrastructure Goal, Strategy D: *Promote the adoption of electric vehicle technology.*

OPTIONS:

1. Mayor and Commission:
    a. Approve the list of six Tier I sites as identified in History #18, and previous applications (History #18) for the 2023 – 2025 Make Ready Infrastructure Program to receive up to $200,000 in in-kind electric vehicle infrastructure at each location;
    b. Approve staff to submit additional 2023 – 2025 Make Ready Infrastructure Program applications for up to eight Tier II sites as identified in Facts and Issues #10, as the demand for electric vehicle charging infrastructure increases at these locations;
    c. Direct any related rebates and credits back to their original funding source; and,
    d. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not approve program participation

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, & d

DEPARTMENT: Central Services
Prepared by: Andrew Saunders



Andrew Saunders — 9/1/2023
Central Services Director — Date



Mike Wharton — 9/1/2023
Sustainability Officer — Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, & d



Manager — September 13, 2023
Date

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Replacement of Sewer Main @ SR 10 Loop GDOT Bridge Replacement Project (PI#0013715) – Change Order

DATE: August 30, 2023

BUDGET INFORMATION:

CAPITAL REVENUE:	$3,056,821	Relocate Water & Sewer Lines for GDOT Capital Project Fund
CAPITAL EXPENSES:	$1,790,936	Relocate Lines for GDOT Designated Projects
	$1,064,324	Expenditures & Encumbrances
	$ 201,561	Available for GDOT Sewer Main Replacement - CO

FUNDING SOURCE: Water & Sewer Enterprise Fund

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request the Mayor and Commission:

A. Authorize an additive change order in the amount of $183,385 to the Contract Item Agreement for the SR 10 Loop GDOT Bridge Replacement Project;

B. Authorize a net change to the project appropriation of $201,561; and

C. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On August 4, 2020, the M&C approved the Infrastructure Element and the Capital Improvements Element of the 2020 SDP Update.
2. On May 21, 2021, GDOT sent the Standard Utility/Contract Item Agreement for SR 10 Loop GDOT Bridge Replacement Project.
3. On July 28, 2021, the Public Utilities Department (PUD) was notified of the potential of damage to the existing 30” sewer main by the crane placement and heavy equipment.
4. On October 11, 2021, GDOT and PUD reached a re-design agreement to continue with construction while protecting the 30” sewer main.
5. On April 5, 2022, M&C approved the upsizing and replacement of the 18-inch diameter sewer main on the east side of the SR 10 Loop GDOT Bridge Replacement Project.

6. On May 8, 2023, GDOT awarded a contract for this project to E.R. Snell Contractor, Inc.
7. On August 1, 2023, GDOT issued a Notice to Proceed for the SR 10 Loop Bridge Replacement Project.
8. On August 24, 2023, PUD was notified by GDOT that bid prices were above cost estimates for the 30" sewer line replacement **(Attachment #1).**

FACTS & ISSUES:

1. GDOT plans to expand the two bridges over the Middle Oconee River and replace the current structures. The Public Utilities Department operates the Middle Oconee East Sewer Interceptor which starts just north of the bridge in Ben Burton Park at the intersection of the Mitchell Bridge Interceptor **(Attachment #2).**

2. The 2020 SDP identifies Project #3-314 titled "Middle Oconee East Trunk Improvements Phase I" as the seventh-highest sewer priority. GDOT's contractor, E.R. Snell, will be replacing the first section of the Middle Oconee East sewer main. It was installed in the 1950s and has passed beyond its useful life.

3. PUD coordinated inclusion of the sewer replacement project as part of the GDOT Contract to facilitate the underground utility work. The coordination allows PUD to install needed infrastructure. Doing this work now keeps PUD from working in the GDOT right of way during future projects.

4. PUD continues to ramp up investment in ACCGov's aging sewer infrastructure to protect the environment, public health and reduce Infiltration/Inflow (I/I) to the water reclamation facilities. The following sewer projects have been completed (C), are under design (UD) or are under construction (UC).

    - Project #3-308 Tanyard Branch Interceptor Improvements (C)
    - Project #3-309 Brooklyn Creek Interceptor Improvements – Phase I (UC)
    - Project #3-310 Upper North Oconee Interceptor – Phase 2B (C)
    - Project #3-311 Upper North Oconee Interceptor – Phase 2C (C)
    - Project #3-312 Middle Oconee East Mill Run Sewer Replacement (UD)
    - Project #3-313 Sanford Stadium Sanitary Sewer Interceptor Improvements – Phase I (UD)
    - Project #3-314 Middle Oconee East Trunk Improvements – Phase I (UC)

5. As part of the agreement, PUD agreed to pay 100% of the sewer main work completed by GDOT's contractor. This work was originally estimated to cost $701,125.

6. GDOT received the bid pricing for the entire project. E.R. Snell Contractor, Inc., was the lowest bidder, with a bid of $884,510 for the sewer portion of the project.

7. The additive change order for the GDOT work is $183,385. The net change to appropriation includes the revised 10% contingency and no change to professional services during construction.

8. The total change summary is:

Change Summary

Original GDOT Contract Item	$701,125
Contingency	$70,112
Professional Services During Construction	$138,600
Original Appropriation Total	**$910,000**
Revised GDOT Contract Item	$884,510
Contingency	$88,451
Professional Services During Construction	$138,600
Revised Appropriation Total	**$1,111,561**
Revised GDOT Contract Item	$884,510
Original GDOT Contract Item	$701,125
GDOT Contract Change Order Amount	**$183,385**
Revised Appropriation	$1,111,561
Original Appropriation	$910,000
Net Change to Appropriation	**$201,561**

9. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Built and Natural Infrastructure Goal, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure*.

OPTIONS:

1. Mayor and Commission:
    A. Authorize an additive change order in the amount of $183,385 to the Contract Item Agreement for the SR 10 Loop GDOT Bridge Replacement Project;
    B. Authorize a net change to the project appropriation of $201,561; and
    C. Authorize the Mayor and appropriate staff to execute all related documents.
2. Mayor and Commission deny the request.
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:

Option 1 a, b, & c

DEPARTMENT: Public Utilities
Prepared by: Hollis Terry

Hollis Terry IV — August 30, 2023
Hollis Terry IV — Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, &c

Manager — September 13, 2023
Manager — Date:

ATTACHMENTS:

Attachment #1: GDOT 0013715 SR10 Loop Sewer Replacement Contract
Attachment #2: Bridge Replacement Map

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

August 24, 2023

Honorable Kelly Girtz
Mayor
Unified Government of Athens-Clarke County
301 College Avenue
Suite 300
Athens, Georgia 30601

SUBJECT: P.I. No. 0013715, Clarke County, Call No. 006
Contract Item Agreement Authorization – Sewer Facilities

Dear Honorable Mayor Girtz:

E.R. Snell Contractor, Inc., as contractor for the Department of Transportation, was awarded a contract on **May 8, 2023,** to proceed with the proposed construction on the above numbered project.

The installation of the Unified Government of Athens-Clarke County's sewer facilities in conflict with the project has been included in the project as requested. Attached is an executed counterpart of the Contract Item Utility Agreement dated **April 19, 2023** addressing the Unified Government of Athens-Clarke County's reimbursement of this work to the Department. The agreement is supported by your initial estimate of **$701,125.00** not including betterment however the actual bid cost of the work is **$884,510.00** of which the Unified Government of Athens-Clarke County is responsible for **100%** or **$884,510.00** and the Department will bear **0%** or **$0.00**.

As outlined in Article 8, this reimbursement includes the bid cost of all items necessary to complete the work. The Unified Government of Athens-Clarke County will reimburse the Department in the amount of **$884,510.00**. Please send the Department a check to my attention in the amount of **$884,510.00** payable to the Georgia Department of Transportation, Office of Utilities, P.O. Box 931900, Atlanta, Georgia 31193-1900.

The Department will provide construction engineering and contract supervision for the sewer facilities included in the project contract; however, you may visit the jobsite at any time to satisfy yourself that work is proceeding according to plan; but, please be reminded that only one "Final Inspection" can be conducted after the contractor notifies the Department that work is complete and the inspection must be arranged by the Department's Area Manager. All instructions or corrective items must be given through Department personnel.

Mr. Kevin DeWitt, Area 2 Manager, under Kelvin Mullins, District 1 Engineer, Gainesville, Georgia will be responsible for the construction supervision and inspection on this project. Mr. DeWitt can be reached by telephone at 706-583-2644 or email kdewitt@dot.ga.gov or by mail addressed to 450 Old Hull Road, Athens, Georgia, 30601.

You may contact Danah Bonny, Utilities Preconstruction Specialist, if further information is needed at 404-631-1709, or by mail addressed to Georgia Department of Transportation, Office of Utilities, 10th Floor, One Georgia Center, 600 West Peachtree St, NW, Atlanta, Georgia 30308 or by e-mail at dbonny@dot.ga.gov.

Very truly yours,



Shajan Joseph, P.E.
Assistant State Utilities Administrator

For: Nicholas Fields
State Utilities Administrator

NF: SPJ: MGC: DB

Attachments (Agreement, and Estimate)
cc: Marc Mastronardi, P.E., Director of Construction
Kelvin Mullins, District 1 Engineer
Yulonda Pride-Foster, District 1 Utilities Manager
Charles Arnhart, District 1 Contracts Supervisor
Kevin DeWitt, Area 2 Manager
Emma DeLouis, Financial Manager
Frantz Boileau, Utilities Preconstruction Specialist
Abdulvahid Munshi, Utilities Coordinator

P.I. 0013715 Clarke County - Athens Clarke County - Sewer Crossing

Pay Item and Description		Additional Description	Unit	In-Kind Items			Betterment Items		In-Kind / Betterment Total Qty	Actual Bid Costs					Final QTY	Final Cost
				Orig Plan Total Qty	Orig Est Unit Price	Orig Est Cost	Orig Plan Total Qty	Orig Est Cost		Actual Bid Total Qty	Actual Bid Unit Price	Actual Total Bid Cost	Actual In-Kind Bid Cost	Actual Betterment Bid Cost		
ITEM NO.	Description (Item Number)		UNITS			$ -		$ -	0			$ -	$ -	$ -		$ -
611-8050	ADJUST MANHOLE TO GRADE(611-8050)		EA*	2	$ 2,000.00	$ 4,000.00	$ -	$ -	1	1	$ 2,870.00	$ 2,870.00	$ 2,870.00			
615-1000	JACK OR BORE PIPE -(615-1000)	Steel 60 in dia,	LF	176	$ 3,000.00	$ 528,000.00	$ -	$ -	176	176	$ 3,890.00	$ 684,640.00	$ 684,640.00			
660-0830	SAN SEWER PIPE, 30 IN, DUCTILE IRON * * *		LF	200	$ 750.00	$ 150,000.00	$ -	$ -	200	200	$ 678.00	$ 135,600.00	$ 135,600.00			
668-3300	SAN SEWER MANHOLE, TP 1(668-3300)		EA	2	$ 5,000.00	$ 10,000.00	$ -	$ -	2	2	$ 14,700.00	$ 29,400.00	$ 29,400.00	$ -		$ -
668-3313	SAN SEWER MANHOLE, TP 1, ADDL DEPTH,		LF	25	$ 365.00	$ 9,125.00	$ -	$ -	25	25	$ 1,280.00	$ 32,000.00	$ 32,000.00			
						$ -		$ -				$ -	$ -			
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						$ -		$ -	0			$ -	$ -	$ -		$ -
						$ -		$ -	0			$ -	$ -	$ -		$ -

	GDOT SHARE 0.00%			TOTAL EST In-Kind $ 701,125.00			TOTAL Betterment EST $ -				TOTAL Actual Bid Cost $ 884,510.00		TOTAL Actual In-Kind Bid Cost $ 884,510.00	TOTAL Actual Betterment Bid Cost $ -	TOTAL	$ -
	UTILITY OWNER SHARE 100.00%			NON-REIMBURSIBLE / FACILITY OWNER SHARE $ 701,125.00			TOTAL ESTIMATE IN-KIND & BETTERMENT $ 701,125.00				TOTAL BID COST NON-REIMBURSIBLE / FACILITY OWNER SHARE $ 884,510.00		TOTAL BID COST IN-KIND & BETTERMENT $ 884,510.00		CHECK RECEIVED	$ -
				REIMBURSIBLE / GDOT SHARE $ -			TOTAL ESTIMATE IN-KIND (NON-REIMBURSABLE) FACILITY OWNER SHARE & BETTERMENT $ 701,125.00				TOTAL BID COST / REIMBURSIBLE/ GDOT SHARE $ -		TOTAL BID COST IN-KIND (NON-REIMBURSABLE) FACILITY OWNER SHARE & BETTERMENT $ 884,510.00		AMOUNT DUE FROM UTILITY OWNER	$ -

NOTE: *Item No. 611-8050 (Adjust manhole to grade) quantity is 1 on the 44-Series "Summary of Quantities" and the "Tabulation of Bids".

NOTES:

SR-10 Loop & Middle Oconee River Replacement Bridge

Attachment #2



The Unified Government of Athens-Clarke County
Department of Public Utilities
124 E Hancock Ave. Athens Ga, 30601

Reference Scale: 1:1,993

Wednesday, August 30, 2023

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Standby Emergency Sewer Bypass Pumping Equipment @ SR 10 Loop GDOT Bridge Replacement Project (PI#0013715)

DATE: August 25, 2023

BUDGET INFORMATION:

CAPITAL REVENUE:	$24,491,927	Rehab & Replace Sewers
CAPITAL EXPENSES:	$ 518,642	Rehab & Replace Sewers
	$23,134,176	Expenditures & Encumbrances
	$ 839,108	Available for GDOT PI#0013715

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request the Mayor and Commission:

A. Authorize an appropriation in the amount of $839,108 for Standby Emergency Sewer Bypass Pumping Equipment at the SR 10 Loop GDOT Bridge Replacement Project (PI#0013715);

B. Award a unit price contract to the apparent low bidder, United Rentals Fluid Solutions, for $762,825;

C. Authorize staff to approve project change orders that do not collectively exceed the overall appropriation of $839,108; and

D. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On August 4, 2020, the M&C approved the Infrastructure Element and the Capital Improvements Element of the 2020 SDP Update.
2. On May 21, 2021, Georgia Department of Transportation (GDOT) sent the Standard Utility/Contract Item Agreement for SR 10 North Loop Bridge Replacement Project.
3. On July 28, 2021, the Public Utilities Department (PUD) was notified of the potential for damage to the existing 30” sewer line by crane and heavy equipment placement.
4. On October 11, 2021, GDOT and PUD agreed upon a redesign to continue with construction while protecting the 30” sewer main located on the west side of the project.

5. On April 5, 2022, Mayor and Commission (M&C) approved an appropriation in the amount of $910,000 for the upsizing and relocation of the 18-inch diameter sewer main on the east side of the GDOT SR 10 North Loop Bridge Replacement Project.
6. In March 2023, PUD solicited Requests for Price and Performance Proposals (RFPP) for standby emergency bypass pumping to protect the existing 30-inch diameter sewer main on the west side of the project. No responses were received for this solicitation.
7. In May 2023, PUD solicited RFPPs for a second time. PUD received a single RFPP on June 20, 2023 from United Rentals Fluid Solutions.

FACTS & ISSUES:

1. GDOT plans to expand the two bridges over the Middle Oconee River and replace the current structures. PUD operates the Middle Oconee East Interceptor which begins just north of the bridge in Ben Burton Park at the intersection of the Mitchell Bridge Interceptor.
2. The 2020 SDP identifies Project #3-314 titled "Middle Oconee East Trunk Improvements Phase I" as the seventh-highest sewer priority. GDOT's contractor, E.R. Snell, will be replacing the first section of the Middle Oconee East sewer main. It was installed in the 1950s and is past its useful life.
3. As part of the bridge replacement project, heavy materials, equipment, and machinery will be traversing over the existing 30-inch sanitary sewer main on the west side of the bridge, which could potentially damage this main. In the event of any damage to this sewer line, standby emergency bypass pumping is needed due to the proximity to the Middle Oconee River and drinking water intake (**Attachment #1**).
4. The requested authorization is $839,108, which includes a 10% contingency for variable issues that may impact cost once the project is underway.
5. Anticipated Project Schedule:

GDOT Notice to Proceed	Summer 2023
Project Completion	Summer 2026

6. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Built and Natural Infrastructure Goal, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure*.

OPTIONS:

1. Mayor and Commission:
    A. Authorize an appropriation in the amount of $839,108 for Standby Emergency Sewer Bypass Pumping Equipment at the SR 10 Loop GDOT Bridge Replacement Project (PI#0013715);

B. Award a unit price contract to the apparent low bidder, United Rentals Fluid Solutions, for $762,825;

C. Authorize staff to approve project change orders that do not collectively exceed the overall appropriation of $839,108; and

D. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny the request.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION:

Option 1 a, b, c and d

DEPARTMENT: Public Utilities

Prepared by: Hollis Terry IV

Hollis Terry III **8/25/2023**

Hollis Terry IV Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1 a, b, c and d

September 14, 2023

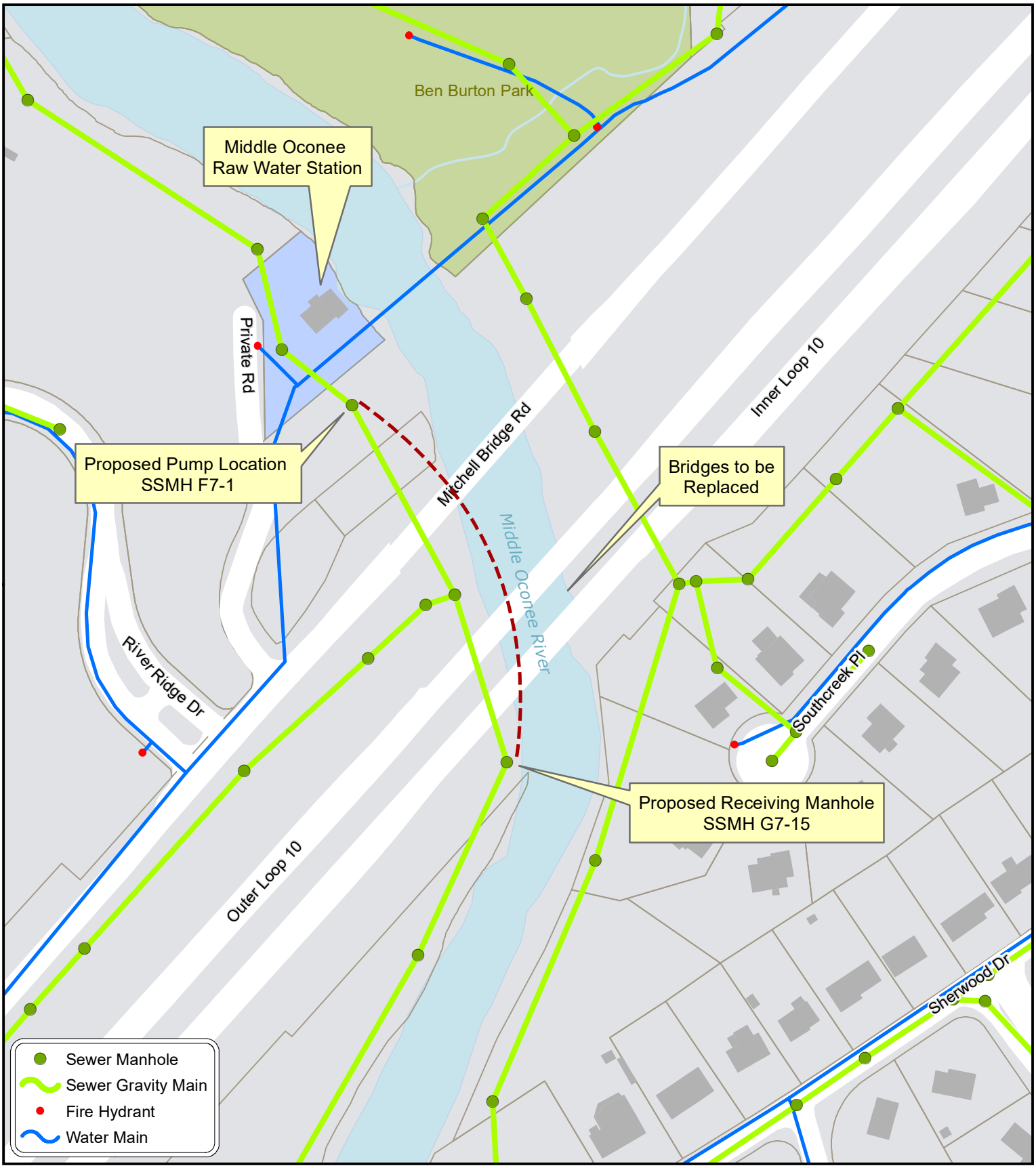
Manager Date:

ATTACHMENTS:

Att#1 - Map

SR-10 Loop & Middle Oconee River Replacement Bridge

Attachment #1



The Unified Government of Athens-Clarke County
Department of Public Utilities
124 E Hancock Ave. Athens Ga, 30601

Reference Scale: 1:1,993

Tuesday, June 13, 2023

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Rebuild the Solid Waste Al-jon Compactor

DATE: ~~September 12, 2023~~ September 21, 2023

REVENUES:

EXPENSES:
ANNUAL:
CAPITAL: $440,000
OTHER:

FUNDING SOURCE: Landfill Enterprise Fund

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Award a purchase contract to C&C Manufacturing, LLC (certified Al-Jon manufacturer) in the amount of $440,000 to rebuild the 2008 Al-Jon Compactor for use by the Solid Waste Department's Landfill Division;
b. Approve retaining the 2008 Al-Jon Compactor to rebuild instead of sending it to surplus; and
c. Authorize Mayor and staff to execute all related contracts and documents.

HISTORY:

1. In October 2012, the Solid Waste Department, Landfill Division purchased a 2012 Al-Jon compactor through the Georgia Municipal Association (GMA) Equipment Loan Program. The Al-Jon currently has 10,000+ hours on the machine and is 11 years old.

2. In 2018, Landfill Staff replaced the motor in the 2008 Al-Jon with a refurbished one for approximately $15,000 to extend the life of the machine.

3. On October 7, 2021, the piston in the 2012 Al-Jon was blown and the landfill compactor became inoperable.

4. On December 7, 2021, the M&C approved the purchase of a Caterpillar, Inc. Model 826K Landfill Compactor to replace the inoperable 2012 Al-Jon. This compactor should have replaced the 2008 Al-Jon but unfortunately the 2012 Al-Jon had a major mechanical failure.

5. On June 6, 2023, the M&C adopted the FY24 Capital Budget, which included partial funds for the Solid Waste Department to replace future compactors.

6. On August 1, 2023, Landfill staff received a quote from C&C Manufacturing, LLC to rebuild the 2008 Al-Jon compactor.

FACTS & ISSUES:

1. The Landfill currently uses two compactors to compress trash on the working face of the landfill. Currently, only one works which is the 2022 Caterpillar. These pieces of equipment are required by the Georgia Environmental Protection Division (GaEPD) approved ACCGov Landfill Design and Operation (D&O) plan.

2. The compactors are on a ten year replacement cycle. The 2008 Al-Jon compactor has unknown service hours because the gauge is broken. The 2008 Al-Jon Compactor was to be proposed as surplus once the 2022 Caterpillar was received. It has not gone to surplus because the 2012 Al-Jon is not functioning properly. The 2012 Al-Jon is due for replacement. Staff is requesting to keep both the 2012 Al-Jon for parts and rebuild the 2008 Al-Jon instead of purchasing a new compactor.

3. Landfill environments are one of the hardest on the life of compactors. Funds for the replacement of the compactors are programmed into the Solid Waste Department's 10 Year Capital Replacement Budget.

3. The FY24 Capital Budget included $450,000 for purchasing or rebuilding compactors; additionally, there is $27,529 set aside from previous years to purchase a new/rebuilt compactor. There is a total of $477,529 available in capital for the purchase of a new/rebuilt compactor.

4. The Landfill staff recommends the rebuild of the 2008 Al-Jon Compactor. Staff is recommending the rebuilt machine because it is approximately half the cost of a new machine and can be ready to use in approximately 120-180 days compared to waiting close to a year for a new compactor. The lifecycle of a rebuild compactor is the same as a new compactor - approximately ten years. Additionally, rebuilt/used equipment in a landfill environment only makes good economic and environmental sense, and fits the waste reduction goals of the department. The first rebuild that staff requested was in 2022 for the 2014 D5 Track Type Tractor (dozer). The Landfill staff have been satisfied with the dozer rebuild.

5. This purchase is requested as a rebuild of current equipment without competition following purchasing guidelines for sole source purchases. This justifies as sole source because staff is getting the 2008 Al-Jon Compactor that is currently inoperable rebuilt by C&C Manufacturing, LLC, who can do a Certified Manufacturer's Rebuild on our Al-Jon. Al-Jon was the original vendor but they are no longer in business. C&C Manufacturing,

LLC is the only company that can certify and warranty a rebuild Al-Jon. Al-Jon products are all manufactured by C&C Manufacturing after their acquisition of the product line in 2016. C&C Manufacturing is the only source performing factory certified rebuilds on Al-Jon landfill compactors.

6. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
   - Built and Natural Infrastructure Goal, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure.*

OPTIONS:

1. Mayor and Commission:
   a. Award a purchase contract to C&C Manufacturing, LLC (certified Al-Jon manufacturer) in the amount of $440,000 to rebuild the 2008 Al-Jon Compactor for use by the Solid Waste Department's Landfill Division;
   b. Approve retaining the 2008 Al-Jon Compactor to rebuild instead of sending it to surplus; and
   c. Authorize the Mayor and staff to execute all related contracts and documents.

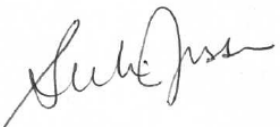
2. Mayor and Commission deny staff's recommendation to award a purchase contract to C&C Manufacturing, LLC (certified Al-Jon manufacturer) in the amount of $440,000 to rebuild the 2008 Al-Jon Compactor.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b and c

DEPARTMENT:

Prepared by: Suki Janssen



Suki Janssen — 9/12/23 Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, & c



Manager — September 14, 2023 Date:

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 03, Classic Center Arena – Furniture and Interiors Contract Award

DATE: September 6, 2023

BUDGET INFORMATION:

REVENUE:

$ 33,320,000	SPLOST 2020 Project 03 Funding
$ 49,425,110	Revenue Bond #1
$ 32,000,000	Revenue Bond #2
$ 10,926,994	Other Revenue - Currently Available
$ 25,800,000	Revenue Bond #3
$ 151,472,104	Subtotal - Project Revenue Currently Available

EXPENSES:

CAPITAL: $ 121,817,295	Expensed or Encumbered
$ 8,949,141	Approved for JE Dunn Change Order #3
$ 1,500,000	Approved for Kitchen & Bar Equipment
$ 320,846	Designated for Public Art
$ 573,000	Designated Remaining PM Fees
$ 3,022,978	Designated Project Contingency
$ 3,250,000	Budgeted for Bridge & Stairs
$ 750,000	Budgeted for Foundry Street Plaza Repair
$ 500,000	Budgeted for Perkins and Will Additional Services
$ 2,236,836	Budgeted for Data/IT Systems/Phones
$ 250,000	Budgeted for Building Signage
$ 2,100,000	Budgeted for Scoreboard
$ 217,008	Budgeted for Dasher boards
$ 400,000	Budgeted for Owner Ops Rigging and Fall Protection
$ 700,000	Budgeted for South Club Level Build Out
$ 200,000	Budgeted for Concession and Flex Room Build Out
$ 375,000	Budgeted for Auxiliary Locker Room Building
$ 725,000	Budgeted for Sound and Acoustical Treatments
$ 1,500,000	Budgeted for Telescoping Seating
$ 1,630,000	Remaining Budget for FF&E
$ 455,000	Available for Furnishings and Interiors Vendor

FUNDING SOURCE: SPLOST 2020 Project 03, Revenue Bond Financing, and Private Funding

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve a designation of Empire Office, Inc as the highest scoring firm and award of the Furniture and Interiors contract to Empire Office, Inc for SPLOST 2020 Project 03 Classic Center Arena;

b. Authorize the Manager, staff, and Classic Center representatives to negotiate with Empire Office to develop a final Scope of Services and Fees for a not-to-exceed contract amount of $455,000; and

c. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 11, 2018, the Classic Center Authority (CCA) submitted to ACCGov a Project Proposal for consideration as part of the SPLOST 2020 Program.

2. On January 23, 2019, the ACCGov Sustainability Office issued a request for proposals for professional services in energy resource coordination.

3. On January 28, 2019, the Classic Center Arena Project 81, was presented to the SPLOST 2020 Citizen Advisory Committee with a funding request of $58,879,000.

4. On June 4, 2019, CCA presented a revised Classic Center Arena Project. The revised project included potential private funding partnerships with a Hotel, a Senior Condominium, and Parking Deck. SPLOST 2020 funding request was reduced to $37,000,000.

5. On July 10, 2019, at a regularly scheduled work session, Classic Center Authority representatives presented a revised Classic Center Arena Project to the M&C, which included a reduced SPLOST 2020 request of $34,000,000.

6. On July 18, 2019, the M&C approved the Proposed Referendum Project List, including the Classic Center Arena at a reduced project value of $34,000,000 with the remaining needed project funds coming from Revenue Bonds backed by the Unified Government of Athens-Clarke County (ACCGov) and the revenue from future development of ACCGov property adjacent to the Classic Center.

7. On August 6, 2019, the M&C approved the SPLOST 2020 Program Referendum, which included the Classic Center Arena (Project 03) as a component.

8. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. This Referendum included the Classic Center Arena (Project 03). The Referendum also included the approval of the issuance of general obligation debt to help fund the Classic Center Arena (Project 03) and to facilitate the construction of the Project within the first few years of the SPLOST 2020 Program.

9. On January 7, 2020, a lease agreement between ACCGov and CCA was presented to the M&C for consideration. The proposed lease outlined a 50 year extension of the CCA's lease to include the land for the new Arena as well as the transfer of land and air rights above the Classic Center auto-bridge to ownership by the CCA for the purpose of developing a hotel.

10. On February 4, 2020, M&C approved a resolution to regulate and provide for the issuance of $26,660,000 in aggregate principal amount general obligation bonds, as authorized by a vote of the qualified voters in a referendum held November 5, 2019. M&C also established the SPLOST 2020 Capital Projects Fund and amended the FY20 operating and capital budget of ACCGov to establish the budget for the following three SPLOST 2020 projects:
    - Project 01, Facilities Space Modernization
    - Project 02, Affordable Housing
    - Project 03, Classic Center Arena

11. On February 18, 2020, the Intergovernmental Agreement for the land lease between ACCGov and the CCA was approved by the M&C.

12. In September 2020, ACCGov Manager Williams selected the User Group Members to help ensure ACCGov long terms goals are promoted during the Project Development process. The User Group Members are:
    - David Barbe
    - Dexter Fisher
    - Chantel Dunham
    - Andrew Saunders
    - Smith Wilson
    - Paul Cramer
    - Robert Cheshire (ex-officio)

13. On December 1, 2020, M&C approved combining the Program Management budgets from all projects into a single Program Management Budget, setting the Classic Center Arena SPLOST 2020 budget at $33,320,000.

14. On February 2, 2021, M&C approved the Tier Funding Schedule thereby establishing the SPLOST 2020 funding schedule for the Classic Center Arena project.

15. On February 2, 2021, M&C approved Perkins & Will / Smallwood Design as the selected Project Designer for the Classic Center Arena project.

16. On April 6, 2021, M&C approved JE Dunn Construction Company as the selected Construction Manager at Risk Contractor for the Classic Center Arena project.

17. On May 10, 2021, the ACAC approved a recommendation to the M&C in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, additional Funding for Public Art, that SPLOST 2020 Project 03 - Classic Center Arena is appropriate for public art**.**

18. On June 1, 2021, the M&C unanimously approved the Project Concept and updated budget with order of magnitude pricing of $109,441,278 for the SPLOST 2020 - Project 03 Classic Center Arena.

19. On August 3, 2021, the M&C approved conveyance and incorporation for 1.08 acres between Hickory and Willow streets into the existing Intergovernmental Agreement between ACCGov and The Classic Center Authority that had been approved by the M&C on Feb. 18, 2020.

20. On September 7, 2021, the M&C approved the schematic design, the updated total project budget of $116,705,055, proposed A/E contract amendment, bond financing, and authorized an early Guaranteed Maximum Price (GMP) based on 75% construction drawings.

21. On October 5, 2021, the M&C approved the initial bond financing issuance of $55,000,000 and associated Intergovernmental Agreement. During the work session for the October vote, the M&C was made aware that a second bond issuance would be coming in the future.

22. On January 4, 2022, the M&C approved the following actions:
    - Increased the Classic Center Arena Project Budget to $135,655,498, assuming a second bond issuance;
    - Moved the Future Energy/HVAC System financing of approximately $10M into the new budget amount; and,
    - Authorized staff to negotiate the GMP contract with JE Dunn for a Not to Exceed amount of $107M (based on 75% complete design).

23. On February 2, 2022, JE Dunn was issued a Notice to Proceed for the Classic Center Arena project, and the GMP Amendment was executed for $102,400,000.

24. In February 2022, JE Dunn mobilized to the site.

25. On June 14, 2022, Paul Cramer presented the proposed Change Order #1, proposed second revenue bond issuance, and a proposed Special District Tax related to hotels to the M&C at the regularly scheduled Work Session. The change order as presented included all anticipated costs for rock and dirt removal, disposal, and delays.

26. On June 24, 2022, ACCGov Manager Williams issued a Notice of Proposed Administrative

Action (NOPAA) to the M&C providing detailed information on the project status, pending use of the Owner Controlled Contingency, and required activities to continue construction to avoid costly delays.

27. On July 5, 2022, M&C approved during a special called meeting Change Order #1 with JE Dunn.

28. On August 2, 2022, the M&C approved the Second Revenue Bond Issuance of $37,000,000 and associated Intergovernmental Agreement.

29. On September 15, 2022, during a Work Session with M&C, the Hickory Street Deck was presented. Included in this presentation was a potential financing plan to pay for the Proposed Parking Deck, other proposed developments supporting the funding of the parking deck, and proposed 25% TAD on new developments.

30. On October 11, 2022, during a Work Session with M&C, the Proposed Project Concept for the Hickory Street Deck was presented. Additionally, the presentation included a revised potential financing plan to pay for the Proposed Parking Deck, other proposed developments supporting the funding of the parking deck, and proposed 25% TAD on new developments.

31. On November 1, 2022, the M&C approved the Hickory Street Parking Deck Project Concept, Option A for the access from the Arena Plaza Level to Hickory Street, and Not to Exceed Change Order #2 to the Project Designer P&W/Smallwood the additional work associated with the Parking Deck.

32. On January 5, 2023, a Request for Proposals (RFP# CCA-ARENA1FURN) for Furniture and Interiors Services for the Classic Center Arena Project 03 was released by the Classic Center Authority and ACCGov in accordance with the ACCGov procurement process.

33. On January 26, 2023, Addendum #1 was released by the Classic Center Authority and ACCGov modifying the RFP# CCA-ARENA1FURN.

34. On February 9, 2023, three RFP responses were received in response to the above noted RFP for Furniture and Interiors Services (see F&I's #5).

35. On January 31, 2023, the Manager approved the proposed Selection Committee for the Request for Proposals (RFP# CCA-ARENA1FURN) for Furniture and Interiors Services:
    Paul Cramer
    Danny Bryant
    Philip Verrastro
    Smith Wilson – user group representative
    Emily Cannon – advisor (Perkins & Will)

36. On April 18, 2023, the evaluation of the Proposals was initiated by the Project Selection Committee with assistance from the architect of record, Perkins & Will.

37. On May 2, 2023, the Selection Committee and the Project User Group designated Empire Office as the highest scoring firm and authorized staff to negotiate a final scope and fee.

FACTS & ISSUES:

1. The M&C and voter approved Initial Project Statement for SPLOST 2020 Project 03 - Classic Center Arena Project, reads as follows:

   Project 03, Classic Center Arena, *will provide funding for the design and construction of a new public assembly facility/arena space and related areas to accommodate a permanent seating capacity of approximately 5,500. Depending upon costs and funding availability, the expansion may include, but not be limited to, amenities such as an arena with the necessary industry standard service needs including, but not limited to, utility connections, rigging structure, sound/lighting systems, an ice floor, retractable seating for an expanded floor, acoustical treatments, individual suites, premium seating locations, catering facilities, locker rooms, necessary FF&E equipment, security equipment, child care, and office space sufficient to support such an expansion. The project is further anticipated to foster and support related economic development near the Classic Center Arena that may include, but not be limited to, a hotel, a senior living residential development, associated parking development, and other associated support areas to adequately support the functions of The Classic Center facility. Depending upon costs and funding availability, the project may further serve as a mechanism to facilitate enhanced employee and/or community well-being initiatives. Examples of employee and community well-being initiatives could be elder care, child care, and other similar activities. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. In order to be prepared for the opening of the Classic Center Arena there are remaining goods and services that are still be procured, delivered, and installed that are not part of the general contractor's scope of work. The procurement of these items can have lengthy deliverable timeframes and usually require purchase well in advance of the opening of the arena.

3. The RFP requested goods and services to provide optimal Arena furniture and interiors such as cubicles, desks, desk chairs, dining tables, dining chairs, bar height tables, barstools, couches, rocker chairs, coffee tables, side tables, and all other necessary equipment compliant with the Architect's specifications. This includes equipment provision, professional installation, configuration, troubleshooting, and related services for the Arena in the locations and quantities prescribed by the Architect. The successful provider will engage with the Architect's team, ACCGov/CCA team, and the CM prior to provision and installation of furniture & interiors. The successful respondent will provide all the necessary goods, equipment and services for CCA's successful operation of the Arena.

4. The remaining budgeted amount for Furniture, Fixtures, and Equipment of $1,630,000 included in the overall project budget is intended to cover the cost of additional equipment

needed to operate the arena. The procurement of these items is expected to take place in the next few months.

5. Proposals were received from the following firms for the Furniture and Interiors Services RFP:
   - Empire Office
   - McGarity's
   - CWC

6. Based on the below scoring criteria, Empire Office was the highest scoring firm. The Selection Committee and the Project User Group recommend award of the Furniture and Interiors with a Not to Exceed Contract of $455,000.

7. The evaluation criteria utilized by the RFP Selection Committee included the following:
   - Experience, Qualifications Resources of the Respondent for the Proposed Services and Equipment Provision - 25% of the Evaluation
   - Suitability/ Compliance of the Proposed Solutions - 15% of the Evaluation
   - Anticipated Cost of the compliant Equipment & Services Proposed - 60% of the Evaluation

8. Below is a brief overview of the original proposed project schedule, actual where completed, and proposed current revisions with no acceleration:
   - GMP Pricing on 75% CDs — Completed January 2022
   - GMP Approval — Completed January 2022
   - Start of Construction — Completed February 2022
   - Construction Substantial Completion — Updated to July 2024
   - Anticipated Start of Booked Events — Updated to Fall 2024

9. This action is not specifically referenced in the current M&C strategic plan.

OPTIONS:

1. Mayor and Commission:

   a. Approve a designation of Empire Office, Inc as the highest scoring firm and award of the Furniture and Interiors Services contract to Empire Office, Inc for SPLOST 2020 Project 03 Classic Center Arena;

   b. Authorize the Manager, staff, and Classic Center representatives to negotiate with Empire Office, Inc to develop a final Scope of Services and Fees for a not-to-exceed contract amount of $455,000; and

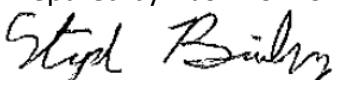
   c. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission deny award the Furniture and Interiors Services contract Empire Office for SPLOST 2020 Project 03 Classic Center Arena.

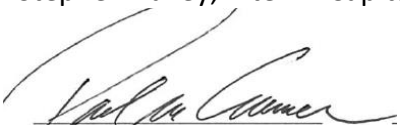
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, & c

DEPARTMENT: Office of the Manager – SPLOST Program Management
Prepared by: John Simoneaux, SPLOST Project Administrator for



Stephen Bailey, Interim Capital Projects Director — September 14, 2023 Date



Paul Cramer, Classic Center President & CEO — September 14, 2023 Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, & c



Manager — September 14, 2023 Date

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 24, Animal Shelter Improvements – Proposed Schematic Design

DATE: ~~August 23, 2023~~ September 28, 2023

BUDGET INFORMATION:

REVENUE:

$ 99,427		SPLOST 2011 Project 19 (remaining funds)
$ 547,820		SPLOST 2020 Project 24 (All Tiers)
$ 647,247		Total Project Revenue

EXPENSES:

CAPITAL:

$ 59,997	Expensed or Encumbered
$ 49,200	Designated Design Fees
$ 28,263	Designated Fixtures, Furniture and Equipment
$ 16,052	Designated Misc., Testing, PM Fees, & Permitting
$ 3,400	Designated Public Art
$ 102,642	Designated Construction Contingency
$ 387,743	Available for Construction

FUNDING SOURCE: SPLOST 2020 Project 24

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve the Proposed Schematic Design for SPLOST 2020, Project 24 – Animal Shelter Improvements, as generally shown in **Attachment #1**;

b. Authorize the Manager to complete the Construction Documents and to advance the project to the Bid & Award in accordance with the approved Schematic Design; and

c. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 5, 2013, the M&C approved the Project Concept for SPLOST 2011 Project 19; which included the addition of the new Cat Shelter to the Project Concept.

2. On June 3, 2014, the M&C awarded the Construction Services Contract for the Animal Shelter Renovation.

3. In November 2016, the Animal Shelter renovation project was completed. This project consolidated Animal Shelter facilities, added capacity for additional animals, and added or expanded the support staff and facilities needed to operate the shelter.

4. On December 9, 2016, the newly renovated Animal Shelter was dedicated.

5. On November 5, 2019, ACC voters approved the SPLOST 2020 Program Referendum. This Referendum included the Animal Shelter Improvements Project (SPLOST 2020 Project 24).

6. On April 7, 2020, the M&C approved the proposed Fiber Connectivity Project Concept – for Public Safety Communication Systems Improvements (SPLOST 2011 Project 05) and Animal Shelter Expansion (SPLOST 2011 Project 19).

7. On May 12, 2021, the ACAC recommended that SPLOST 2020 Project 24, Animal Shelter Improvements be designated as appropriate for public art with a budget amount of 1% of the proposed construction budget.

8. On June 1, 2021, the M&C approved the Master Implementation Plan and Funding Schedule for the SPLOST 2020 Program. The SPLOST 2020 Project 24, Animal Shelter Improvements, included funding programmed for Tiers #2, & #3.

9. In June 2022, a User Group was established for the project, consisting of:
    - Kristall Barber, ACCGov Animal Services Director
    - Beth Smith, ACCGov Facilities Management Administrator
    - Cook English, Athens Area Humane Society
    - Jed Kaylor, Athens Area Humane Society
    - Nicollette Watkins, ACCGov Animal Services Officer
    - Dr. Staci Cannon, Clinical Assistant Professor of Shelter Medicine College of Veterinary Medicine, University of Georgia

10. On September 6, 2022, the User Group participated in the Animal Shelter site visit with SPLOST staff and identified the current needs at the shelter, considered those as part of the proposed project concept items.

11. On January 24, 2023, the User Group recommended to proceed with the Proposed Project Concept in priority order for consideration by the SPLOST 2020 Citizen Oversight Committee and M&C during the February/March voting cycle.

12. On February 16, 2023, staff presented the Proposed Project Concept to the M&C during the regularly scheduled work session.

13. On February 20, 2023, the SPLOST 20202 Oversight Committee, by unanimous vote, confirmed that the Proposed Project Concept is consistent with the Initial Animal Shelter Improvements Project Statement.

14. On March 7, 2023, M&C approved the Project Concept (History #4).

15. On June 27, 2023, Armentrout Matheny Thurmond PC (AMT) was selected to provide design services for animal shelter improvements project that includes development of schematic design, construction plans and support the contractor procurement process.

16. On September 12, 2023, the User Group recommended to proceed with the Proposed Schematic Design for consideration by M&C during September/October voting cycle.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 24 reads as follows:

   SPLOST 2020 Project 24 Animal Shelter Improvements*, project will provide funding for renovations, improvements, additions to, and equipping of dog kennels, front offices, and public spaces of the animal shelter. Depending upon costs and funding availability, this project will primarily renovate or replace the dog kennel runs with improved materials and systems to improve the ability to maintain sanitary conditions and to make cleaning easier and more effective, to better serve the needs of animals housed at the facility, and to efficiently provide the level of animal services directed by the Mayor and Commission. Improvements may also include an adjoining dog park area and/or the addition of additional outdoor dog runs for pet and potential adopter interaction. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities*.

2. The original Animal Shelter facility was built approximately 30 years ago and a major renovation was undertaken in 2016 to expand the shelter. The renovation project consolidated Animal Shelter facilities and added new administrative space, new isolation kennels, new cat shelter, new interaction pens and additional septic systems capacity. The facility consists primarily of the following uses:
   A. Kennel space with 41 kennel runs (30 original adoption kennels, 6 new adoption kennels, and 5 quarantine kennels). Quarantine or isolation kennel runs are designated for aggressive dogs or those being monitored for rabies. Five new isolation kennel runs are located separately from the existing runs thus allowing quarantined dogs to be kept separate from dogs available for adoption and from the public visiting the facility.
   B. Animal Shelter operations building, approximately 2,600 square feet (SF) houses all facility functions includes administrative space, interaction/grooming, storage, office, puppy room, food and equipment storage and Animal Control Administrative functions other than housing the dogs;

C. Cat Shelter operations unit, approximately 1,250 square feet (SF) includes rooms for cat adoption/interaction, storage, kittens, cleaning, food preparation, intake/medical, and isolation.
D. Outdoor interaction pens/dog runs are used by visitors, potential adopters, and volunteers to groom and interact with the dogs.

3. Due to insufficient funding, the 30 original adoption kennels, which were not part of the 2016 renovation, are deteriorating and are making it difficult to maintain sanitary conditions as required by state regulations. Recent state inspections have highlighted some of the challenges. The existing dog kennels are constructed with a combination of concrete block and mostly chain link with flexible panels zip tied to the chain link. They require heavy use of cleaners and disinfectants has severely corroded the chain link while the blocks have developed cracks and deterioration. These conditions make it difficult to ensure sanitary conditions and have been noted by the Department of Agriculture inspector.

4. The User Group developed and the M&C approved the following Project Concept:
   <u>Must Haves</u>
   - Retrofit kennel runs with solid barriers to prevent the spread of illness and infections between animals.
   - Provide system and/or drainage improvements to allow for kennel cleaning without having to move the dogs between kennels or to be in kennels while being cleaned.

   <u>Highly Wanted</u>
   - Update the kennel's roof structure to prevent/reduce the stormwater inside the kennels.
   - New HVAC systems to create an environment protected from extreme heat and cold and to reduce cross contamination through proper ventilation.
   - Provide kennel barrier separation at the bottom and sides of the kennel doors and the employee access hallway to avoid dogs' reactivity and disease spread.

   <u>Nice to Haves</u>
   - Install hose systems for easier cleaning of animals.
   - Resurface the existing concrete walkway of the employee access hallway at the interior kennels.

5. The proposed schematic design, as generally shown on **Attachment #1,** includes:
   - New solid concrete block partition walls for 30 original kennel runs to reduce the spread of illness and infections between animals.
   - New trench drains at the internal side of old kennels to allow for kennel cleaning without having to move the dogs between kennels or to be in kennels while being cleaned.
   - New roof design to keep more of the rain out of the existing outdoor kennels.
   - New heating and ventilation systems to create a better controlled environment and protected from extreme heat and cold.

6. Based on the currently available budget, there is not expected adequate funding to complete all of the proposed Schematic Design Elements. The design professional's estimated cost of construction is $706,500 for all the proposed Schematic Design Elements as shown on **Attachment #1**. ~~Cost of construction estimates are to be provided by the Design Professional prior to the October 3, 2023 voting meeting. The agenda report will be updated with the estimates to construct prior to that meeting.~~

7. All of the elements in the Proposed Schematic Design will be included in bidding documents and priced individually so that recommendations can be made, at the time of construction contract award, about which elements can be afforded and which will need additional funding.

8. The anticipated schedule for implementation of the project would be as follows:
   - Project Concept Approval — March 2023
   - Schematic Design Approval — October 2023
   - Construction Start — May 2024
   - Project Completion — December 2024

9. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
   a. Built and Natural Infrastructure Goal, Strategy C: *Provide adequate funding for maintenance of existing and newly constructed infrastructure.*

OPTIONS:

1. Mayor and Commission:
   a. Approve the Proposed Schematic Design for SPLOST 2020, Project 24 – Animal Shelter Improvements, as generally shown in **Attachment #1**;

   b. Authorize the Manager to complete the Construction Documents and to advance the project to the Bid & Award in accordance with the approved Schematic Design; and

   c. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not approve the Project Concept.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b & c

DEPARTMENT: Prepared by: Keith Sanders, SPLOST Program Administrator for

Stephen Bailey, Interim Capital Projects Director — September 13, 2023 Date

Kristall Barber

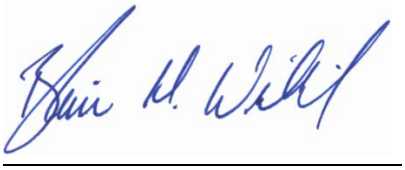
Kristall Barber, Animal Services Director

September 13, 2023

Date

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b & c



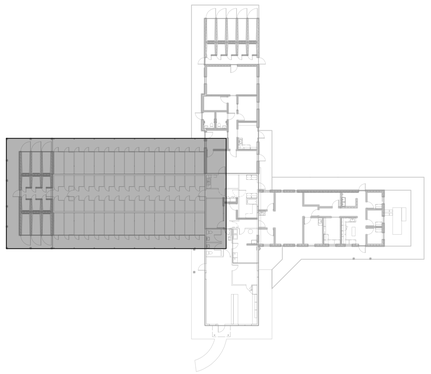
Manager

September 14, 2023

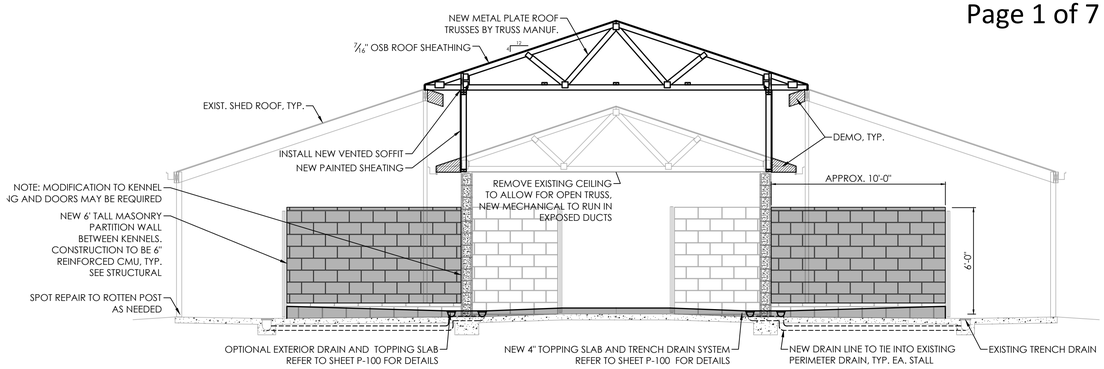
Date:

ATTACHMENTS:

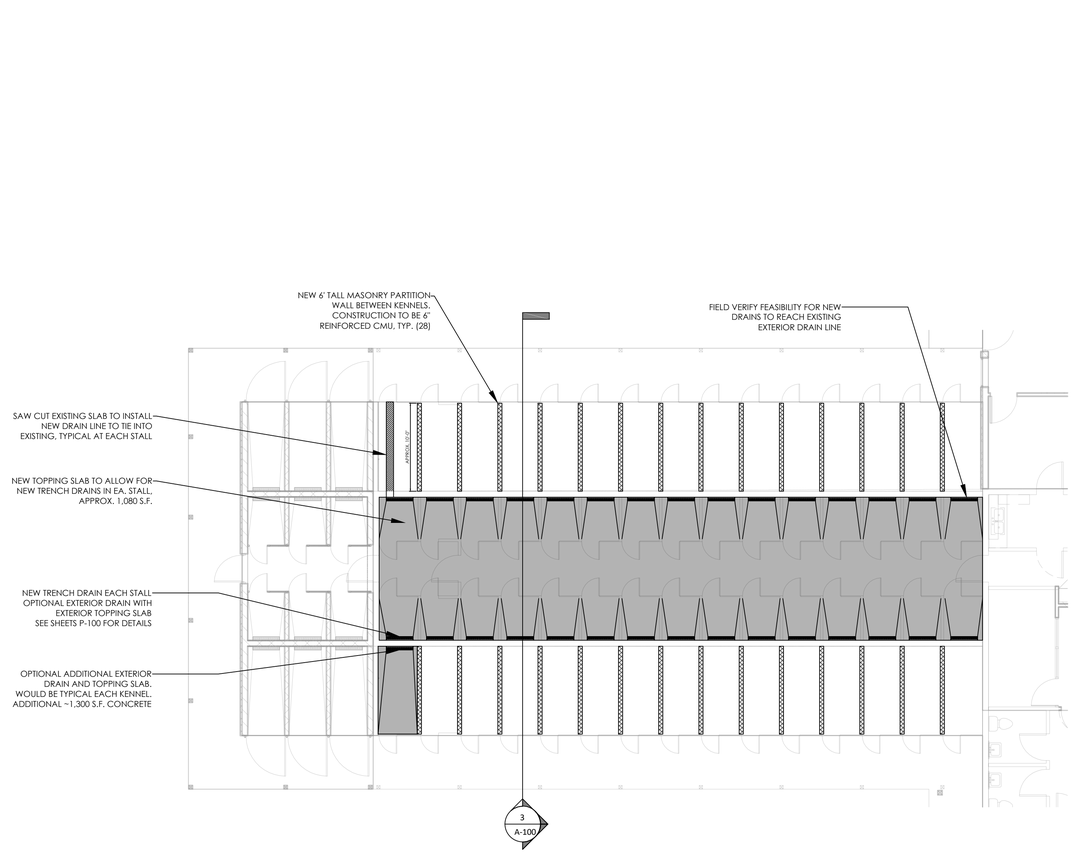
Attachment #1 - Proposed Schematic Design



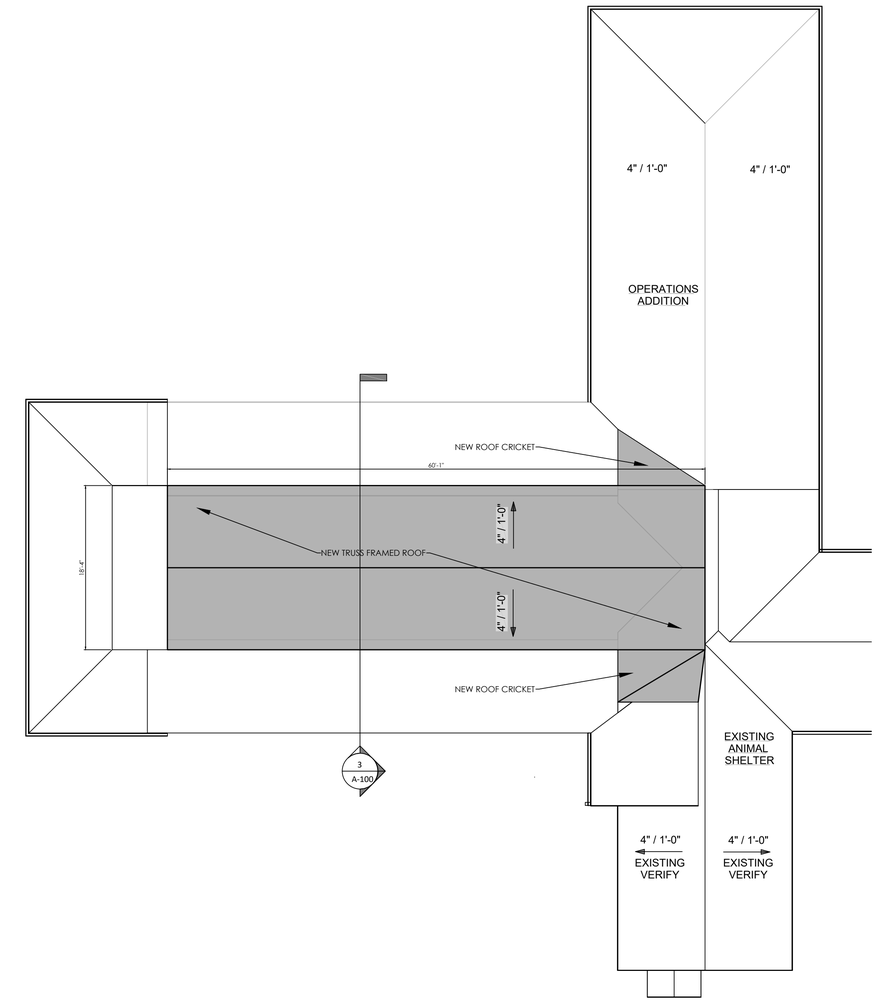
REFERENCE LAYOUT -
NOT TO SCALE



PROPOSED KENNELL SECTION 3 / A-100
SCALE: 1/4" = 1'-0"



PROPOSED PARTITION AND DRAIN PLAN 2 / A-100
SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN 1 / A-100
SCALE: 1/8" = 1'-0"

REVISIONS			
NO.	DATE	BY	DESCRIPTION
-	7/8/23	JTW	SCHEMATIC DESIGN SUBMITTAL

DESIGNED: JTW
DRAWN: JTW
CHECKED: MBT
APPROVED: MBT

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DRAFT
NOT FOR CONSTRUCTION
08-28-2023

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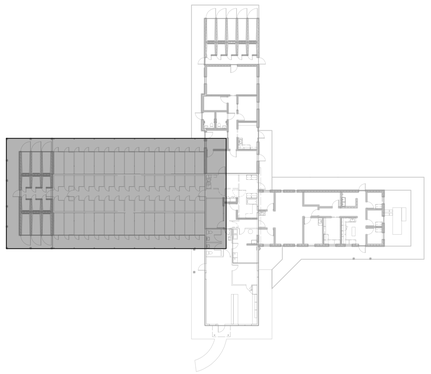
ENGINEERS
ARCHITECTS
PLANNERS
amt
Armentrout · Matheny · Thurmond

23155
ACC ANIMAL SHELTER IMPROVEMENTS
125 BUDDY CHRISTIAN WAY
ATHENS, GA 30605

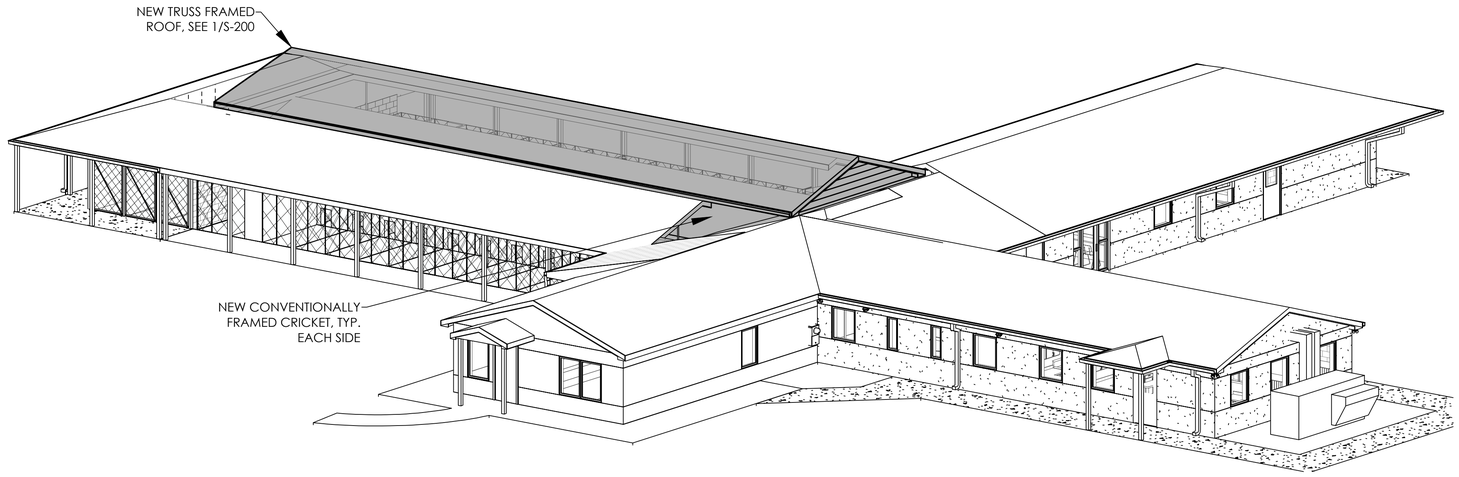
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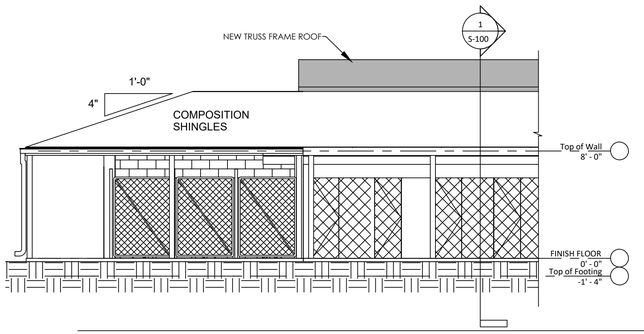
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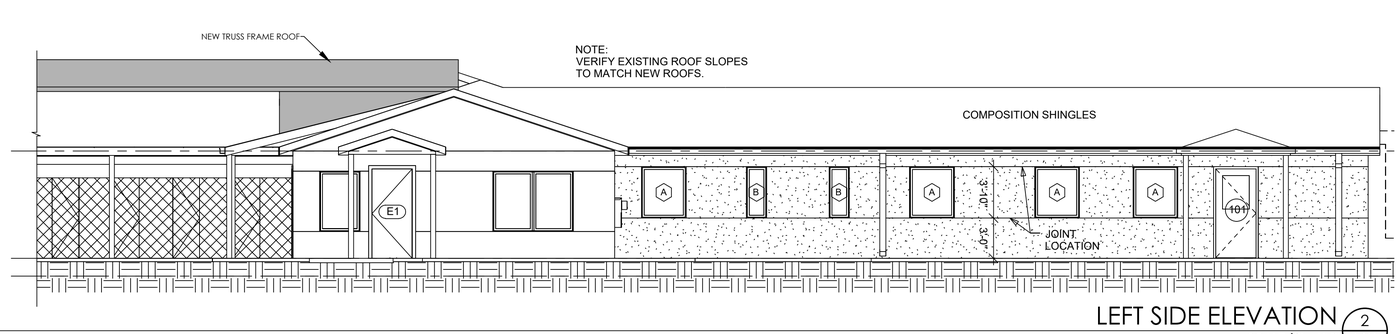


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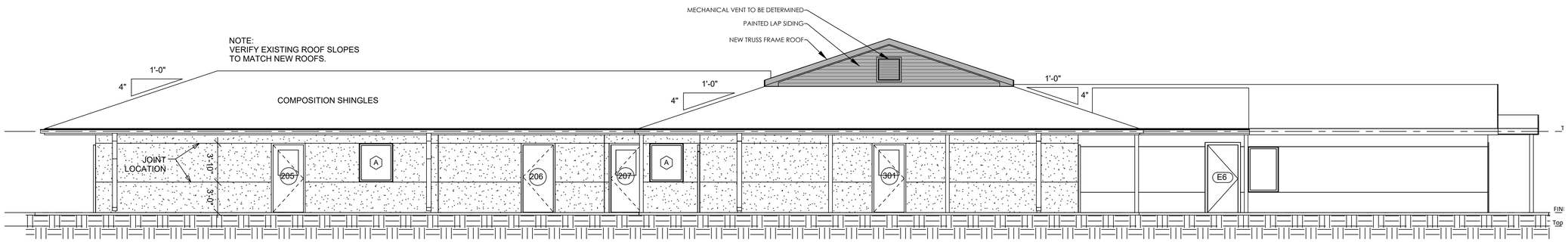


SOUTH PERSPECTIVE VIEW 3/A-200
NOT TO SCALE





LEFT SIDE ELEVATION 2/A-200
SCALE: ⅛" = 1'-0"



FRONT ELEVATION 1/A-200
SCALE: ⅛" = 1'-0"

REVISIONS

NO.	DATE	BY	DESCRIPTION
	9/8/23	JTW	SCHEMATIC DESIGN SUBMITTAL

DESIGNED: JTW
DRAWN: JTW
CHECKED: MBT
APPROVED: MBT

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PROPOSED TRUSS ROOF
A-200

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GENERAL REQUIREMENTS:

1. ANY LOADS NOT ACCOUNTED FOR IN SECTION (B) BELOW WILL REQUIRE THE STRUCTURE TO BE RE-EVALUATED BY A QUALIFIED ENGINEER.

2. NO PROVISIONS HAVE BEEN MADE BY AMT FOR THE ATTACHMENT OR ADDITION OF FUTURE STRUCTURES OR EQUIPMENT ABOVE OR ADJACENT TO THE CURRENT CONSTRUCTION SHOWN IN THESE DRAWINGS. ANY FUTURE ADDITIONS MUST BE REVIEWED AND APPROVED BY AN ENGINEER. (ANY FUTURE ADDITIONS MUST BE STRUCTURALLY INDEPENDENT WITH FOOTINGS LOCATED SO AS NOT TO BEAR OVER OR UNDERMINE CURRENT FOOTINGS.)

3. ALL DIMENSIONS, ANGLES, ELEVATIONS, ETC TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO SUBMITTAL OF BID, DEMOLITION, FABRICATION AND CONSTRUCTION.

4. TYPICAL CONDITIONS: WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IF SHALL APPLY TO ALL LIKE OR SIMILAR CONDITIONS. EVEN THOUGH NOT SPECIFICALLY MARKED ON THE PLANS.

5. SHOP DRAWINGS:

   a. CONTRACTOR SHALL PROMPTLY PROVIDE SHOP DRAWINGS AND/OR MATERIAL/PRODUCT DATA SUBMITTALS ON ALL ITEMS AS SPECIFIED AND/OR AS REQUIRED BY GOOD CONSTRUCTION PRACTICE.

   b. ARCHITECTS/ENGINEER'S REVIEW AND APPROVAL OF SUBMITTALS ARE EXPRESSLY LIMITED AS PROVIDED IN THE CONTRACT DOCUMENTS AND ARE ONLY TO DETERMINE THE COMPLIANCE W/ INFORMATION GIVEN IN THE CONTRACT DOCUMENTS AND CONFORMANCE WITH THE DESIGN CONCEPT OF THE COMPLETED PROJECT AS A FUNCTIONING WHOLE. CONTRACTOR IS, AND ARCHITECT/ENGINEER IS NOT, RESPONSIBLE FOR ALL MATTERS RELATING TO FABRICATION, SHIPPING, HANDLING, STORAGE, ASSEMBLY, INSTALLATION AND CONSTRUCTION, FOR ALL SAFETY ASPECTS OF PERFORMING THE WORK, AND FOR COORDINATING THE WORK.

   c. ARCHITECTS/ENGINEER'S REVIEW AND MARK-UP OF SHOP DRAWINGS IN NO WAY CONSTITUTES AN APPROVAL FOR EXTRA WORK AND/OR EXTRA COST. THE CONTRACTOR IS REFERRED TO THE CONTRACT DOCUMENTS FOR A DESCRIPTION OF PROCEDURAL REQUIREMENTS REGARDING PROPOSED EXTRA WORK/COST ITEMS.

6. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, AND COVERINGS OF CONSTRUCTION AS NECESSARY DURING DEMOLITION & CONSTRUCTION FOR STABILITY AND TO PROTECT EXISTING STRUCTURE FROM DAMAGE UNTIL ALL STRUCTURES ARE COMPLETE.

7. ALL MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION (INCLUDING TEMPORARY SHORING) ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED W/ OTHER WORK IN PROGRESS AND W/ OWNER OR CONSTRUCTION MANAGER.

8. UNO, ANY PROPRIETARY PRODUCTS SHOWN ON THESE DRAWINGS MAY BE REPLACED WITH ALTERNATE PRODUCTS W/ APPROVAL FROM THE ENGINEER. ENGINEER'S APPROVAL WILL BE BASED ON THE ALTERNATES HAVING EQUAL OR SUPERIOR CHARACTERISTICS TO THOSE PRODUCTS SHOWN ON THESE DRAWINGS AND HAVING RELIABLE PUBLISHED PRODUCT DATA OR CALCULATIONS.

9. UNO, ALL PRE-MANUFACTURED PRODUCTS USED SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE MAX PERFORMANCE OF THE PRODUCT AND OF THE SYSTEM.

10. ANY SCALE NOTED IS PROVIDED FOR APPROXIMATE REFERENCE ONLY. DRAWINGS ARE NOT TO SCALE.

11. ALL INFORMATION WITHIN THE STRUCTURAL DRAWINGS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE CIVIL, ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS. THE AOR SHALL BE NOTIFIED, IN WRITING, OF ANY CONFLICTS PRIOR TO SUBMITTAL OF BID, FABRICATION OR CONSTRUCTION.

12. IN THE EVENT OF A CONFLICT BETWEEN THE STRUCTURAL DRAWINGS, GENERAL NOTES, AND OTHER DOCUMENTS REFERENCED HEREIN, THE CONTRACTOR SHALL NOTIFY THE EOR IN WRITING AND THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

DESIGN CRITERIA:

1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL BE IN ACCORDANCE W/ THE INTERNATIONAL BUILDING CODE (2018 EDITION) AND OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REQUIREMENTS.

2. DESIGN LOADS:

A. ROOF LIVE LOAD	20 PSF
B. SNOW	5 PSF (GROUND)
C.WIND LOAD	V = 110 MPH - ULTIMATE DESIGN WIND SPEED I = 1.0 (CATEGORY II); EXPOSURE 'B'
D. SEISMIC	RISK CATEGORY = II (I = 1.0) SDS = 0.224 SD1 = 0.138 SITE CLASS = D SESMIC DESIGN CATEGORY = C

   j. FOR THE DESIGN OF THE ROOF/FLOOR MEMBERS, CONNECTIONS, ETC. NOT BY AMT USE: i. SELF-WEIGHT OF COMPONENT (PLUS TOPPING SLAB-WHERE PRESENT) ii. COLLATERAL DEAD LOAD VARIES OF 10 PSF iii. LIVE LOAD, SNOW LOAD, WIND LOAD, AND SESMIC LOADS BASED ON THE ABOVE INFORMATION, AND IN ACCORDANCE W/ THE IBC. THE MAX DEFLECTION FOR ROOF/FLOOR MEMBERS NOT DESIGNED BY AMT SHALL BE L/240 UNDER DL PLUS LL AND L/360 UNDER LL ONLY.

   k. FOR THE DESIGN OF WALL MEMBERS, CONNECTIONS, ETC., NOT BY AMT: USE WIND/SEISMIC LOADS IN ACCORDANCE WITH THE IBC AND LIMIT DEFLECTION TO L/400 UNDER MAX. WIND/SEISMIC LOAD.

FOUNDATIONS & SLABS-ON-GRADE:

1. FOR SHALLOW SPREAD AND STRIP FOOTINGS, DESIGN NET ALLOWABLE SOIL BEARING CAPACITY = 3000 PSF. 33-1/3 PERCENT INCREASE ALLOWED FOR WIND AND/OR SEISMIC LOADS.

2. UNLESS INDICATED OTHERWISE, CENTERLINE OF FOUNDATIONS SHALL ALIGN W/ COLUMNS AND/OR GRID LINES.

3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING DETAILS OF FOUNDATION REINFORCING STEEL, COLUMN BASE PLATES, AND ANCHOR ROD LAYOUT TO THE ENGINEER FOR APPROVAL.

4. A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF GEORGIA SHALL INSPECT ALL EXCAVATIONS AND LOCATIONS OF FOUNDATIONS AND SLABS-ON-GRADE TO VERIFY NET ALLOWABLE BEARING CAPACITY REQUIREMENTS AND PROVIDE INSTRUCTION AND ON-SITE SUPERVISION FOR REMOVAL AND REPLACEMENT OF UNSUITABLE SOIL BEARING MATERIALS WHERE NEW FOUNDATIONS OR SLABS-ON-GRADE ARE TO BE LOCATED. A WRITTEN REPORT SHALL BE PROVIDED TO THE DESIGN ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE AT EACH LOCATION. IF THE ACTUAL ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN INDICATED ABOVE OR IF CONDITIONS VARY FROM THE RECOMMENDATIONS MADE IN THE INITIAL GEOTECHNICAL REPORT, CONTRACTOR SHALL DELAY FOUNDATION CONSTRUCTION UNTIL PROPER MODIFICATIONS TO THE DESIGN ARE MADE.

5. CONTRACTOR SHALL EXCAVATE, EXPOSE, AND VERIFY LOCATION, DIMENSIONS, AND ELEVATIONS OF EXISTING FOUNDATIONS ADJACENT TO AREAS OF RENOVATION OR NEW CONSTRUCTION THAT WILL RECEIVE NEW FOUNDATIONS TO ALLOW PROPER COORDINATION WITH THE CONSTRUCTION DOCUMENTS AND SHOP DRAWING SUBMITTALS.

6. CONTRACTOR SHALL EXCAVATE EXISTING SOILS TO THE APPROXIMATE ELEVATION OF THE LOWEST FOUNDATION LEAVING AN EXCAVATED SLOPE OF 2:1 (HOR:VERT). IF CONTRACTOR PREFERS TO UTILIZE SHORING FOR EXCAVATING FOR DEEPER FOOTINGS, A SHORING PLAN MUST BE DEVELOPED BY AN ENGINEER REGISTERED IN THE STATE OF GEORGIA AND SUBMITTED TO THE ENGINEER FOR APPROVAL.

7. IF FOUNDATION EXCAVATIONS ARE EXPECTED TO BE LEFT OPEN FOR MORE THAN 24 HOURS, OR TO BECOME SATURATED, EXCAVATION SHALL BE MADE 2" DEEPER AND A 2" THICK CONCRETE WORK SLAB (MUD MAT) SHALL BE PLACED IN THE EXCAVATED FOUNDATION TRENCHES AS SOON AS THEY ARE COMPLETED.

8. IF BEARING SOILS IN THE FOUNDATION EXCAVATIONS ARE SOFTENED BY SURFACE WATER EXPOSURE, THE SOFTENED SOILS SHALL BE REMOVED PRIOR TO CONCRETE PLACEMENT.

9. THE TOP 6" OF FINISHED GRADE BELOW PROPOSED FOUNDATIONS & SLABS-ON-GRADE SHALL BE SCARIFIED, DRIED, AND COMPACTED TO PROVIDE A UNIFORM BEARING SURFACE. THE SOIL LAYER SHALL BE PLACED AT 3% ± OF OPTIMUM MOISTURE AND COMPACTED TO 98% (MIN) OF THE MAX DRY DENSITY BY STANDARD PROCTOR (ASTM D-696).

10. CONTRACTOR SHALL PROVIDE 6" OF GAB (COMPACTED TO 98% MODIFIED PROCTOR MIN) UNDER ALL SLABS-ON-GRADE & MAT FOUNDATIONS.

11. SLABS-ON-GRADE SHALL BE SEPARATED FROM THE SOIL OR STONE BELOW BY A 10 MIL THICK POLYETHYLENE VAPOR BARRIER.

12. ISOLATION AND EXPANSION JOINTS SHALL BE PROVIDED AROUND PERIMETERS OF SLABS-ON-GRADE WHERE THEY ABUT VERTICAL SURFACES AND WHERE OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS, UNO. SEAL AS REQUIRED TO PREVENT WATER/MOISTURE INTRUSION. SUBMIT PROPOSED SEALANT AND BACKER ROD PRODUCT TO AOR FOR REVIEW AND APPROVAL.

13. BACKFILL SHALL BE PLACED AND COMPACTED AS DIRECTED ON-SITE BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF GEORGIA.

14. ALL BASEMENT AND FOUNDATION WALLS SHALL BE BRACED TO PREVENT LATERAL TRANSLATION UNTIL THE FLOORS RESTRAINING THEM AT THE TOPS ARE COMPLETED.

15. SAW-CUT CRACK CONTROL JOINTS IN SLABS-ON-GRADE WHILE CONCRETE IS STILL "GREEN". SEAL AS REQUIRED.

16. SLAB FINISHES: TROWELED FINISH FOR FLOOR SURFACES TO RECEIVE FLOOR COVERINGS, PAINT, OR OTHER THIN FILM-FINISH COATINGS. MINIMUM VALUES OF FLATNESS AND LEVELNESS TO BE VERIFIED BY CONTRACTOR FOR COMPLIANCE W/FLOOR COVERING MANUFACTURER/INSTALLER. NONSLIP BROOM FINISH TO EXTERIOR CONCRETE PLATFORMS, STEPS, AND RAMPS. SUBMIT FINISH PLAN FOR REVIEW BY AOR BEFORE SLAB PLACEMENT.

CONCRETE CONSTRUCTION:

1. DESIGN & CONSTRUCTION OF CONCRETE STRUCTURES SHALL BE IN ACCORDANCE W/ THE AMERICAN CONCRETE INSTITUTE 318-14, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".

2. CONCRETE PROPERTIES:

   a. SIDEWALKS, EXTERIOR CURBS, MUD MATS, GROUT BEDS, ETC.
      NORMAL WEIGHT CONCRETE = 145 PCF, 28 DAY f'c = 4000 PSI MIN.
   b. FOOTINGS, MAT FOUNDATIONS
      NORMAL WEIGHT CONCRETE = 145 PCF, 28 DAY f'c = 4000 PSI MIN.
   c. SLABS-ON-GRADE
      NORMAL WEIGHT CONCRETE = 145 PCF, 28 DAY f'c = 4000 PSI MIN.
   d. COLUMNS, BEAMS, WALLS, ELEVATED SLABS
      NORMAL WEIGHT CONCRETE = 145 PCF, 28 DAY f'c = 4000 PSI MIN.
   e. COMPOSITE SLABS
      LIGHT WEIGHT CONCRETE = 100 PCF, 28 DAY f'c = 3500 PSI MIN.

3. FURNISHING OF ALL MATERIALS, MIXING, PLACING, FINISHING, AND CURING OF ALL CONCRETE SHALL BE IN ACCORDANCE W/ ACI 301-10 AND THE CONTRACT DOCUMENTS.

4. TOLERANCE FOR PLACEMENT OF FORMS AND CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301-10. CHAIR SUPPORT ALL REBAR BEFORE CONCRETE PLACEMENT.

5. CHAMFER ALL EXPOSED EDGES AND CORNERS 3/4" EACH DIRECTION.

6. CONCRETE WALLS AND STRIP FOOTINGS INTERSECTING COLUMN PEDESTALS AND SPREAD FOOTINGS SHALL BE CAST MONOLITHIC WITH COLUMNS AND PIERS UNLESS INDICATED OTHERWISE.

7. EXPOSED STEEL ITEMS EMBEDDED IN CONCRETE SHALL BE HOT-DIPPED GALVANIZED OR RECEIVE OTHER SUITABLE COATING SYSTEM APPROVED BY THE ENGINEER. FINISHES SHALL BE REPAIRED AFTER WELDING W/ AN APPROVED GALVANIZING COMPOUND AS APPROPRIATE.

8. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED BY ENGINEER.

9. PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DUE TO WEATHER EXTREMES DURING MIXING, PLACING, AND CURING.

10. BEGIN CURING UNIFORMED CONCRETE AFTER FINISHING. KEEP CONCRETE CONTINUOUSLY MOIST FOR AT LEAST 7 DAYS.

11. ALL CONCRETE CONSTRUCTION, INCLUDING REINFORCING STEEL, SHALL BE OBSERVED AND TESTED BY A QUALIFIED, INDEPENDENT INSPECTION FIRM. SLUMP, TEMP, AND AIR CONTENT OF CONCRETE SHALL BE VERIFIED TO BE IN ACCORDANCE WITH THE APPROVED MIX DESIGN AND CYLINDERS SHALL BE CAST AND TESTED TO VERIFY COMPRESSIVE STRENGTH.

CONCRETE MASONRY CONSTRUCTION:

1. DESIGN & CONSTRUCTION OF CONCRETE MASONRY STRUCTURES SHALL BE IN ACCORDANCE W/ THE TMS402/602-16, "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES".

2. PROPERTIES OF CONCRETE MASONRY UNITS & ACCESSORIES:
   a. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOADBEARING TYPE - ASTM C90.
      f'm = 2000 PSI (COMPRESSIVE STRENGTH IN AN AVERAGE THREE UNITS).
   b. MORTAR - ASTM C270, TYPE S.
   c. GROUT - ASTM-C476, 3000 PSI.

3. ALL REINFORCED CELLS SHALL BE FILLED WITH 3000 PSI GROUT ONLY. MORTAR SHALL NOT BE USED AS A SUBSTITUTE TO FILL REINFORCED CELLS.

4. CONTRACTOR SHALL BRACE ALL WALLS AND PARTITIONS DURING CONSTRUCTION TO RESIST CONSTRUCTION LOADS AS REQD.

5. INSTALLATION OF STEEL REINFORCING AND GROUT SHALL UTILIZE THE "LOW LIFT METHOD". GROUT POUR HEIGHTS SHALL NOT EXCEED 5'-0".

6. MASONRY COURSING FOR WALLS IN DEPRESSED AREAS SHALL BE ESTABLISHED BY CUTTING CONCRETE MASONRY UNITS OR BY BUILDING TO FINISH FLOOR ELEVATION WITH 3000 PSI CONCRETE. NOT BY INSTALLING THICK GROUT BEDS.

7. GROUT ALL CELLS BELOW THE ELEVATIONS OF SLABS-ON-GRADE DOWN TO FOOTING AND ALL CELLS CONTAINING VERT AND HORIZ REINFORCING.

8. UNO, 8" CMU BOND BEAMS REINFORCED WITH 2-#4's, CONTINUOUS, SHALL BE LOCATED AT THE TOPS OF ALL CMU WALLS. WHERE VERTICAL WALL REINFORCING TERMINATES INTO A BOND BEAM AT TOP OF WALL, A 90º HOOK SHALL BE PROVIDED. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS TO MATCH HORIZONTAL BAR SIZE AND SPACING.

9. EMBEDDED ANCHOR BOLTS SHALL BE ASTM A307.

10. PLACE AND SECURE REINFORCEMENT WITH VERTICAL BAR POSITIONERS, DUR-O-WAL D/A 811", OR EQUAL, PRIOR TO GROUT PLACEMENT.

11. LAP BARS AS FOLLOWS: #4 - 25", #5 - 31", #6 - 37", UNO

12. PROVIDE VERTICAL CONTROL JOINTS AT 30'-0" O.C. MAX. AND AT ALL STEEL COLUMNS WITHIN WALLS. USE PRE-FORMED GASKET, BACKER ROD AND SEALANT AT CONTROL JOINTS. (SUBMIT PROPOSED JOINT LOCATION AND DETAILS TO AMT FOR REVIEW AND APPROVAL.) HORIZONTAL BOND BEAM REINFORCING SHALL BE CONTINUOUS THROUGH CONTROL JOINTS, U.N.O. DUR-O-WAL JOINT REINFORCING SHALL STOP 2 INCHES FROM EITHER SIDE OF THE CONTROL JOINT.

13. PROVIDE HORIZONTAL WIRE JOINT REINFORCING AT ALL CMU WALLS. SPACE REINFORCEMENT AT 8" O.C. BELOW GRADE AND 16" O.C. ABOVE GRADE. WIRE JOINT REINFORCING SHALL CONSIST OF AT LEAST 2 WIRES OF W1.7 SIZE.

14. MINIMUM VERTICAL REINFORCEMENT: U.N.O., PROVIDE #5's @ 48" O.C. , (1) #5 AT CORNER CELLS (AND AT THE CELL ON EITHER SIDE OF THE CORNER CELL). 2-#5'S IN THE TWO CELLS TO EACH SIDE OF ALL OPENINGS. 1-#5 WITHIN 8" OF EACH SIDE OF CONTROL JOINTS AND WITHIN 8" OF THE ENDS OF WALLS. ALL VERTICAL REINFORCING SHALL BE FULL HEIGHT AND HOOKED @ BOND BEAM AND FOOTING. UNO, REINFORCEMENT SHALL BE TURNED AND LAPPED AT ALL CORNERS AND INTERSECTIONS.

15. QUALITY ASSURANCE/INSPECTION SHALL BE IN ACCORDANCE W/ TMS 602-16 TABLE 4 - LEVEL 2 SPECIAL INSPECTION.

16. ALL VERT REINFORCING BARS IN CMU WALLS SHALL HAVE ACI STD HOOKS @ FOOTING AND @ TOP OF BAR IN BOND BEAM.

17. THE REINFORCING STEEL AND OTHER CHARACTERISTICS SPECIFIED HEREIN SHALL APPLY TO ALL INTERIOR AND EXTERIOR CMU WALLS, U.N.O.

WOOD FRAMING:

1. WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE AWC; NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2018 AND THE AITC TIMBER CONSTRUCTION MANUAL, 6TH EDITION.

2. U.N.O., ALL NEW WOOD FRAMING SHALL CONSIST OF NO. 2 SOUTHERN YELLOW PINE MATERIAL. WALL STUDS MAY CONSIST OF NO. 2 SPRUCE-PINE-FIR MATERIAL. U.N.O., PSL SHALL DENOTE TRUS-JOIST PARALLAM PSL 2.0E MATERIAL. U.N.O., LVL SHALL DENOTE TRUS-JOIST MICROLLAM LVL 2.0E MATERIAL.

3. DIMENSIONS GIVEN FOR LVL AND PSL MEMBERS ARE ACTUAL DIMENSIONS. DIMENSIONS GIVEN FOR ALL OTHER WOOD COMPONENTS ARE NOMINAL DIMENSIONS, U.N.O.

4. WOOD FRAMING IN CONTACT WITH STEEL, CONCRETE, MASONRY, OR SOIL, WITHIN 8 INCHES OF SOIL, OR SUBJECTED TO EXTERIOR EXPOSURE, WATER, WEATHER, OR EXCESSIVE HUMIDITY SHALL BE PRESSURE-TREATED. ALL PRESSURE-TREATED WOOD SHALL BE KILN-DRIED. FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL (TO BE DETERMINED BY THE CONTRACTOR BASED ON THE RECOMMENDATIONS OF THE PRESSURE-TREATED WOOD MANUFACTURER/SUPPLIER FOR THE PRESSURE-TREATMENT TYPE USED).

5. WOOD FRAMING SHALL BE INSPECTED BY A QUALIFIED, INDEPENDENT EXAMINER IN ACCORDANCE WITH SPECIAL INSPECTION PROVISIONS OF THE 2018 IBC (CHAPTER 17) WHERE REQUIRED. FOR THIS PROJECT, THE REQUIRED SPECIAL INSPECTIONS FOR THE WOOD CONSTRUCTION SHALL CONSIST OF PERIODIC OBSERVATIONS OF THE COMPONENTS (NAILS, HOLD-DOWNS, SHEATHING, BLOCKING, CONNECTIONS, ANCHOR RODS, ETC.) OF THE LATERAL FORCE RESISTING SYSTEMS (E.G., THE ROOF AND FLOOR DIAPHRAGMS AND THE SHEAR WALLS).

6. U.N.O., ALL P.A.F.'S (POWDER ACTUATED FASTENERS) SHALL BE HILTI (OR APPROVED EQUAL) AND SHALL HAVE A PUBLISHED/TESTED MINIMUM ALLOWABLE SHEAR LOAD OF 200 LBS. (PER P.A.F.) AND A MIN. ALLOWABLE TENSION LOAD OF 200 LBS. (PER P.A.F.) FOR THE INTENDED APPLICATION, MATERIALS, THICKNESSES, SPACINGS, AND EDGE DISTANCES.

7. INSTALL ALL SIMPSON (OR EQUAL) CONNECTORS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO ACHIEVE THE MAXIMUM STRUCTURAL PERFORMANCE OF THE PRODUCT.

8. U.N.O., WHERE WOOD COLUMNS, BEAMS, STUDS, BLOCKING, PLATES, ETC. ARE COMPRISED OF MULTIPLE 2X PLIES, FASTEN ALL PLIES TOGETHER WITH MIN. 2 ROWS OF 16D NAILS AT 8" O.C.

9. U.N.O., 16D NAILS SHALL HAVE A MIN. Ø OF 0.162" AND A LENGTH OF 3-1/2". U.N.O., 10D NAILS SHALL HAVE MIN. Ø OF 0.148" AND A LENGTH OF 3". U.N.O., 8D NAILS SHALL HAVE A MIN. Ø OF 0.131" AND A LENGTH OF 2-1/2". U.N.O., #10 SCREWS SHALL HAVE A Ø OF 0.190". U.N.O., SCREWS SHALL PENETRATE INTO THE MAIN MEMBER (I.E., THE MEMBER THAT IS NOT IN CONTACT WITH THE SCREW HEAD) A MINIMUM OF 10 TIMES THE SCREW DIAMETER.

10. U.N.O., AT A MINIMUM, ALL CONNECTIONS SHALL BE IN ACCORDANCE WITH IBC 2018 TABLE 2304.10.1 - FASTENING SCHEDULE. ANY SIMPSON CONNECTORS OR SIMILAR COMPONENTS SPECIFIED HEREIN SHALL BE IN ADDITION TO, NOT IN LIEU OF, THE IBC SPECIFIED FASTENERS.

11. CONTRACTOR SHALL PROVIDE STUD COLUMNS, BLOCKING, UPLIFT CONNECTORS, ETC. (SOME OF WHICH MAY NOT BE NOTED HEREIN) AS REQUIRED TO ENSURE THAT ALL LOAD PATHS ARE CONTINUOUS TO THE FOUNDATION.

12. ALL WOOD FRAMING SHALL BE KILN-DRIED TO A MAXIMUM MOISTURE CONTENT OF 19% AND SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT INCREASES IN THE MOISTURE CONTENT.

13. ALL TRUSS DESIGNS BY OTHERS OR SIMILAR STRUCTURAL DESIGN WORK BY OTHERS REQUIRES FINAL LAYOUT AND SHOP DRAWINGS TO BE SUBMITTED TO EOR FOR DESIGN VERIFICATION AND COMPLETION OF CONSTRUCTION DRAWINGS.

REINFORCING STEEL:

1. STEEL GRADES:
   a. BARS FOR CAST-IN-PLACE CONCRETE - ASTM A615, A616, A617, GRADE 60.
   b. WELDED WIRE FABRIC - FLAT SHEETS, ASTM A185.

2. DETAILING OF REINFORCING STEEL SHALL BE IN ACCORDANCE W/ ACI 315-18.

3. SECURE ALL REBAR IN CORRECT POSITION PRIOR TO PLACING CONCETE. TOLERANCES FOR PLACEMENT OF REBAR SHALL BE IN ACCORDANCE WITH ACI 301-10. STONE AND CLAY MASONRY, WOOD AND REBAR STAKES SHALL NOT BE USED AS SUPPORTS UNDER REBAR OR REBAR MATS.

4. CONCRETE REBAR COVER SHALL BE AS INDICATED IN "CAST-IN-PLACE CONCRETE COVER FOR REINFORCING BARS". (REF S-SHEETS)

5. COAT ALL STEEL MEMBERS EXPOSED TO WEATHER OR GROUND (INCLUDING METAL REBAR SETTING CHAIRS) WITH AN APPROVED TWO-PART EPOXY COATING.

6. LAP SPLICE CONTINUOUS REBAR WITH A TENSION LAP SPLICE (UNO) AT LOCATIONS INDICATED OR AS APPROVED ON SHOP DRAWINGS. STAGGER LAP SPLICES UNO.

7. TOP BARS IN BEAMS AND SLABS SHALL BE HOOKED AT DISCONTINUOUS ENDS INCLUDING EDGES OF SLABS, AT OPENINGS, EXTERIOR BEAMS AND WALLS, AND ELSEWHERE AS NOTED OR REQD. BOTTOM BARS IN SLABS SHALL BE EXTENDED INTO BEAMS AND WALLS 6" MIN.

8. PROVIDE CORNER BARS AT ALL CORNERS AND INTERSECTIONS TO MATCH HORIZ. BAR SIZE & SPACING.

STRUCTURAL STEEL:

1. DESIGN, FABRICATION, & ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE W/ THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "SPECIFICATION FOR STRCTURAL STEEL BUILDINGS ANSI/AISC 360-16" AND "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES ANSI/AISC 303-16."

2. STEEL GRADES:
   a. ALL NEW STEEL W-SHAPES TO BE ASTM A992 (Fy=50 KSI).
   b. ALL NEW STEEL CLIP ANGLES, PLATES, & THREADED RODS TO BE ASTM A36 (Fy=36 KSI).
   c. ALL OTHER NEW STEEL HOT-ROLLED SHAPES TO BE ASTM A572-50 (Fy=50 KSI).
   d. ALL NEW STEEL HSS TO BE ASTM A500 GRADE B (Fy=46 KSI).

3. CONNECTIONS:

   a. CONTRACTOR SHALL PROVIDE CONNECTIONS TO COMPLY WITH DETAILS SHOWN. IF DEVIATIONS TO THE TYPICAL CONNECTION DETAILS SHOWN ARE PROPOSED, CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER.

   b. EXCEPT AS OTHERWISE NOTED, ALL STEEL BEAM END CONNECTIONS SHALL BE SINGLE-PLATE SHEAR CONNECTIONS AS GIVEN IN PART 10, TABLE 10-10 OF THE AISC "MANUAL OF STEEL CONSTRUCTION, FIFTEENTH EDITION". USE 3/8" THICK STEEL SHEAR TABS (WITH 5/16" FILLET WELD, EACH SIDE) AND MAXIMUM NUMBER OF BOLT ROWS POSSIBLE FOR BEAM SIZE INDICATED IN CONSTRUCTION DOCUMENTS. COPE SUPPORTED BEAMS MINIMALLY IF REQUIRED.

   c. UNO, ALL BOLTS IN SHEAR CONNECTIONS SHALL BE ASTM 3/4" DIAMETER, A325 INSTALLED IN ACCORDANCE W/ THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS, "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", JUNE 30, 2004. BOLTS SHALL BE SNUG-TIGHTENED UNO. SNUG-TIGHTNESS SHALL BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR BY THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT. EXISTING BOLTS SHALL NOT BE REUSED.

   d. UNO, ALL BASE PLATE CONNECTIONS AT THE BOTTOMS OF COLUMNS SHALL BE COMPOSED OF MIN 3/4" THICK BASE PLATES W/ A MINIMUM OF FOUR (4)-3/4" DIAMETER ANCHOR RODS/BOLTS. WHEN LOCATED ABOVE A STEEL BEAM, USE ASTM A325 BOLTS INSTALLED IN ACCORDANCE W/ THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS, "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", JUNE 30, 2004. TOPS OF ANCHOR RODS SHALL BE COORDINATED WITH AND NOT PROTRUDE ABOVE TOPS OF FLOOR SLABS WHERE APPLICABLE. BASE PLATES SHALL BE ATTACHED TO COLUMNS W/ MIN 1/4" FILLET WELDS ALL AROUND. GROUT BENEATH COLUMN BASE PLATES SHALL BE 10,000 PSI NON-SHRINK, NON-METALLIC GROUT. WHERE COLUMNS INTERSECT SLABS-ON-GRADE, ISOLATION JOINTS SHALL BE PROVIDED.

   e. UNO, ALL TOP PLATE CONNECTIONS OF NON-CONTINUOUS COLUMNS SHALL BE COMPRISED OF 1/2" THICK TOP PLATES W/ A MIN OF FOUR (4)-3/4" DIAMETER, ASTM A325 BOLTS INSTALLED IN ACCORDANCE W/ THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS, "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", JUNE 30, 2004. BOLTS SHALL BE SNUG-TIGHTENED UNO. SNUG-TIGHTNESS SHALL BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR BY THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT. EXISTING BOLTS SHALL NOT BE REUSED.

   f. UNO, ALL LOCATIONS ON BEAMS WHERE CONCENTRATED LOADS POINTS ARE INDICATED OR KNOWN TO EXIST (INCLUDING ONE-SIDED BEAM-TO-BEAM CONNECTIONS) SHALL HAVE MIN 3/8" VERT STIFFENER PLATES (FULL DEPTH) INSTALLED WITH 1/4" FILLET WELDS ALL AROUND. STIFFENER PLATES SHALL BE LOCATED DIRECTLY BELOW LOAD POINTS (ON EACH SIDE OF BEAM) OR AS NEAR AS POSSIBLE TO AVOID ANY OTHER CONNECTION DETAILS. A STANDARD BEAM-TO-BEAM SINGLE PLATE CONNECTION SHALL ADEQUATELY FULFILL THE REQUIREMENT FOR THE STIFFENERS REQUIRED HEREIN ON THE SIDE OF THE SUPPORTED BEAM ONLY UNO.

   g. SHOP AND FIELD CONNECTIONS SHALL BE WELDED OR BOLTED AS INDICATED (OR AS APPROVED ON SHOP DRAWINGS).

   h. NO SHOP OR FIELD SPLICES OR OTHER CONNECTIONS WILL BE PERMITTED UNLESS SHOWN ON THE SHOP DRAWINGS AND APPROVED BY THE ENGINEER.

   i. EMBEDDED ANCHOR RODS SHALL BE ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.

   j. U.N.O., PROVIDE 1/2" THICK COLUMN CAP PLATES (WITH 1/4" FILLET WELD ALL AROUND) AT ALL COLUMNS.

4. WELDING:

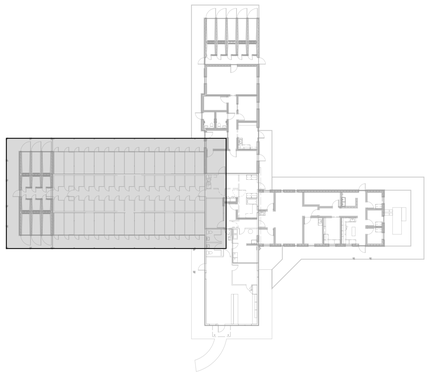
   a. ALL WELDING ON THIS PROJECT SHALL BE PERFORMED BY CERTIFIED WELDERS THAT HAVE IN THEIR POSSESSION AND CAN PRODUCE ON-SITE, A CURRENT WELDING CERTIFICATION CARD ISSUED BY THE AMERICAN WELDING SOCIETY.
   b. 70 KSI LOW HYDROGEN ELECTRODES SHALL BE USED FOR ALL WELDING.
   c. MINIMUM WELDS WHERE NOT INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE 1/4" FILLETS ALL AROUND.

5. COATINGS:

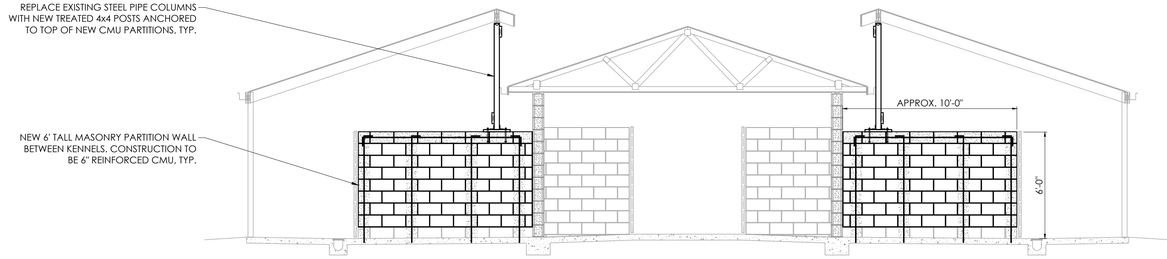
   a. THE PORTIONS OF STEEL MEMBERS EMBEDDED IN OR ATTACHED DIRECTLY TO CONCRETE, GROUT, OR MORTAR SHALL BE HOT-DIPPED GALVANIZED OR RECEIVE 2 PART EPOXY COATING SYSTEM APPROVED BY THE ENGINEER.

   b. COAT ALL STEEL MEMBERS EXPOSED TO WEATHER OR WATER/MOISTURE WITH AN APPROVED TWO-PART EPOXY COATING.

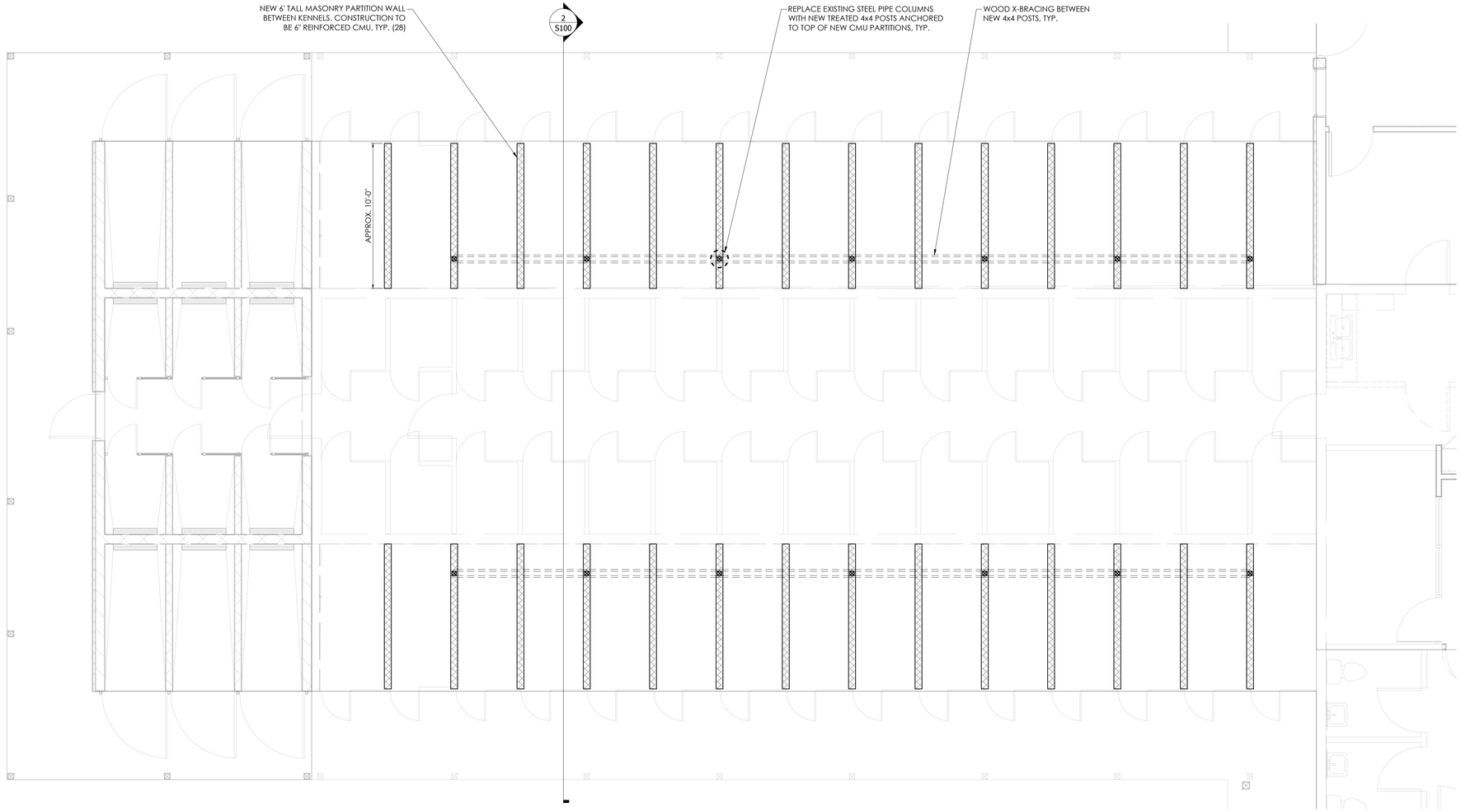
   c. ALL STRUCTURAL STEEL MEMBERS AS INDICATED SHALL RECEIVE AN APPROVED TWO-PART EPOXY COATING FOR PROTECTION AGAINST CHEMICAL CORROSION. THE EPOXY SYSTEM SHALL BE EQUAL TO THEMEC OR PORTER AND SHALL BE SUITABLE FOR AGGRESSIVE EXPOSURE ENVIRONMENTS. PROVIDE MIL THICKNESS PER COAT AS RECOMMENDED BY THE COATING MANUFACTURER. TEST WITH MIL THICKNESS GAGE. BLOCK OUT AS NECESSARY AROUND CONNECTIONS SO AS



REFERENCE LAYOUT -
NOT TO SCALE -



NEW KENNEL BARRIERS - SECTION 2
SCALE: ¼" = 1'-0" S100



NEW KENNEL BARRIERS 1
SCALE: ¼" = 1'-0" S100

REVISIONS

NO.	DATE	BY	DESCRIPTION
-	9/8/23	JTW	SCHEMATIC DESIGN SUBMITTAL

DESIGNED: JTW
DRAWN: JTW
CHECKED: MBT
APPROVED: MBT

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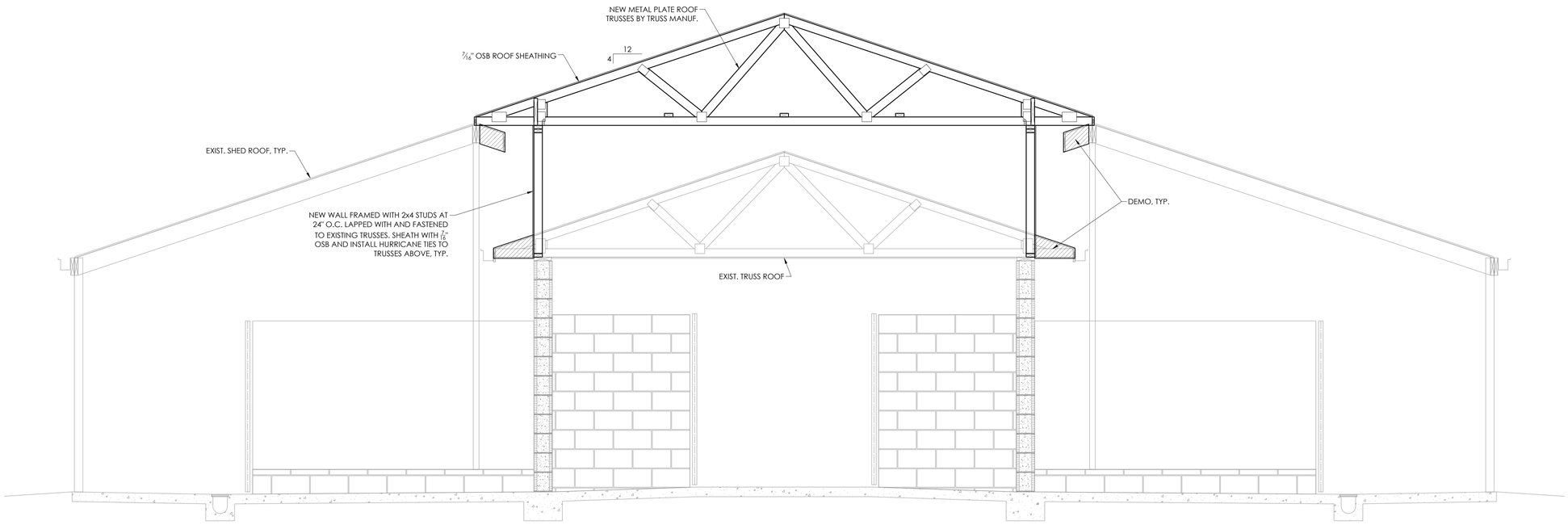
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KENNEL BARRIERS
S100

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NEW ROOF - SECTION VIEW

SCALE: 1/4" = 1'-0"

1 / S200

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NEW ROOF
S200

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NOTES

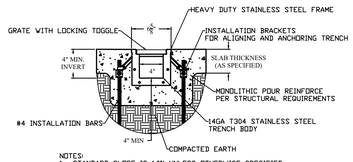
1. ALL INSTALLATION SHALL COMPLY WITH THE IPC 2018 AND ALL OTHER APPLICABLE CODES AND STANDARDS
2. THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY AND SHALL NOT SERVE AS FINAL DOCUMENTS FOR CONSTRUCTION.

DRAINAGE OPTIONS

SYSTEM OPTION 1: POUR A 4" TOPPING SLAB ON THE INTERIOR AND EXTERIOR KENNEL AREAS TO ALLOW FOR THE INSTALLATION OF NEW TRENCH DRAIN SYSTEMS. EXISTING STRUCTURAL DRAWINGS INDICATE A 4" SLAB WITH FOOTINGS FLUSH WITH THE TOP OF SLAB. THE TOPPING SLAB SHOULD ALLOW FOR THE INSTALLATION OF THE NEW TRENCH DRAINS AND DRAINAGE PIPING TO EXTERIOR WITH MINIMAL CUTS INTO THE EXISTING FOOTINGS. THE TOPPING SLAB WILL BE INSTALLED WITH 1% GRADE TOWARD TRENCH DRAINS AS SHOWN TO ALLOW FOR EASE OF CLEANING. TRENCH DRAINS WILL CONNECT TO 4"PVC SEWER PIPING THAT CONNECTS TO EXISTING EXTERIOR TRENCH DRAIN. THE SLOPED SLAB WILL ALLOW FOR WASHDOWN OF KENNELS WITH MINIMAL INTRUSION BY WORKERS INTO THE KENNEL SPACE BY SLOPING TOWARD THE BACK WALL OF THE KENNELS ON BOTH SIDES OF THE CMU WALL. A 1" WATER PIPE WITH ACCESSIBLE SHUTOFF VALVE WILL BE INSTALLED ON THE INVERT SIDE OF THE TRENCH DRAIN TO FLUSH OUT THE DRAIN WHILE CLEANING AND PREVENT CLOGGING. THE PROPOSED DRAINAGE SYSTEM WILL ALLOW FOR DOGS TO BE MOVED FROM INTERIOR TO EXTERIOR AREAS OF KENNELS TO ISOLATE THEM FROM THE SIDE BEING CLEANED. THE GUILLOTINE DOORS WILL BE MOVED 4" HIGHER ON THE WALL TO MAINTAIN THE OPENING SIZE.

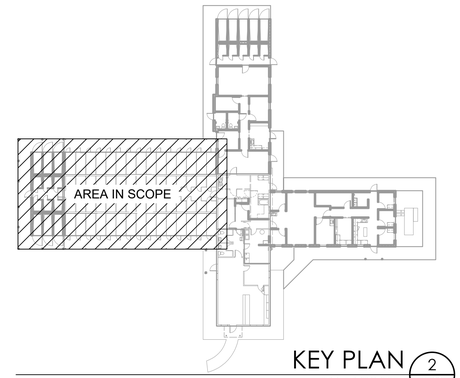
SYSTEM OPTION 2 : POUR A 4" TOPPING SLAB ON THE INTERIOR SIDE OF KENNELS ONLY AND MINIMAL 1% SLOPE TOWARD THE TRENCH. THIS WILL ALLOW FOR THE ISOLATION OF THE DOGS FROM THE SIDE BEING CLEANED SIMILARLY TO OPTION 1. A 1" WATER PIPE WITH SHUTOFF VALVE IS PROVIDED TO FLUSH THE DRAIN AS IN OPTION 1 ALSO. THE TRENCH DRAIN WILL CONNECT TO THE EXTERIOR TRENCH DRAIN AS IN OPTION 1. THE SLAB POUR WILL GO THROUGH THE GUILLOTINE DOOR OPENING TO THE EXTERIOR FACE OF THE CMU WALL TO PRODUCE A STEP DOWN TO THE EXISTING EXTERIOR SLAB. THE GUILLOTINE DOORS WILL BE MOVED 4" HIGHER ON THE WALL TO MAINTAIN THE OPENING SIZE. THE SLOPE OF THE EXISTING EXTERIOR SLAB WILL STILL ALLOW FOR ADEQUATE CLEANING OF THE EXTERIOR KENNEL.

TRENCH DRAIN BOD: STAINLESS STEEL 4" TRENCH DRAIN DURA TRENCH DTSS4 WITH 5" WIDE STAINLESS STEEL SLOTTED GRATE.
STAINLESS STEEL CONSTRUCTION IS RECOMMENDED FOR SANITARY REASONS AND FOR ITS EXCELLENT RESISTANCE TO THE ANTICIPATED ENVIRONMENT OF THE APPLICATION. A FORMED PLASTIC DRAIN MAY BE CONSIDERED AS AN ALTERNATE MATERIAL IF AVAILABLE IN A SMOOTH, CHEMICAL-RESISTANT OPTION. FERROUS AND GALVANIZED STEEL OPTIONS ARE NOT RECOMMENDED.

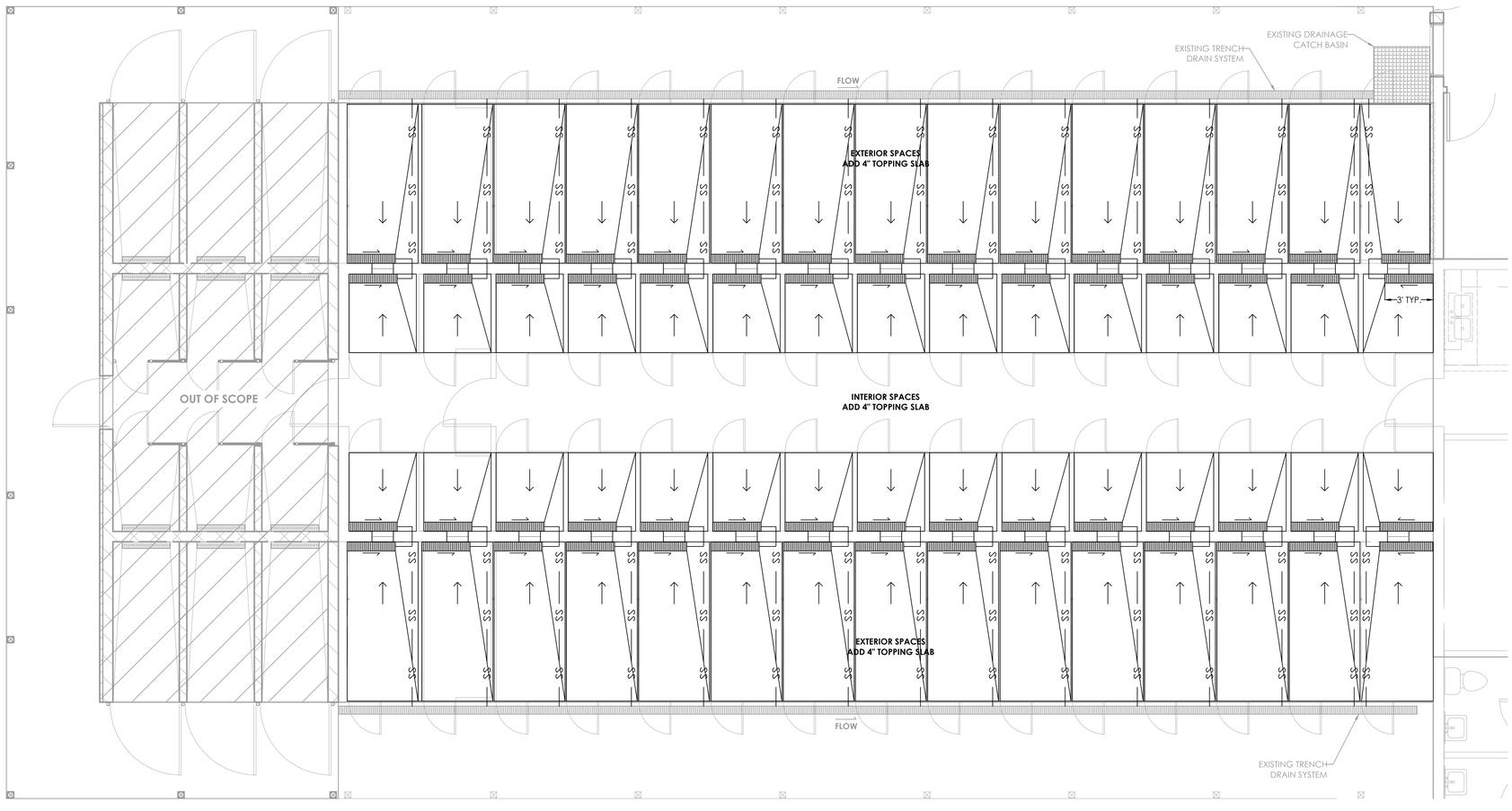


NOTES:
1. STANDARD SLOPE IS 1.0% UNLESS OTHERWISE SPECIFIED
2. REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS
3. TRENCH DRAIN MUST BE ½" BELOW FINISHED CONCRETE GRADE

TYPICAL 4" STAINLESS STEEL TRENCH SECTION



KEY PLAN 2 P100
NOT TO SCALE



DRAINAGE PLAN - SCHEMATIC DESIGN 1 P100
SCALE: ¼" = 1'-0"

REVISIONS

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PLUMBING PLAN
P100

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NOTES

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HVAC NARRATIVE

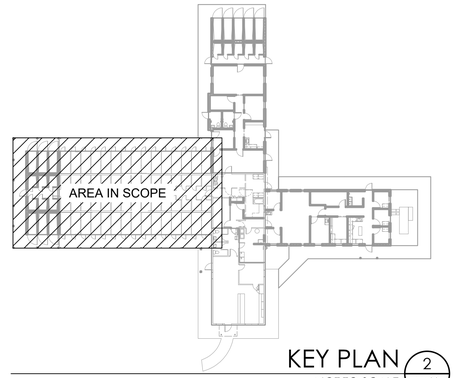
TO IMPROVE THERMAL COMFORT AND INDOOR AIR QUALITY (IAQ), THE FOLLOWING HVAC SYSTEMS ARE PROPOSED.

EXHAUST: GENERAL EXHAUST SHALL BE PROVIDED TO REMOVE AIR CONTAMINENTS. THE MINIMUM EXHAUST RATE PER ASHRAE 62.1 FOR PET SHOPS (ANIMAL AREAS) IS 0.9CFM/SF. THIS COMES TO A TOTAL OF 972CFM OR 6.75ACH. AN ADDENDUM TO THE ASHRAE 62.1 WAS ADDED IN 2016 FOR ANIMAL HOUSING FACILITIES. LARGE ANIMAL HOLDING AREAS PER THIS STANDARD RECOMMEND 2.25 CFM/SF. THIS COMES TO 2430CFM OR 16.9ACH. BECAUSE THE 2016 ADDENDUM MAY APPLY MORE TO AREAS IN VET CLINICS WITH A HIGHER CHANCE OF AIRBORNE CROSS-CONTAMINATION FROM DISEASE, AMT PROPOSES AN EXHAUST RATE OF 1500CFM OR 10.4ACH. THIS WILL BE ACHIEVED VIA (2) ROOF MOUNTED EXHAUST FANS (EF-1) DUCTED TO GRILLES IN THE SPACE AS SHOWN IN THE PLAN. HAVING A DUCTED EXHAUST SYSTEM WILL PULL AIR FROM MUCH CLOSER TO THE SOURCE OF CONTAMINENTS. THIS WILL PROVIDE A MUCH MORE EFFICIENT SYSTEM FOR IMPROVING THE IAQ.

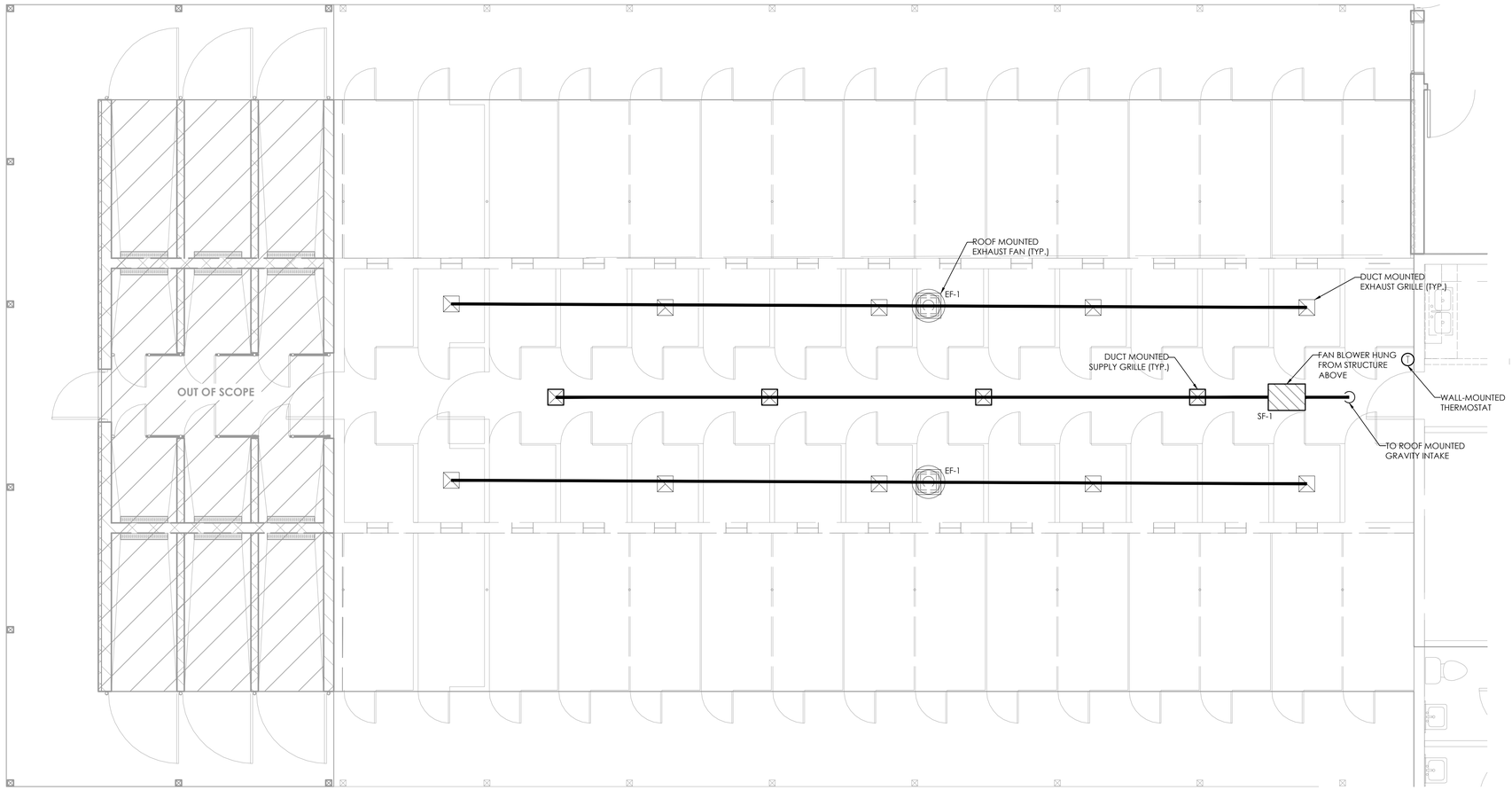
VENTILATION: THE ABOVE ASHRAE STANDARDS HAVE VENTILATION RATES OF 420CFM AND 495CFM RESPECTIVELY, OR UP TO 3ACH OF OUTDOOR AIR. BECAUSE THE EXHAUST RATE IS SO MUCH HIGHER, WE RECOMMEND A VENTILATION RATE OF 1200CFM VIA A HUNG SUPPLY FAN IN THE SPACE.

HEATING: TO IMPROVE THERMAL COMFORT, AMT PROPOSES TO PROVIDE A DUCT HEATER ON THE SUPPLY FAN WITH A WALL THERMOSTAT FOR CONTROL. THE SUPPLY FAN CAN RUN CONTINUOUSLY FOR VENTILATION AIR WHEN HEAT IS NOT CALLED FOR BY THE THERMOSTAT.

COOLING: IF COOLING IS REQUIRED, A DX COIL COULD BE PROVIDED AS WELL ON THE SUPPLY DUCTWORK, AND A CONDENSER PLACED OUTSIDE. AS AN ALTERNATIVE, A SMALL DOAS UNIT COULD BE INSTALLED IN PLACE OF THE SUPPLY FAN TO PROVIDE FULLY CONDITIONED OUTSIDE AIR TO THE SPACE YEAR-ROUND.



KEY PLAN 2 M100
NOT TO SCALE



HVAC PLAN - SCHEMATIC DESIGN 1 M100
SCALE: 1/4" = 1'-0"

REVISIONS

NO.	BY	DESCRIPTION	DATE

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MECHANICAL PLAN
M100

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A RESOLUTION OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA, AUTHORIZING THE CLOSING, VACATING, AND ABANDONMENT OF A PORTION OF NORTH LUMPKIN STREET AND ANY ASSOCIATED INFRASTRUCTURE

WHEREAS, the Mayor and Commission of Athens-Clarke County, Georgia, after notice and public hearing on October 3, 2023, have determined that removal of the public road and any associated infrastructure in Athens-Clarke County, Georgia, known as North Lumpkin Street, from Strong Street to North Hull Street, as more fully shown on the plat attached hereto as Exhibit A and incorporated herein by reference, is in the best public interest and therefore should be formally closed, vacated, and abandoned; and

WHEREAS, the Unified Government of Athens-Clarke County has complied with all requirements of state law and the Charter of the Unified Government of Athens-Clarke County concerning the abandonment of roads that are part of a county road system; and

WHEREAS, the Mayor and Commission of Athens-Clarke County, Georgia, has determined that said abandoned roads and associated infrastructure shall be disposed of pursuant to the requirements of Sections 32-7-2 and 32-7-4 of the Official Code of Georgia Annotated and Section 7-502 of the Charter of the Unified Government of Athens-Clarke County, Georgia; and

WHEREAS, it is the understanding that of the Mayor and Commission of Athens-Clarke County, Georgia, that said abandonment will be in the public interest, as said abandoned public road will be used as part of the North Athens Downtown Development Project; and

WHEREAS, it is the understanding of the Mayor and Commission of Athens-Clarke County, Georgia, that the Athens Housing Authority, in its development of the North Athens Downtown Development Project, intends to realign North Lumpkin Street, Strong Street, and Madison Avenue, and to dedicate such roadways to the Unified Government of Athens-Clarke County, Georgia, which the Mayor and Commission of Athens-Clarke County, Georgia, finds to be in the public interest;

NOW THEREFORE, the Commission of Athens-Clarke County, Georgia, hereby resolves as follows:

1. North Lumpkin Street and any associated infrastructure as described herein above and more fully shown on the attached plat are hereby closed, vacated, and abandoned. Hereafter, that portion of North Lumpkin Street and any associated infrastructure shall no longer be part of the county road system, and the rights of the public in and to this road and associated infrastructure as a public road shall cease.

2. The Mayor and the Clerk of Commission are hereby authorized to execute a quit-claim deed conveying said portion of North Lumpkin Street and any associated infrastructure to the abutting property owner, the Athens Housing Authority.

SO RESOLVED on this _____ day of _____, 20____.

APPROVED: _____
Mayor

ATTEST: _____
Clerk of Commission

EXHIBIT A

C-D ZONING REGULATIONS

MIN. SETBACK FROM RIGHT-OF-WAY: 10' (NORTH DOWNTOWN DISTRICT STANDARDS)
MAX. SETBACK FROM RIGHT-OF-WAY: 30' (NORTH DOWNTOWN DISTRICT STANDARDS)
MAX. RESIDENTIAL DENSITY: 200 BEDROOMS PER ACRE
MAX. FAR: 5.0
MAX. LOT COVERAGE: 100%
MAX. HEIGHT: 100'

BUILDING SETBACKS:

(NO ZONING REPORT PROVIDED)
BUILDING SETBACKS ARE SHOWN PER ATHENS-CLARKE COUNTY GEORGIA MUNICODE TABLE 9-10-3. THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE SHOWN PER THE SURVEYOR'S OPINION OF THE ABOVE REFERENCED SOURCE, AND THE SURVEYOR DOES NOT GUARANTEE OR CERTIFY THEIR LOCATION OR DIMENSION.

Zoning and setback requirements based on Municode referenced on 09/11/2023
Zoned: C-D (Commercial Downtown):

Principal Building setbacks:
Minimum setback from right-of way – 10' (derived from North Downtown district standards)
Maximum setback from right-of-way – 30' (North Downtown district standards)
Maximum residential density – 200 bedrooms per acre
Maximum FAR – 5.0
Maximum lot coverage – 100%
Maximum height – 100'

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

ADMINISTRATIVE SUBDIVISION DATA:

OWNER: ATHENS HOUSING AUTHORITY
300 S. ROCKSPRINGS ST
ATHENS, GEORGIA 30606

THE PURPOSE OF THIS SURVEY IS TO RECOMBINE PORTIONS OF TRACT 1 AND TRACT 3 AND TO CREATE TRACTS 1A AND 3A TO PROVIDE FOR THE FUTURE DEDICATION PUBLIC RIGHTS OF WAY

PROJECT DATA:

TRACTS 1 AND 3 ARE ZONED C-D

EXISTING USE: UNDER CONSTRUCTION AT TIME OF SURVEY

THERE ARE NO STATE WATERS OR WETLANDS ONSITE, AS SHOWN.

THIS PROPERTY DOES NOT CONTAINS ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/10/2014.

THERE ARE NO ACC TREES IN ADJACENT RIGHT-OF-WAY

ANY FUTURE LAND DEVELOPMENT ACTIVITIES ON THIS PROPERTY MAY REQUIRE A STORMWATER PLAN OR PERMIT.

PUBLIC UTILITIES AVAILABILITY:

TRACT 1: ATHENS-CLARKE COUNTY WATER IS AVAILABLE
ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE

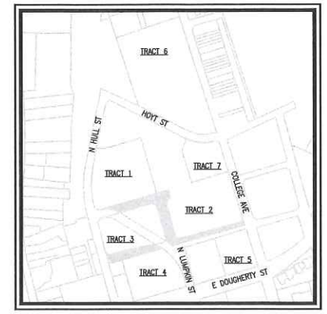
TRACT 3: ATHENS-CLARKE COUNTY WATER IS AVAILABLE
ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE

UTILITY NOTE

SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL NOTES

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2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: ATHENS HOUSING AUTHORITY
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
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5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
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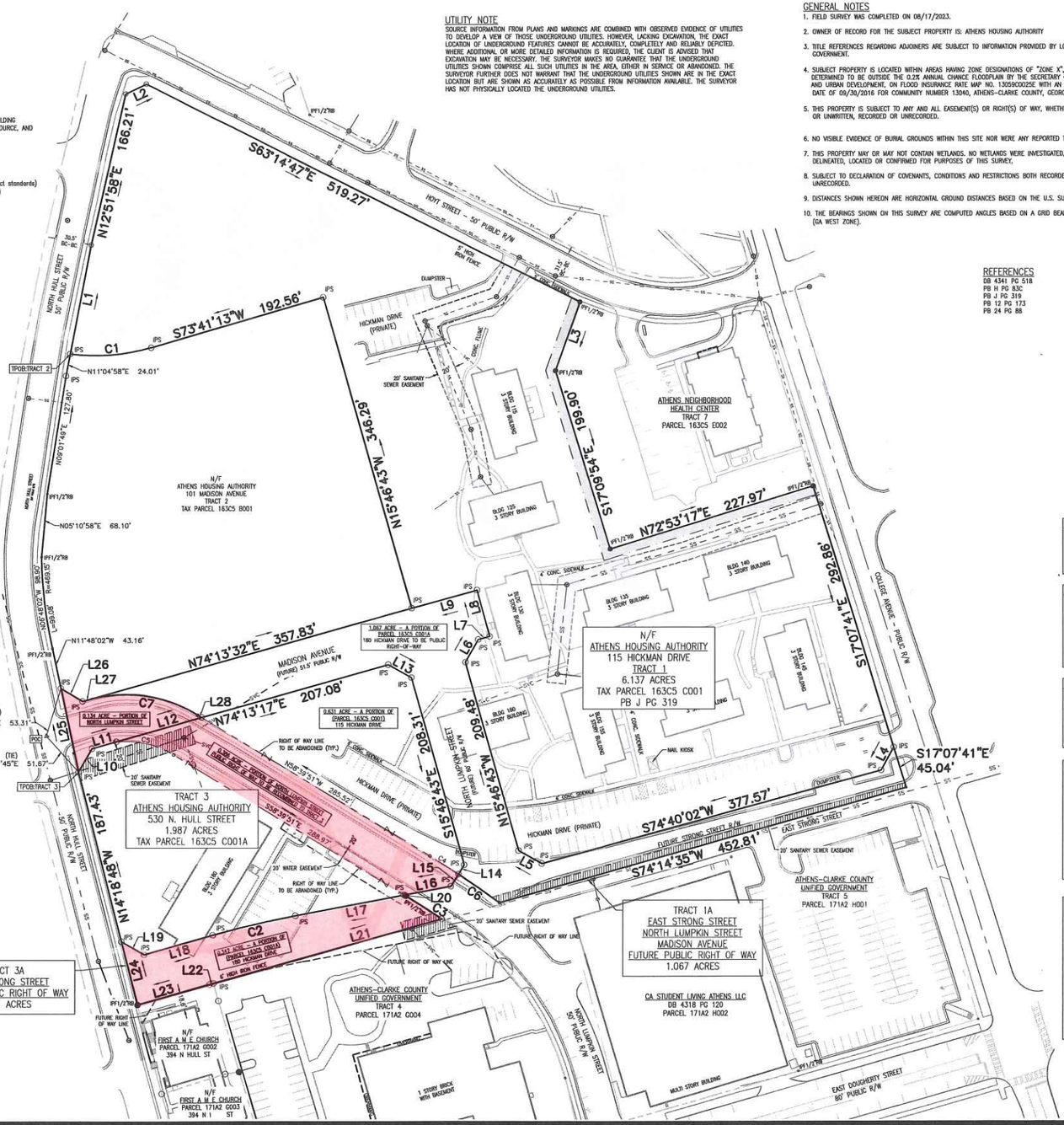
VICINITY MAP
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REFERENCES

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   341,156 FEET (TRACT 1)
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C6	53.51'	1025.00'	N55°07'21"W	53.50'
C7	120.20'	150.00'	S81°38'27"E	117.01'

PLANNING DIRECTOR

THE PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE ATHENS-CLARKE COUNTY SUBDIVISION REGULATIONS.

PLANNING DIRECTOR — DATE

PUBLIC WORKS

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO PROVIDE ALL STREETS AND OTHER REQUIRED PUBLIC IMPROVEMENTS IN ACCORDANCE WITH PLANS SUBMITTED TO ATHENS-CLARKE COUNTY BY THE SUBDIVIDER'S PROFESSIONAL REPRESENTATIVES HAVE BEEN SATISFACTORILY COMPLETED OR HAVE BEEN ADEQUATELY GUARANTEED IN AN AMOUNT SUFFICIENT TO SECURE SATISFACTORILY INSTALLATION. ALL DRAINAGE AND ACCESS EASEMENTS SHOWN ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER PER ACC POLICY.

PUBLIC WORKS DIRECTOR — DATE

PUBLIC UTILITIES

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO PROVIDE WATER AND/OR SANITARY SEWER SERVICE FROM THE ATHENS-CLARKE COUNTY WATER DISTRIBUTION AND/OR SANITARY SEWER COLLECTION SYSTEM(S), AS NOTED, HAVE BEEN SATISFACTORILY INSTALLED AND HAVE BEEN ACCEPTED BY ATHENS-CLARKE COUNTY FOR OWNERSHIP, OPERATION, AND MAINTENANCE, OR IMPROVEMENT GUARANTEES, IN AN AMOUNT SUFFICIENT TO SECURE THE SATISFACTORY INSTALLATION AND DEDICATION OF NECESSARY IMPROVEMENTS, HAVE BEEN PROVIDED.

PUBLIC UTILITIES DIRECTOR — DATE

SURVEYOR'S CERTIFICATE (ATHENS-CLARKE COUNTY)

This survey is an accurate representation of the property surveyed under my supervision. This survey was performed without a title commitment and may be subject to easements, covenants, and restrictions of record not reflected upon this survey.

SURVEYOR'S CERTIFICATE (CLERK OF COURTS)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WILLARD COY TUNNELL, JR. PLS#3224 — DATE

OWNER'S ACKNOWLEDGEMENT

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, HAVING ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL RIGHT-OF-WAY, WATER, AND SEWER EASEMENTS, DRAINAGE EASEMENTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, AND AGREE TO PROVIDE EITHER DIRECTLY OR INDIRECTLY FOR THE MAINTENANCE OF ALL COMMON AREAS AND OUTLETS. I (WE) FURTHER ACKNOWLEDGE THAT POSSESSION OF THE RIGHTS-OF-WAY REMAINS SOLELY WITH THE SUBDIVIDER UNTIL SUCH TIME AS ALL BONDS ARE RELEASED BY ATHENS-CLARKE COUNTY.

OWNER — DATE

OWNER — DATE

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

W&A ENGINEERING
A Better Communities Collaborative Company
ATHENS • ATLANTA • AUGUSTA •
BIRMINGHAM • MONROE • NASHVILLE
355 Oneta Street, Ste. D100
Athens, GA 30601
706.310.0400
Info@WAengineering.com
www.WAengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING, INC. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF W&A ENGINEERING, INC. W&A ENGINEERING SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

N
W E
S
GA WEST, ZONE 1002
NAD 83

0 30 60 120
SCALE 1" = 60'

REVISIONS

RECOMBINATION SURVEY FOR:

NORTH DOWNTOWN ATHENS DEVELOPMENT, LLC

530 NORTH HULL STREET
ATHENS, GEORGIA 30601
ATHENS-CLARKE COUNTY
216TH G.M.D.

JOB # 230216
DATE: 09/11/2023
DRAFTED BY: BCB
REVIEWED BY: TD
SUBDIVISION / RECOMBINATION
SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLARD COY TUNNELL, JR. PLS#3224 — DATE

PRELIMINARY

GEORGIA PROFESSIONAL LAND SURVEYOR
DRAFT
WILLARD COY TUNNELL

Surveyor contact information:
Victor Tunnell, (706) 310-0400
VictorTunnell@wagroup.com

X:\Projects\2021\2021Archive\Subdivisions\Tract 3\TA\ALL Survey\DWG\230216Recombo.dwg, 9/12/23 8:11:31 AM, Victor

A RESOLUTION OF THE COMMISSION OF ATHENS-CLARKE COUNTY, GEORGIA, AUTHORIZING THE CLOSING, VACATING, AND ABANDONMENT OF A PORTION OF UNOPENED RIGHT-OF-WAY FOR EAST STRONG STREET AND ANY ASSOCIATED INFRASTRUCTURE

WHEREAS, the Mayor and Commission of Athens-Clarke County, Georgia, after notice and public hearing on October 3, 2023, have determined that removal of the unopened right-of-way in Athens-Clarke County, Georgia, designated as part of East Strong Street, from North Lumpkin Street to North Hull Street, as more fully shown on the plat attached hereto as Exhibit A and incorporated herein by reference, is in the best public interest and therefore should be formally closed, vacated, and abandoned; and

WHEREAS, the Unified Government of Athens-Clarke County has provided adequate notice concerning the proposed abandonment; and

WHEREAS, the Mayor and Commission of Athens-Clarke County, Georgia, has determined that said abandoned right-of-way shall be disposed of pursuant to the requirements of state law and Section 7-502 of the Charter of the Unified Government of Athens-Clarke County, Georgia; and

WHEREAS, it is the understanding that of the Mayor and Commission of Athens-Clarke County, Georgia, that said abandonment will be in the public interest, as said abandoned unopened right-of-way will be used as part of the North Athens Downtown Development Project; and

WHEREAS, it is the understanding of the Mayor and Commission of Athens-Clarke County, Georgia, that the Athens Housing Authority, in its development of the North Athens Downtown Development Project, intends to realign North Lumpkin Street, Strong Street, and Madison Avenue, and to dedicate such roadways to the Unified Government of Athens-Clarke County, Georgia, which the Mayor and Commission of Athens-Clarke County, Georgia, finds to be in the public interest;

NOW THEREFORE, the Commission of Athens-Clarke County, Georgia, hereby resolves as follows:

1. The unopened right-of-way for East Strong Street as described herein above and more fully shown on the attached plat is hereby closed, vacated, and abandoned. Hereafter, that unopened portion of East Strong Street and shall not be part of the county road system, and any rights of the public in and to this unopened right-of-way shall cease.

2. The Mayor and the Clerk of Commission are hereby authorized to execute a quit-claim deed conveying said unopened portion of East Strong Street to the abutting property owner, the Athens Housing Authority.

SO RESOLVED on this _____ day of _____, 20____.

APPROVED: _____
Mayor

ATTEST: _____
Clerk of Commission

EXHIBIT A

C-D ZONING REGULATIONS

MIN. SETBACK FROM RIGHT-OF-WAY: 10' (NORTH DOWNTOWN DISTRICT STANDARDS)
MAX. SETBACK FROM RIGHT-OF-WAY: 30' (NORTH DOWNTOWN DISTRICT STANDARDS)
MAX. RESIDENTIAL DENSITY: 200 BEDROOMS PER ACRE
MAX. FAR: 5.0
MAX. LOT COVERAGE: 100%
MAX. HEIGHT: 100'

BUILDING SETBACKS:

(NO ZONING REPORT PROVIDED)
BUILDING SETBACKS ARE SHOWN PER ATHENS-CLARKE COUNTY GEORGIA MUNICODE TABLE 9-10-3. THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE SHOWN PER THE SURVEYOR'S OPINION OF THE ABOVE REFERENCED SOURCE, AND THE SURVEYOR DOES NOT GUARANTEE OR CERTIFY THEIR LOCATION OR DIMENSION.

Zoning and setback requirements based on Municode referenced on 09/11/2023
Zoned: C-D (Commercial Downtown):

Principal Building setbacks:
Minimum setback from right-of way – 10' (derived from North Downtown district standards)
Maximum setback from right-of-way – 30' (North Downtown district standards)
Maximum residential density – 200 bedrooms per acre
Maximum FAR – 5.0
Maximum lot coverage – 100%
Maximum height – 100'

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

ADMINISTRATIVE SUBDIVISION DATA:

OWNER: ATHENS HOUSING AUTHORITY
300 S. ROCKSPRINGS ST
ATHENS, GEORGIA 30606

THE PURPOSE OF THIS SURVEY IS TO RECOMBINE PORTIONS OF TRACT 1 AND TRACT 3 AND TO CREATE TRACTS 1A AND 3A TO PROVIDE FOR THE FUTURE DEDICATION PUBLIC RIGHTS OF WAY

PROJECT DATA:

TRACTS 1 AND 3 ARE ZONED C-D

EXISTING USE: UNDER CONSTRUCTION AT TIME OF SURVEY

THERE ARE NO STATE WATERS OR WETLANDS ONSITE, AS SHOWN.

THIS PROPERTY DOES NOT CONTAINS ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/10/2014.

THERE ARE NO ACC TREES IN ADJACENT RIGHT-OF-WAY

ANY FUTURE LAND DEVELOPMENT ACTIVITIES ON THIS PROPERTY MAY REQUIRE A STORMWATER PLAN OR PERMIT.

PUBLIC UTILITIES AVAILABILITY:

TRACT 1: ATHENS-CLARKE COUNTY WATER IS AVAILABLE
ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE

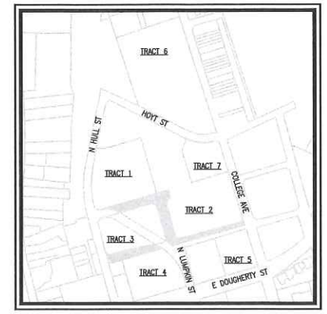
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UTILITY NOTE

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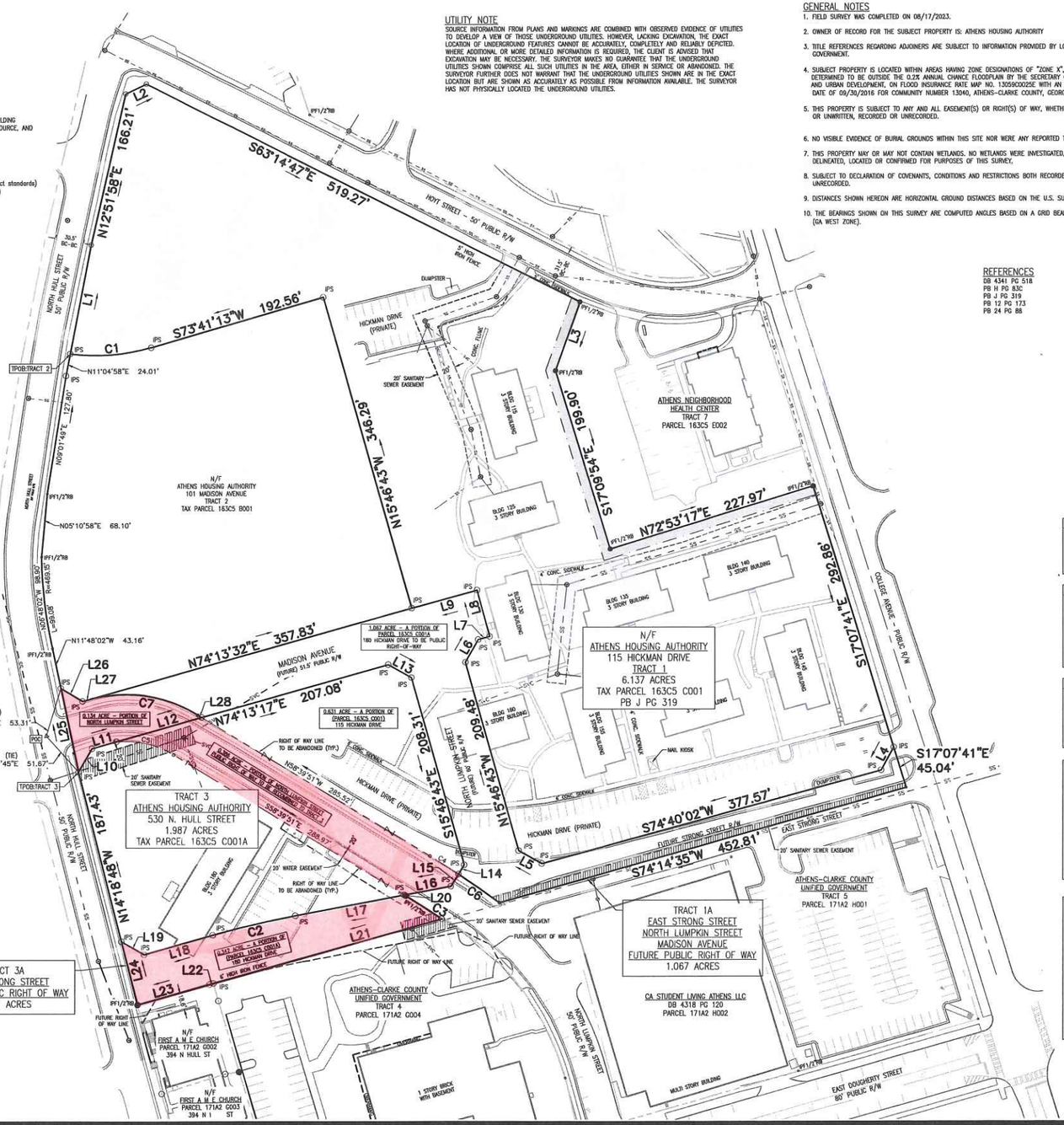
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C4	36.26'	1025.00'	S57°37'53"E	36.25'
C5	64.49'	100.00'	S77°10'42"E	63.38'
C6	53.51'	1025.00'	N55°07'21"W	53.50'
C7	120.20'	150.00'	S81°38'27"E	117.01'

PLANNING DIRECTOR

THE PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE ATHENS-CLARKE COUNTY SUBDIVISION REGULATIONS.

PLANNING DIRECTOR — DATE

PUBLIC WORKS

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO PROVIDE ALL STREETS AND OTHER REQUIRED PUBLIC IMPROVEMENTS IN ACCORDANCE WITH PLANS SUBMITTED TO ATHENS-CLARKE COUNTY BY THE SUBDIVIDER'S PROFESSIONAL REPRESENTATIVES HAVE BEEN SATISFACTORILY COMPLETED OR HAVE BEEN ADEQUATELY GUARANTEED IN AN AMOUNT SUFFICIENT TO SECURE SATISFACTORILY INSTALLATION. ALL DRAINAGE AND ACCESS EASEMENTS SHOWN ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER PER ACC POLICY.

PUBLIC WORKS DIRECTOR — DATE

PUBLIC UTILITIES

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS NECESSARY TO PROVIDE WATER AND/OR SANITARY SEWER SERVICE FROM THE ATHENS-CLARKE COUNTY WATER DISTRIBUTION AND/OR SANITARY SEWER COLLECTION SYSTEM(S), AS NOTED, HAVE BEEN SATISFACTORILY INSTALLED AND HAVE BEEN ACCEPTED BY ATHENS-CLARKE COUNTY FOR OWNERSHIP, OPERATION, AND MAINTENANCE, OR IMPROVEMENT GUARANTEES, IN AN AMOUNT SUFFICIENT TO SECURE THE SATISFACTORY INSTALLATION AND DEDICATION OF NECESSARY IMPROVEMENTS, HAVE BEEN PROVIDED.

PUBLIC UTILITIES DIRECTOR — DATE

SURVEYOR'S CERTIFICATE (ATHENS-CLARKE COUNTY)

This survey is an accurate representation of the property surveyed under my supervision. This survey was performed without a title commitment and may be subject to easements, covenants, and restrictions of record not reflected upon this survey.

SURVEYOR'S CERTIFICATE (CLERK OF COURTS)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WILLARD COY TUNNELL, JR. PLS#3224 — DATE

OWNER'S ACKNOWLEDGEMENT

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, HAVING ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL RIGHT-OF-WAY, WATER, AND SEWER EASEMENTS, DRAINAGE EASEMENTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, AND AGREE TO PROVIDE EITHER DIRECTLY OR INDIRECTLY FOR THE MAINTENANCE OF ALL COMMON AREAS AND OUTLETS. I (WE) FURTHER ACKNOWLEDGE THAT POSSESSION OF THE RIGHTS-OF-WAY REMAINS SOLELY WITH THE SUBDIVIDER UNTIL SUCH TIME AS ALL BONDS ARE RELEASED BY ATHENS-CLARKE COUNTY.

OWNER — DATE

OWNER — DATE

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

W&A ENGINEERING
A Better Communities Collaborative Company
ATHENS • ATLANTA • AUGUSTA •
BIRMINGHAM • MONROE • NASHVILLE
355 Oneta Street, Ste. D100
Athens, GA 30601
706.310.0400
Info@WAengineering.com
www.WAengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING, INC. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF W&A ENGINEERING, INC. W&A ENGINEERING SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

N
W E
S
GA WEST, ZONE 1002
NAD 83

0 30 60 120
SCALE 1" = 60'

REVISIONS

RECOMBINATION SURVEY FOR:

NORTH DOWNTOWN ATHENS DEVELOPMENT, LLC

530 NORTH HULL STREET
ATHENS, GEORGIA 30601
ATHENS-CLARKE COUNTY
216TH G.M.D.

JOB # 230216
DATE: 09/11/2023
DRAFTED BY: BCB
REVIEWED BY: TD
SUBDIVISION / RECOMBINATION
SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLARD COY TUNNELL, JR. PLS#3224 — DATE

PRELIMINARY

GEORGIA PROFESSIONAL LAND SURVEYOR
DRAFT
WILLARD COY TUNNELL

Surveyor contact information:
Victor Tunnell, (706) 310-0400
VictorTunnell@wagroup.com

X:\Projects\2021\2021Archive\Subdivisions\Tract 3\TA\ALL Survey\DWG\230216Recombo.dwg, 9/12/23 8:11:31 AM, Victor

GEORGIA, ATHENS-CLARKE COUNTY.

INTERGOVERNMENTAL AGREEMENT FOR CONVEYANCE OF ABANDONED RIGHTS-OF-WAY

This Intergovernmental Agreement ("Agreement" or "IGA") is made and entered into as of the ____ day of _____, 2023, by and between Athens Housing Authority, a public body corporate and politic created and activated under the Housing Authorities Law, O.C.G.A. §§ 8-3-1, et seq., and the Unified Government of Athens-Clarke County, Georgia, a body politic and corporate and a political subdivision of the State of Georgia ("Unified Government").

WHEREAS, the Authority has been created and activated pursuant to the Housing Authorities Law, O.C.G.A. §§ 8-3-1, et seq.; and

WHEREAS, the Authority is empowered, among other things, to prepare, carry out, acquire, lease, and operate housing projects, as further described in the Housing Authorities Law; and

WHEREAS, the Unified Government has general powers with respect to public housing and community redevelopment, pursuant to, among other things, its Charter and the Constitution and the general laws of the State of Georgia; and

WHEREAS, the Unified Government has the power to abandon rights-of-way and roadways and convey the same under Section 7-502 of its Charter and the general laws of the State of Georgia, including, but not necessarily limited to, O.C.G.A. §§ 32-7-1 through 32-7-5 and O.C.G.A. § 36-9-3; and

WHEREAS, Section 7-502 of the Charter authorizes the Unified Government to convey property to other governmental entities, upon the finding that such conveyance is in the public interest; and

WHEREAS, Article XI, Section III, Paragraph I of the Constitution of the State of Georgia authorizes counties and municipalities of in this state to "convey existing facilities or equipment to the state or to any public agency, public corporation, or public authority"; and

WHEREAS, the governing authority of the Unified Government, the Mayor & Commission, has abandoned (or will abandon) certain roadways and rights-of-way, to wit: any existing or remaining interests in the unopened right-of-way in Athens-Clarke County, Georgia, designated as part of East Strong Street, from North Lumpkin Street to North Hull Street, and the public road and any associated infrastructure in Athens-Clarke County, Georgia, known as North Lumpkin Street, from Strong Street to North Hull Street; and

WHEREAS, said abandoned roadways and rights-of-way are shown and more particularly described in the plat attached hereto as Exhibit A, which is made part of this IGA by reference herein; and

WHEREAS, the Unified Government issued appropriate notices and advertisements for a hearing on the abandonment of said roadways and rights-of-way, said hearing occurring during a meeting of the Mayor & Commission on October 3, 2023; and

WHEREAS, the Unified Government and the Authority have entered into a series of Intergovernmental Agreements and Intergovernmental Contracts concerning a project commonly known as the "North Downtown Athens Development Project" or the "Bethel Village Redevelopment Project," said Intergovernmental Agreements and Intergovernmental Contracts respectively dated March 5, 2019 (as amended June 27, 2019), February 4, 2020, June 10, 2020, October 29, 2020, March 12, 2021, September 2, 2021, May 3, 2022, and December 20, 2022, and providing necessary background and information concerning said project; and

WHEREAS, the Authority has indicated to the Unified Government that the abandonment of said roadways and rights-of-way and conveyance thereof to the Authority are necessary to continue the North Downtown Development Project; and

WHEREAS, the Authority, as part of the North Downtown Athens Development Project, intends to realign North Lumpkin Street, Strong Street, and Madison Avenue, and to dedicate such roadways to the Unified Government of Athens-Clarke County, Georgia; and

WHEREAS, based upon the foregoing and other information presented during its meeting on October 3, 2023, the Mayor & Commission has found abandonment and conveyance of said roadways and rights-of-way to be in the public interest; and

WHEREAS, the Unified Government and the Authority enter into the this IGA in accordance with Article IX, Section III, Paragraph I of the Constitution of the State of Georgia;

NOW THEREFORE, for and in consideration of the mutual covenants and promises contained herein, the sufficiency of such consideration being acknowledged, the Unified Government and the Authority hereby agree as follows:

1. Background; documents incorporated by reference. The recitals above provide important background information for this IGA, and are incorporated herein by reference. To the best knowledge of the parties hereto, the recitals are accurate. Any documents incorporated by reference herein are intended by the parties to be part of this IGA.

2. Conveyance of roadways and rights-of-way. The Unified Government agrees to convey the following abandoned roadways and rights-of-way, to wit: any existing or remaining interests in the unopened right-of-way in Athens-Clarke County, Georgia, designated as part of East Strong Street, from North Lumpkin Street to North Hull Street, and the public road and any associated infrastructure in Athens-Clarke County, Georgia, known as North Lumpkin Street, from Strong Street to North Hull Street. These abandoned roadways and rights-of-way are further described in the plat attached to this IGA as Exhibit A. The conveyance of said abandoned roadways and rights-of-way shall be accomplished by quitclaim deeds from the Unified Government to the Authority.

3. Construction and dedication of roadways; other consideration. In exchange for the abandonment and conveyance of the roadways and rights-of-way described in this IGA, the Authority agrees that, as part of the North Downtown Athens Development Project, the Authority will realign North Lumpkin Street, Strong Street, and Madison Avenue and dedicate such roadways to the Unified Government of Athens-Clarke County, Georgia, as shown more specifically on Exhibit A hereto. The Authority shall construct such roadways in accordance with the applicable standards of the Unified Government's Department of Transportation & Public Works ("TPW"), and will confer as necessary with the Director of TPW—or that person's designee—to ensure that such roadways meet the applicable standards.

4. Effective date; term. The parties hereby deem this IGA effective as of the date described in the opening paragraph of this IGA above. The term of this IGA shall be for a period of fifty (50) years from and after the effective date of this IGA.

5. Entirety of agreement; modifications. This IGA (including any documents explicitly incorporated herein by reference) is intended to set forth the entire understanding between the parties concerning the subject matter expressed herein, and it supersedes any prior understandings, statements, communications, or negotiations. Any changes, modifications, or amendments to this IGA must be made in a written instrument and executed with the same level of formality as this IGA.

6. Governing law. The parties acknowledge and agree that the laws of the State of Georgia shall govern this IGA and its interpretation.

7. Counterparts; recording. This IGA may be executed in several counterparts, each of which will be an original and all of which shall constitute one and the same written instrument. At the sole discretion of the Unified Government, this IGA may be recorded in the real estate records of the Clerk of the Superior Court of Athens-Clarke County, Georgia.

[Signatures appear on the next page.]

IN WITNESS WHEREOF, the parties have executed this Intergovernmental Agreement in Athens-Clarke County, Georgia, as of the effective date described above.

Signed in the presence of:

ATHENS HOUSING AUTHORITY

_____
Unofficial Witness

By: _____

Title: _____

_____
Notary Public

My commission expires: _____

Attest: _____
Secretary

(Notarial Seal)

Signed in the presence of:

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

_____
Unofficial Witness

By: _____

Title: _____

_____
Notary Public

My commission expires: _____

Attest: _____
Clerk

(Notarial Seal)

EXHIBIT A

C-D ZONING REGULATIONS

MIN. SETBACK FROM RIGHT-OF-WAY: 10' (NORTH DOWNTOWN DISTRICT STANDARDS)
MAX. SETBACK FROM RIGHT-OF-WAY: 30' (NORTH DOWNTOWN DISTRICT STANDARDS)
MAX. RESIDENTIAL DENSITY: 200 BEDROOMS PER ACRE
MAX. FAR: 5.0
MAX. LOT COVERAGE: 100%
MAX. HEIGHT: 100'

BUILDING SETBACKS:

(NO ZONING REPORT PROVIDED)
BUILDING SETBACKS ARE SHOWN PER ATHENS-CLARKE COUNTY GEORGIA MUNICODE TABLE 9-10-3. THE BUILDING SETBACKS SHOWN ON THIS PLAT ARE SHOWN PER THE SURVEYOR'S OPINION OF THE ABOVE REFERENCED SOURCE, AND THE SURVEYOR DOES NOT GUARANTEE OR CERTIFY THEIR LOCATION OR DIMENSION.

Zoning and setback requirements based on Municode referenced on 09/11/2023
Zoned: C-D (Commercial Downtown):

Principal Building setbacks:
Minimum setback from right-of way – 10' (derived from North Downtown district standards)
Maximum setback from right-of-way – 30' (North Downtown district standards)
Maximum residential density – 200 bedrooms per acre
Maximum FAR – 5.0
Maximum lot coverage – 100%
Maximum height – 100'

SPACE RESERVED FOR CLERK OF SUPERIOR COURT

ADMINISTRATIVE SUBDIVISION DATA:

OWNER: ATHENS HOUSING AUTHORITY
300 S. ROCKSPRINGS ST
ATHENS, GEORGIA 30606

THE PURPOSE OF THIS SURVEY IS TO RECOMBINE PORTIONS OF TRACT 1 AND TRACT 3 AND TO CREATE TRACTS 1A AND 3A TO PROVIDE FOR THE FUTURE DEDICATION PUBLIC RIGHTS OF WAY

PROJECT DATA:

TRACTS 1 AND 3 ARE ZONED C-D

EXISTING USE: UNDER CONSTRUCTION AT TIME OF SURVEY

THERE ARE NO STATE WATERS OR WETLANDS ONSITE, AS SHOWN.

THIS PROPERTY DOES NOT CONTAINS ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/10/2014.

THERE ARE NO ACC TREES IN ADJACENT RIGHT-OF-WAY

ANY FUTURE LAND DEVELOPMENT ACTIVITIES ON THIS PROPERTY MAY REQUIRE A STORMWATER PLAN OR PERMIT.

PUBLIC UTILITIES AVAILABILITY:

TRACT 1: ATHENS-CLARKE COUNTY WATER IS AVAILABLE
ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE

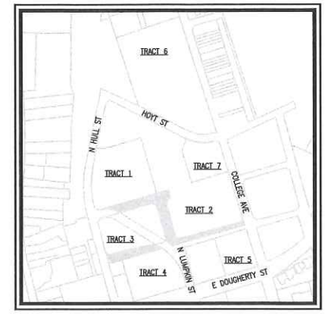
TRACT 3: ATHENS-CLARKE COUNTY WATER IS AVAILABLE
ATHENS-CLARKE COUNTY SANITARY SEWER IS AVAILABLE

UTILITY NOTE

SOURCE INFORMATION FROM PLANS AND MARKINGS ARE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION BUT ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 08/17/2023.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: ATHENS HOUSING AUTHORITY
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13059C0025E WITH AN EFFECTIVE DATE OF 09/30/2016 FOR COMMUNITY NUMBER 13040, ATHENS-CLARKE COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
7. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
8. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
9. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
10. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).



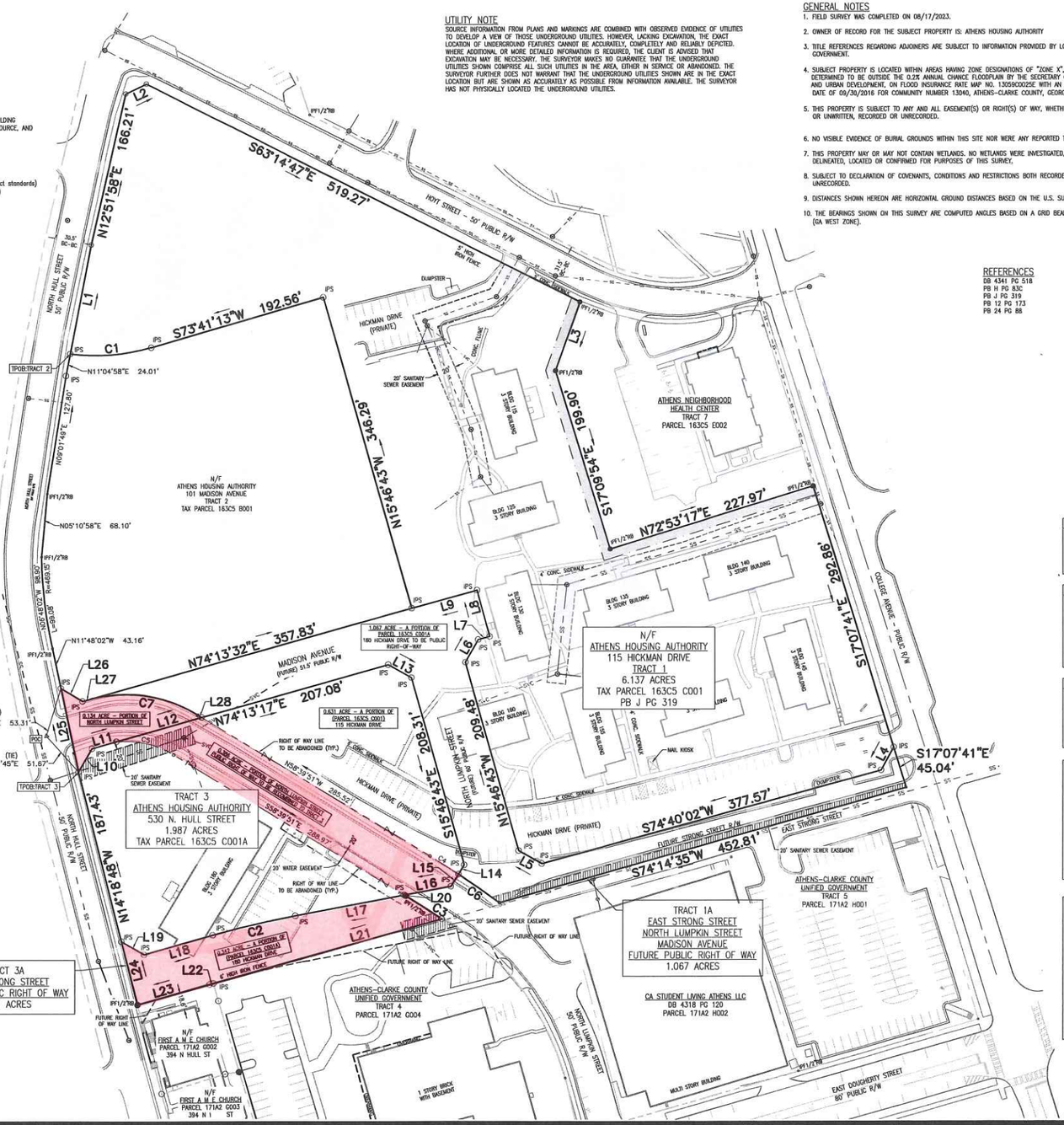
VICINITY MAP
NOT TO SCALE

REFERENCES

DB 4341 PG 518
PB H PG 83C
PB J PG 319
PB 12 PG 173
PB 24 PG 88

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 58,952 FEET AND WAS NOT ADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A LEICA TS16 SERIES TOTAL STATION AND A 100 FOOT STEEL CHAIN.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN:
   341,156 FEET (TRACT 1)
   121,733 FEET (TRACT 3)



SURVEY LEGEND

B.S.L. – BUILDING SETBACK LINE
CMP – CORRUGATED METAL PIPE
DB – DEED BOOK
DE – DRAINAGE EASEMENT
DIP – DUCTILE IRON PIPE
FDC – FIRE DEPARTMENT CONNECTION
FES – FLARED END SECTION (STORM)
FFE – FINISHED FLOOR ELEVATION
GI – GRATE INLET
HDPE – HIGH DENSITY POLYETHYLENE
IE – INVERT ELEVATION
OCS – OUTLET CONTROL STRUCTURE
PB – PLAT BOOK
PTP – POWER TELEPHONE POLE
RCP – REINFORCED CONCRETE PIPE
SSE – SANITARY SEWER EASEMENT
CMF – CONCRETE MONUMENT FOUND
IPF – IRON PIN FOUND
IPS – IRON PIN SET
OTP – OPEN TOP PIPE
POC – POINT OF COMMENCEMENT
R/W – RIGHT-OF-WAY
TPOB – TRUE POINT OF BEGINNING
TYP – TYPICAL
PROPERTY CORNER FOUND
PROPERTY CORNER
CMF–CONCRETE MONUMENT FOUND
ELEVATION BENCHMARK
DELTA (SURVEY CONTROL)
AIR CONDITIONING UNIT
CB – CATCHBASIN
CO – CLEANOUT
FO – FIBER OPTIC (MARKER)
FH – FIRE HYDRANT
GAS VALVE
GAS METER
GAS MARKER
GUY WIRE/ANCHOR
HW – HEADWALL
JB – JUNCTION BOX
LP – LIGHTPOLE
MH – MANHOLE
SSMH–SANITARY SEWER MANHOLE
TPED – TELEPHONE PEDESTAL
WI – WEIR INLET
WM – WATER METER
WV – WATER VALVE
UTILITY POLE
TRANSMISSION UTILITY POLE
TRANS – POWER TRANSFORMER
FENCE LINE — X —
OVERHEAD UTILITY — — UTL —
OVERHEAD POWER — — P —
UNDERGROUND POWER — — P — —
OVERHEAD TELEPHONE — — T —
UNDERGROUND TELEPHONE — — T — —
TRAFFIC UTILITY — — TR — —
FIBER-OPTIC — — FO — —
NATURAL GAS — — GAS — —
FLOODPLAIN — — FP — —
SANITARY SEWER — — SS — —
SEWER FORCEMAIN — — FM — —
SANITARY SEWER SERVICE — —SVC— —
WATERLINE — — W — —

Line Table

Line #	Direction	Length
L1	N11°04'58"E	118.99'
L2	N64°48'36"E	24.66'
L3	S19°46'50"W	78.22'
L4	S28°46'10"W	27.85'
L5	N60°33'20"W	28.39'
L6	N29°30'29"E	28.14'
L7	N74°57'18"E	12.80'
L8	N15°02'42"W	51.50'
L9	S74°30'32"W	72.70'
L10	N29°57'14"E	28.65'
L11	N74°13'17"E	27.47'
L12	N74°13'17"E	95.70'
L13	S60°40'05"E	28.32'
L14	S31°46'38"W	11.61'

Line Table

Line #	Direction	Length
L15	S31°46'38"W	15.38'
L17	S79°19'59"W	50.75'
L17	S79°19'59"W	118.23'
L18	S74°16'27"W	77.44'
L19	N60°01'10"W	27.94'
L20	S58°39'51"E	1.57'
L21	S74°11'00"W	253.02'
L22	S74°25'54"W	4.47'
L23	S74°25'54"W	80.82'
L24	N14°18'48"W	70.09'
L25	N12°00'27"W	91.65'
L26	S58°47'22"E	27.29'
L27	N74°03'14"E	8.85'

Curve Table

Curve #	Length	Radius	CHORD	CH. LENGTH
C1	87.83'	211.00'	S85°36'42"W	87.20'
C2	90.50'	1025.00'	S76°48'13"W	90.47'
C3	45.87'	975.00'	S57°17'58"E	45.87'
C4	36.26'	1025.00'	S57°37'53"E	36.25'
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PLANNING DIRECTOR

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PLANNING DIRECTOR — DATE

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PUBLIC WORKS DIRECTOR — DATE

PUBLIC UTILITIES

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PUBLIC UTILITIES DIRECTOR — DATE

SURVEYOR'S CERTIFICATE (ATHENS-CLARKE COUNTY)

This survey is an accurate representation of the property surveyed under my supervision. This survey was performed without a title commitment and may be subject to easements, covenants, and restrictions of record not reflected upon this survey.

SURVEYOR'S CERTIFICATE (CLERK OF COURTS)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

WILLARD COY TUNNELL, JR. PLS#3224 — DATE

OWNER'S ACKNOWLEDGEMENT

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, HAVING ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE ALL RIGHT-OF-WAY, WATER, AND SEWER EASEMENTS, DRAINAGE EASEMENTS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, AND AGREE TO PROVIDE EITHER DIRECTLY OR INDIRECTLY FOR THE MAINTENANCE OF ALL COMMON AREAS AND OUTLETS. I (WE) FURTHER ACKNOWLEDGE THAT POSSESSION OF THE RIGHTS-OF-WAY REMAINS SOLELY WITH THE SUBDIVIDER UNTIL SUCH TIME AS ALL BONDS ARE RELEASED BY ATHENS-CLARKE COUNTY.

OWNER — DATE

OWNER — DATE

THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

W&A ENGINEERING
A Better Communities Collaborative Company
ATHENS • ATLANTA • AUGUSTA •
BIRMINGHAM • MONROE • NASHVILLE
355 Oneta Street, Ste. D100
Athens, GA 30601
706.310.0400
Info@WAengineering.com
www.WAengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING, INC. AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF W&A ENGINEERING, INC. W&A ENGINEERING SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN.

N
W E
S
GA WEST, ZONE 1002
NAD 83

0 30 60 120
SCALE 1" = 60'

REVISIONS

RECOMBINATION SURVEY FOR:

NORTH DOWNTOWN ATHENS DEVELOPMENT, LLC

530 NORTH HULL STREET
ATHENS, GEORGIA 30601
ATHENS-CLARKE COUNTY
216TH G.M.D.

JOB # 230216
DATE: 09/11/2023
DRAFTED BY: BCB
REVIEWED BY: TD
SUBDIVISION / RECOMBINATION
SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLARD COY TUNNELL, JR. PLS#3224 — DATE

PRELIMINARY

GEORGIA PROFESSIONAL LAND SURVEYOR
DRAFT
WILLARD COY TUNNELL

Surveyor contact information:
Victor Tunnell, (706) 310-0400
VictorTunnell@wagroup.com

X:\Projects\2021\2021Archive\Subdivisions\Tract 3\TA\ALL Survey\DWG\230216Recombo.dwg, 9/12/23 8:11:31 AM, Victor

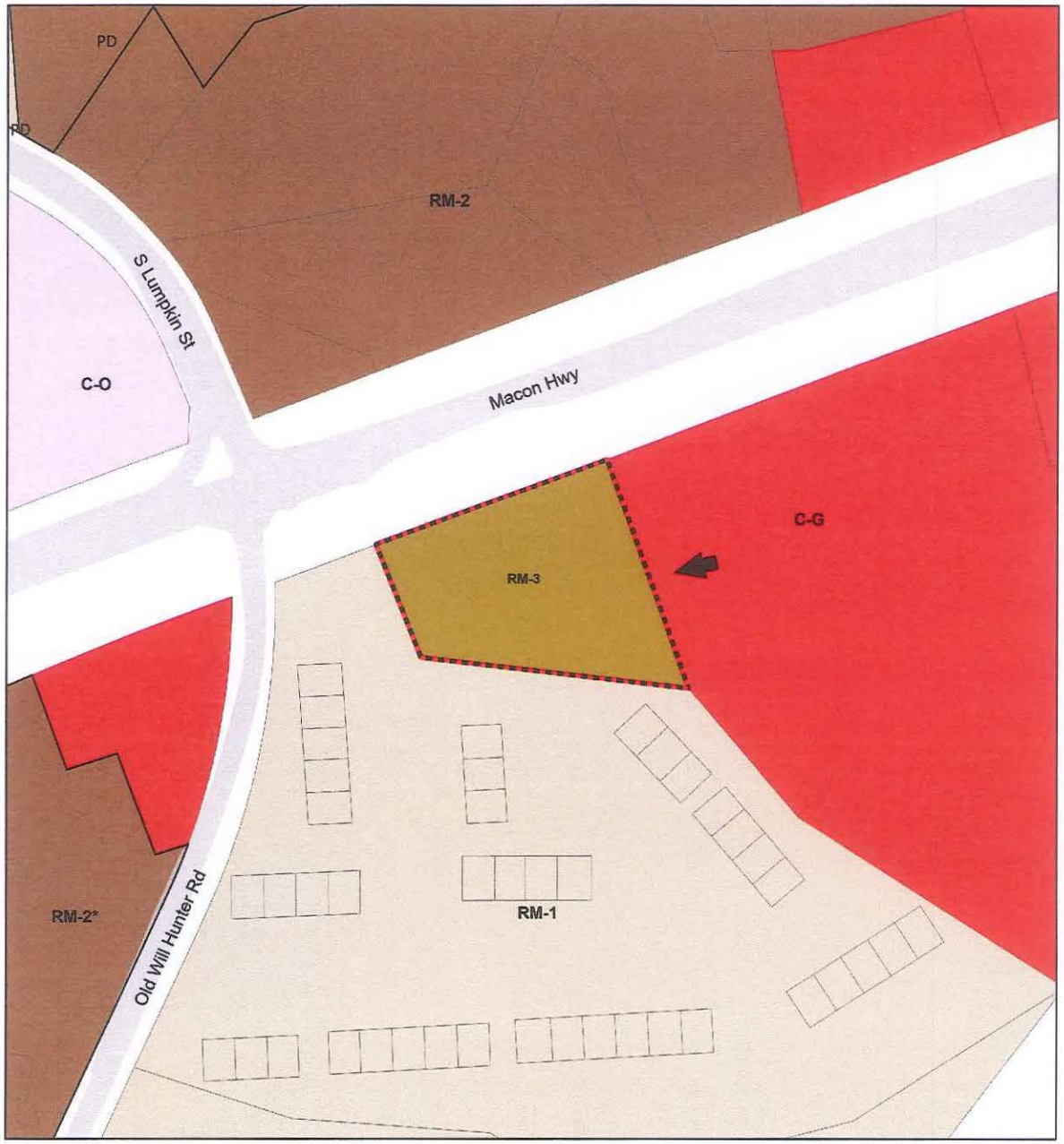
AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **REZONING A PARCEL OF LAND COMPRISING APPROXIMATELY 0.88 ACRES LOCATED AT 575 MACON HIGHWAY FROM C-G (COMMERCIAL-GENERAL) TO RM-3 (MIXED-DENSITY RESIDENTIAL)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of a parcel of land, comprising approximately 0.88 acres, located at 575 Macon Highway, Athens, Georgia, from C-G (Commercial-General) to RM-3 (Mixed-Density Residential).

Said parcel is more particularly described according to that certain document entitled "Administrative Subdivision Plat for Showtime Bowl, Inc." dated February 26, 2020, made by Ray N. Woods, Georgia registered land surveyor, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. Said parcel is also known as parcel number 181C1 A002A on the Athens-Clarke County tax maps being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission, 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)

Parcel boundaries of the rezone determined by legal description. The parcels shown on this map are to be used only as a guide.

- Downtown Design Areas
  - (DHD), Downtown Historic District
  - (WD), West Downtown
  - (ED), East Downtown
  - (DS), Dougherty Street
  - (RIV), River
  - (WE), West End
  - (ND), North Downtown
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- PD, Planned Development
- *, Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Railroads
- Special Use
- Historic Landmark

100 50 0 100 200 300 Feet

ATTACHMENT A	ZONE-2023-08-1617 REZONE 575 MACON HWY David Matheny / Armentrout, Matheny, Thurmond P.C. Prime Properties LLC
550	
FROM: C-G	TO: RM-3

TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
181C1 A002A	September 7, 2023	October 3, 2023

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: September 7, 2023	**FILE NO:** ZONE-2023-08-1617

LOCATION: 575 Macon Highway
APPLICANT: David Matheny / Armentrout, Matheny, Thurmond, P.C.
OWNER: Prime Properties LLC
REQUEST: From C-G to RM-3 (Commercial-General to Mixed-Density Residential-3)
COMMISSION DISTRICT: 10

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Matthew Hall Present				Kristen Morales Present	X		
Vice-Chair: Alice Kinman Present	X			Taylor Pass Absent			
Catherine Goodrum Absent				Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Sarah Gehring Present	X			Joey Tucker Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	0	0

For: David Matheny (applicant), Gordon Wayne
Against: None

Discussion: It was generally agreed that housing and the proposed amount is an acceptable use of the subject property. The applicant was asked if they had considered using the inclusionary zoning ordinance as part of their project. The impact of traffic was discussed, including a request that the Transportation & Public Works Dept. examine the transportation impacts and needs of the Macon Highway area. Commissioners also requested more consistent analysis of public utility service on Planning Commission cases.

Motion: Ms. Beresford made a motion to recommend approval. Ms. Morales seconded the motion, which passed unanimously.

STAFF REPORT
REZONE
575 MACON HWY
ZONE-2023-08-1617
SEPTEMBER 7, 2023

APPLICANT: .....David W. Matheny / AMT P.C.
OWNER: .....Prime Properties, LLC
ZONING REQUEST: .....From C-G to RM-3
TYPE OF REQUEST: .....Type II
LOCATION: .....575 Macon Hwy
TAX MAP NUMBERS: 181C1 A002A
COUNTY COMMISSION DISTRICT: 10
SIZE OF REZONING AREA: 0.88
PRESENT USE: .....Undeveloped
PROPOSED USE: .....Residential Multi-Family
PUBLIC NOTICE POSTED: .....August 23, 2023
STAFF RECOMMENDATION: .....***APPROVAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...September 21, 2023 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....October 5, 2023 (tentative)

I. Summary Recommendation

The applicant is requesting a rezone at 575 Macon Highway from Commercial General (C-G) to Mixed-Density Residential (RM-3) for the purpose of creating an 11-unit multi-family development. The zoning request does not require a change to the Future Land Use Map which is currently *General Business*.

In Staff's opinion, the proposal is compatible with the Comprehensive Plan, particularly in adding housing supply in an area currently surrounded by existing Mixed-Density Residential complexes. The proposed project would install sidewalk along the road frontage, creating safer pedestrian access to Show Time Bowl and the Macon Highway Corridor.

The site sits at the transition point between *General Business* and *Mixed-Density Residential* on the Macon Hwy Corridor. The parcel contains minimal topographical issues, with a gentle slope from the rear of the property toward Macon Hwy.

A binding site plan is not required for this rezone request. Staff has reviewed this plan for general compliance with the Code. At this time, no general compliance issues have been identified. If approved, the proposal will be reviewed for code compliance at the time of permitting review. Public Utilities Staff stated that they are unable to support a request for higher density zoning without first confirming that capacity is available for it. However, the applicant has since completed a Water and Sewer Capacity Analysis, and Public Utilities has confirmed that there is capacity for this project. Staff deems the request to be compatible with the Comprehensive Plan, Future Land Use Map, and surrounding development, **Staff is recommending approval** of the requested rezone.

Condition:

1. A Water and Sewer Capacity Evaluation and approval is required prior to permitting of any type of development.

STAFF NOTE: This condition has since been met by the applicant and is no longer in effect.

Planning Commission Recommendation: It was generally agreed that housing and the proposed amount is an acceptable use of the subject property. The applicant was asked if they had considered using the inclusionary zoning ordinance as part of their project. The impact of traffic was discussed, including a request that the Transportation & Public Works Dept. examine the transportation impacts and needs of the Macon Highway area. Commissioners also requested more consistent analysis of public utility service on Planning Commission cases. **Commissioners recommend approval** of the request.

II. Purpose of Applicant Request

A. Proposal

The applicant is requesting a rezone at 575 Macon Highway from Commercial General (C-G) to Mixed-Density Residential (RM-3). The applicant desires to rezone this 0.88 acre parcel to RM-3 to allow for greater density and development options allowed RM-3 zoning and align with the Future Land use map. A proposed site plan has been submitted along with the rezone application showing 11 apartments with a total of 35 bedrooms. The 11 apartments shown on the proposed site plan consist of three 3-bedroom flats, six 3-bedroom 2-story townhouse-style apartments above the flats and two 4-bedroom 3-story apartments.

B. Existing Conditions

575 Macon Hwy is currently an undeveloped parcel that gradually slopes toward Macon Hwy. 558 Macon Hwy (Showtime Bowling) is an 8.87-acre, C-G zoned parcel to the east. To the north, across Macon Hwy, are several RM-2 zoned parcels, and to the west and south are RM-1 parcels. The area is a within the vicinity of several multi-family developments and at the edge of the commercial node of Macon Hwy. The proposed use on this property would yield an approximate 100 vehicle trips per day, with peak hour trips at 50 trips per hour. ACC classifies Macon Hwy as an arterial road, with the parcel being located less than ½ mile from the entrance ramp to the Inner Loop (GA-10). ACC Bus Route #9 runs along Macon Hwy, with a Bus Stop in front of Showtime Bowl, less than 400 feet from parcel.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policies:

Housing

- Increase the supply and variety of quality housing units, at multiple price points, in multiple locations, to suit the needs of a variety of households.

This proposed rezone represents a small infill development which proposes three housing options within eleven units.

Land Use

- Infill and development should be prioritized over greenfield expansion.

The parcel is located on an infill location next to existing commercial and multi-family residential uses along a transit route. Overall, the proposal is generally compatible with the Comprehensive Plan.

B. Consistency with Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *General Business*, which is described as follows:

GENERAL BUSINESS
These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street corridors which should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

No change to the Future Land Use Map is required since the proposed zoning action is already consistent with the Map. The proposal is consistent with the Future Land Use description for this use.

C. Consistency with the Zoning Map

The applicant has requested a rezone from C-G to RM-3. The following information has been provided to compare the difference in development intensity between the existing C-G (Commercial-General) zoning and the requested RM-3 (Mixed-Density Residential) zone. Broadly, a comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be allowed if the request is approved. In terms of building scale, the following chart illustrates the differences in size and scale of buildings that could be constructed:

	CURRENT	REQUESTED
Standard	**C-G Zoning**	**RM-3 Zoning**
Minimum Lot Size	2,500 sq. ft	5,000 sq. ft
Density	24 beds/acre	50 beds/acre
Max Lot Coverage	80%	75%
Max Building Height	65'	40 feet
Setbacks	0-10 feet	6-10* feet
Conserved Canopy	10%	15%
Total Canopy	40%	45%
Parking	varies	1-2 spaces/ unit

*Rear Setbacks increase if building height exceeds 25 feet.

The Athens-Clarke County Zoning Ordinance includes a list of defined uses and designates where they can or cannot be established. The most notable difference between the current C-G zone and the requested RM-3 zone is that RM-3 greatly increases the allowed density, but allows very little commercial use. C-G zoning also requires non-residential uses on the ground floor and all residences must be placed on the second story or higher.

There are no RM-3 zones in the vicinity of the subject parcel, so the rezoning would create an isolated district. However, the parcel borders an RM-1 multi-family zone on its southern and western border and RM-2 multi-family zoning is across the street. RM-3 is also the only multi-family zone that is compatible with the existing *General Business* Future Land Use. Given, the presence of existing multi-family in the area, and the limitations of the Future Land Use designation, Staff considers the request to be compatible with the Zoning Map.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

The Missing Middle Housing Scan, performed by Opticos Design, identified the Macon Hwy Corridor as a location that could potentially be transformed to handle more housing. This proposal would provide multi-family housing that is comparable in form and scale to Missing Middle Types like rowhouses.

IV. Technical Assessment

A. Environment

According to the Athens-Clarke County Environmental Areas Map, there are no designated environmental areas on the subject property. The Middle Oconee River is approximately 900 feet from the parcel.

The Arborist has reviewed the tree management plan and offered the following comments:

- *The ACC Arborist recommends approval of the request to rezone.*

B. Grading and Drainage

The Transportation and Public Works Department has reviewed the proposal and offered the following grading and drainage-related comments:

- *A stormwater management concept meeting with Transportation & Public Works is required prior to initial site plan submittal.*

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and offered the following comments:

- *Locate proposed fire hydrants outside of proposed sidewalk alignment*
- *Proposed fire hydrant & services for building will require a new 8" service tap off the main in Macon Hwy.*
- *Cannot use the existing 6" hydrant lead to serve two hydrants and an apartment building*
- *A water and sewer capacity evaluation is required for all Planning Commission requests*
- *PUD does NOT recommend approval.*

D. Transportation

The Transportation and Public Works Department has reviewed the proposal and offered the following transportation-related comments:

- *The project will need to meet the minimum driveway separation requirement on Macon Hwy which is 150 feet)*

E. Fire Protection

The Fire Marshal has reviewed the proposal and offered the following comment:

- *The height of the buildings will exceed 30 ft., which will require an aerial access road. Due to the power lines on the road frontage, this project will need a 26-foot driveway for aerial access. 2018 IFC Appendix D.*

F. Compliance with the Zoning Ordinance and Development Standards

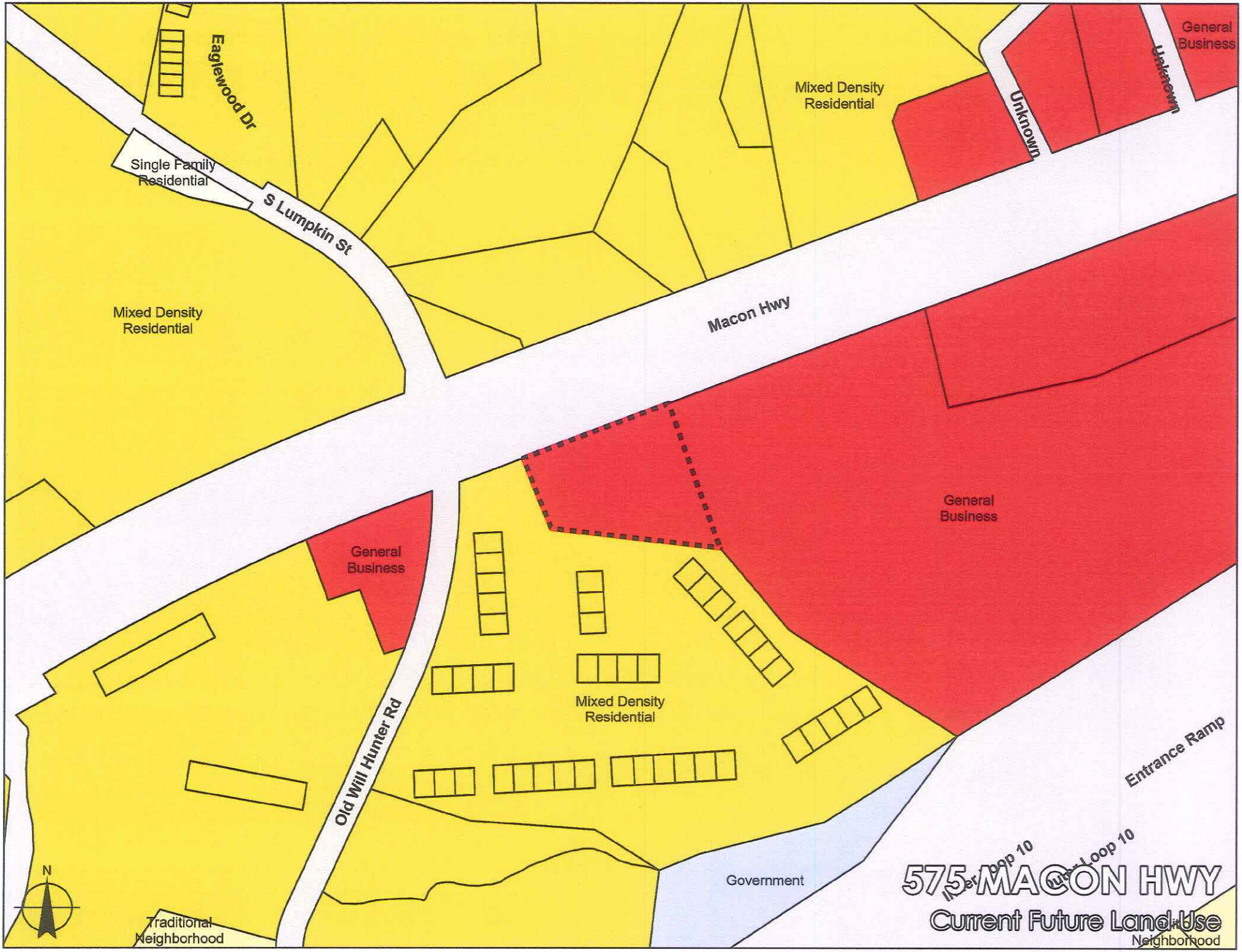
Since a binding plan is not required or proposed with this request, Staff have reviewed the plan for general compliance with the code. If approved the proposal will be reviewed for code compliance at the time of permitting review. The applicant has not made any waiver requests, so they will be expected to comply with all of the applicable standards. Signage and lighting are not reviewed at this stage, but the applicant is expected to adhere to those standards as well.

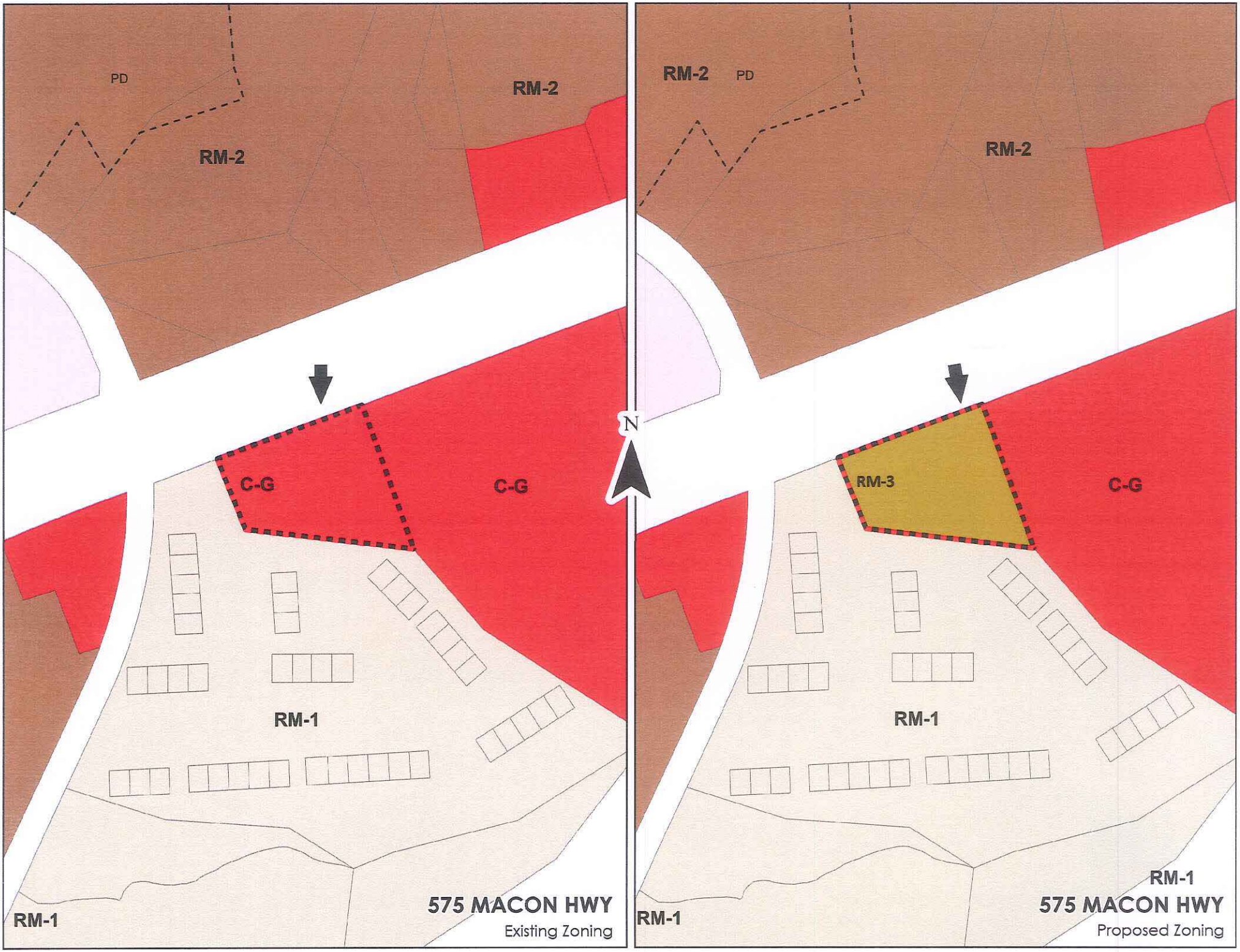
End of Staff Report.

Reviewed — Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

Reviewed	
☒	The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
☒	The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
☒	The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
☒	The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
☒	The existing land use pattern surrounding the property in issue.
☒	The possible creation of an isolated district unrelated to adjacent and nearby districts.
☒	The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
☒	Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
☒	Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
☒	Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
☒	Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
☒	The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
☒	The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


Eaglewood Dr
Single Family Residential
S Lumpkin St
Mixed Density Residential
Mixed Density Residential
Unknown
Unknown
General Business
Macon Hwy
General Business
General Business
Old Will Hunter Rd
Mixed Density Residential
Entrance Ramp
Government
Inner Loop 10
Outer Loop 10
Traditional Neighborhood
Traditional Neighborhood
N
575 MACON HWY
Current Future Land Use


PD
RM-2
RM-2
C-G
C-G
N
RM-1
RM-1
575 MACON HWY
Existing Zoning
RM-2
PD
RM-2
RM-3
C-G
RM-1
RM-1
RM-1
575 MACON HWY
Proposed Zoning

Plat Doc: PLAT
Recorded 04/07/2020 04:54PM

Beverly Logan, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 00001 Pg 0338
Penalty: $0.00
Interest: $0.00
Participants: 6925354841

Reserved for Clerk of Court

PUBLIC UTILITIES CERTIFICATION:

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from Athens-Clarke County water distribution and/or sanitary sewer collection system(s), as noted, have been satisfactorily installed and have been accepted by Athens-Clarke County for ownership, operation, and maintenance, or improvement guarantees, in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements, have been provided.
WATER SERVICE EASEMENT NOTE:
Athens-Clarke County Water and Sewer Connection and Service to a purchaser of a lot from owner are subject to receipt of proof by the Director of Public Utilities from such purchaser that the private water line easement serving purchaser's property has been executed and recorded in the office of the Superior court.

Director of Public Utilities ENGINEER — 4-3-2020 Date

PUBLIC WORKS CERTIFICATION

I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdivider's professional representatives have been satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation. All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

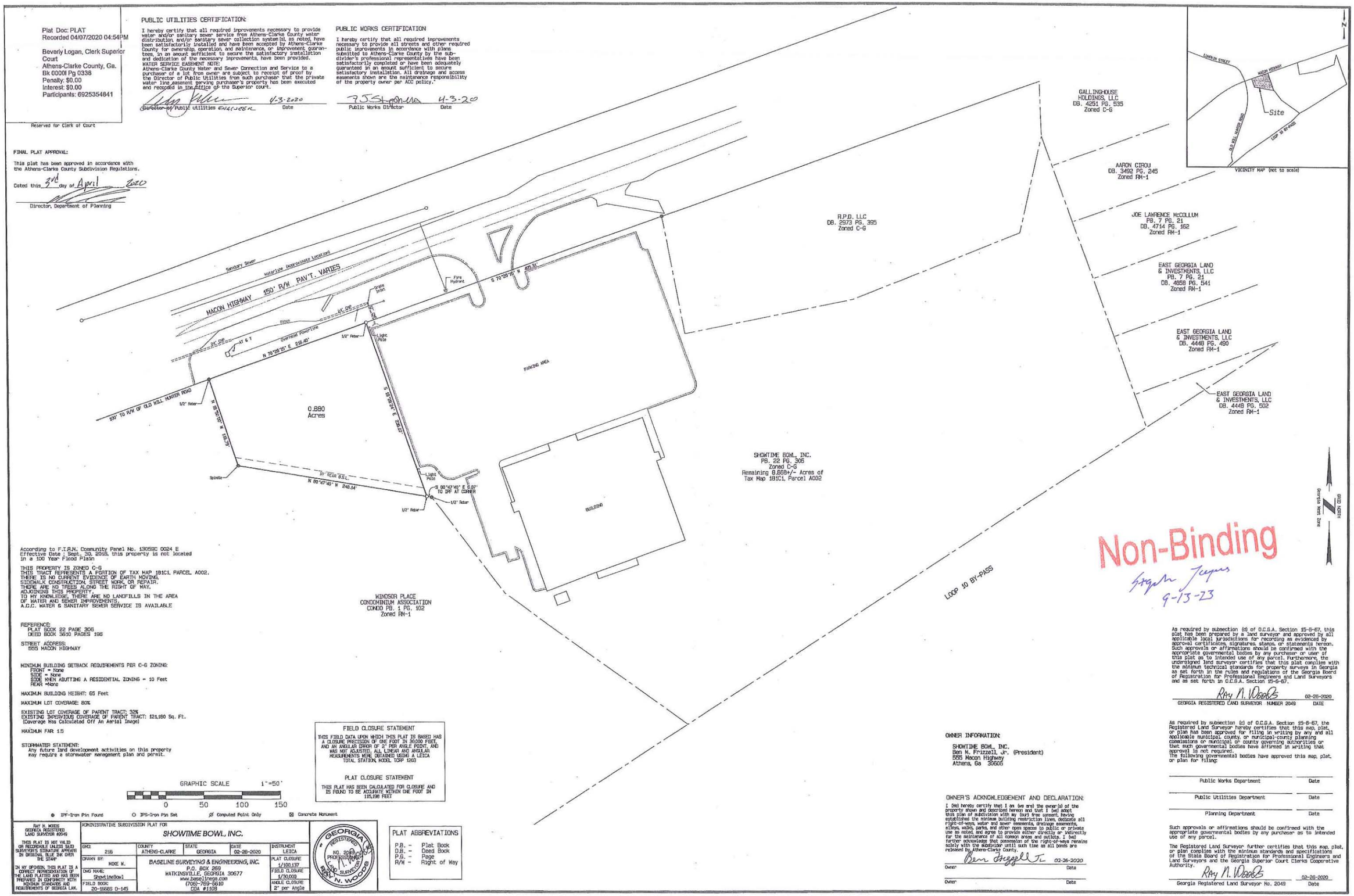
Public Works Director — 4-3-20 Date

FINAL PLAT APPROVAL:

This plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.

Dated this 3rd day of April 2020

Director, Department of Planning



Non-Binding
Stephen Jeffries
9-13-23

According to F.I.R.M. Community Panel No. 13059C 0024 E
Effective Date : Sept. 30, 2015, this property is not located in a 100 Year Flood Plain

THIS PROPERTY IS ZONED C-G
THIS TRACT REPRESENTS A PORTION OF TAX MAP 181C1, PARCEL A002.
THERE IS NO CURRENT EVIDENCE OF EARTH MOVING.
SIDEWALK CONSTRUCTION, STREET WORK, OR REPAIR.
THERE ARE NO TREES ALONG THE RIGHT OF WAY.
ADJOININS THIS PROPERTY.
TO MY KNOWLEDGE, THERE ARE NO LANDFILLS IN THE AREA OF WATER AND SEWER IMPROVEMENTS.
A.C.C.G. WATER & SANITARY SEWER SERVICE IS AVAILABLE

REFERENCE:
PLAT BOOK 22 PAGE 306
DEED BOOK 3610 PAGES 198

STREET ADDRESS:
555 MACON HIGHWAY

MINIMUM BUILDING SETBACK REQUIREMENTS PER C-G ZONING:
FRONT = None
SIDE = None
SIDE WHEN ABUTTING A RESIDENTIAL ZONING = 10 Feet
REAR =None

MAXIMUM BUILDING HEIGHT: 65 Feet

MAXIMUM LOT COVERAGE: 80%

EXISTING LOT COVERAGE OF PARENT TRACT: 33%
EXISTING IMPERVIOUS COVERAGE OF PARENT TRACT: 121,180 Sq. Ft.
(Coverage Was Calculated Off An Aerial Image)

MAXIMUM FAR 1.5

STORMWATER STATEMENT:
Any future land development activities on this property may require a stormwater management plan and permit.

GRAPHIC SCALE 1"=50'
0 50 100 150

● IPF-Iron Pin Found ○ IPS-Iron Pin Set ⊠ Computed Point Only ⊠ Concrete Monument

FIELD CLOSURE STATEMENT

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,000 FEET, AND AN ANGULAR ERROR OF 2" PER ANGLE POINT, AND WAS NOT ADJUSTED. ALL LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION, MODEL TCRP 1203

PLAT CLOSURE STATEMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 191,000 FEET

OWNER INFORMATION:

SHOWTIME BOWL, INC.
Ben M. Frizzell, Jr. (President)
555 Macon Highway
Athens, Ga 30606

OWNER'S ACKNOWLEDGEMENT AND DECLARATION:

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) adopt this plan of subdivision with my (our) free consent, having established the minimum building restriction lines, dedicate all right-of-ways, water and sewer easements, drainage easements, alleys, walks, parks, and other open spaces to public or private use as noted, and agree to provide either directly or indirectly for the maintenance of all common areas and outlots. I (we) further acknowledge that possession of the right-of-ways remains solely with the subdivider until such time as all bonds are released by Athens-Clarke County.

Ben Frizzell Jr. 02-26-2020
Owner Date

Owner Date

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Ray N. Woods 02-26-2020
GEORGIA REGISTERED LAND SURVEYOR NUMBER 2049 DATE

As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.
The following governmental bodies have approved this map, plat, or plan for filing:

Public Works Department — Date

Public Utilities Department — Date

Planning Department — Date

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser as to intended use of any parcel.

The Registered Land Surveyor further certifies that this map, plat, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerks Cooperative Authority.

Ray N. Woods 02-26-2020
Georgia Registered Land Surveyor No. 2049 Date

RAY N. WOODS
GEORGIA REGISTERED LAND SURVEYOR #2049

THIS PLAT IS NOT VALID OR RECORDABLE UNLESS SAID SURVEYOR'S SIGNATURE APPEARS IN ORIGINAL BLUE INK OVER THE STAMP

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW.

ADMINISTRATIVE SUBDIVISION PLAT FOR
SHOWTIME BOWL, INC.

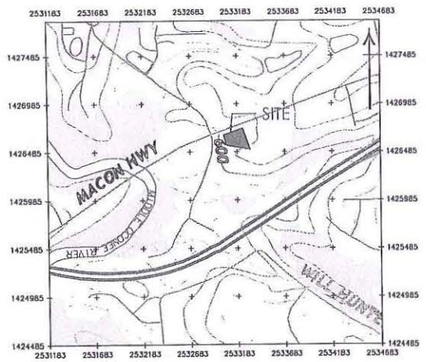
LOT: 216	COUNTY: ATHENS-CLARKE	STATE: GEORGIA	DATE: 02-26-2020	INSTRUMENT: LEICA
DRAWN BY: MIKE W.				PLAT CLOSURE: 1/100,137
DWG NAME: ShowtimeBowl				FIELD CLOSURE: 1/30,000
FIELD BOOK: 20-15665 D-145				ANGLE CLOSURE: 2" per Angle

BASELINE SURVEYING & ENGINEERING, INC.
P.O. BOX 269
WATKINSVILLE, GEORGIA 30677
www.baselinega.com
(706)-769-5610
COA #1108

GEORGIA REGISTERED LAND SURVEYOR NO. 2049 PROFESSIONAL RAY N. WOODS

PLAT ABBREVIATIONS

P.B. - Plat Book
D.B. - Deed Book
P.G. - Page
R/W - Right of Way



VICINITY MAP
SCALE: 1"=700'

PROPERTY LOCATION
33.919607, -83.386810

SITE NOTES:

1. PROPERTY OWNERS:
PRIME PROPERTIES LLC
648 S MILLEDGE AVE
ATHENS, GA 30605

2. PHYSICAL ADDRESS:
181C1 A002A: 575 MACON HWY (0.88 ACRE)

3. TAX PARCEL:
181C1 A002A

4. DEED BOOK/PAGE
DB 5076 PG 264

5. TOTAL PROJECT ACREAGE:
0.88 ACRES TOTAL

6. EXISTING ZONING: C-G

7. PROPOSED & EXISTING USE:
RESIDENTIAL RM-3(PROPOSED)
COMMERCIAL C-G (EXISTING)

8. WATER SUPPLY: BY ACC-PUD AT OWNER/DEVELOPERS EXPENSE

9. SEWAGE DISPOSAL: BY ACC-PUD AT OWNER/DEVELOPERS EXPENSE

10. SOLID WASTE: ACC OR PRIVATE. EACH HOUSE TO HAVE IT'S OWN ROLLCART.

11. OUTDOOR STORAGE: THERE ARE NO OUTDOOR STORAGE AREAS LOCATED ON THE SITE.

12. STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ACC ORDINANCES & REGULATIONS.

13. FLOODPLAIN:
NO PORTION OF THE SITE LIES WITHIN A 100-YEAR FLOODPLAIN ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13059C0034F DATED SEPTEMBER 15, 2022

14. MINIMUM LOT WIDTH - 50'
MINIMUM LOT DEPTH - 80'
MAXIMUM LOT COVERAGE - 75%
MINIMUM LANDSCAPE AREA - 25%
MAXIMUM BUILDING HEIGHT: 40'
MAX. RESIDENTIAL DENSITY - 50 UNITS PER ACRE
THEREFORE 44 UNITS ALLOWED
PROPOSED UNITS - 11 DWELLING UNITS
REQUIRED PARKING SPACES - 22

STRUCTURE	- 6,920 SF
PAVEMENT	- 13,465 SF
TOTAL PROPOSED IMPERVIOUS	- 21,785 SF (57%)
TOTAL ALLOWED IMPERVIOUS	- 28,750 SF (75%)

ALL PARKING SHALL BE IN GARAGE OR DRIVES

Runoff Reduction Calculations

Runoff Reduction Treatment Area

$A_{req} = 100\% * A_n$

A_{req} = Area Required for Water Treatment	A_{req} =	0.500 ac	
A_n = Total New Impervious Area	A_n =	0.50 ac	

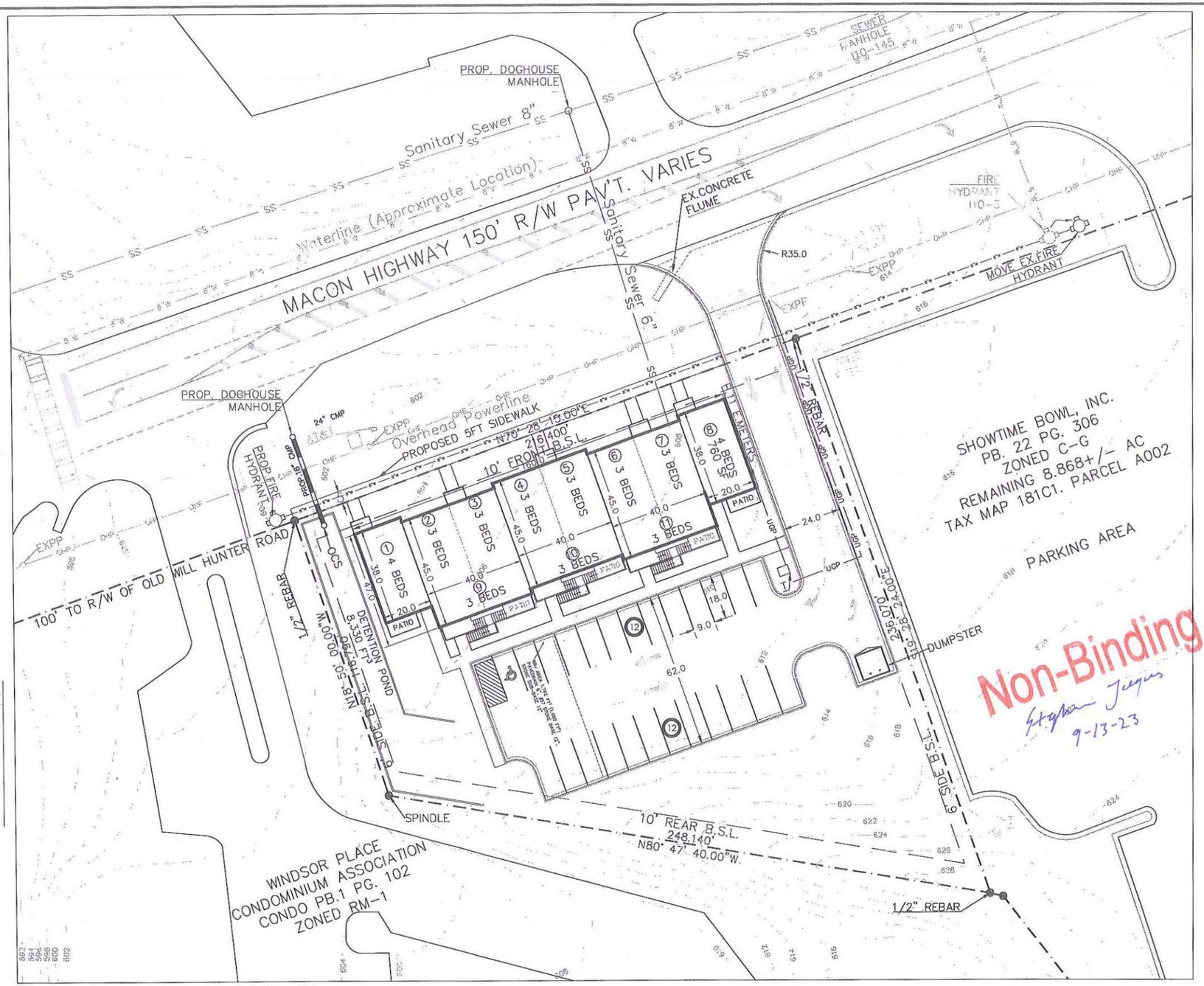
Runoff Reduction Volume

$RRv = 1.0" R_v * A / 12$

RRv = Runoff Reduction Volume	RRv =	0.040 ac-ft	1762 ft³
A = Drainage Area	A =	0.71 ac	
Rv = 0.05 + (0.009 * I)	Rv =	0.684	
I = Percent Impervious	I =	70.42 %	

Peak Site Flows		
Event	Pre-Developed Peak Flow (cfs)	Proposed Post-Developed Routed Peak Flow (cfs)
1 yr	0.38	0.09
25 yr	2.8	2.8
100 yr	4.5	6.6

811 Know what's below. Call before you dig.



Non-Binding
Stephen Jeyes
9-13-23

ALL DAMAGE TO EXISTING ROADWAY INFRASTRUCTURE DETERMINED BY THE PUBLIC WORKS INSPECTOR TO BE ASSOCIATED WITH CONSTRUCTION OF THIS PROJECT SHALL BE SATISFACTORILY REPAIRED PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

ALL ROADWAY AND STORMWATER MANAGEMENT MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH TRANSPORTATION & PUBLIC WORKS' TECHNICAL STANDARDS, AND ALL TESTS AND CERTIFICATIONS REQUIRED THEREIN SHALL BE PROVIDED.

CONSTRUCTION FENCING SHALL NOT ENCROACH ANY ROADWAY PAVEMENT, INCLUDING CURB AND GUTTER.

PROVISIONS FOR A RECYCLING PLAN AND SEPARATION OF SOLID WASTE AND RECYCLABLE MATERIALS SHALL BE MADE AS PER A-CC ORDINANCE SECTION 5-2-14 (i).

REAR YARD SETBACK SHALL BE ONE FOOT WIDER FOR EACH FOOT OF HEIGHT ABOVE 25 FEET.

OFF-STREET PARKING SUMMARY

DESCRIPTION	TOTAL
TYPE OF USE	RESIDENTIAL
TWO-BEDROOM DWELLING UNITS AND UP - 2 SPACES/UNIT	11 UNITS
TOTAL PARKING SPACES REQUIRED	22
ADA PARKING SPACES REQUIRED	1 (VAN)
TOTAL PARKING SPACES PROPOSED	25
ADA PARKING SPACES PROVIDED	1 (VAN)

NOTE: THE MACON HIGHWAY PORCHES ON UNITS 1, 5, AND 8 ARE 24 INCHES WITHIN THE BOUNDARY SETBACK. THIS IS ALLOWED PER THE CODE OF ORDINANCE ACC SEC.9-15-9 C.

N

0 20' 40'
SCALE: 1" = 20'

REVISIONS

DATE	NO.	BY	DESCRIPTION
08/01/2023	1	WC	CONDITIONAL USE

DESIGNED: AMT
DRAWN: AMT
CHECKED: MBT
APPROVED: MBT

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GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL BRET THURMOND 08/01/2023

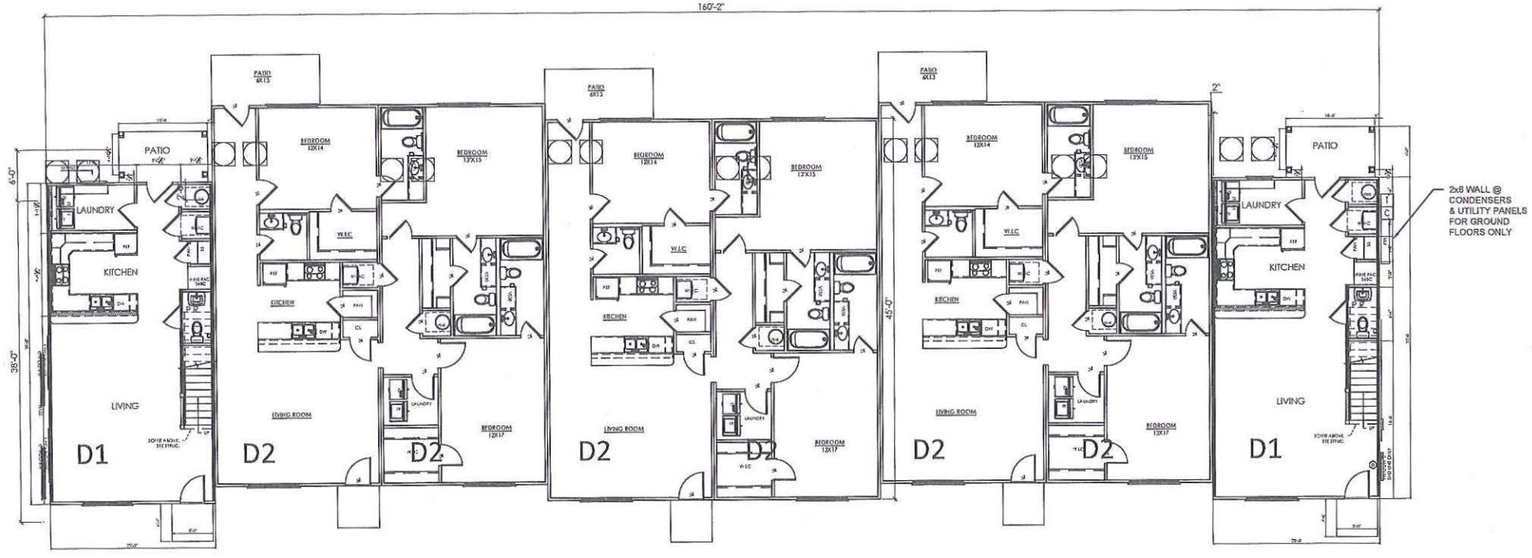
DANBROOK CORPORATE CAMPUS
1000 CENTRAL PARK DRIVE
ATHENS, GEORGIA, USA 30605-2760
PHONE: (706) 548-8211
FAX: (706) 548-1814
www.amtplanners.com

ENGINEERS ARCHITECTS PLANNERS
amt
Armentrout • Matheny • Thurmond

23220
Residential Development
575 Macon HWY
Athens-Clarke County, GA 30606

SITE PLAN
C-100

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1 / A 100 BUILDING -FIRST FLOOR PLAN

SCALE :1/8"=1'-0"

8/4/2023 10:38:03 AM N:\23220\Architecture\CAD Files\Construction Dwgs\23220-Arch drawings.dwg

REVISIONS

DATE	PRJ.	BY	DESCRIPTION

DESIGNED: DWM
DRAWN: IG
CHECKED: DWM
APPROVED: DWM

STATE OF GEORGIA — REGISTERED ARCHITECT — 08-04-2023

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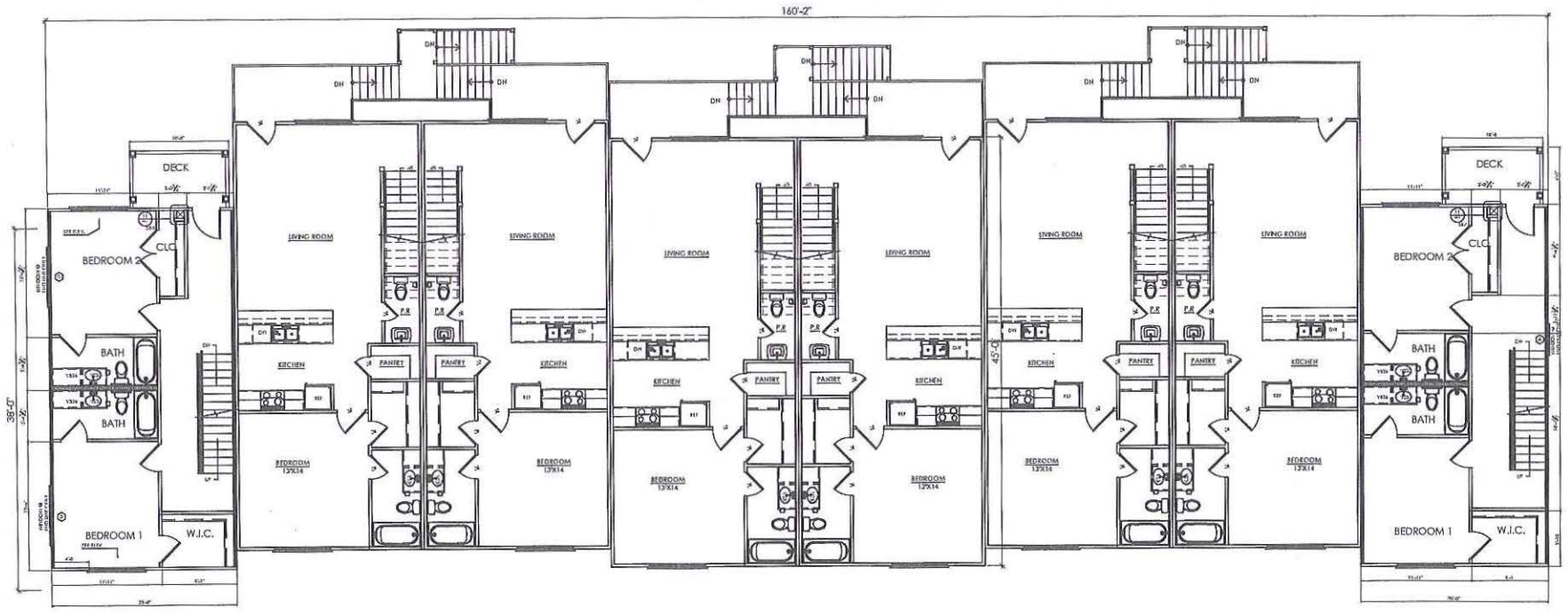
GAMBROOK CORPORATE CAMPUS
3340 PEACHTREE ROAD, NE, SUITE 2240
ATLANTA, GEORGIA
USA 30326-2793
PHONE: (770) 455-8211
FAX: (770) 455-8667
www.amtothers.com

ENGINEERS ARCHITECTS PLANNERS
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23220

BARRET DEVELOPMENT-TYPE 2 REZONE
575 MACON HWY
ATHENS, GA

FLOOR PLAN
A100



1 A 102 BUILDING SECOND FLOOR PLAN

SCALE : 1/8"=1'-0"

Non-Binding
Stephen Jaynes
9-13-23

REVISIONS			
DATE	NO.	BY	DESCRIPTION

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DRAWN: IG
CHECKED: DWM
APPROVED: DWM

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STATE OF GEORGIA REGISTERED ARCHITECT
08-04-2023

SAVANNAH CORPORATE CAMPUS
3520 PIEDMONT ROAD, SUITE 410
ATHENS, GEORGIA
USA 30602-2708
PHONE: (706) 548-8211
FAX: (706) 548-8241
www.amtarch.com

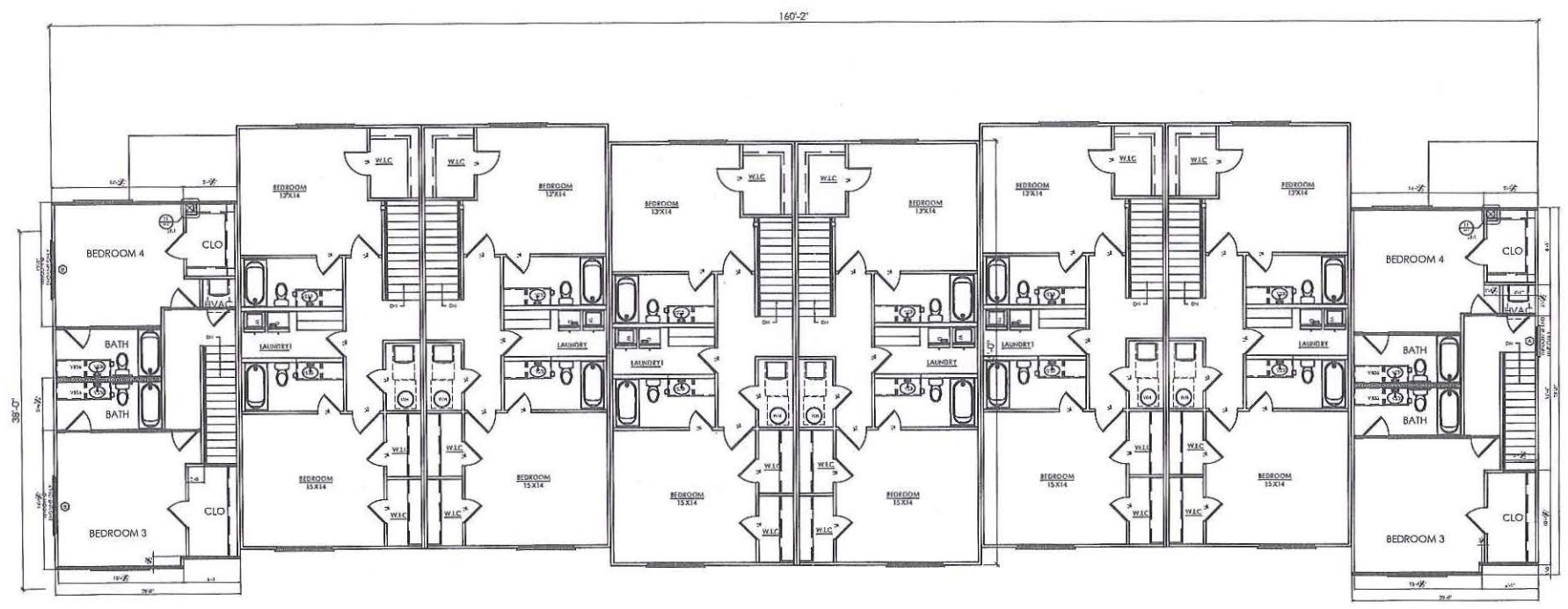
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23220

BARRET DEVELOPMENT-TYPE 2 REZONE
575 MACON HWY
ATHENS, GA

FLOOR PLAN
A102

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Non-Binding
Stephen Jaques
9-13-23

1 A 103 BUILDING -THIRD FLOOR PLAN
SCALE :1/8"=1'-0"

REVISIONS

DATE	NO.	BY	DESCRIPTION

DESIGNED: DWM
DRAWN: IG
CHECKED: DWM
APPROVED: DWM

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STATE OF GEORGIA REGISTERED ARCHITECT
08-04-2023

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3330 CUMBERLAND BLVD, SUITE 240
ATHENS, GEORGIA
USA 30606-2780
PHONE: (706) 548-1811
FAX: (706) 548-1847
www.amtthurm.com

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232220
BARRET DEVELOPMENT-TYPE 2 REZONE
575 MACON HWY
ATHENS, GA

FLOOR PLAN
A103

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2 A-200 BUILDING 100 & 400
REAR ELEVATION
1/8"=1'-0"

Non-Binding
Stephen Jaynes
9-13-23



1 A 200 BUILDING 100 & 400
FRONT ELEVATION
1/8"=1'-0"

REVISIONS

DATE	NO.	BY	DESCRIPTION

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STATE OF GEORGIA
DAVID W. MATHENY
REGISTERED ARCHITECT
09-04-2023

DAVIDSON CORPORATE CAMPUS
575 MACON HIGHWAY, SUITE 140
ATHENS, GEORGIA
30606-2504
PHONE: (706) 548-9311
FAX: (706) 548-1384
www.amtarchitects.com

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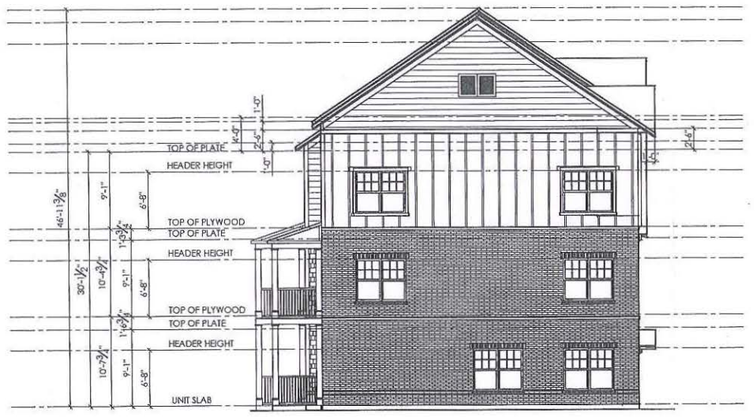
23220

BARRET DEVELOPMENT-TYPE 2 REZONE
575 MACON HWY
ATHENS, GA

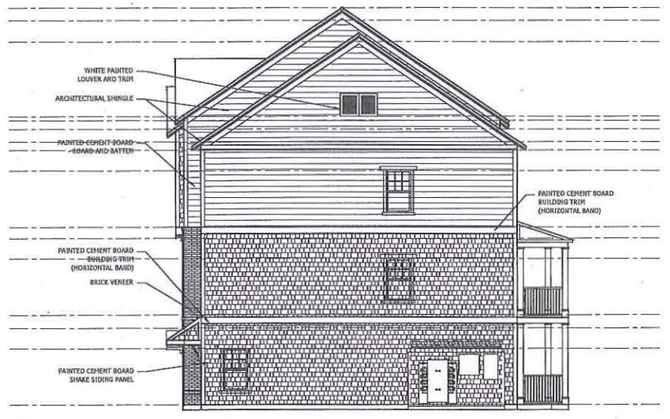
ELEVATIONS
A 200

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Non-Binding
Steph Jayes
9-13-23



2 A-201 BUILDING 100 & 400 SIDE ELEVATION
1/8"=1'-0"



1 A-201 BUILDING 100 & 400 SIDE ELEVATION
1/8"=1'-0"

REVISIONS

DATE	NO.	BY	DESCRIPTION

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DRAWN: IG
CHECKED: DWM
APPROVED: DWM

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STATE OF GEORGIA REGISTERED ARCHITECT
08-04-2023

DAMBROOK CORPORATE CAMPUS
3760 ENGINEERING DRIVE, SUITE 1240
PEACHTREE CORNERS, GEORGIA
USA 30092-2780
PHONE: (770) 446-1211
FAX: (770) 446-1241
www.amtthurmond.com

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23220

BARRET DEVELOPMENT-TYPE 2 REZONE
575 MACON HWY
ATHENS, GA

ELEVATIONS
A 201

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8/4/2023 10:37:58 AM

Rezone for Parcel 181C1 A002A
575 Macon Hwy-Athens, GA
REPORT

Non-Binding
Stephen Jeyes
9-13-23

This report is intended to support the application to rezone parcel 181C1 A002A.

The parcel contains 0.88 acres and is currently zoned C-G. The Future Land Use of this parcel is General Business which is compatible with RM-3 zoning. The area proposed to be rezoned is 0.88 acres and is bounded on the north by Macon Highway, on the east and west by commercial business and to the south by multi-family residential. The site is small, so the owner wishes to retain residential development options available under an RM-3 zoning; therefore, the request is a rezone to RM-3 with no conditions. The RM-3 allows the property rents for each apartment to be less than would be if the property was developed under RM-1 or RM-2 zoning on this small parcel. The parcel would be developed following the Athens Clarke County Code of Ordinances for the proposed zone. A proposed site plan is attached. The plan is to construct 11 apartments which will consist of three 3-bedroom flats, six 3-bedroom 2 story townhouse style apartments above the flats and two 4-bedroom 3 story apartments for a total of 35 bedrooms. RM-3 allows 44 bedrooms on this parcel.

The requested rezone is compatible with the Future Land Use designation of this property: General Business. As a result, this is a Type II rezone application.

The development of this parcel under an RM-3 zoning will not create an isolated district in the Future Development Map in the sense that the abutting properties have multi-family residential or commercial uses. Across Macon Highway from this parcel are several multi-family developments. The RM-3 zoning allows for a slightly higher density than RM-1 which is needed to support the infrastructure development on this small parcel. The RM-3 is also compatible with the Future Land Use Plan.

The proposed rezoning will not adversely affect the balance of the land uses in Athens Clarke County since the parcel is under 1 acre and 11 units with 35 bedrooms will not appreciably change the balance of land uses. The current zoning allows multi-family residential use at a density of 16 bedrooms/acre above first floor commercial so the change to RM-3 on this property would allow an increase in the bedroom count from 14 bedrooms to 44 bedrooms. The parcel is too small to allow construction of the maximum 44 allowable bedrooms given the required number parking spaces and the stormwater detention that would also have to be constructed on the site. As a result, 35 bedrooms in 11 dwelling units is proposed

The rezone should not affect the provision of services in the area. ACC and private developers have developed the infrastructure to support this amount of density in commercial and residential uses. Any infrastructure required to support the development of this property is being provided by the owner or developer including an extension of the water line for fire protection.

The proposed use on this parcel appears to meet all objective criteria set forth for that use in the zoning regulations. No variances or special conditions are required to develop the property under RM-3 zoning regulations. An RM-3 zoning conforms to the purpose and intent of the Comprehensive Plan for this area.

The existing land use pattern surrounding the property is a mix of commercial and residential properties of varying densities. The zoning around this parcel is C-G, RM-1, and RM-2. The property abuts an RM-1 zoned property and across Macon Highway is RM-2 zoned property which extends up Macon Highway as well as

along South Lumpkin Street. The adjacent, very small C-G parcel to the west of the subject parcel is itself adjacent to RM-2 zoned property to its west.

The population density pattern for the area is stable since almost all available parcels in the area are fully developed. The existing roads in the area are developed and the ACC bus route #9 runs along Macon Highway. There is a bus stop just east of the property in front of Showtime Bowl. The proposed traffic counts for this development are low. See the attached analysis. Average vehicle trip ends are forecast to be 100 trips per day based upon the ITE 10th Edition of the Traffic Generation Manual. Peak hour trip ends are 50 trips per hour. Macon Highway has a traffic volume of approximately 16,000 vehicles based upon 2019 MACORTS Data. ACC classes Macon Highway as an arterial road. The property is between two existing driveway entrances, one entrance serves the multi-family parcel behind the subject parcel and the second serves the C-G parcel to the east. The subject parcel driveway entrance is proposed to align with a driveway entrance to multi-family located directly opposite across Macon Highway. It is assumed most exiting traffic will turn right since Milledge Avenue and the access to the GA-10 loop is just east of Showtime Bowl.

The owner/developer will be constructing all the infrastructure including drive entrance and utilities to support development this parcel. Athens-Clarke County currently has water and sewer capacity to support development under the density allowed by RM-3 zone. See attached letter. This development may increase the number of children attending Clarke County schools.

The development of this parcel, regardless of zoning, will create minor environmental impacts on the property. The impact will be mitigated by application of current ACC ordinances for Erosion Sedimentation and Pollution Control as well the Georgia Stormwater Management Manual. There are no rivers or streams on or within 200 feet of the parcel. The Middle Oconee River is approximately 900 feet from the parcel. The parcel contains no environmental areas. No reduction in air quality is anticipated during or after this development.

The proposed zoning amendment will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations because the adjacent parcels are all zoned RM or C-G in the immediate area. The increase in bedrooms allowed under RM-3 increases the number of bedrooms in the area by 35 bedrooms on this parcel.

The aesthetic effect of existing and future use of the property as it relates to the surrounding area is not changed whether the property is C-G or RM. Either zone requires development to follow ACC ordinances. This development will extend sidewalk along its frontage and install street trees which will improve the streetscape.

This rezone will result in residential development in close proximity to existing commercial and future redevelopment on the Macon Highway corridor. Rezoning this lot to RM-3 will result in quality in-fill development with an affordable price. The property is close enough to existing restaurants and businesses on Macon Highway and South Milledge to create a walkable environment.

ENGINEERS
ARCHITECTS
PLANNERS
amt
ARMENTROUT • MATHENY • THURMOND

LEGAL DESCRIPTION –PARCEL 181C1 A002A

Commencing at the Southeastern intersection of Old Will Hunter Road and Macon Highway; running thence a distance of 100 feet along the southerly right-of-way of Macon Highway to a 1/2 rebar found, said rebar being the True Point of Beginning; from said True Point of Beginning running along the southerly right-of-way of Macon Highway North 70 degrees 28 minutes 15 seconds East a distance of 216.40 feet to a 1/2 inch rebar set; thence along a parcel now or formerly owned by Showtime Bowl, Inc. South 19 degrees 28 minutes 24 seconds West a distance of 236.07 feet to a 1/2 inch iron pin set; thence running along a parcel now or formerly owned by Windsor Place Condominium Association North 80 degrees 47 minutes 40 seconds West a distance of 284.14 feet to a spindle found; thence running along a parcel now or formerly owned by Windsor Place Condominium Association North 18 degrees 50 minutes 00 seconds West a distance of 116.79 feet to an iron pin found, said pin being the True Point of Beginning.

Said tract contains 0.88 acres of land.

330 Research Drive, Suite A240 • Athens, GA 30605
Tel 706.548.8211 • Fax 706.548.1814 • www.amtathens.com

ATHENS CLARKE COUNTY

August 31, 2023

R. J. Banton, E.I.T.
Armentrout, Matheny, Thurmond, P.C.
330 Research Dr., Suite A-240
Athens, GA 30605

Re: Water & Sanitary Sewer Evaluation
575 Macon Hwy

Dear Mr. Banton:

Per your request, the Public Utilities Department evaluated the water and wastewater capacity for the above referenced project. This evaluation was made utilizing the following criteria and/or assumptions:

1. Development Type: Zone R-M (Mixed-Residential)
2. Domestic Water Demand: Mixed Residential = 16.04 GPM Total
3. The Athens-Clarke County water system's available fire flow (AFF) capacity to serve this project is currently limited to 2,000 GPM
4. Sanitary Sewer Demand: Mixed Residential = 13,125 GPD

As of this date, the Athens-Clarke County water system and sanitary sewer system do have capacity available to serve the proposed development with water and sanitary sewer based on the above referenced demands.

The Unified Government of Athens-Clarke County does not reserve utility line capacity for this or any other development. This evaluation is valid for one (1) year from the date of this letter. Service capacity is committed to a particular development only, when the owner/developer secures a building permit for the Athens-Clarke County Building Permits and Inspection Office.

This evaluation is based on information you provided. If the development requires rezoning or is not compatible with the Athens-Clarke County Land Use Plan an additional evaluation may be required.

ENGINEERING MANAGEMENT
124 E. Hancock Ave. * P.O. Box 1868 * Athens, Georgia 30601 - 1868
(706) 613-3490 FAX (706) 613-3198

R. J. Banton, E.I.T.
575 Macon Rd

August 31, 2023

Please be aware that the Athens-Clarke County Fire Marshal is responsible for determining and approving the Needed Fire Flow (NFF) for the proposed development. You should contact the Fire Marshal for a determination of the NFF to insure that the NFF does not exceed the Available Fire Flow (AFF).

If an extension(s) is required to obtain utility service from the public system, the extension(s) will be at the sole responsibility and expense of the property owner/developer. Permanent easements conveying ownership, operation, and maintenance responsibility of the utility lines and meters to the Unified Government of Athens-Clarke County are required for any extension.

If you have any questions or need additional information, please call.

Sincerely,

John P. Halley
Engineering Administrator

Cc: Hollis Terry IV, Director
Hugh Ogle, Assistant Director
Brad Griffin, Planning Director
Inspector, Fire Department
Office File

JH/jp

ATHENS CLARKE COUNTY

July 25, 2023

Ms. Lynne Simmons
Armentrout Matheny Thurmond P.C.
330 Research Drive, Suite A-240
Athens, GA 30605

Re: Water and Sewer Availability
575 Macon Hwy
Athens, GA

Dear Ms. Simmons:

Per your request, the Public Utilities Department reviewed the water and sanitary sewer service to the subject property.

Athens-Clarke County water is fronting this property and is available for public use. Athens-Clarke County has an 8-inch water main located in Macon Highway providing domestic water and fire protection. Athens-Clarke County public sanitary sewer is also directly available. Athens-Clarke County has an 8-inch sewer main located in Macon Highway that is available for continued sanitary sewer service.

Service capacity is committed to a particular development only when the owner/developer has secured a building permit from the Athens Clarke County Permits and Inspection Office. Please be aware that this correspondence in no way conveys the ability of Athens-Clarke County to provide the required service capacity to serve each site. You are required to submit the proposed water demands for an evaluation of the public water and sanitary sewer system's ability to provide adequate service capacity and fire flow demand for this proposed development during the plans review process.

Should you have any questions or require additional information or clarification, please call.

Sincerely,

John Halley
Engineering Administrator

Copy: Hollis Terry IV, Public Utilities Director
Hugh Ogle, Assistant Public Utilities Director
Brad Griffin, Planning Director
Alphonso Daniel, Fire Department
Water & Sewer Availability Letters File

ENGINEERING MANAGEMENT
124 E. Hancock Ave. * P.O. Box 1868 * Athens, Georgia 30601 - 1868
(706) 613-3490 FAX (706) 613-3198

TRAFFIC ANALYSIS

575 Macon Hwy, Athens. Parcel 181C1 A002A

Residential Condominium/Townhouse

Dwelling Units X: 11 Fitted Curve Equation

Average Vehicle Trip Ends vs: Dwelling Units
Directional Distribution: 49 50% entering 49 50% exiting
On a: Weekday
T: 98.3

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.
Directional Distribution: 2 17% entering 7 83% exiting
T: 8.8

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.
Directional Distribution: 7 67% entering 3 33% exiting
T: 9.8

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday, A.M. Peak Hour of Generator
Directional Distribution: 2 18% entering 7 82% exiting
T: 8.5

Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday, Peak Hour of Generator
Directional Distribution: 27 64% entering 15 36% exiting
T: 42.1

Athens-Clarke County Local Traffic Counts							
Station Number	Location Description	2020	2019	2018	2017	2016	2015
1057	Macon Hwy. bridge	13,994	16,053		15,857	13,562	15,736

Ref.: Institute of Transportation Engineers. Trip Generation Manual, 10th Edition

Stephen Jaques

From: Max Doty
Sent: Tuesday, September 5, 2023 8:12 AM
To: Stephen Jaques
Cc: Planning Internet Email
Subject: FW: [EXT]Rezone of 575 Old Macon Highway

Follow Up Flag: Follow up
Flag Status: Flagged

From: Michael McLendon [redacted]
Sent: Monday, September 4, 2023 11:03 AM
To: Planning Internet Email <Planning@accgov.com>; 'Sara Beresford' [redacted]
Subject: [EXT]Rezone of 575 Old Macon Highway

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I am writing to you in my capacity as President of the Princeton Mill HOA on behalf of our community to ask that you disapprove the following item on the 7 September Planning Commission agenda.

NEW BUSINESS 1. 575 MACON HWY – ZONE-2023-08-1617 Type II – Rezoning Petitioner: David Matheny / Armentrout, Matheny, Thurmond P.C. Owner: Prime Properties LLC Request: From C-G to RM-3 (Commercial General to Mixed-Density Residential) Tax ID: 181C1 A002A.

As highlighted in the 27 July email below, we have repeatedly brought to the attention of ACC over the past three years the fact that we are already chocking on an ever-increasing volume of traffic. For the last three years we have been seeking relief from ACC to make road improvements and severely limit any new development that would increase traffic on S Lumpkin and the Old Macon Highway. This situation, which is occurring in other places in ACC as well, is caused by ACC continuing to approve more and more high- density housing inside our Loop 10 "donut" while prioritizing nice to have projects rather than first funding and executing critical intersection safety, road maintenance, and traffic flow projects. I note there is no PD associated with this project so in theory the developer could build any type of high-density housing.

This parcel and its access will be almost at the intersection of Old Macon Highway and S Lumpkin Street where there is already a nexus of intersections for existing apartments, housing, and businesses; not to mention the new student apartments directly across the street

from the Methodist Church and its intersection with S Lumpkin Street. Approval of this rezoning request will only add more traffic to an already bad situation.

The fact that this rezoning request has gotten this far is astounding given the known traffic safety and traffic volume problem there. The purported traffic analysis included with the rezoning documents is misleading at best, but more realistically it deliberately represents the severity of the traffic problem. It is obvious those who prepared the planning department's staff report on the project never talked to those of us directly impacted by this project and did not consider any of the impacts of further development at an intersection that has safety and traffic constraints.

Even ACC's owner traffic department acknowledges the severity of the traffic volume. We have meet with ACC TPW leadership and staff on-site and they acknowledge there are several problems from the intersection of Old Macon Highway and Milledge all the way to the other side of the now 73-year-old bridge over the Middle Oconee River. To me this rezoning request indicates that that ACC in the form of the planning commission, the ACC planning department, and the Commission do not care about the traffic problems in Athens and there is not point at which traffic problems will be considered a constraint and show- stopper for any project coming before the Planning Commission.

Our community encourages the Planning Commission to disapprove this rezoning request. It is obvious ACC needs to declare a moratorium on any further rezoning request and high-density housing development. It is also clear that ACC leadership needs to find some backbone to stand up to developers and just say no.

Regards,

Michael H. McLendon
Princeton Mill
201-9 Hamilton Road
Athens, Georgia 30606
[redacted]

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From: Michael McLendon[redacted]
Sent: Thursday, July 27, 2023, 11:27 AM
To: 'Blaine Williams' <Blaine.Williams@accgov.com>; 'Kelly Girtz' <Kelly.Girtz@accgov.com>; 'Melissa Link' <Melissa.Link@accgov.com>; 'ovita.thornton@accgov.com' <ovita.thornton@accgov.com>; 'carol.myers@accgov.com' <carol.myers@accgov.com>; 'jesse.houle@accgov.com' <jesse.houle@accgov.com>; 'Tiffany Taylor' <Tiffany.Taylor@accgov.com>; 'Mike Hamby' <Mike.Hamby@accgov.com>; 'Dexter Fisher'

<Dexter.Fisher@accgov.com>; 'John Culpepper' <John.Culpepper@accgov.com>; 'Allison Wright, Commissioner District 4' <allison.wright@accgov.com>; 'patrick.davenport@accgov.com' <patrick.davenport@accgov.com>
Cc: 'Rani Katreeb' <Rani.Katreeb@accgov.com>; 'Tim Griffeth' <Tim.Griffeth@accgov.com>; 'Brad Griffin' <Brad.Griffin@accgov.com>
Subject: Traffic Congestion is An Emergency
Importance: High

I have repeatedly called to your attention the ever-increasing traffic congestion on our roads. Let me give you an example. Yesterday at 5:30 PM the traffic on S Lumpkin was backed up from Old Macon Highway to St James Methodist Church. It took me 20 minutes to exit Princeton Mill to get to Old Macon Highway. Then the traffic was backed up all the way from the intersection of Old Macon highway and Milledge Ave across the river bridge which is 50 years old. I note that UGA is not yet back in session and the housing developments ACC approved at the former Puritan Mill and at the corner of S Lumpkin and Old Macon Highway are not yet occupied but will be soon. These are primary roads used daily by public safety vehicles to respond to emergencies.

I am sure my experience yesterday is but one of many examples of the traffic nightmare many citizens are facing daily; a situation that is becoming more severe. It is just astounding to me that you continue to approve new dense housing developments that generate more and more traffic in areas where the roads are already saturated. But then why should I be surprised. You are poised to approve more financing for the arena project with no funded plan for a new parking deck when the developer withdrew from the project because they concluded ACC had no realistic funded plan to address the increased traffic.

Many of you appear to be indifferent to the traffic problem choosing to rationalize away the problem by prioritizing funding for bike lanes rather than first prioritizing core road infrastructure needs. It appears that unless a problem fits within the "The Athens In Motion Plan" or the ACC traffic calming initiative you do not care. I have news for you...you can continue to eliminate car lanes to create bike lanes and tear up people's yards to create concrete bike paths, install any number of speed bumps, and purse any number of walkability projects...the reality is cars and trucks are and will remain the primary modes of travel for people and the distribution of goods driving our economy.

I have a question for you: At one point will you no longer be indifferent to the growing traffic congestion and condition of our roads and then act to reprioritize the use of our tax $?

Regards,

Michael H. McLendon
Princeton Mill
201-9 Hamilton Road
Athens, Georgia 30606

Stephen Jaques

From: Max Doty
Sent: Tuesday, September 5, 2023 8:17 AM
To: Stephen Jaques
Cc: Planning Internet Email
Subject: FW: [EXT]575 Macon HWY

Follow Up Flag: Follow up
Flag Status: Flagged

From: Gloria Ricks Taylor [redacted]
Sent: Monday, September 4, 2023 10:06 PM
To: Planning Internet Email <Planning@accgov.com>
Subject: [EXT]575 Macon HWY

EXTERNAL SENDER: This email originated from outside of the organization.
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Please may I strongly request that you vote against further development along the Macon Hwy. With the opening of the new housing units at the old water tower on the Macon Hwy and the new housing at the intersection of South Lumpkin, it is almost impossible to drive into/out of Princeton Mill where I live. The traffic one encounters is unfathomable when attempting to drive on South Lumpkin toward West Lake, 5 Points and the University. The volume of traffic is dense, very dense, at most times day and night. There are too many multiple dwellings in the area already with no room to widen the roads without imposing imminent domain. Please stop this madness once and for all. We taxpayers deserve some consideration. I certainly benefit little from the steep taxes I pay to ACC. Just occasionally some thought for quality of life should trump more multiple dwellings. Thank you, Gloria Ricks Taylor [redacted]

575 MACON HWY – ZONE-2023-08-1617 - JUST SAY NO, PLEASE.
Type II – Rezoning
Petitioner: David Matheny / Armentrout, Matheny, Thurmond P.C.
Owner: Prime Properties LLC
Request: From C-G to RM-3 (Commercial General to Mixed-Density Residential)
Tax ID: 181C1 A002A

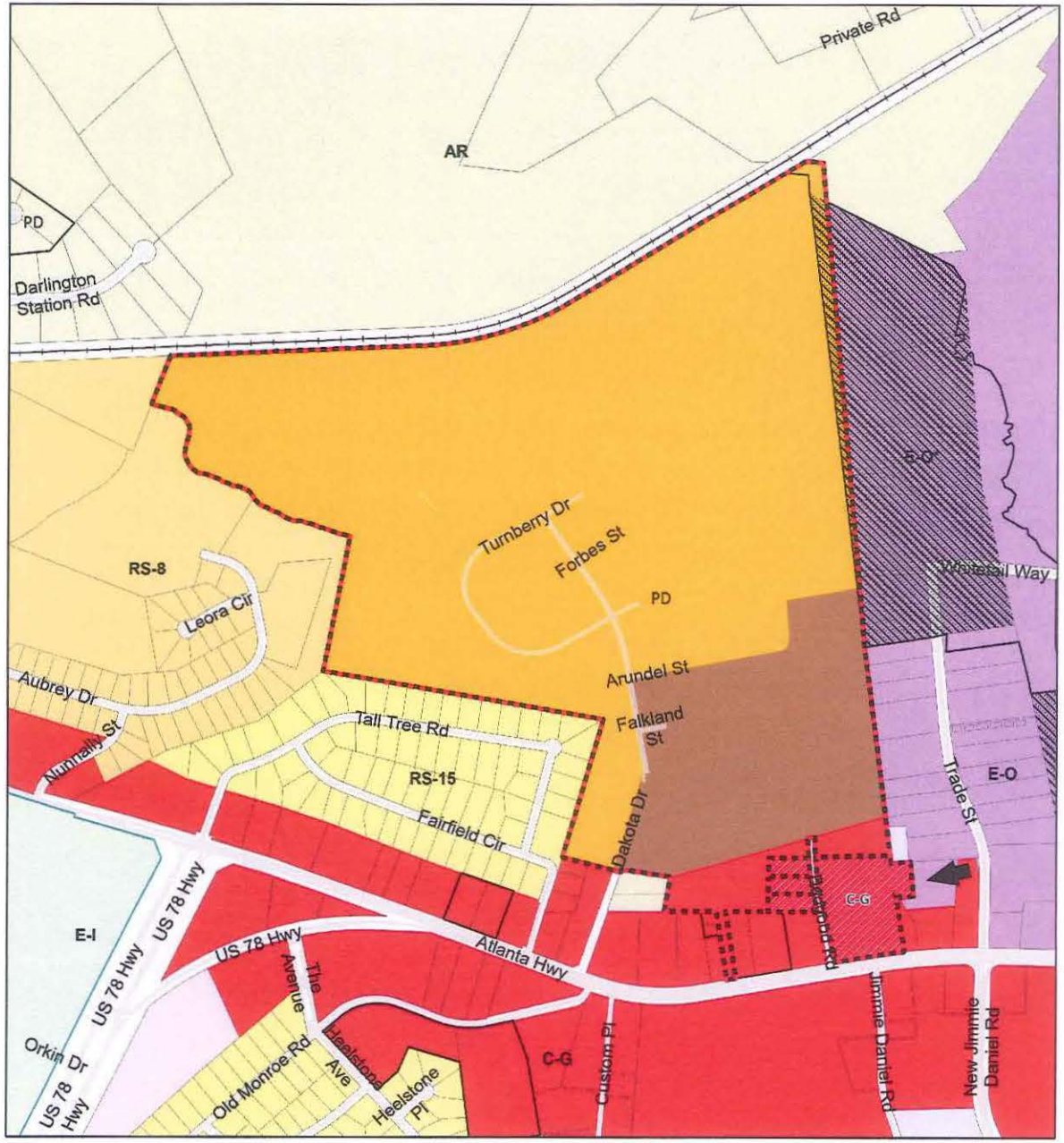
AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **REZONING FOUR PARCELS OF LAND (OR PORTIONS THEREOF) COMPRISING APPROXIMATELY 7.63 ACRES IN TOTAL LOCATED AT 4500 ATLANTA HIGHWAY AND 125, 135, AND 145 BEDGOOD ROAD FROM C-G (PD) (COMMERCIAL-GENERAL, PLANNED DEVELOPMENT) TO C-G (COMMERCIAL-GENERAL)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of four parcels of land (or portions thereof), comprising approximately 7.63 acres in total, located at 4500 Atlanta Highway, Bogart, Georgia (portion of the larger 207.90-acre parcel), and 125, 135, and 145 Bedgood Road, Bogart, Georgia, from C-G (PD) (Commercial-General, Planned Development) to C-G (Commercial-General).

The subject parcels (or portions thereof) are more particularly described according to that certain document labeled in the lower-right hand corner as "Composite Plat," Project No. 2023-045, dated July 26, 2023, made by William J. Greer, Georgia registered landscape architect, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. Said parcels are also known as parcel numbers 044 025 (4500 Atlanta Highway), 044B 029 (125 Bedgood Road), 044B 030 (135 Bedgood Road), and 044B 0031 (145 Bedgood Road) on the Athens-Clarke County tax maps being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission, 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)

Parcel boundaries on the map are determined by legal description. The parcels illustrated on this map are to be read only as a guide.

- Downtown Design Areas
  - (DHD), Downtown Historic District
  - (WD), West Downtown
  - (ED), East Downtown
  - (DS), Dougherty Street
  - (RIV), River
  - (WE), West End
  - (ND), North Downtown
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- PD, Planned Development
- *, Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Railroads
- ▲ Special Use
- ● Historic Landmark

580 290 0 580 1,160 1,740 Feet

ATTACHMENT A	ZONE-2023-08-1571 REZONE
551	4500 ATLANTA HWY & 125, 135 & 145 BEDGOOD RD Frank Pittman / Pittman & Greer Engineering Walton Georgia LLC c/o Walton Global Holdings LLC
FROM: C-G (PD)	TO: C-G

TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
044B 029, 044B 030, 044B 031 & 044 025	September 7, 2023	October 3, 2023

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: September 7, 2023	**FILE NO:** ZONE-2023-08-1571

LOCATION: 4500 Atlanta Highway & 125, 135, & 145 Bedgood Road
APPLICANT: Frank Pittman / Pittman & Greer Engineering
OWNER: Walton Georgia LLC c/o Walton Global Holdings LLC
REQUEST: From C-G (PD) to C-G (Commercial-General (Planned Development) to Commercial-General)
COMMISSION DISTRICT: 6

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Matthew Hall Present				Kristen Morales Present	X		
Vice-Chair: Alice Kinman Present	X			Taylor Pass Absent			
Catherine Goodrum Absent				Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Sarah Gehring Present		X		Joey Tucker Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	5	1	0

For: Frank Pittman (applicant), Miller Marks
Against: None

Discussion: The applicant stated that the rezoning would actually boost tree canopy coverage while leaving room for commercial space in the remaining Planned Development to serve the needs of nearby residents. Commissioners clarified that the proposed Bedgood Road drive in the existing binding plan would not be retained in the current proposal. After discussion, it was determined that adding conditions to an approval recommendation would not address the concerns that led Staff to recommend tabling. The Chair asked whether the community should hold onto an un-built Planned Development or approve the withdrawal of a piece of the Planned Development for a currently viable economic use.

Motion: Ms. Morales made a motion to recommend approval. Ms. Beresford seconded the motion, which passed 5-1.

STAFF REPORT
REZONE
4500 ATLANTA HWY & 125, 135, 145 BEDGOOD RD
ZONE-2023-08-1571
SEPTEMBER 7, 2023

APPLICANT: .....Frank Pittman
OWNER: .....Walton Georgia LLC
ZONING REQUEST: .....From C-G (PD) to C-G
TYPE OF REQUEST: .....Type II
LOCATION: .....4500 Atlanta Hwy, 125, 135, 145 Bedgood Rd
TAX MAP NUMBERS: 044 025, 044B 029, 044B 030, 044B 031
COUNTY COMMISSION DISTRICT: 6
SIZE OF REZONING AREA: .....7.63 Acres
PRESENT USE: .....Undeveloped
PROPOSED USE: .....Commercial Automobile Dealership
PUBLIC NOTICE POSTED: .....August 23, 2023
STAFF RECOMMENDATION: .....***TABLE***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...September 19, 2023 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....October 3, 2023 (tentative)

I. Summary Recommendation

The applicant is asking to amend approximately 7.5 acres of the Winslow Park PD (Planned Development) from C-G (PD) (Commercial-General (Planned Development) to Commercial-General) for the purpose of constructing an automobile dealership. Specifically, the applicant is asking to withdraw the subject property from the approved planned development and to build using the base requirements of the C-G zone. The subject property represents approximately half of the land that is currently slated for commercial use on the Winslow Park binding plan. The dealership would be constructed where retail and restaurant spaces are currently shown on the approved binding plan.

The applicant has submitted a non-binding site plan and architectural elevations for the dealership. However, if the dealership does not get built, the full range of allowable uses in the C-G zone would be available to future developers.

The proposal is less compatible with the Comprehensive Plan than what currently exists in the binding plans which intends to locate commercial services near neighborhoods. However, the mix of uses on Atlanta Hwy has changed since the PD was proposed, and it is a worthy exercise to evaluate current needs and opportunities. Staff deems the proposal to be compatible with the Future Land Use and Zoning Maps, as the applicant is not asking for any changes, and a dealership would be a by-right development in C-G zoning.

Staff's primary concerns lie with how this proposal will affect the existing binding site plan. The proposal eliminates roughly 50% of the commercial space which was planned as small-scale retail and restaurant space. Additionally, it removes or highly alters one access point that could provide congestion relief during high traffic times. From a zoning perspective, the change is minimal, but the

tree management, lot coverage, and parking would need to be recalculated. Staff notes that removing this section of the PD could change the spirit of the original intent. Winslow Park is supposed to be a fairly insulated, walkable community with a commercial node that allows residents to easily access its goods and services. While the remaining commercial would still keep that intent alive—assuming it gets built—the dealership concept would certainly not meet the walkable intent as originally approved.

The Winslow Park PD currently has five access points. Given the large scale of the project, multiple access points are necessary to manage traffic and emergency responses. Elimination of the second connection point that is not reliant on a tie-in from a surrounding neighborhood or the completion of a future phase in the residential portion could disrupt the hierarchy of access to the development. Removing the Bedgood Road access point, as proposed in the concept plan, would eliminate a relief valve in case the main entrance to Winslow Park was ever incapacitated.

Staff questions a dealership as a suitable use, especially when the dealership is only a few blocks down the street. Adding another automobile dealership does not shift the corridor in a direction that the Comprehensive Plan dictates. However, locating a new dealership in an area of town where many other dealerships exist would fit the current land use pattern. The applicant states that commercial is "highly unlikely to thrive", however the active discussions around building out the 325 single-family units and 995 multi-family bedrooms of Winslow Park could create the residential base necessary to support the commercial portion of the site. Also, given the redevelopment of the Mall and other nearby areas like Jennings Mill Pkwy, there is potential for increased commercial demand in the area. The commercial retail and restaurant uses that are currently in the planned development are designed to serve as a feature for the community of Winslow Park and other nearby residential areas. The residents of Winslow Park would greatly benefit from being able to access the commercial uses without getting onto Atlanta Highway itself. That said, it is possible that, even with growth in the area, the market cannot support 15 acres of commercial retail and restaurant as shown in the binding plan. In that case, a reduction in commercial retail and restaurant uses could be justified.

Staff needs to see the applicant demonstrate how removing half of the proposed commercial uses would still serve the neighborhood as planned in the approved PD. Details also need to be shown on plans how the redesigned commercial area will be laid out, as of now, plans only focus on the area to be removed. Additionally, full calculations are needed for the remaining commercial, planned development tracts such as trees, parking, landscaping, lot coverage and stormwater in order to gain a complete understanding of what would remain if this request is granted. Lastly, Public Utilities comments below need further clarification before Staff can determine if adequate infrastructure exists to allow the proposed change. Therefore, **Staff is recommending tabling** the application.

Planning Commission Recommendation: The applicant stated that the rezoning would actually boost tree canopy coverage while leaving room for commercial space in the remaining Planned Development to serve the needs of nearby residents. Commissioners clarified that the proposed Bedgood Road drive in the existing binding plan would not be retained in the current proposal. After discussion, it was determined that adding conditions to an approval recommendation would not address the concerns that led Staff to recommend tabling. The Chair asked whether the community should hold onto an un-built Planned Development or approve the withdrawal of a piece of the Planned Development for a currently viable economic use. **Commissioners recommended approval.**

II. Purpose of Applicant Request

A. Proposal

The applicant is proposing to remove roughly half (7.63 acres out of 15.72 acres) of the commercial aspect of a planned development and turn the land into a by-right C-G zone. The applicant has also provided a concept plan and elevations showing that a automobile dealership would be built, instead of the restaurant and general retail as is currently shown on the binding plan. Specifically, the applicant is asking to withdraw the subject property from the approved planned development and to build using the base standards of the C-G zone. The subject property represents approximately half of the land that is currently slated for commercial use on the Winslow Park binding plan. The dealership would be constructed where retail and restaurant spaces are currently shown on the approved binding plan.

B. Existing Conditions

Currently these properties are part of the Winslow Park Planned Development and the land is mostly undeveloped with some infrastructure previously installed and otherwise largely wooded. The PD has C-G, RM-2, and RS-5 zones, starting from Atlanta Highway and going back towards the rail line on the northern border. To the North the properties are zoned AR, to the South C-G, to the East C-G, E-O, and G, and to the West C-G, RS-8, and RS-15. The Planned Development is designed to have a boulevard off Atlanta Hwy west of Bedgood Dr. with a traffic signal. It proposes secondary connections through Bedgood Dr. (Atlanta Hwy), Whitetail Way (to east), Dakota Dr. (Atlanta Hwy) & to the Doublegate neighborhood/Aubrey Dr. (to west). Previous conditions over the last 20 years have ranged from semi-cleared to wooded depending on activity at Winslow Park.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The existing Planned Development is in line with many aspects of the 2023 Comprehensive Plan. Removal of a commercial node with direct access to a neighborhood for base C-G zoning is a step away from the community's future intentions. This request does not adopt any of the categories of the Comprehensive Plan. Removal of the binding plan takes away walkability and a variety of commercial options from the commercial aspect of the greater Winslow Park development.

B. Consistency with Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *General Business*, which is described as follows:

GENERAL BUSINESS

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is particularly appropriate when these streets contain neighborhood-shopping areas or are adjacent to multifamily housing or residential neighborhoods. Pedestrian circulation in these centers is a primary concern, therefore, connectivity within and to surrounding areas should be encouraged. Internal pedestrian walkways should be provided from the public right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit

stops, street crossings, building, store entry points, and plaza space. Walkways shall feature adjoining landscaped areas that contribute to the establishment or enhancement of community and public spaces. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Buildings should be oriented to the street corridors which should be lined with street-trees. Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

No change to the Future Land Use Map is required since the proposed zoning action is already consistent with the Map. The proposal is consistent with the Future Land Use description for this use.

C. Consistency with the Zoning Map

The applicant has requested a rezone from C-G (PD) to C-G. The following information has been provided to compare the difference in development intensity between the existing C-G (PD) zoning and the requested C-G zone. Broadly, a comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be allowed if the request is approved. In terms of building scale, the following chart illustrates the differences in size and scale of buildings that could be constructed:

	CURRENT	REQUESTED
Standard	C-G (PD)	C-G
Minimum Lot Size	2,500 sf	2,500 sf
Density	24 bedrooms/acre	24 bedrooms/acre
Max Lot Coverage	80%	80%
Max Building Height	65 ft	65 ft
Setbacks	0*	0*
Conserved Canopy	10%	10%
Total Canopy	40%	40%
Total Parking	637	1 per 1,000 sf of first 10,000 sf of gross land area**

*10 feet when abutting residential zone

**Plus 1 space per 5,000 sf for excess over 10,000 sf of gross land area

The Athens-Clarke County Zoning Ordinance includes a list of defined uses and designates where they can or cannot be established. For this request, the most noticeable difference between the current C-G (PD) zoning and the proposed C-G zoning is removal of the binding plan, and the retail and restaurant options, which would specifically impact the parking calculations.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

Staff did not identify any other plans, studies, or programs that would apply to this proposal.

IV. Technical Assessment

A. Environment

While there are environmental areas on the 4500 Atlanta Hwy property, they are all outside the subject area. There are also no environmental areas on the Bedgood Rd properties.

The Arborist has reviewed the tree management plan and recommended approval without comment.

B. Grading and Drainage

The Transportation and Public Works Department has reviewed the proposal and recommended approval with conditions based on the following grading and drainage-related comments:

- *Condition of Approval: A stormwater meeting with Transportation & Public Works will be needed prior to the initial site plan submittal.*

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommended denial based on the following comments:

- *ACC water is available*
- *ACC sanitary sewer is NOT available. The sewer in Winslow Park was not completed, and has not been tested or accepted by PUD. Sewer will need to be tested and cameraed, and easements dedicated to ACC prior to acceptance. Sewer that fails testing or inspection will not be accepted by PUD. If completed and accepted sewer infrastructure does not reach the subject property, a sewer main extension will be required in order for this property to be served by ACC sewer.*
- *Due to limited capacity in the McNutt Creek sewer line, any connection to ACC sewer will need to tie-in to the north of the subject property.*
- *Note: The carwash will require water and sewer service connection and meter independent from the dealership building*

D. Transportation

The Transportation and Public Works Department has reviewed the proposal and recommends approval.

E. Fire Protection

The Fire Marshal has reviewed the proposal and approved with conditions based on the following comments.

- *The plan needs to show the total square footage of the building to determine the required fire flow*
- *The plan needs to show all new and existing fire hydrants*

F. Compliance with the Zoning Ordinance and Development Standards

Since a binding plan is not required or proposed with this request, Staff have reviewed the plan for general compliance with the code. If approved the proposal will be reviewed for code compliance at the time of permitting review. The applicant has not made any waiver requests, so they will be expected to comply with all of the applicable standards. Signage and lighting are not reviewed at this stage, but the applicant is expected to adhere to those standards as well.

Items needing to be addressed:

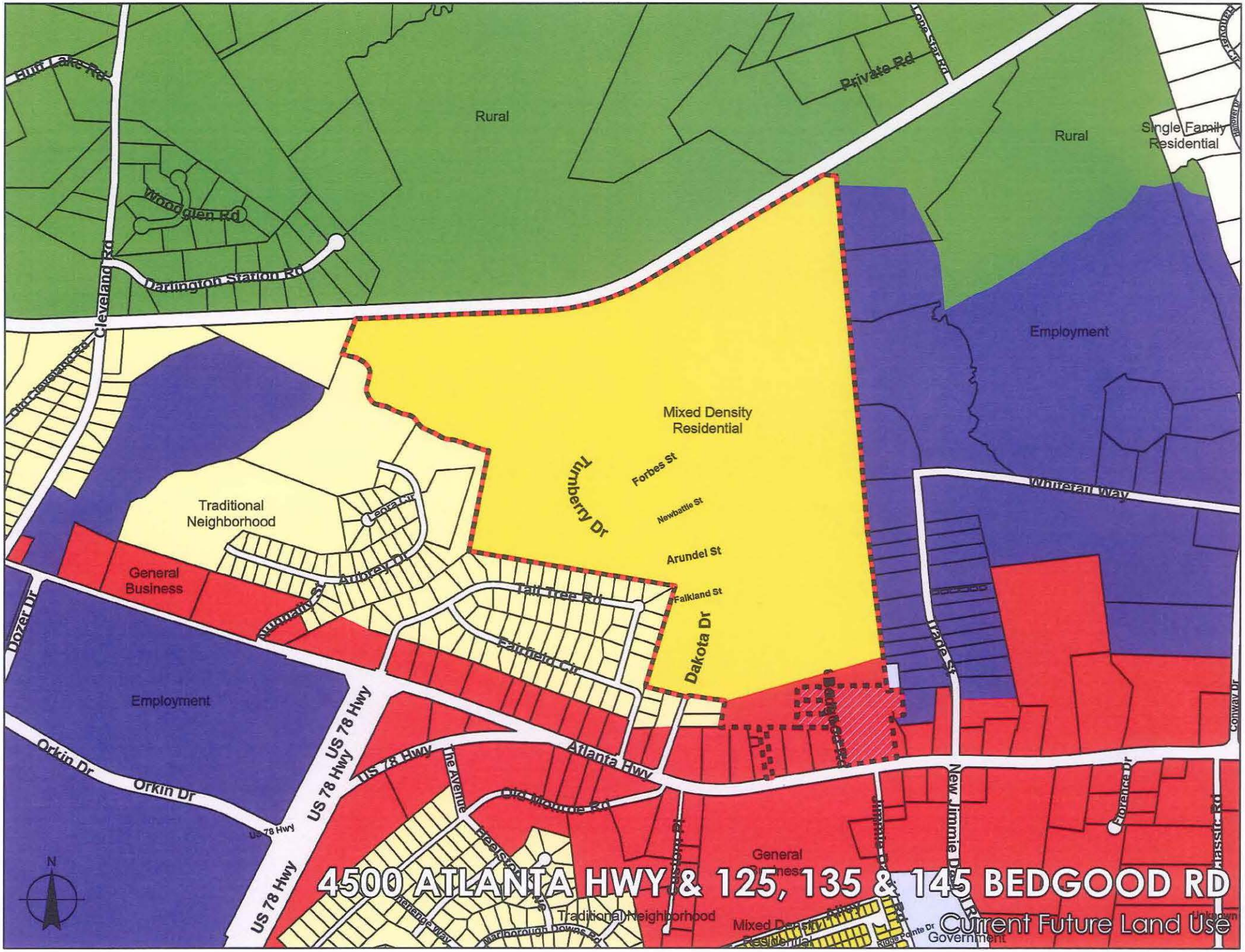
- Impacts on C-G (PD) remaining, specifically, but not limited to, the tree management, lot coverage, remaining parking, and access to the PD.

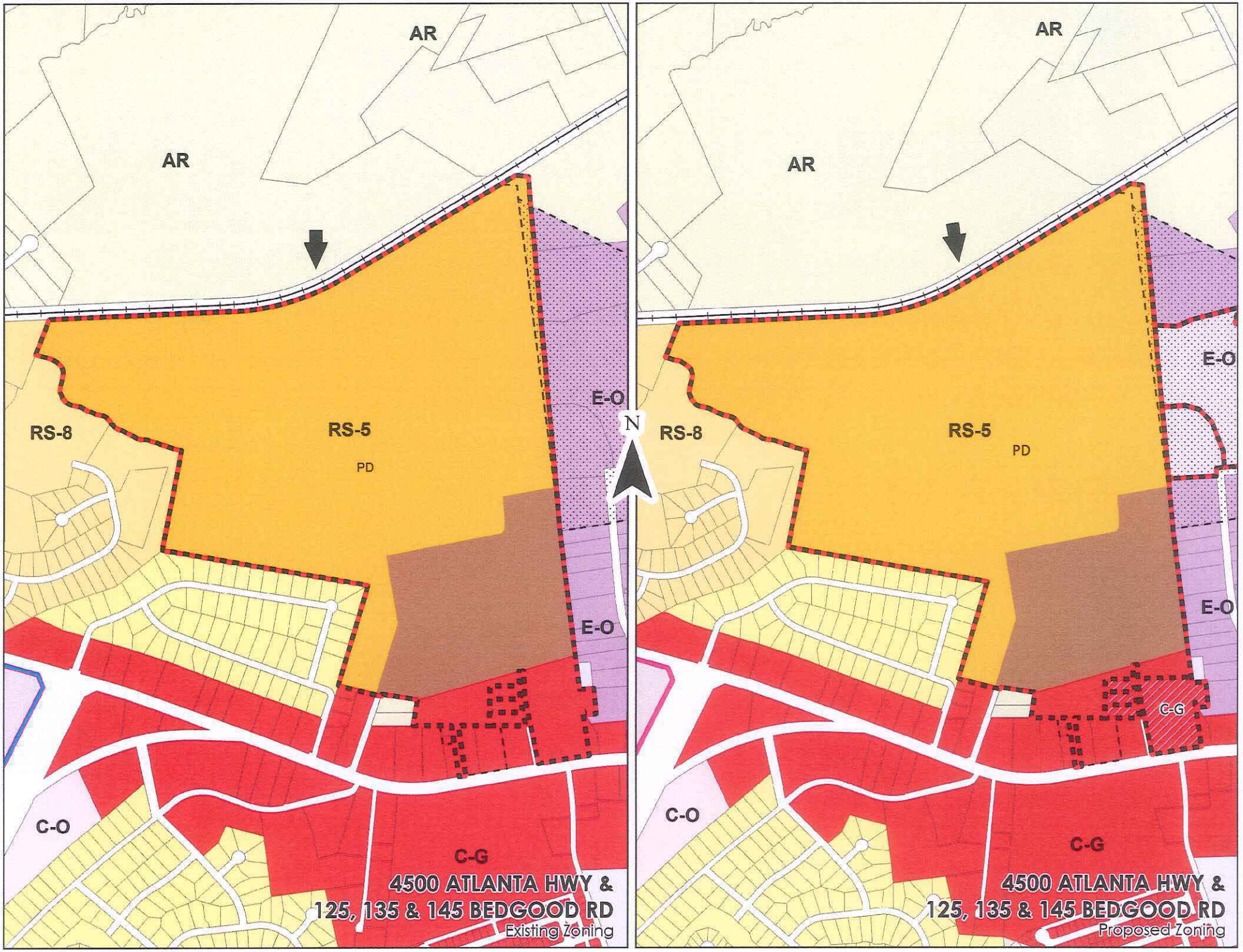
End of Staff Report.

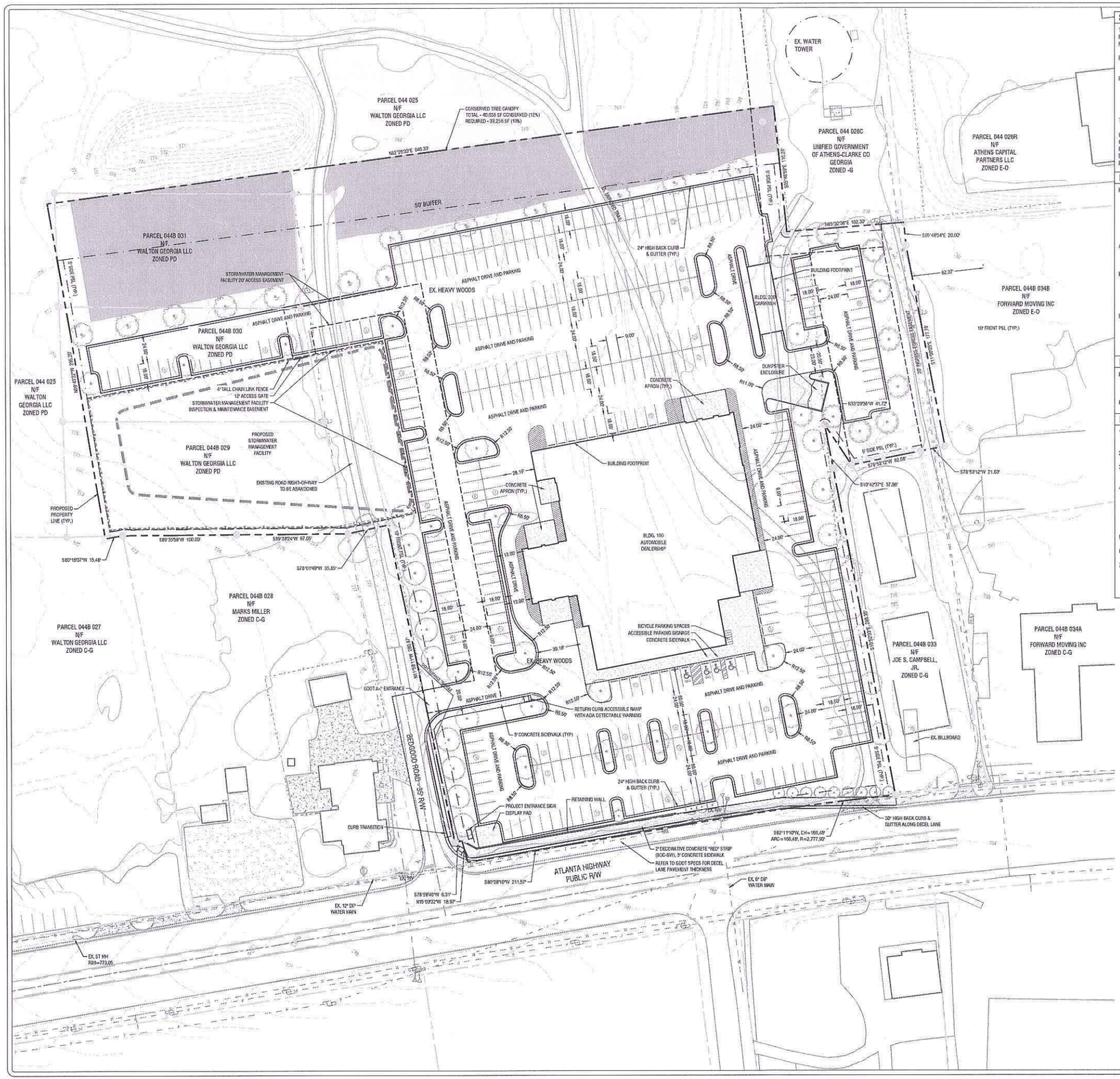
Reviewed — Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

- ☒ The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
- ☒ The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
- ☒ The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
- ☒ The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
- ☒ The existing land use pattern surrounding the property in issue.
- ☒ The possible creation of an isolated district unrelated to adjacent and nearby districts.
- ☒ The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
- ☒ Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
- ☒ Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
- ☒ Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
- ☒ Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
- ☒ The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
- ☒ The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


Hunt Lake Rd
Rural
Private Rd
Lone Star Rd
Rural
Single Family Residential
Woodglen Rd
Darlington Station Rd
Cleveland Rd
Old Cleveland Rd
Employment
Mixed Density Residential
Turnberry Dr
Forbes St
Newbattle St
Arundel St
Falkland St
Dakota Dr
Whitetail Way
Traditional Neighborhood
Leora Ln
Ambray Dr
General Business
Autonomy St
Tall Tree Rd
Fairfield Cir
Dozer Dr
Employment
Orkin Dr
Orkin Dr
US 78 Hwy
US 78 Hwy
US 78 Hwy
US 78 Hwy
Atlanta Hwy
The Avenue
Old Mountain Rd
Hidden Valley Dr
Traditional Neighborhood
Mixed Density Residential
Ridge Pointe Dr
Government
Jimmie Dr
New Jimmie Dr
Florence Dr
Conway Dr
Massic Rd
Tana St
N
4500 ATLANTA HWY & 125, 135 & 145 BEDGOOD RD
Current Future Land Use


AR
AR
RS-8
RS-5
PD
E-O
E-O
C-O
C-G
N
4500 ATLANTA HWY &
125, 135 & 145 BEDGOOD RD
Existing Zoning
AR
AR
RS-8
RS-5
PD
E-O
E-O
C-G
C-O
C-G
4500 ATLANTA HWY &
125, 135 & 145 BEDGOOD RD
Proposed Zoning



SITE COVERAGE DATA

TOTAL PROJECT ACREAGE: 7.6346 ACRES (332,562.94 SF.)
FUTURE ROW: 0.00 ACRES (0.00 SF.)
NET SITE ACREAGE: 7.63 ACRES (332,562.94 SF.)

EXISTING LOT COVERAGE: 1,693.03 SF (0.51% OF SITE)
GRAVEL: 1,693.03 (0.51% OF SITE)

PROPOSED LOT COVERAGE: 198,034.50 SF. (59.55% OF NET SITE)
BUILDINGS & CANOPY: 32,987.70 SF. (9.92% OF NET SITE)
PAVING: 151,348.73 SF. (45.51% OF NET SITE)
SIDEWALKS & CONCRETE AREAS: 12,044.13 SF. (3.62% OF NET SITE)
GRAVEL: 1,653.94 (0.50% OF SITE)

TOTAL LANDSCAPE AREA: 134,528.44 SF (40.45% OF NET SITE)

QUANTITIES AND PERCENTAGES ARE PROVIDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE PROVIDING A PROPOSED PRICE FOR SCOPE OF WORK TO BE PERFORMED. IF ANY DISCREPANCIES ARE FOUND, PLEASE REPORT TO PITTMAN & GREER ENGINEERING P.C. IMMEDIATELY.

PARKING DATA

REQUIRED PARKING: 75 SPACES
AUTO SALES: ONE SPACE PER 1,000 SQUARE FEET OF THE FIRST 10,000 SQUARE FEET OF GROSS LAND AREA; PLUS ONE SPACE PER 5,000 SQUARE FEET FOR THE EXCESS OVER 10,000 SQUARE FEET OF GROSS LAND AREA.
GROSS LAND AREA: 332,252.94 SF.
10,000 / 1,000 = 10 SPACES
((332,252.04 - 10,000) / 5,000) = 64.45 SPACES

ALLOWED PARKING: 84 SPACES
MINIMUM REQUIRED PARKING +50%
75 REQUIRED SPACES * 1.50 = 112.50 ALLOWED SPACES

PROPOSED PARKING: 73 SPACES DESIGNATED FOR CUSTOMERS AND EMPLOYEES, THE REMAINDER SHALL BE USED FOR INVENTORY AND SERVICE STAGING
STANDARD SURFACE: 73 (9'X18', 7 OF THOSE ARE HANDICAP ACCESSIBLE)
COMPACT: 50 (8'X16')

BICYCLE PARKING:
REQUIRED: 2 BICYCLE SPACES + 1 BICYCLE SPACE/20 REQUIRED PARKING SPACES
2 + (75/20) = 5.75 REQUIRED BICYCLE PARKING SPACES
PROPOSED: 6 (6'X2' SPACES)

BUILDING DATA

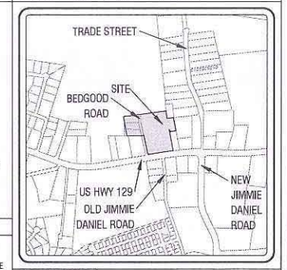
PROPOSED BUILDING AREA: 32,987.70 SF.
BUILDING 100 - 31,787.70SF.
BUILDING 200 - 1,200.00 SF.

PROPOSED BUILDING HEIGHT: <40'

REZONE CONCEPT PLAN NOTES

1. DIMENSIONS AS SHOWN ARE TO THE FACE OF CURB, IF PRESENT, OR TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STRUCTURE.
2. ALL CURB RADII SHALL BE 3.5' UNLESS OTHERWISE SPECIFIED ON THE PLAN.
3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 8 - LANDSCAPING & BUFFERS OF THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES.
4. SIGNAGE FOR THE PROJECT WILL REQUIRE SEPARATE PERMITS. DETAILS PERTAINING TO SIGN DESIGN, INCLUDING: SIZE, LOCATION, AND CONSTRUCTION SHALL BE SUBMITTED TO THE ATHENS-CLARKE COUNTY PLANNING AND CODE ENFORCEMENT OFFICES FOR REVIEW AND APPROVAL PRIOR TO ERECTION. ALL SIGNS SHALL BE IN COMPLIANCE WITH THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES AT THE TIME THE PERMITS ARE REQUESTED.
5. ALL EXISTING UTILITIES AS ILLUSTRATED ON THE PLAN ARE APPROXIMATELY LOCATED.
6. ALL PROPOSED UTILITIES AS ILLUSTRATED ON THE PLAN SHALL BE LOCATED WITHIN UTILITY EASEMENTS AS APPLICABLE.
7. STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH ALL COUNTY, STATE, AND OTHER APPLICABLE ORDINANCES AND REGULATIONS IN EFFECT AT THE TIME OF SITE DEVELOPMENT PLAN APPROVAL.

VICINITY MAP - SCALE: 1" = 1000'



PROJECT DATA

PROPERTY OWNER:
WALTON GEORGIA LLC
8800 NORTH GAINEY CENTER DRIVE, SUITE 345
SCOTTSDALE, ARIZONA 85258
ATTN: C/O WALTON GLOBAL HOLDINGS LLC,
GRANT WHITWORTH - 404.509.3543

DEVELOPER:
KRAUSE AUTO GROUP
1675 MANSELL ROAD, ----
ALPHARETTA, GEORGIA 30009
ATTN: ----, ----

AUTHORIZED AGENT:
PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE, GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 4500 ATL HWY, 125, 135, 145 BEDGOOD RD

TAX PARCEL: A PORTION OF 044 025, 044B 029, 044B 030, & 044B 031

TOTAL PROJECT ACREAGE: 7.6346 ACRES (332,562.94 SF.)
INCLUDES EXISTING RIGHT-OF-WAY PROPOSED TO BE ABANDONED

CONTOUR INTERVAL: 1'A-CC GIS TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BEN MCLERDY & ASSOCIATES, INC. ALTA/ACSM LAND TITLE SURVEY FOR WALTON GEROGIA, LLC ETAL, DATED 09.13.2013.

EXISTING ZONING: C-G PD

PROPOSED ZONING: C-G

EXISTING USE: VACANT PROPERTY

PROPOSED USE: CAR DEALERSHIP

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0022E, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 130040, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ON THE PROJECT SITE, NOR WITHIN 200' OF THE PROJECT SITE.

THERE ARE NO WETLANDS DELINEATED ON THE PROJECT SITE.

THE PROJECT SITE DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/24/13.

SERVICE PROVIDERS

WATER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
SANITARY SEWER: ATHENS-CLARKE COUNTY PUBLIC UTILITY DEPARTMENT
ELECTRIC: GA POWER
COMMUNICATION: AT&T ATHENS & CHARTER COMMUNICATIONS
SOLID WASTE: BY PRIVATE CONTRACT

SITE DRAINAGE

CONCRETE CURB AND GUTTER AND COUNTY APPROVED PIPE WILL BE EMPLOYED TO COLLECT AND DIVERT SURFACE WATER TO THE PROPOSED STORM WATER MANAGEMENT FACILITY.

PLANT LEGEND

WILLOW OAK	INDIAN HAWTHORNE
NUTTALL OAK	VINTAGE JADE
OVERCUP OAK	KNOCK OUT ROSE
RED MAPLE	LORDPETALUM
JAPANESE ZELKOVA	DWARF BURFORD HOLLY
	CRYPTOMERIA
	NELLIE R. STEVENS HOLLY

Non-Binding
Stephen Tuggle
9-13-23

REVISIONS
DATE | DESCRIPTION

PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED No. 1475 PROFESSIONAL LANDSCAPE ARCHITECT WILLIAM J. GREER 07.26.2023

ISSUE PURPOSE
FOR REVIEW ONLY

HYUNDAI OF ATHENS
7.6346 AC. - 4500 ATL HWY, 125, 135, 145 BEDGOOD RD
ATHENS-CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2023-045

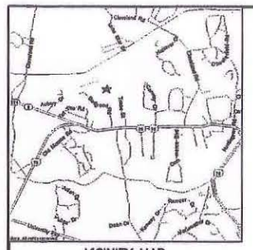
811 Know what's below. Call before you dig.

DATE
07.26.2023

REZONE CONCEPT PLAN

01

P:\2023-045 Krause-Atlanta Hwy Car Dealer\Drawings\Rezone.dwg 9-20-23 03:12:07 PM lgittman



VICINITY MAP

CREEK CALL TABLE			
FROM A	S57°03'42"W	35.21'	
	S81°48'11"W	59.35'	
	S71°10'25"W	37.40'	
	N55°48'03"W	27.77'	
	N53°30'50"W	49.90'	
	S78°12'47"W	48.37'	
	S29°23'20"W	28.48'	
	S89°59'45"W	21.48'	
	S23°08'30"W	44.61'	TO B
	S78°53'26"W	19.00'	
	N70°35'24"W	34.89'	
	N89°42'44"W	77.37'	
	N83°11'28"W	86.41'	
	N53°31'39"W	32.05'	
	N42°42'58"W	21.81'	
	N57°57'28"W	16.47'	
	N68°55'42"W	12.28'	
	N76°32'45"W	11.58'	
	S74°36'10"W	25.27'	
	N78°58'30"W	18.27'	
	N71°31'25"W	18.65'	
	N19°12'09"W	19.92'	
	N12°13'31"W	30.98'	
	N50°59'40"E	17.56'	
	N55°18'51"E	21.35'	
	N03°14'14"E	15.47'	TO C
	N62°42'26"W	31.82'	
	N29°08'37"W	33.09'	
	N79°34'46"W	11.05'	
	S46°28'16"W	28.83'	
	S31°40'11"W	43.00'	
	N83°20'50"W	18.02'	
	N41°35'58"W	23.36'	
	N25°01'48"W	28.96'	
	N25°31'11"W	27.70'	
	N84°47'36"W	12.60'	
	S53°52'49"W	17.36'	
	S32°47'43"W	26.54'	
	S85°38'51"W	24.49'	
	N19°23'01"E	21.39'	
	N17°26'16"W	22.16'	
	N27°25'01"W	19.02'	
	N47°14'55"W	19.37'	TO D
	S72°45'32"W	8.75'	
	S03°03'39"W	23.74'	
	S48°54'45"W	17.84'	
	S71°36'08"W	16.91'	
	S19°59'56"E	27.70'	
	S35°23'54"W	17.34'	
	N89°53'01"W	13.92'	
	N89°43'31"W	34.98'	
	N46°13'07"W	19.75'	
	N19°58'57"W	31.80'	
	N33°29'27"W	14.10'	
	N85°45'00"W	10.22'	
	S85°44'57"W	25.33'	
	N26°11'49"W	17.10'	
	N44°30'59"E	11.79'	
	N47°27'37"E	18.87'	
	N43°18'05"W	13.35'	
	N88°05'14"W	14.02'	
	S82°53'32"W	23.29'	
	N85°28'05"W	20.31'	
	S88°47'06"W	32.62'	
	S74°52'34"W	13.04'	
	N87°36'01"W	26.98'	
	S68°23'24"W	18.80'	
	N50°51'48"W	11.37'	
	N32°55'56"W	13.14'	
	N03°30'54"E	12.09'	
	N16°38'23"E	33.22'	TO E
	N78°18'01"W	13.77'	
	N74°33'41"W	13.55'	
	N26°18'39"W	19.14'	
	N19°38'59"E	17.54'	
	N36°47'08"E	18.41'	
	N42°55'32"E	21.58'	
	N16°35'03"E	13.32'	
	N50°37'54"W	17.79'	
	N22°08'58"W	15.81'	
	N31°23'49"E	16.18'	
	N07°58'11"E	15.51'	
	N27°25'40"W	17.79'	
	N64°48'54"W	22.72'	
	N51°05'24"W	17.49'	
	N69°45'46"W	22.48'	
	S82°43'32"W	17.40'	
	S09°34'45"W	16.74'	
	S35°40'27"W	21.89'	TO F

The following notes refer to exceptions listed in Schedule B-II of First American Title Insurance Company Commitment No. NCS-626480-PHX1, dated August 1, 2013:
(i) Items 1 through 11 are not survey matters.
(ii) Items 12 through 19 are blanket Georgia Power Company Easements that could not be plotted on the survey.
(iii) Items 20 through 28 are right of way deeds that describe property conveyed to the State Highway Dept. of Georgia for the construction and maintenance of the Atlanta Highway (State Highway No. 8).
(iv) Items 29, 30 and 31 are ingress-egress easements as referenced hereon.
(v) Item 32 is a drainage easement on the adjacent property as shown hereon.
(vi) Item 33 refers to the sanitary sewer easement shown hereon.
(vii) Item 34 is a drain pipe easement across property of Palos as shown hereon.
(viii) Item 35 refers to unrecorded leases affecting Tract 6 hereon.
(ix) Items 36 through 49 refer to matters shown on previous plats as referenced hereon.

REFERENCES

(1)SURVEY BY BREWER & DUDLEY FOR TERRAMAX, LLC, DATED JUNE 18, 2003. (PLAT BOOK F, PAGE 361B).
(2)SURVEY BY WOODS & CHASTAIN FOR VINTAGE HOMES, DATED APRIL 7, 2005.
(3)SURVEY BY WOODS & CHASTAIN FOR VINTAGE COMMUNITIES, INC., DATED JUNE 14, 2006.
(4)SURVEY BY WOODS & CHASTAIN FOR VINTAGE COMMUNITIES, INC., DATED FEBRUARY 20, 2008.
(5)OUR SURVEY FOR FAIRFIELD SUBDIVISION, SECTION II-A, DATED OCT. 10, 1972.
(6)OUR SURVEY FOR FAIRFIELD SUBDIVISION, SECTION II-B, DATED OCT. 11, 1972.
(7)OUR SURVEY FOR UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, DATED APRIL 30, 2007.
(8)OUR SURVEY FOR ATHENS TRADE CENTER, DATED MARCH 2, 1982.
(9)SURVEY BY JIM HOLLAND FOR GEORGE W. NASH, DATED JULY 4, 1972.
(10)OUR SURVEY FOR CHARLES R. WOOLERY, III, WOOLERY ELECTRIC COMPANY DATED OCTOBER 23, 1984.
(11)PLAT BOOK 18, PAGE 92.
(12)PLAT BY H.H. HUFF FOR R.L. MOSS LAND, DATED JUNE 1949.
(13)OUR SURVEY FOR CHARLES R. WOOLERY, III, DATED APRIL 19, 1974.
(14)DEED BOOK 4013, PAGE 23.
(15)DEED BOOK 1628, PAGE 283.
(16)PLAT BOOK 4, PAGE 72.
(17)SURVEY BY GLENN DOWNS FOR SIGRID LEOTA SUMMERS, DATED JUNE 27, 2001 (PLAT BOOK 16, PAGE 310).
(18)SURVEY BY SHERALD SHARP FOR JIM L. WARREN, DATED NOVEMBER 14, 1996.
(19)OUR SURVEY FOR PAUL T. MARTIN, DATED SEPTEMBER 7, 1971.
(20)SURVEY BY WOODS & CHASTAIN FOR OCONEE TIMBER HOLDINGS, INC., DATED JANUARY 18, 2002.
(21)DEED BOOK 3206, PAGE 451.
(22)PLAT BOOK 10, PAGE 92.
(23)PLAT BOOK 27, PAGE 44.
(24)PLAT BOOK 33, PAGE 72.

LEGEND

——P/T——	– OVERHEAD POWER/TELEPHONE LINE
——SS——	– SANITARY SEWER LINE
o	– 1/2" REINFORCING ROD (OR NOTED) SET
●	– 1/2" REINFORCING ROD (OR NOTED) FOUND
□	– RIGHT OF WAY POST FOUND
ϕ	– POINT ONLY
PP/TP/LP	– POWER/TELEPHONE/LIGHT POLE
GWP	– GUY WIRE POLE
MP	– METER POLE
SSMH	– SANITARY SEWER MANHOLE
STMH	– STORM MANHOLE
OB	– OUTLET BOX
D.I.	– DROP INLET
Y.I.	– YARD INLET
FH	– FIRE HYDRANT
RCP	– REINFORCED CONCRETE PIPE
CMP	– CORRUGATED METAL PIPE
STB	– STORM BOX

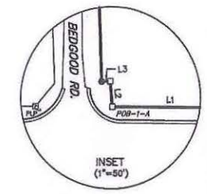
0 200 400
SCALE IN FEET

Non-Binding
Stephen Jacques
9-13-23

CALL TABLE		
L1	S80°28'10"W	211.57'
L2	N15°03'32"W	18.97'
L3	S78°28'46"W	6.31'
L4	N03°30'58"W	84.70'
L5	N89°29'07"W	35.02'
L6	N89°36'34"W	209.32'
L7	S02°03'55"E	99.23'
L8	S01°40'10"E	86.56'
L9	S01°51'58"E	100.17'
L10	N89°55'32"W	144.02'
L11	S89°12'51"W	103.23'
L12	S89°12'51"W	50.86'
L13	S89°12'51"W	83.08'
L14	S89°56'31"W	140.00'
L15	S89°56'31"W	67.18'
L16	S78°53'12"W	21.63'
L17	S78°53'12"W	62.08'
L18	N33°29'38"W	41.72'
L19	S10°42'37"E	37.98'
L20	S09°38'45"E	375.80'
L21	S80°30'49"W	50.28'
L22	N09°35'45"W	252.03'
L23	N09°35'45"W	131.56'
L24	S09°15'15"E	380.28'
L25	S80°30'49"W	98.18'
L26	S80°30'49"W	1.68'
L27	S03°27'57"E	99.73'
L28	N89°30'44"W	211.78'
L29	S11°20'26"E	100.07'
L30	N89°54'01"W	228.54'
L31	S12°07'17"E	99.88'
L32	S89°38'24"W	97.05'
L33	S88°35'58"W	100.03'
L34	S88°52'53"W	49.14'
L35	S10°52'03"E	328.17'
L36	S80°28'26"W	200.03'
L37	S09°57'39"E	145.07'
L38	S08°57'39"E	251.10'
L39	S80°21'28"W	67.24'
C-1	S83°48'16"W	127.81' ARC=127.98' R=1058.70'
L40	N01°08'08"W	416.31'
L41	S80°30'48"W	68.48'
L42	N79°52'17"E	83.71'
L43	N80°29'24"E	185.82' (TIE)

AREA AND REFERENCE TABLE

TRACT 1-A	– 208.122 ACRES	(REFS. 1 & 2)
TRACT 1-B	– 0.438 ACRES	(REF. 1)
TRACT 2	– 0.853 ACRES	(REF. 9)
TRACT 3	– 0.480 ACRES	(REF. 16)
TRACT 4	– 0.499 ACRES	(REF. 24)
TRACT 5	– 0.537 ACRES	(REF. 16)
TRACT 6	– 1.543 ACRES	(REFS. 17 & 21)
TRACT 7	– 1.565 ACRES	(REF. 18)
TRACT 8	– 0.491 ACRES	(REF. 19)
TRACT 9	– 0.263 ACRES	(REF. 20)
TOTAL AREA	214.793 ACRES	



NOTES

(1)THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE ACCORDING TO FIRM PANEL NO. 13059C0022D, DATED APRIL 2, 2007.
(2)THIS PROPERTY IS ZONED C-G.
(3)EXCEPT AS SHOWN, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
(4)THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. EXCEPT AS SHOWN, THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
(5)THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

SURVEY NOTES

(1)EQUIPMENT USED: 01" THEODOLITE AND E.D.M..
(2)ANGULAR ERROR: 0.5" PER STATION, ADJUSTED.
(3)LINEAR CLOSURE: 1/32,032, ADJUSTED BY LEAST SQUARES.
(4)MINIMUM PLAT CLOSURE: 1/60,390.

SURVEYOR'S CERTIFICATION

To: Walton Georgia, LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 8, 10, 11(b), 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on September 14, 2013.

Dated: September 14, 2013

Ben McLeroy, R.L.S. No. 1184

GEORGIA REGISTERED 1184 LAND SURVEYOR BEN McLEROY

(SEE SHEET TWO FOR PROPERTY DESCRIPTION)

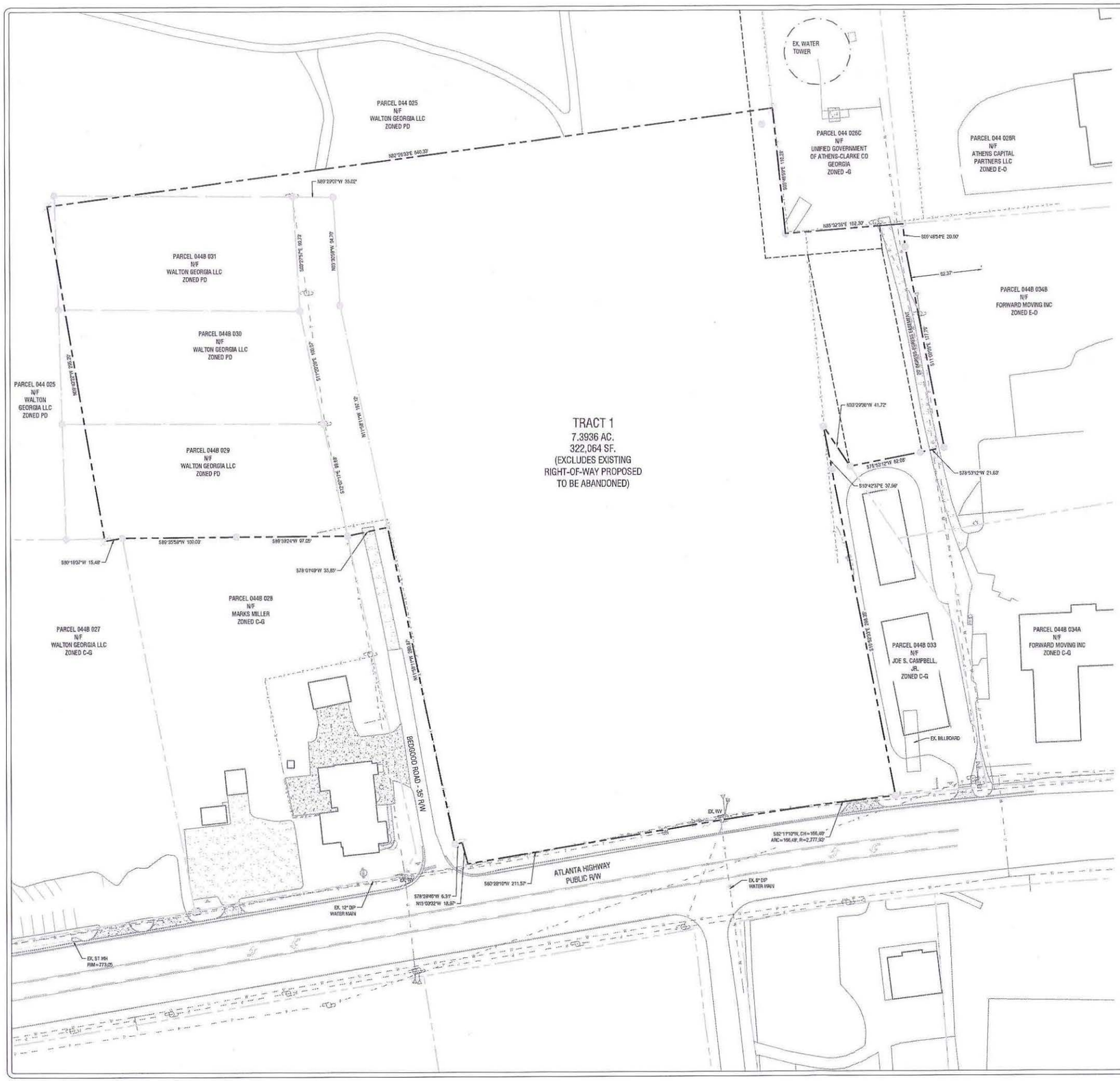
SHEET ONE OF TWO

ALTA/ACSM LAND TITLE SURVEY FOR:

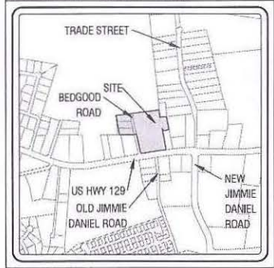
WALTON GEORGIA, LLC

COUNTY: CLARKE		G.M.D.: 241	STATE: GEORGIA
DATE: SEPTEMBER 13, 2013	SCALE: 1"=200'		DWN. BY: MIKE
FIELDBOOK: 996	SURVEYED BY: BEN McLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS 140 MILL CENTER BLVD. BOGART, GA. 30622 706-548-5673		FILE NO.: 33911-

CSX RAILROAD
N87°35'58"E 1189.89'
100' R/W
N58°23'33"E 1355.29'
S87°02'33"E 81.10'
CHAD R. & LAUREN H. BROWN
COGGINS LAND COMPANY
QUALITY DEER MANAGEMENT ASSOCIATION
CAROLYN CAREY PERRY
NATHANIEL D. FOX
ALKA C. PATEL
BEAVER POND
LAKE
TRACT 1-A
BLOCK A, SECTION II FAIRFIELD SUBDIVISION
SAPPHIRE DEVELOPMENT GROUP, LLC
BROWN & ROWAN
WHITEHEAD
DAKOTA DRIVE
JAMES E. PALLAS, JR. (REF. 15)
MILLER MARKS
BEDROCK ROAD
ATLANTA HIGHWAY
86' R/W
67.0' BC-BC
JIMMIE DANIEL ROAD
CURB & GUTTER (TYPICAL)
SEE INSET
COGGINS LAND COMPANY
135 TRADE STREET LLC
135 TRADE STREET LLC
STEVE A. SIMS
ADCOCK COMPANY
135 TRADE STREET LLC
CANDACE C. TODD
APOLLO SCITECH INC.
MICROM INC.
ATHENS-CLARKE COUNTY UNIFIED GOVERNMENT
FORWARD MOVING, INC.
JOE S. CAMPBELL, JR. (PB 13, P. 110 & PB 13, P. 158)
MAGNETIC NORTH
75' ACC RIPARIAN BUFFER (TYPICAL)
25' STATE WATERS BUFFER (TYPICAL)
25' STATE WATERS BUFFER (BOTH SIDES)
75' ACC RIPARIAN BUFFER (BOTH SIDES)
APPROXIMATE LIMIT OF WETLANDS (SCALED FROM U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP)
SANITARY SEWER LINE IS ℄ OF 20' EASEMENT (DB 839, P. 289, DB 899, P. 219 & PB 24, P. 236)
℄ OF CREEK IS IT (SEE TABLE)
N72°02'35"W 1320.61' (TIE FROM POINT A TO POINT F) [2058.22' ALONG ℄ OF CREEK]
S84°37'31"W 11.97'
3/4" REIN. ROD
3/4" SQUARE PIN
BEAVER POND
DET. POND
BUILDING
FENCE
ASPHALT
BRANCH
BRIDGE
WELLS
SSMH
STMH
STB
FH
Y.I.
D.I.
OFFICE
BLDG.
POB-1-A
POB-1-B
POB-2
POB-3
POB-4
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POB-40
POB-41



VICINITY MAP - SCALE: 1" = 1000'



PROJECT DATA

PROPERTY OWNER:
WALTON GEROGIA LLC
8800 NORTH GAINEY CENTER DRIVE, SUITE 345
SCOTTSDALE, ARIZONA 85258
ATTN: C/O WALTON GLOBAL HOLDINGS LLC,
GRANT WHITWORTH - 404.509.3543

DEVELOPER:
—
—, —
—, —— ——
ATTN: —, —

AUTHORIZED AGENT:
PITTMAN & GREER ENGINEERING P.C.
1050 BARBER CREEK DRIVE, BLDG. 400
WATKINSVILLE , GEORGIA 30677
706.419.9244

PHYSICAL ADDRESS: 4500 ATLANTA HIGHWAY

TAX PARCEL: A PORTION OF 044 025, 044B 029, 044B 030, & 044B 031

TOTAL PROJECT ACREAGE: 7.6346 ACRES (332,562.94 SF.)
INCLUDES EXISTING RIGHT-OF-WAY PROPOSED TO BE ABANDONED

CONTOUR INTERVAL: 1' A-CC GIS TOPO

BOUNDARY SURVEY: THIS DRAWING WAS PREPARED USING A BEN MCLEROY & ASSOCIATES, INC. ALTA/ACSM LAND TITLE SURVEY FOR WALTON GEROGIA, LLC ETAL, DATED 09.13.2013.

EXISTING ZONING: PD

PROPOSED ZONING: C-G

EXISTING USE: VACANT PROPERTY

PROPOSED USE: CAR DEALERSHIP

FLOOD PLAIN: SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0022E, WITH AN EFFECTIVE DATE OF 09/15/2022, FOR COMMUNITY PANEL NUMBER 13004D, (ATHENS-CLARKE COUNTY), GEORGIA.

THERE ARE NO STATE WATERS ON THE PROJECT SITE, NOR WITHIN 200' OF THE PROJECT SITE.

THERE ARE NO WETLANDS DELINEATED ON THE PROJECT SITE.

THE PROJECT SITE DOES NOT CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/24/13.

Non-Binding
Stephen Joyce
9-13-23

REVISIONS

DATE	DESCRIPTION
-	-

PITTMAN & GREER
ENGINEERING P.C.
1050 BARBER CREEK DRIVE - BLDG. 400
WATKINSVILLE GA 30677
P. 706.419.9244 - WWW.PITTMANGREER.COM

GEORGIA REGISTERED No. 1478 PROFESSIONAL LANDSCAPE ARCHITECT WILLIAM J. GREER 07.26.2023

ISSUE PURPOSE
FOR REVIEW ONLY

HYUNDAI OF ATHENS
7.6346 AC. - 4500 ATLANTA HIGHWAY
CLARKE COUNTY, GEORGIA

SCALE 1" = 40'
0 20 40

PROJECT NUMBER
2023-045

811 Know what's below. Call before you dig.

DATE
07.26.2023

COMPOSITE PLAT

01

P:\2023-045 Krause-Atlanta Hwy Car Dealer\Drawings\Rezone.dwg 8-30-23 11:45:21 AM jgreer

Non-Binding
Stephen Jaeger 9-13-23

WINSLOW PARK COMMERCIAL – HYUNDAI OF ATHENS

TYPE II REZONING REPORT (submitted 08/04/2023)

PROPERTY INFORMATION

Property Address: portions of 125 Bedgood Road, 135 Bedgood Road, 145 Bedgood Road, & 4500 Atlanta Highway

Parcel ID: portions of 044B 029, 044B 030, 044B 031, 044 025

Owner: Walton Georgia LLC

Existing Zoning: CG PD

Proposed Zoning: CG

Adjacent Zonings: North: RM-2 PD (Residential portion of Winslow Park – same owner)

South: CG

East: CG & EO

West: CG

Existing Use: undeveloped commercial portion of Winslow Park PD

Proposed Use: CG zoning for automobile dealership

Property Area: 7.6346 acres

INTRODUCTION

Winslow Park is an approved Planned Development on Atlanta Highway near the western edge of Athens-Clarke County. The original PD was approved in 2007 and revised in 2016. The PD planned for a total of 15.72 acres of CG commercial space divided into an eastern and western section divided by a proposed entry boulevard road into the residential portion of the development. The commercial uses approved under the existing PD consisted of retail and restaurant uses that could be used by the proposed residential portion of the PD. Due to changes along the Atlanta Highway corridor over the last decade that have included the transformation of the corridor from a strong retail corridor to a service and automobile related corridor with new auto dealerships, body shops, and other repair centers becoming commonplace, the currently approved uses for this commercial property are highly unlikely to be built and if so, are highly unlikely to thrive. The request for this rezone is to remove the eastern portion of the commercial property from the PD and to rezone it to a straight CG zoning which would allow for a new automobile dealership on the site. The remainder of the commercial property (the western side of the future boulevard) would remain as part of the PD at this time to allow for future retail and/or restaurant uses if the residential portion of the PD is ever developed and generates a need for these types of businesses. The subject property and business would have access from Atlanta Highway via Bedgood Road and have future access to the Boulevard that accesses Winslow Park if/when that roadway is constructed.

ECONOMIC IMPACT OF PROPOSED DEVELOPMENT

After development of the automobile dealership there would be a substantial positive economic impact to Athens-Clarke County created by the project. The estimated property value after development would

be $14 Million with a projected yearly sales figure of $90 Million. With an estimated 75% of sales being to Athens-Clarke County residents, this is a large revenue generator for ACC. Sales tax projected to be collected through service work each year is estimated to be $100,000 and when fully staffed the dealership will create up to 75 jobs.

SITE AND PROJECT NARRATIVE

The subject property is located on Atlanta Highway East and North of Bedgood Road and currently exists as portions of four parcels which would be combined to create a single tract. The property currently is undeveloped and is approved for retail and restaurant uses under the CG portion of a mixed use Planned Development. The proposed development would consist of a new Hyundai dealership with a roughly 32,000 sf building, parking, auto display area, a dealership carwash, and a stormwater pond. The zoning plan as submitted is a concept plan for the proposed use with the request being for the property to be removed from the PD and rezoned to a straight CG zoning.

ZONING REQUEST

This zoning request is to change the existing CG PD zoning to a straight CG zoning. The proposed rezoning meets all objective criteria set forth for that use provided in the zoning ordinance and fits the surrounding properties, matching the adjacent CG zonings and CG zonings all along the Atlanta Highway frontages. The rezone request does conform to the future land use map and therefore the request is considered a Type II rezone.

FUTURE LAND USE MAP

The future land use map for Athens-Clarke County designates this property as General Business. The proposed rezoning does conform to the Future Development Map and therefore no change is proposed to the Future Land Use map.

ADJACENT USES

Adjacent uses include CG zoned commercial businesses to the East and West with the future residential component of Winslow Park PD to the north. Atlanta Highway is the south.

LANDSCAPING AND BUFFERING

Landscaping will be such that it meets the ACC ordinance on tree management. This includes buffering along the residential subdivision on the northern edge and conserved and proposed tree canopy throughout the development to meet ACC Tree Management requirements.

PROPOSED USE

The proposed use consists of a new Hyundai of Athens automobile dealership.

ACCESS

Access for the property will be from Atlanta Highway via Bedgood Road with future secondary access available to the proposed Boulevard to be constructed with the Winslow Park Planned Development. Bedgood Road will be upgraded to a point at the rear of the Miller tract and a petition would be made to abandon the remaining right-of-way of Bedgood Road past that point as it would be surrounded by this project.

Non-Binding

TRAFFIC IMPACT

Projected traffic is based on the trip generation rate published by the Institute of Transportation Engineers, Trip Generation, 11th Edition. Traffic projections are based on the ITE code (840) Automobile Sales (New). The traffic generated is not enough to trigger a Traffic Impact Analysis.

The average rate is 27.84 trips per 1,000 sf.

32,000 sf x 27.84 trips per unit / 1000 = 891 ADT

AM Peak Hour = 69 trips

PM Peak Hour = 85 trips

The proposed rezoning provides a substantial reduction in the potential traffic that would be generated from the site if it was developed under the existing retail and restaurant uses as approved under the PD.

UTILITY SERVICE

Water, fire protection and sanitary sewer will be provided by Athens-Clarke County Public Utilities. Demands for water and sewer usage is anticipated to be:

*assume 1 employee per 100 sf of bldg. and 30 gpd per employee

Employees - 1 employee per 1,000 sf x 32,000 sf x 30 gpd per employee = 960 gpd

Guests – 250 gpd per restroom x 2 restrooms = 500 gpd

Carwash – 50 gal per wash x 20 cars per day = 1000 gpd

Total usage estimated = 2460 gpd

A sanitary sewer main exists in the Winslow Park development with a watermain along the frontage of Atlanta Highway.

GARBAGE COLLECTION

Garbage collection will be handled by private contractor. A double dumpster enclosure will be provided which will provide for trash and/or recycle dumpsters for the development.

PUBLIC SERVICES

It is not anticipated that the request will cause a strain on public services. Public services, which include physical facilities and staff capacity, exist sufficient to service the proposed rezoning.

STORMWATER MANAGEMENT AND ENVIRONMENTAL CONCERNS

As the project is developed, Stormwater Management will be provided for Runoff Reduction and Quantity per the ACC Stormwater Code and the GA State Stormwater Manual. Erosion and Sedimentation Control Plans will be submitted and adhered to, to ensure no adverse environmental impacts on the property or adjacent properties. No adverse effects are anticipated in regard to noise or air pollution from the project.

Non-Binding

TYPE II REZONE APPROVAL CRITERIA

HOW THE PROPOSED REZONING WILL CONFORM TO THE FUTURE LAND USE MAP, THE GENERAL PLANS FOR THE PHYSICAL DEVELOPMENT OF ATHENS-CLARKE COUNTY, AND ANY MASTER PLAN OR PORTION THEREOF ADOPTED BY THE MAYOR AND COMMISSION

The proposed CG zoning is in conformance with the Future Land Use Map designation of General Business. The CG zoning would match the surrounding properties along the Atlanta Highway Corridor and continue similar development in the area.

THE PROPOSED USE MEETS ALL OBJECTIVE CRITERIA SET FORTH FOR THAT USE PROVIDED IN THE ZONING ORDINANCE AND CONFORMS TO THE PURPOSE AND INTENT OF THE COMP PLAN AND ALL ITS ELEMENTS

The project meets essential objectives for the CG zones by providing a commercial business highly accessible from a major thoroughfare and located in a high traffic, high visibility location. It also provides a much needed commercial development that would help to re-invigorate the Atlanta Highway Corridor and provide a tax boost to Athens-Clarke County.

AFFECT ON BALANCE OF LAND USES IN ATHENS-CLARKE COUNTY

The proposed CG zoning class will not adversely affect the balance of land uses in Athens-Clarke County. The existing zoning is CG PD so there would be no change in balance of land uses, only the removal of this portion of property from a Planned Development.

PUBLIC SERVICES, WHICH INCLUDE PHYSICAL FACILITIES AND STAFF CAPACITY, EXIST SUFFICIENT TO SERVICE THE PROPOSAL

Public water and sewer are available to the site and access to the site is from a major commercial thoroughfare (Atlanta Highway).

THE EXISTING LAND USE PATTERN SURROUNDING THE PROPERTY IN ISSUE

The adjacent property to the East and West along with most properties fronting Atlanta Highway in the area are zoned CG. The proposed use would be in keeping with these surrounding properties and land use patterns.

THE POSSIBLE CREATION OF AN ISOLATED DISTRICT UNRELATED TO ADJACENT AND NEARBY DISTRICTS

This property is adjacent to CG property on both sides with most other properties in the area along the frontage of Atlanta Highway being CG as well.

THE POPULATION DENSITY PATTERN AND POSSIBLE INCREASE OR OVER-TAXING OF THE LOAD ON PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, SCHOOLES, UTILITIES, STREETS

As shown in the proposed traffic trip generation, there will be little effect on the roadway network surrounding the property which is a major US Highway. Water and sewer usage will not be substantial and there is capacity at the site for the development. Schools will benefit from the increase is tax revenue generated by the project.

Non-Binding

THE COST OF THE UNIFIED GOVERNMENT AND OTHER GOVERNMENTAL ENTITIES IN PROVIDING, IMPROVING, INCREASING OR MAINTAINING PUBLIC UTILITIES, SCHOOLS, STREETS, AND OTHER PUBLIC SAFETY MEASURES

The existing roadway of Atlanta Highway is a major State maintained Highway. There are no required improvements to be made by ACC and any costs associated with utility maintenance, providing, and treatment to the Unified Government would be outweighed by the increase in tax base created by this development.

THE POSSIBLE IMPACT ON THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY AND WATER QUALITY

All required erosion control and stormwater management measures will be implemented on the development to meet ACC and State of Georgia standards and ensure no adverse impacts on the environment.

WHETHER THE PROPOSED ZONING AMENDMENT WILL BE A DETERRENT TO THE VALUE OR IMPROVEMENT OF DEVELOPMENT OF ADJACENT PROPERTY IN ACCORDANCE WITH THE EXISTING REGULATIONS

We do not believe the proposed development would decrease adjacent property values. The property is adjacent to other CG zoned property.

WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING ZONING; PROVIDED, HOWEVER, EVIDENCE THAT THE ECONOMIC VALUE OF THE PROPERTY, AS CURRENTLY ZONED, IS LESS THAN IS ECONOMIC VALUE IF REZONED AS REQUESTED WILL NOT ALONE CONSTITUTE A SIGNIFICANT DETRIMENT

The property is currently zoned CG PD with specific uses associated with the zoning. The currently approved uses of retail and restaurant uses are not sustainable uses in this location due the changing dynamics of Atlanta Highway.

THE AESTHETIC EFFECT OF EXISTING AND FUTURE USE OF THE PROPERTY AS IT RELATES TO THE SURROUNDING AREA

The property will be developed similar to other newer commercial developments in the area with a nice new building and upscale landscaping.

WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL

There are currently no retail nor restaurant uses interested in development along this corridor. With that being the case, the existing CG PD zoning with those planned uses makes it impossible to develop the property without rezoning the property to CG.

Non-Binding



Non-Binding



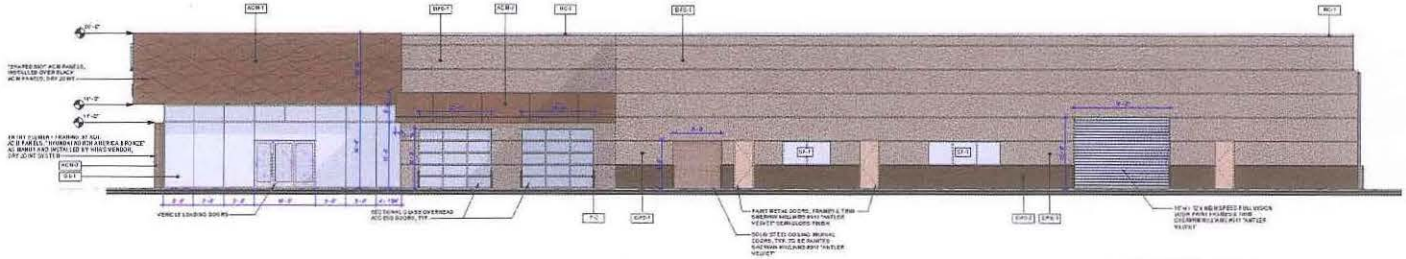
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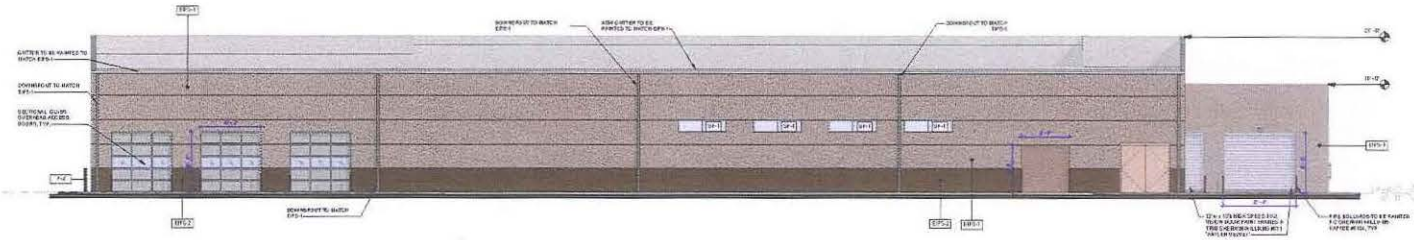
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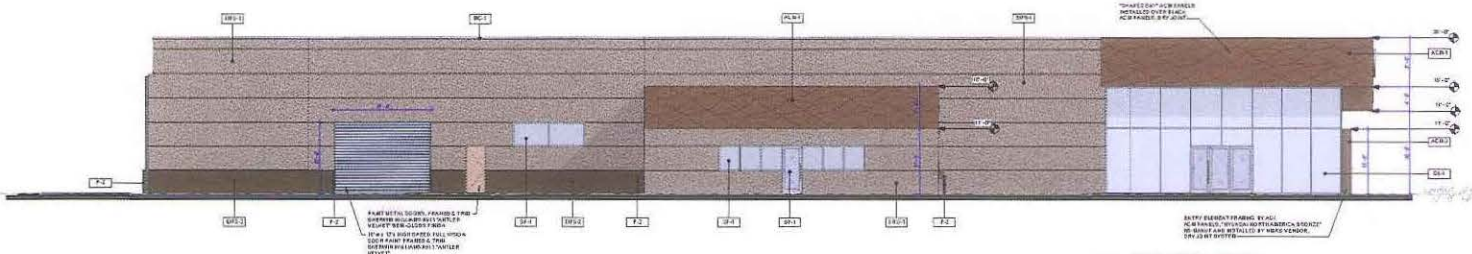
3 A201 West Building Elevation



4 A201 South Building Elevation



5 A201 East Building Elevation



6 A201 North Building Elevation

Non-Binding

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ysm DESIGN architecture+planning

1320 Ellsworth Industrial Blvd
Suite A-100
Atlanta GA 30318
404-240-4955 tel
404-240-4956 fax

2054 Crest View
Suite 1
Laguna Beach CA 92651
949-715-4275

www.ysmdesign.com

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Signed & Sealed

Rev	Date	Comments

CAD FILES

Client:
PRO BUILDING SYSTEMS, INC
3670 NORTH PEACHTREE RD
ATLANTA, GA 30341

Project:
HYUNDAI OF ATHENS
4160 Atlanta Hwy suite a
Athens, GA 30606

Project Number: 23091
Drawn By: MCMAINE
Checked By: AEA
Approved By: YSM

Sheet Title:
BUILDING ELEVATIONS

Sheet Number:
A201

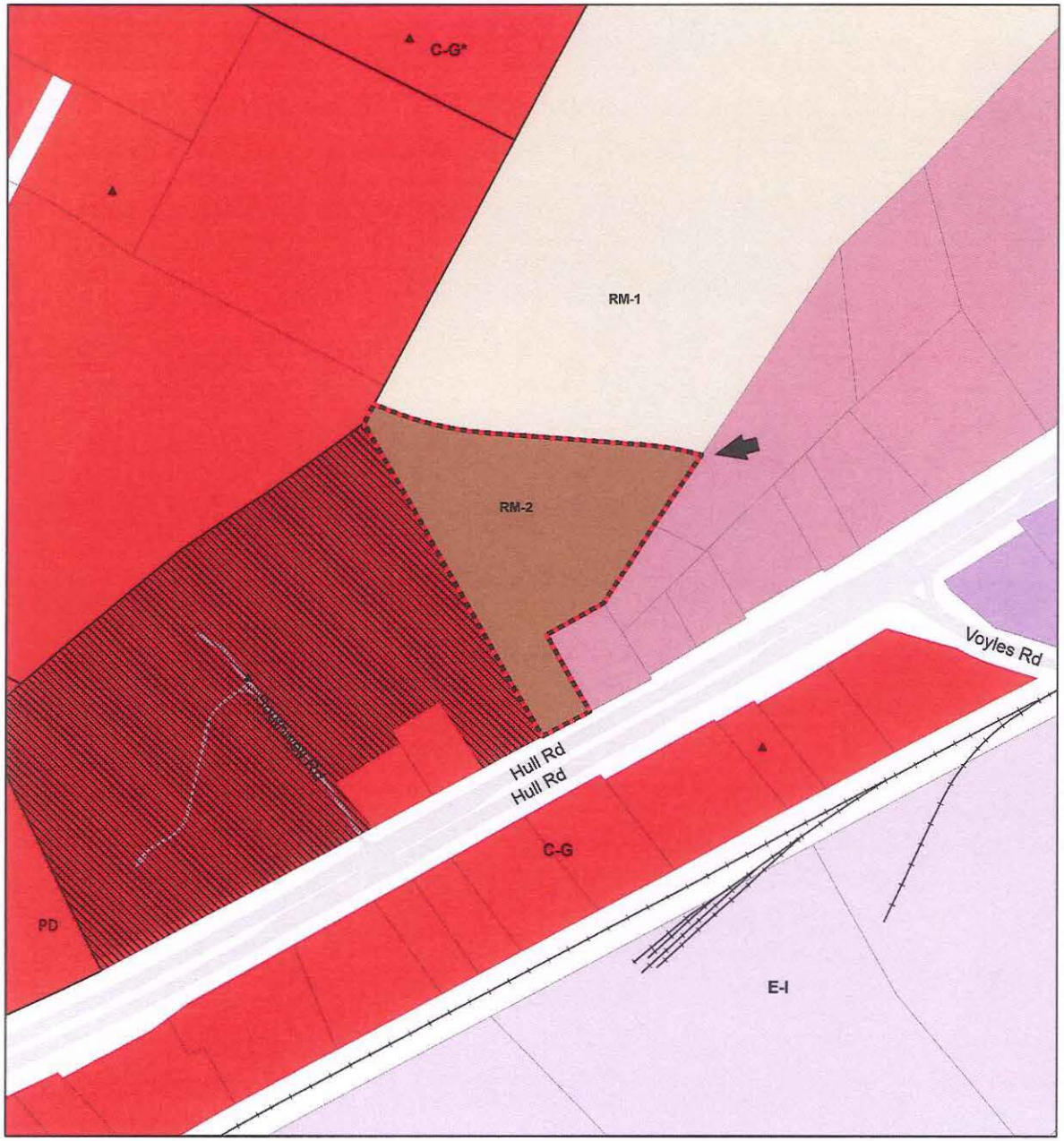
AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA, WITH RESPECT TO **REZONING A PARCEL OF LAND COMPRISING APPROXIMATELY 6.11 ACRES LOCATED AT 160 TALLEY CROSSING AND 1049 HULL ROAD FROM RM-1 (MIXED-DENSITY RESIDENTIAL) TO RM-2 (MIXED-DENSITY RESIDENTIAL)**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The map constituting the component part of the Zoning Ordinance of Athens-Clarke County, Georgia, by virtue of and in compliance with Sections 9-3-3 and 9-3-6 thereof, is hereby amended by changing the zoning of a parcel of land, comprising approximately 6.11 acres, located at 160 Talley Crossing & 1049 Hull Road, Athens, Georgia, from RM-1 (Mixed-Density Residential) to RM-2 (Mixed-Density Residential).

Said parcel is more particularly described as "Tract B," in that certain document entitled "Subdivide Survey For: CJB Athens, LLC" last revised as of July 5, 2023, made by Chris M. Patton, Georgia registered land surveyor, and being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. Said parcel is also known as parcel number 213 018P on the Athens-Clarke County tax maps being on file and available for public inspection in the office of the Athens-Clarke County Planning Department, 120 West Dougherty Street, Athens, Georgia. The date of this amendment to the Official Zoning Map of Athens-Clarke County as shown by Attachment A shall be noted on said Official Zoning Map in the office of the Clerk of Commission, 301 College Avenue, Athens, Georgia, and duly noted in the minutes of the Commission meeting.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.



The Official Zoning Map
of Athens-Clarke County

Legend

- P, Parks
- IN, Institutional
- C-G, Commercial-General
- C-D, Commercial-Downtown
- C-N, Commercial-Neighborhood
- C-O, Commercial-Office
- C-R, Commercial-Rural
- E-I, Employment-Industrial
- E-O, Employment-Office
- G, Government
- I, Industrial
- AR, Agricultural Residential (1 unit per 10 acre density)
- RM-1, Mixed Density Residential (16 multi-family units per acre)
- RM-2, Mixed Density Residential (24 multi-family units per acre)
- RM-3, Mixed Density Residential (50 multi-family units per acre)
- RS-5, Single-Family Residential (5,000 sq. ft. min. lot area)
- RS-8, Single-Family Residential (8,000 sq. ft. min. lot area)
- RS-15, Single-Family Residential (15,000 sq. ft. min. lot area)
- RS-25, Single-Family Residential (25,000 sq. ft. min. lot area)
- RS-40, Single-Family Residential (40,000 sq. ft. min. lot area)

Parcel boundaries of the site are determined by legal description. The parcels shown on this map are to be used only as a guide.

- Downtown Design Areas
  - (DHD), Downtown Historic District
  - (WD), West Downtown
  - (ED), East Downtown
  - (DS), Daugherty Street
  - (RIV), River
  - (WE), West End
  - (ND), North Downtown
- Airport Overlay
  - AZ1, Precision Approach Zone
  - AZ2, Larger than Utility Runway Nonprecision Approach Zone
  - AZ3, Utility Runway Nonprecision Approach Zone
  - TZ, Transitional Zone
  - RPZ, Runway Protection Zone
  - PSZ, Primary Surface Zone
- 78/316 Special District Overlay
- PD, Planned Development
- *, Zoning with Conditions
- Historic District
- RM-LTD, Mixed Density Residential Limited Overlay
- Conditional Use
- GSRC, Gaines School Road Corridor Special District Overlay
- MAC, Milledge Avenue Corridor Special District Overlay
- WBS, West Broad Street Special District Overlay
- Winterville Boundary
- Bogart Boundary
- ACC Boundary
- Railroads
- Special Use
- Historic Landmark

250 125 0 250 500 750 Feet

ATTACHMENT A	ZONE-2023-08-1611 REZONE 160 TALLEY CROSSING & 1049 HULL RD Michael B. Thurmond / Armentrout, Matheny, Thurmond P.C. CJB Athens LLC	
552		
FROM: RM-1	TO: RM-2	
TAX PARCEL #	PLANNING COMMISSION MEETING DATE	ATHENS-CLARKE COUNTY COMMISSION MEETING DATE
213 018P	September 7, 2023	October 3, 2023

ATHENS-CLARKE COUNTY PLANNING COMMISSION
RECOMMENDATION

DATE: September 7, 2023	**FILE NO:** ZONE-2023-08-1611

LOCATION: 160 Talley Crossing & 1049 Hull Road
APPLICANT: Michael B. Thurmond / Armentrout, Matheny, Thurmond P.C.
OWNER: CJB Athens LLC
REQUEST: From RM-1 to RM-2 Mixed-Density Residential-1 to Mixed-Density Residential-2)
COMMISSION DISTRICT: 9

PLANNING COMMISSION MOTION AND RECOMMENDATION:

NAME	YEA	NAY	ABSTAIN	NAME	YEA	NAY	ABSTAIN
Chair: Matthew Hall Present				Kristen Morales Present	X		
Vice-Chair: Alice Kinman Present	X			Taylor Pass Absent			
Catherine Goodrum Absent				Alexander Sams Present	X		
Sara Beresford Present	X			Monique Sanders Present	X		
Sarah Gehring Present	X			Joey Tucker Absent			
NOTE: Chair does not vote except in case of tie.				TOTAL VOTES:	6	0	0

For: Michael B. Thurmond (applicant)
Against: None

Discussion: Commissioners commended the creation of the new public road; Talley Crossing, and the applicant was commended for proposing owner-occupied housing on the subject property. The applicant was encouraged to consider using the inclusionary zoning ordinance as part of their project.

Motion: Ms. Morales made a motion to recommend approval. Ms. Gehring seconded the motion, which passed unanimously.

STAFF REPORT
REZONE
160 TALLEY CROSSING & 1049 HULL RD
ZONE-2023-08-1611
SEPTEMBER 7, 2023

APPLICANT: .....Michael B. Thurmond / AMT P.C.
OWNER: .....CJB Athens, LLC.
ZONING REQUEST: .....From RM-1 to RM-2
TYPE OF REQUEST: .....Type II
LOCATION: .....160 Talley Crossing / 1049 Hull Rd
TAX MAP NUMBERS: 213 018P
COUNTY COMMISSION DISTRICT: 9
PROJECT SIZE: .....6.11 Acres
PRESENT USE: .....Undeveloped
PROPOSED USE: .....Multi-Family Residential
PUBLIC NOTICE POSTED: .....August 23, 2023
STAFF RECOMMENDATION: .....***APPROVAL***
PLANNING COMM. RECOMMENDATION: .....***APPROVAL***
MAYOR & COMMISSION AGENDA SETTING: ...September 19, 2023 (tentative)
MAYOR & COMMISSION VOTING SESSION: .....October 3, 2023 (tentative)

I. Summary Recommendation

The applicant is requesting a rezone at 160 Talley Crossing/1049 Hull Rd from Mixed Density Residential 1 (RM-1) to Mixed Density Residential 2 (RM-2) for the purpose of building townhouse-style multi-family residences. The current zoning allows a maximum residential density of 16 units per acre. The rezone would allow a maximum of 24 units per acre.

The property abuts two parcels zoned Commercial General(C-G) and another three parcels zoned Commercial Rural(C-R). Across the proposed road on the east of the property is an RM-1 parcel of 36 acres where a multi-family development is planned. The request for RM-2 is compatible with the Future Land Use Map.

The zoning request does not require a change to the Future Land Use Map from the current state of *Mixed Density Residential*. In Staff's opinion the proposal is consistent with the Comprehensive Plan which supports infill housing near commercial nodes, providing easy access to everyday services.

The maximum number of allowed units for the 6.11- acre site is 146 units with RM-2 zoning. The applicant wishes to construct townhouses on the property.

Staff deems the request to be compatible with the Comprehensive Plan and Future Land Use Map. Therefore, **Staff recommends approval.**

Planning Commission Recommendation: Commissioners commended the creation of the new public road; Talley Crossing, and the applicant was commended for proposing owner-occupied housing on the subject property. The applicant was encouraged to consider using the inclusionary

zoning ordinance as part of their project. **Commissioners voted to recommend approval.**

II. Purpose of Applicant Request

A. Proposal

The applicant is requesting a rezone of 160 Talley Crossing/1049 Hull Road from RM-1 to RM-2 to build townhouse style multi-family residences.

A plat has been provided as part of the application. The plat shows the proposed public road, Talley Crossing, and the original property that was subdivided, parcel 213 018B.

B. Existing Conditions

The site sits off of Hull Road just west of the Voyles Rd and Hull Road intersection and east of the Hull Road Kroger. No outstanding topography exists on site. Much of the site is currently forested. A small portion of the site is part of an agricultural field. Of the three C-R parcels the property abuts, one is currently a business. The other C-R sites are undeveloped former pasture. Other adjacent properties are zoned C-G. The C-G property to the northwest is part of the original Excalibur commercial development. The forest on this property touching 160 Talley Crossing is conserved canopy for the Excalibur development. The C-G property to the west is mostly pasture and forest but also has three houses that front Southwell Road which enters from Hull Road into the property.

The original parcel, 213 018B, was 42.95 acres. On August 2, 2023, a plat was recorded dividing the original parcel into 213 018B with an area of approximately 36 acres acres and the parcel in question 213 018P with an area of approximately 6 acres. The new road, Talley Crossing, separates the two parcels.

III. Policy Analysis

A. Compatibility with Comprehensive Plan

The 2023 Comprehensive Plan calls for the following policy:

- *Infill housing should be promoted and concentrated in areas near commercial nodes, providing access to everyday services.*

The site is situated near the Kroger Marketplace at 700 US Hwy 29 North and other businesses, providing access from the site to everyday services including auto maintenance and repair, restaurants, healthcare and pet care. Also, the site will have access to the proposed Talley Crossing Rd. This access will provide internal connections to the commercial area located along US Hwy 29 N. Overall, the proposal appears to be compatible with the 2023 Comprehensive Plan.

B. Consistency with Future Land Use Map

The 2023 Future Land Use Map designates the subject parcel as *Mixed Density Residential*, which is described as follows:

MIXED DENSITY RESIDENTIAL

These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements. Their design should include connections

between uses, good pedestrian connections, and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation.

No change to the Future Land Use Map is required since the proposed zoning action is already consistent with the Map. The proposal is consistent with Future Land Use description for this use.

C. Compatibility with the Zoning Map

The applicant has requested a rezone from RM-1 to RM-2. The following information has been provided to compare the differences between RM-1 zoning and the requested RM-2 zoning. A comparison of scale, use, and design is offered here to help decision makers evaluate the changes that would be allowed if the request is approved.

	CURRENT	REQUESTED
Standard	**RM-1 Zoning Ordinance**	**RM-2 Zoning Ordinance**
Max Density	16 bedrooms/acre	24 bedrooms/acre
Minimum Lot Area	5,000 sq ft	5,000 sq ft
Max Lot Coverage	55%	65%
Max Building Height	30 feet	35 feet
Total Canopy	55%	50%
Conserved Canopy	35%	25%
Parking	1-2 spaces/unit	1-2 spaces/unit

The difference between RM-1 and RM-2 is a step up in intensity (allowable density, lot coverage & building height)

There is no RM-2 zoning in the area around the subject property, which would make this an isolated district. However, there is RM-1 zoning adjacent to the property and several large multi-family projects are in the works along Talley Crossing. Given the presence of multi-family in the area, Staff considers the request to be compatible with the Zoning Map.

D. Consistency with Other Adopted ACCGov Plans, Studies, or Programs

Staff did not identify any other plans, studies, or programs that would apply to this proposal.

IV. Technical Assessment

A. Environment

According to the ACC Environmental Areas map, there are no environmental areas on the subject property.

The Arborist has reviewed the proposal and offered the following comment:

- *The applicant will be expected to comply with all applicable standards for a tree management plan at the time of plans review. Before the split of the property into parcels 213 018B and 213 018P (1049 Hull Rd), the 35% conserved canopy requirement for the overall site was located on parcel 213 018B. Consequently, 213 018P (1049 Hull Rd) will only need to meet planted tree canopy cover requirements. Also, the conserved canopy on parcel 213 018B will exist in perpetuity. Documentation of this facet of the tree management plan must be documented on the plans for both 213 018B and 213 018P.*

B. Grading and Drainage

The Transportation and Public Works Department has reviewed the proposal and offered the following grading and drainage-related comment:

- *The project appears to be adding/replacing over 5,000 sq ft of impervious coverage. A stormwater management concept meeting with TPW is needed prior to any site plan review or approval of any kind of binding site plan.*

C. Water and Sewer Availability

The Public Utilities Department has reviewed the proposal and recommended approval with conditions.

- *ACC water is available*
- *ACC sewer is NOT available. A sewer main extension will be required to serve this lot with public sewer. Each townhouse will require independent water and sewer services. Ensure that adequate space for these services is provided without conflicts with trees, streetlights, structures, other utilities, etc.*

D. Transportation

The Transportation and Public Works Department has reviewed the proposal without comment.

E. Fire Protection

The Fire Marshal has reviewed the proposal without comment.

F. Compliance with the Zoning Ordinance and Development Standards

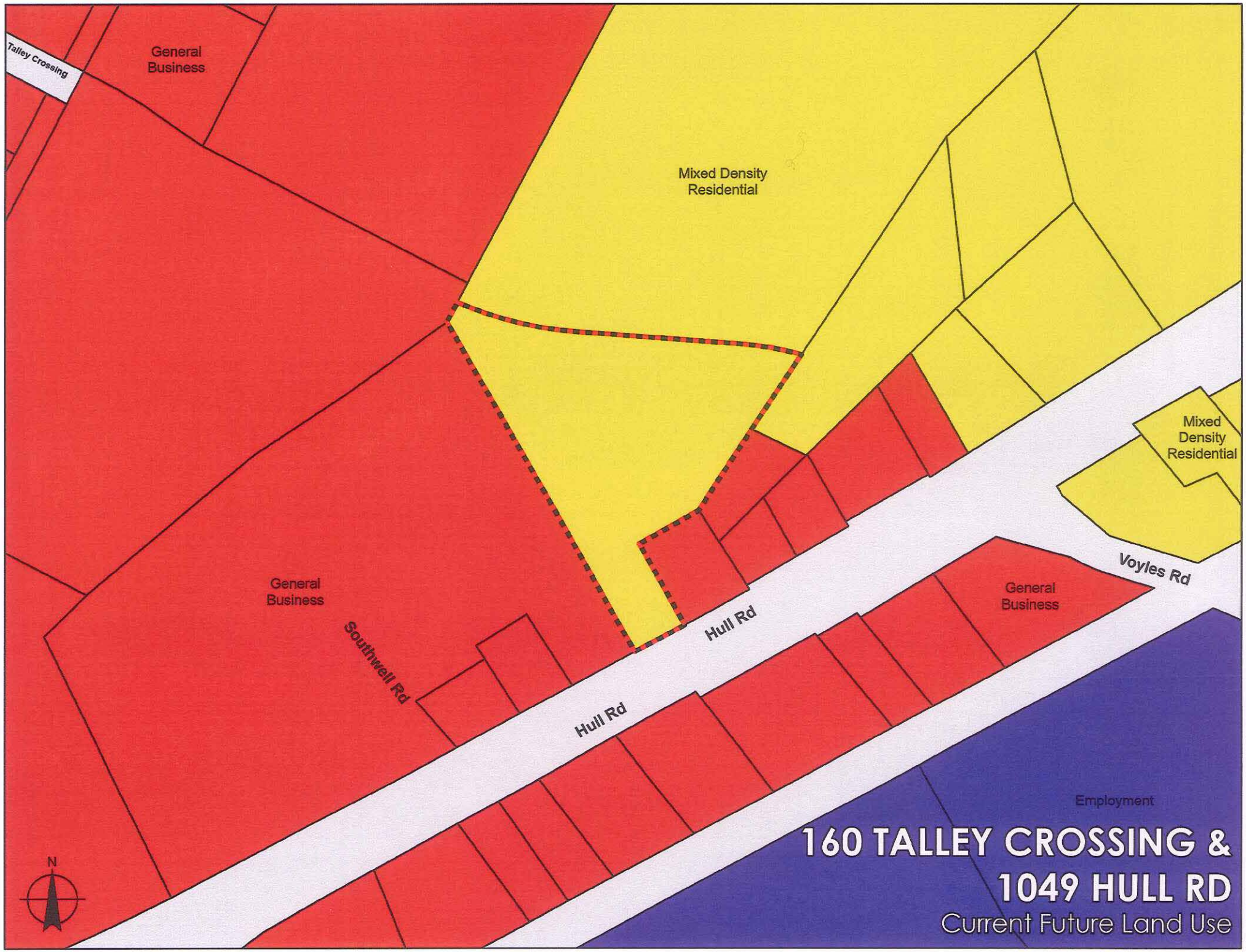
A binding plan is not required or proposed with this request. Since no concept plan was provided or required, Staff have not reviewed the plan for general compliance with the code. If approved the proposal will be reviewed for code compliance at the time of permitting review. The applicant has not made any waiver requests, so they will be expected to comply with all of the applicable standards.

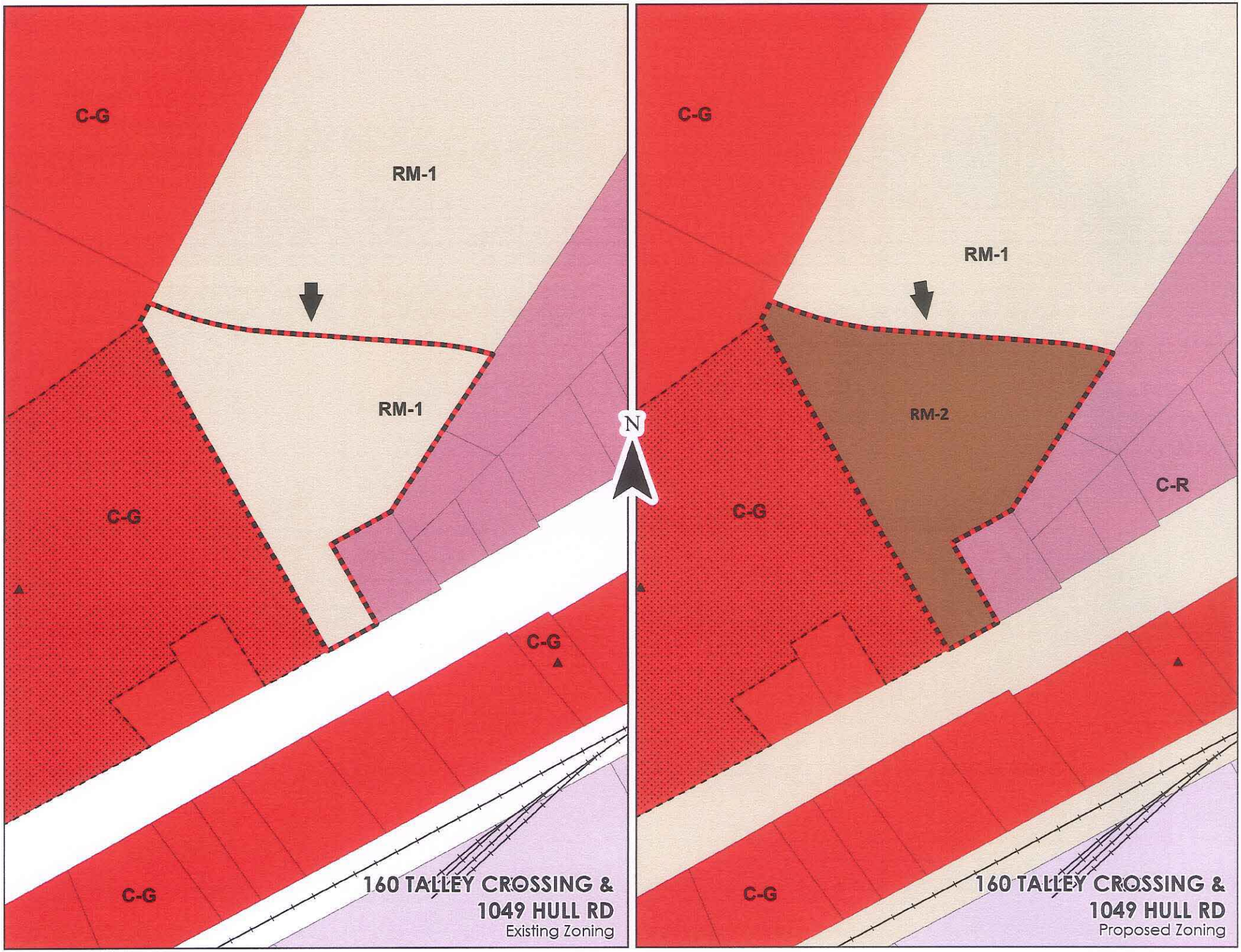
End of Staff Report.

Reviewed — Zoning Criteria Considered by Staff

The following factors have been considered as set forth in Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 232 S.E.2d 830 (1977).

Reviewed	
☒	The proposed zoning action conforms to the Future Land Use map, the general plans for the physical development of Athens-Clarke County, and any master plan or portion thereof adopted by the Mayor and Commission.
☒	The proposed use meets all objective criteria set forth for that use provided in the zoning ordinance and conforms to the purpose and intent of the Comprehensive Plan and all its elements.
☒	The proposal will not adversely affect the balance of land uses in Athens-Clarke County.
☒	The cost of the Unified Government and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures.
☒	The existing land use pattern surrounding the property in issue.
☒	The possible creation of an isolated district unrelated to adjacent and nearby districts.
☒	The aesthetic effect of existing and future use of the property as it relates to the surrounding area.
☒	Whether the proposed zoning action will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations.
☒	Whether there are substantial reasons why the property cannot be used in accordance with existing zoning; provided, however, evidence that the economic value of the property, as currently zoned, is less than its economic value if zoned as requested will not alone constitute a significant detriment.
☒	Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the zoning proposal.
☒	Public services, which include physical facilities and staff capacity, exist sufficient to service the proposal.
☒	The population density pattern and possible increase or over-taxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
☒	The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.


Talley Crossing
General Business
Mixed Density Residential
Mixed Density Residential
General Business
Southwell Rd
Hull Rd
Hull Rd
Voyles Rd
General Business
Employment
N
160 TALLEY CROSSING &
1049 HULL RD
Current Future Land Use


C-G
RM-1
RM-1
C-G
C-G
C-G
160 TALLEY CROSSING &
1049 HULL RD
Existing Zoning
N
C-G
RM-1
RM-2
C-R
C-G
C-G
160 TALLEY CROSSING &
1049 HULL RD
Proposed Zoning

Plat Doc: PLAT
Recorded 08/02/2023 05:29PM

Elisa Zarate, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 0000K Pg 0082-0083
Penalty: $0.00
Interest: $0.00
Participants: 9576554662

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF CLARKE COUNTY, GA. COMMUNITY PANEL 130040 0008 E HAVING AN EFFECTIVE DATE OF 09/30/2016 THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. SEE SHEET 2 FOR AFFECTED AREA.

NOTE: THE LIMITS OF THE FLOOD ZONE (CONTOUR ELEVATION 738.0') IS BEING SHOWN BASED ON LIDAR TOPOGRAPHIC INFORMATION PROVIDED BY THE REMOTE MAPPING GROUP, LLC, FLIGHT DATE APRIL 2023.

2. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS. BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.

3. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983\2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999972951. (GRID DISTANCE\SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB78 (2017).

5. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.

6. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,198 FEET AND AN ANGULAR CLOSURE OF 00'00'02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY C.P..

7. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:

TRACT "A" – WITHIN ONE FOOT IN 725,072 FEET.
TRACT "B" – WITHIN ONE FOOT IN 268,696 FEET.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

9. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

10. THIS PROPERTY DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.

11. THE FIELD SURVEY WAS CONDUCTED ON MAY 31ST & JUNE 7TH, 2023.

12. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

13. THE STREAM AND WETLAND LOCATIONS WERE PROVIDED BY TRAVIS PRUITT & ASSOCIATES, INC. VIA E-MAIL COORDINATE DATA, DATED APRIL 20TH, 2023.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

THIS SITE DOES CONTAIN STATE WATERS REQUIRING AN UNDISTURBED VEGETATIVE BUFFER.

SURVEYOR'S CERTIFICATION:

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON

HALL COUNTY SURVEYOR

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

06/12/2023
CHRIS M. PATTON, GA. R.L.S. #2647 DATE:

LEGAL DESCRIPTION: TRACT "A"

All that tract or parcel of land lying and being in 219th G.M.D., City of Athens, Clarke County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for CJB Athens LLC, dated June 12th, 2023 and being more particularly described as follows:

Commencing at a calculated point at the Georgia Department of Transportation baseline intersection of U.S. Highway No. 72 (Hull Road) (varying width right-of-way) (Per right-of-way map project EDS-72(26), dated May 3rd, 1995) & Voyles Road, located at Georgia State Plane Coordinate Northing 1455378.18, Easting 2551432.24, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 57 degrees 32 minutes 47 seconds West for a distance of 526.50 feet to a point a 1/2" rebar pin set, and said point being the TRUE POINT OF BEGINNING.

Thence along a curve to the left having a radius of 710.00 feet and an arc length of 137.13 feet, being subtended by a chord of North 80 degrees 05 minutes 49 seconds West for a distance of 136.92 feet to a point 1/2" rebar pin set; Thence North 85 degrees 37 minutes 48 seconds West for a distance of 360.51 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 790.00 feet and an arc length of 248.07 feet, being subtended by a chord of North 76 degrees 38 minutes 03 seconds West for a distance of 247.08 feet to a 1/2" rebar pin set; Thence North 67 degrees 38 minutes 17 seconds West for a distance of 20.20 feet to a calculated point; Thence along a curve to the right having a radius of 490.00 feet and an arc length of 3.95 feet, being subtended by a chord of North 67 degrees 24 minutes 27 seconds West for a distance of 3.95 feet to a 1/2" rebar pin set; Thence North 27 degrees 59 minutes 54 seconds East for a distance of 698.60 feet to a 1/2" rebar pin found; Thence North 27 degrees 49 minutes 53 seconds East for a distance of 409.28 feet to a 1/2" rebar pin & cap found stamped "Patton"; Thence continue North 27 degrees 49 minutes 53 seconds East for a distance of 456.73 feet to a calculated point in a lake; Thence North 45 degrees 09 minutes 08 seconds East for a distance of 604.67 feet to a calculated point in wetlands; Thence South 41 degrees 59 minutes 24 seconds East for a distance of 427.54 feet to a 1/2" rebar pin & cap found stamped "Patton"; Thence continue South 41 degrees 59 minutes 24 seconds East for a distance of 534.35 feet to a 1/2" rebar pin found; Thence South 44 degrees 49 minutes 43 seconds West for a distance of 761.21 feet to a 1/2" rebar pin found; Thence South 46 degrees 30 minutes 15 seconds West for a distance of 271.95 feet to a nail found at base of 2" open top pin found "disturbed"; Thence South 32 degrees 54 minutes 35 seconds West for a distance of 577.04 feet to a 1/2" rebar pin set and said point being the POINT OF BEGINNING.

Said property contains 36.84 acres more or less.

LEGAL DESCRIPTION: TRACT "B"

All that tract or parcel of land lying and being in 219th G.M.D., City of Athens, Clarke County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for CJB Athens, LLC, dated June 12th, 2023 and being more particularly described as follows:

Commencing at a calculated point at the Georgia Department of Transportation baseline intersection of U.S. Highway No. 72 (Hull Road) (varying width right-of-way) (Per right-of-way map project EDS-72(26), dated May 3rd, 1995) & Voyles Road, located at Georgia State Plane Coordinate Northing 1455378.18, Easting 2551432.24, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 57 degrees 32 minutes 47 seconds West for a distance of 526.50 feet to a point a 1/2" rebar pin set, and said point being the TRUE POINT OF BEGINNING.

Thence South 32 degrees 54 minutes 35 seconds West for a distance of 418.68 feet to a 2" open top pin found "disturbed"; Thence South 60 degrees 58 minutes 05 seconds West for a distance of 150.23 feet to a 1" open top pin found; Thence South 29 degrees 05 minutes 02 seconds East for a distance of 186.71 feet to a 1/2" rebar pin set on the Northerly right-of-way line of said U.S. Highway No. 72;

Thence following the Northerly right-of-way line of said U.S. Highway No. 72 the following course:

Thence South 60 degrees 44 minutes 26 seconds West for a distance of 125.20 feet to a 1/2" rebar pin set;

Thence leaving the Northerly right-of-way line of said U.S. Highway No. 72 the following courses:

Thence North 29 degrees 10 minutes 49 seconds West for a distance of 826.94 feet to a 1/2" rebar pin found; Thence North 27 degrees 59 minutes 54 seconds East for a distance of 40.94 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 490.00 feet and an arc length of 3.95 feet, being subtended by a chord of South 67 degrees 24 minutes 27 seconds East for a distance of 3.95 feet to a calculated point; Thence South 67 degrees 38 minutes 17 seconds East for a distance of 20.20 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 790.00 feet and an arc length of 248.07 feet, being subtended by a chord of South 76 degrees 38 minutes 03 seconds East for a distance of 247.08 feet to a 1/2" rebar pin set; Thence South 85 degrees 37 minutes 48 seconds East for a distance of 360.51 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 710.00 feet and an arc length of 137.13 feet, being subtended by a chord of South 80 degrees 05 minutes 49 seconds East for a distance of 136.92 feet to a 1/2" rebar pin set and said point being the POINT OF BEGINNING.

Said property contains 6.11 acres more or less.

AREAS:
TRACT A: 36.84 ACRES
TRACT B: 6.11 ACRES

UTILITIES:

1) TRACT A: ATHENS-CLARKE COUNTY WATER IS NOT AVAILABLE.
TRACT B: ATHENS-CLARKE COUNTY WATER IS AVAILABLE.
2) TRACT A & B: ATHENS-CLARKE COUNTY SANITARY SEWER IS NOT AVAILABLE.

OWNER:

EXCALIBER DEVELOPMENT LLC
P.O. BOX 520
CONYERS, GA. 30012

ADDRESS:

NO ADDRESS HAS BEEN ISSUED FOR THE SUBJECT PROPERTY

TAX PARCEL NUMBER:

213 018B

REFERENCES:

1. DEED BOOK 4044, PAGES 113-115
2. DEED BOOK 5307, PAGES 496-499]
3. DEED BOOK 3647, PAGE 198
4. DEED BOOK 369, PAGE 432
5. DEED BOOK 4294, PAGES 422-427
6. DEED BOOK 5352, PAGES 5-8
7. DEED BOOK 1600, PAGES 492 & 493
8. DEED BOOK 4684, PAGE 113
9. DEED BOOK 5383, PAGES 123 & 124
10. DEED BOOK 3349, PAGES 38-40
11. DEED BOOK 4868, PAGES 400-402
12. DEED BOOK 4637, PAGES 165-167
13. DEED BOOK 1885, PAGES 81 & 82
14. DEED BOOK 904, PAGE 305
15. DEED BOOK 5014, PAGES 174 & 175
16. PLAT BOOK "J", PAGES 178 & 179
17. PLAT BOOK "G", PAGE 146E

Owner's acknowledgement and declaration:

I (we) hereby certify that I am (we are) the owner of the property shown and described hereon and that I (we) hereby adopt the plan of subdivision with my (our) free consent, having established the minimum building restriction lines, dedicate all rights-of-way, water and sewer easements, drainage easements, alleys, walks, parks, and other open spaces to public or private use as noted, and agree to provide either directly or indirectly for the maintenance of all common areas and outlets. I (we) further acknowledge that possession of the right-of-way remains soley with the subdivider until such time as all bonds are released by Athens-Clarke County.

CJB Athens LLC — Owner
Subdivider

ATHENS-CLARKE COUNTY APPROVALS:

The plat has been approved in accordance with the Athens-Clarke County Subdivision Regulations.

Asst. Planning Director — 7/17/23 Date:

I hereby certify that all required improvements necessary to provide water and/or sanitary sewer service from the Athens-Clarke County water distribution and/or sanitary sewer collection system(s), as noted have been satisfactorily installed and been accepted by Athens-Clarke county for ownership, operation, and maintenance, or improvement guarantees, in an amount sufficient to secure the satisfactory installation and dedication of the necessary improvements, have been provided.

Public Utilities Director — 7/14/2023 Date:

I hereby certify that all required improvements necessary to provide all streets and other required public improvements in accordance with plans submitted to Athens-Clarke County by the subdivider's professional representatives have been satisfactorily completed or have been adequately guaranteed in an amount sufficient to secure satisfactory installation. All drainage and access easements shown are the maintenance responsibility of the property owner per ACC policy.

Public Works Director — 7/17/2023 Date

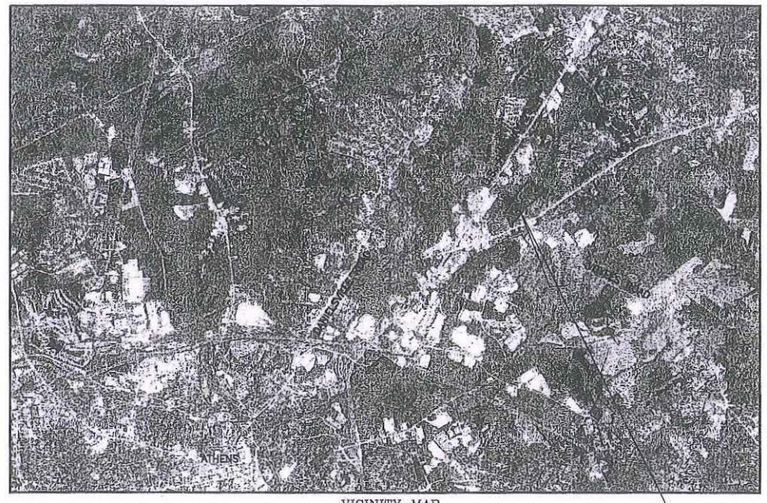
SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist. The field data upon which this plat is based has a closure precision of one foot in 24,811 feet, and an angular error of 00'00'04" per angle point, and was adjusted using Crandalls rule. This plat has been calculated for closure and is found to be accurate within one foot in feet.

By: CHRIS M. PATTON
Registered Georgia Land Surveyor No. 2647

Patton Land Surveying
P.O. Box 256 Gainesville, GA. 30503
Phone: (770) 532-6492
Fax: (770) 532-1995
E-Mail: cpatton@pattonsurveying.com
Date: JUNE 12TH, 2023

SUBDIVIDE SURVEY FOR:
CJB ATHENS LLC



VICINITY MAP
(NOT TO SCALE)

PROJECT LOCATION

NORTH

ZONING & BUILDING SETBACKS:

EXISTING ZONING: MIXED DENSITY RESIDENTIAL – RM-1
(BELOW INFORMATION TAKEN FROM THE ATHENS-CLARKE COUNTY CODE OF ORDINANCES

Sec. 9-8-3.- General regulations.

General regulations, all of the following are applicable in the RM-1 district:

Table 9-8-3	RM-1
Subdivision of less than 2 acres and/or fewer than five lots:	
Minimum lot area (square feet)	5,000
Minimum lot width and continuous linear street frontage (feet)[2]	50 For single-family attached units, the average lot width shall not be less than 20 feet.
Minimum lot depth (feet)	80
Minimum front yard (feet)[2]	15
Minimum side yard (feet)	6
Minimum side yard, rear	10
Minimum rear yard	10 feet, plus one foot for each foot of building height above 25 feet
The following limits apply to subdivision of two or more acres and five lots or more in lieu of minimum lot requirements:	
Minimum lot width and continuous linear street frontage (feet)[3]	90 For single-family attached units, the average lot width shall not be less than 20 feet.
Maximum lot density	6.6 lots per acre
Minimum building separation	12 feet
Minimum front yard (feet)[3]	15
Minimum rear yard	10 feet, plus one foot for each foot of building height above 25 feet
The following limits apply to all lots:	
Maximum residential density (lots/gross acre)[4]	10
Maximum lot coverage	55%
Minimum landscaped area	45%
The following limits apply to all buildings:	
Maximum building height[4]	30 feet

[1] For the purposes of calculating RM density, unit sizes are determined by counting the number of bedrooms, as defined in Chapter 9-2, using the following method:

Studio or bedroom = 1 unit.
2 bedrooms = 2 units
3 bedrooms = 3 units
4 bedrooms = 4 units.

If the result of the calculation yields a fractional unit amount, only the whole number portion of the unit measurement shall be used to determine the total development density.

No more than 25% of the total number of dwellings within a residential development shall have four or more bedrooms per dwelling unit.

Lots of record existing prior to December 7, 2010 and preserved lots in subdivisions platted for approval prior to December 7, 2010 which contained thereon less than three bedrooms shall be eligible to maintain a maximum of three bedrooms permitted that lot, meets the minimum lot size of 5,800 sq. ft. All other lots existing prior to December 7, 2010 which do not meet the minimum 5,800 sq. ft. lot size shall be eligible to maintain a maximum of two bedrooms.

For subdivisions of two or more acres and five lots or more, in lieu of new density calculation, the maximum density allowed for the entire development shall be calculated by multiplying the number of bedrooms units allowed per gross acre by the total development acreage.

[2] Unless otherwise specified in section 9-8-5.

[3] The lot width shall be measured beginning at the front building restriction line for the entire depth of the lot (yard, except for lots normally adjoining horseshoe street or cul-de-sacs, where the lot width shall be measured at the minimum required front setback line. Said density plan for residential subdivisions with two or more lots may have a maximum of ten percent of such lots exempted from the minimum lot width and continuous linear street frontage requirements during the subdivision of general development and/or narrow lot widths and varied frontages.

[4] Unless otherwise specified in section 9-8-5.2.1

[5] Except for lots entirely fronting turnaround areas of cul-de-sacs, the rear setback shall be measured beginning at the front lot line and measured for the entire minimum lot depth, for lots entirely fronting turnaround areas of cul-de-sacs, the lot width shall be measured beginning at the minimum required front setback line and measured for the remaining portion of the minimum lot depth.

(Ord. of 12-1-2008, § 1; Ord. of 6-2-09, § 10; Ord. of 1-5-2010, § 2; Ord. of 3-2-2010, § 2; Ord. of 12-1-2015, § 2; Ord. of 12-1-2015, § 1; Ord. of 3-2-2021, § 2; Ord. of 4-6-2021, § 2; Ord. of 12-7-2021, § 2; Ord. of 12-7-2021, § 1; Ord. of 12-21-2021(3), § 1.)

Non-Binding
Stephen Jaques
9-13-23

LEGEND:

- △ A.I.F. – ANGLE IRON FOUND
- ● A.F. – AXLE FOUND
- ■ C.M.F. – CONCRETE MONUMENT FOUND
- □ A.M.F. – ALUMINUM MONUMENT FOUND
- ⊙ C.T.F. – CRIMP TOP PIN FOUND
- ● R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
- ⊙ O.T.F. – OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- ⊙ I.P.F. – IRON PIN FOUND
- ⊗ P.K.N.F. – PARKER KALON NAIL FOUND
- ✕ F.X. – X-CUT FOUND
- ● N.F. – NAIL FOUND
- ○ R.F. – ROCK FOUND
- ⊞ R.R.F. – RAILROAD SPIKE FOUND
- ⊞ T.F. – TACK FOUND
- ⊠ P.K.N.S. – PARKER KALON NAIL SET
- ⊠ R.B.S. – 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- □ C.M.S. – CONCRETE MONUMENT SET
- ○ N.S. – NAIL SET
- ○ C.P. – CALCULATED POINT
- ⊟ D.I. – DROP INLET
- ⊕ J.B. – JUNCTION BOX
- ⊕ W.I. – WIER INLET
- ⊕ Y.I. – YARD INLET
- ⊡ C.V. – CABLE TV VAULT
- ⊡ C.R. – CABLE RISER
- ⊡ T.R. – TELEPHONE RISER
- ⊡ T.V. – TELEPHONE VAULT
- ⊡ T.P. – TELEPHONE POLE
- ⊡ T.M.H. – TELEPHONE MANHOLE
- ⊡ U.T.B. – UNDERGROUND TELEPHONE BOX
- ⊞ A.C. – AIR CONDITIONER
- ⊞ P.B. – POWER TRANSFORMER BOX
- ⊞ E.P.B. – ELECTRIC PULL BOX
- ⊞ E.M. – ELECTRIC METER
- ⊘ P.P. – POWER POLE
- ⊘ F.L. – FLOOD LIGHT
- ⊘ S.P. – SERVICE POLE
- ⊘ L.P. – LIGHT POLE
- ⊘ G.W. – GUY WIRE
- ⊘ O.P. – GUY ANCHOR POLE
- ⊞ E.S. – ELECTRIC SERVICE
- ⊞ W.M. – WATER METER
- ⊠ W.V. – WATER VALVE
- ⊘ F.H. – FIRE HYDRANT
- △ F.D.C. – FIRE DEPARTMENT CONNECTION
- ⊠ I.C.V. – IRRIGATION CONTROL VALVE
- ⊕ W.P. – WELL POINT
- ⊙ S.P.G. – WATER SPIGOT
- ⊕ B.O. – WATER BLOW OFF
- ⊞ B.F.P. – WATER BACKFLOW PREVENTER
- ⊙ SPK – SPRINKLER
- ⊙ C.O. – SANITARY CLEANOUT
- ⊙ S.S.M.H. – SANITARY SEWER MANHOLE
- ⊠ G.V. – SANITARY GATE VALVE
- ⊠ G.T. – GREASE TRAP
- ⊙ U.M. – UNKNOWN TYPE MANHOLE
- ⊠ GAS – GAS VALVE
- ⊠ G.M. – GAS METER
- ⊞ P.R. – PROPANE TANK
- F F.P. – FLAG POLE
- ⊠ T.S.P. – TRAFFIC SIGNAL POLE
- ⊠ T.S.B. – TRAFFIC SIGNAL BOX
- ⊙ M.W. – MONITORING WELL
- ⊙ S.H. – SPRING HEAD
- ⊙ B.P. – BOLLARD POST
- ⊙ S.N.L. – TRAFFIC SIGN
- ⊙ H.C.P. – HANDICAP PARKING
- ⊙ B.M. – BENCHMARK
- ⊠ M.B. – MAILBOX
- H.C.R. – HANDICAP RAMP
- A.H. – ACCESS HATCH
- R.L. – ROOF LINE
- E.P. – EDGE OF PAVEMENT
- B.C. – BACK OF CURB
- S.W.C.B. – SINGLE WING CATCH BASIN
- D.W.C.B. – DOUBLE WING CATCH BASIN
- I.E. – INVERT ELEVATION
- EL. – ELEVATION
- C.M.P. – CORRUGATED METAL PIPE
- R.C.P. – REINFORCED CONCRETE PIPE
- B.C.C.M.P. – BITUMINOUS COATED CORRUGATED PIPE
- H.D.P.E. – HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. – POLYVINYL CHLORIDE PIPE
- D.I.P. – DUCTILE IRON PIPE
- R.W. – RETAINING WALL
- —T— – BURIED TELEPHONE LINE
- —\— – OVERHEAD TELEPHONE LINE
- —W— – BURIED WATER MAIN
- —SS— – BURIED SEWER LINE
- —G— – BURIED GAS LINE
- —E— – BURIED ELECTRIC LINE
- —TV— – BURIED CABLE TV
- —O— – CHAIN LINK FENCE
- —□— – WOOD FENCE
- —x— – WIRE FENCE
- —o— – WROUGHT IRON FENCE
- —OHP— – OVERHEAD POWER LINES
- —▭— – TRAFFIC SIGNAL LINE
- <> – FENCE GATE
- P/L – PROPERTY LINE
- R/W – RIGHT-OF-WAY
- N/F – NOW OR FORMERLY
- ℄ – CENTERLINE
- INTX – INTERSECTION
- R – CURVE RADIUS
- L – CURVE ARC LENGTH
- Δ – CURVE CENTRAL ANGLE
- C BRG – CHORD BEARING
- C DIST – CHORD DISTANCE
- L.L. – LAND LOT
- N – NORTHING COORDINATE
- E – EASTING COORDINATE
- S/B – SETBACK
- P.O.B. – POINT OF BEGINNING
- P.O.C. – POINT OF COMMENCEMENT
- G.D.O.T. – GEORGIA DEPARTMENT OF TRANSPORTATION
- STA. – STATION
- P.C. – POINT OF CURVATURE
- P.T. – POINT OF TANGENCY
- SQ. FT. – SQUARE FEET
- ⟷ – CONTINUOUS OWNERSHIP
- ⊕ – BUILDING HEIGHT LOCATION
- 25.5 – BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
- × 25.52 – SPOT ELEVATION
- – CONCRETE
- – WOOD DECKING
- – GRAVEL
- – ASPHALT
- – PAVERBRICK

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www.pattonsurveying.com

COMPUTATIONS BY: D.K.
SURVEYED BY: C.P.
DRAFTED BY: D.K.
CHECKED BY: C.P.

SUBDIVIDE SURVEY FOR:
CJB ATHENS LLC
– LOCATED IN –
219TH G.M.D.
CITY OF ATHENS
CLARKE COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	07/05/2023	REVISED PER COUNTY COMMENTS

SHEET NUMBER:
1 of 2
SCALE: N/A
SURVEY DATE: 06/07/2023
PLAT DATE: 06/12/2023
16-021-HULL ROAD SUBDIVIDE.dwg
JN. 16-021

Plat Doc: PLAT
Recorded 08/02/2023 05:29PM

Elisa Zarate, Clerk Superior Court
Athens-Clarke County, Ga.
Bk 0000K Pg 0082-0083
Penalty: $0.00
Interest: $0.00
Participants: 9576554662

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

TALLEY CROSSING (80' PUBLIC RIGHT-OF-WAY)

TRACT 7

TRACT B-1 (PRIVATE ROAD)

REPLAT FOR EXCALIBER DEVELOPMENT, LLC (PLAT BOOK "J", PAGES 214-217) (PLAT BOOK "J", PAGES 234 & 235) (PLAT BOOK "J", PAGES 339 & 122) (PLAT BOOK "J", PAGES 121 & 122) (PLAT BOOK "J", PAGES 178 & 179)

LOT 8-EAST

N/F HULL JACKSON PROPERTIES, LLC (DEED BOOK 5283, PAGES 7-9)

N/F TALLEY CROSSING EAST LLC (DEED BOOK 5107, PAGES 444-447)

TRACT "C" (POND TRACT)

INTERSECTION OF THE TERMINUS OF TALLEY CROSSING PUBLIC R/W WITH THE CENTERLINE OF THE 80' WIDE ACCESS & UTILITY EASEMENT
N:1456282.72
E:2549411.55

CENTERLINE 80' ACCESS & UTILITY EASEMENT

C.P. L1 C.P. C1 C.P. S 85°37'46" E 200.41' C.P. C2 C.P.

60'

GRID NORTH

N/F EXCALIBER DEVELOPMENT, LLC (DEED BOOK 5014, PAGES 174 & 175)

FUTURE PUBLIC ROAD TRACT (80' ACCESS & UTILITY EASEMENT) (PLAT BOOK "J", PAGES 178 & 179)

S 42°25'38" E 328.72'

S.W.C.B. 18" C.M.P. 18" R.C.P. 18" C.M.P. S.W.C.B. S.W.C.B. S.W.C.B.

1/2" R.B.F.

1/2" R.B.S.

1/2" R.B.F. (PROPERTY LINE TIE) S 60°47'54" W 476.96'

P/L

C1 C2 C3 C4 C5 C6 C7 C8 L1 L2 L3 L4

N/F CJB ATHENS LLC (DEED BOOK 4044, PAGES 113-115)

FUTURE PUBLIC ROAD TRACT (TALLEY CROSSING 80' ACCESS & UTILITY EASEMENT)

S 85°37'46" E 360.51'

N 45°37'46" W 360.51'

15' S/B

10' S/B

PERMANENT ACCESS & SIGNAGE EASEMENT (DEED BOOK 3817, PAGES 282-291)

N 49°20'14" W 824.24'

6' CHAIN LINK FENCE

CELL TOWER

SCUTTLEBELL ROAD (PRIVATE ROAD)

TRACT "B" (6.11 ACRES)

30' JACKSON EMC R/W (DEED BOOK 1091, PAGE 29)

(TOTAL) S 32°54'35" W 418.88'

S 32°54'35" W 577.04'

164.37'

254.41'

41.62'

FENCE LINE (0.9' OUTSIDE P/L)

FENCE CORNER (ON P/L)

POINT OF BEGINNING TRACT "A" & "B" (1/2" R.B.S.)

PROPERTY TIE: N 57°32'47" W 526.50'

2" O.T.F. (DISTURBED)

2" I.P.F. (0.4' S.W. OF P/L)

1" O.T.F.

S 90°58'05" W 150.23'

S 29°09'52" E 186.71'

S 29°09'52" E 186.71' (PROPERTY LINE TIE)

EXCALIBER N/F SUBDIVISION (DEED BOOK 5456, PAGE 163)

N/F J & J SUNSET FARM LLC (DEED BOOK 1885, PAGES 61 & 62) (PLAT RECORDED IN DEED BOOK 904, PAGE 305) TRACT 4

N/F LISA VAUGHN & GINA SARTAIN NEILL (DEED BOOK 4668, PAGE 400-402)

CONCRETE MEDIAN

DIVIDED HIGHWAY SIGN

F.H. & W.V.

C.M.F. (R/W)

DIMDED HIGHWAY SIGN

APPROXIMATE LOCATION 8" WATER MAIN

1/2" R.B.F. (1.7' S.E. ON P/L EXTENDED)

15' S/B

3" DIAMETER BASE BILLBOARD SIGN

C.M.F. (0.1' NORTH, 0.9' WEST)

S 80°44'26" W 125.20'

E.P.

R/W

137+00 138+00 139+00 140+00 141+00 142+00 143+00 144+00 145+00 146+00 147+00 148+00 149+00 150+00 151+00 152+00 154+00

G.D.O.T. BASELINE

ASPHALT DRIVEWAY

METAL DISC FOUND (ON BASELINE) N:1454732.62 E:2550286.03

GRASS MEDIAN

CONCRETE FLUME

CONCRETE MEDIAN

D.I.

CONCRETE APRON

2.5' CONCRETE CURB & GUTTER

ASPHALT DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE MEDIAN

BASELINE INTERSECTION 153+00

U.S. HIGHWAY NO. 72 (HULL ROAD) (VARYING WIDTH R/W) (PER G.D.O.T. R/W MAP PROJECT EDS-72(26) DATED MAY 3RD, 1995)

G.D.O.T. BASELINE FOR VOYLES ROAD

P.I. 154+73.31

CENTERLINE PROPOSED EXTENSION OF TALLEY CROSSING

POINT OF COMMENCEMENT (G.D.O.T. BASELINE INTERSECTION OF U.S. HIGHWAY 72 & VOYLES ROAD) (CALCULATED POINT) N:1455378.18 E:2551432.24

R=750.00' L=539.38' Δ=41°12'20" C BRG=N 53°00'05" W C DIST=527.83'

WATERLEAF AT EAST ATHENS LLC (PLAT BOOK J, PAGES 178 & 179)

15' PERMANENT SLOPE EASEMENT (DEED BOOK 5456, PAGES 306-329)

20' TEMPORARY CONSTRUCTION EASEMENT (DEED BOOK 5456, PAGES 306-329)

5' CHAIN LINK FENCE

(TOTAL) N 27°49'53" E 698.60'

N 27°49'53" E 409.28'

FEMA FLOOD ZONE LIMIT ELEVATION 738.00' (SEE SURVEYOR'S NOTE #1)

FLOODWATER FLOWAGE EASEMENT (CONTOUR ELEVATION 744.0') (DEED BOOK 319, PAGES 307 & 308)

TRACT "A" (36.84 ACRES)

N/F ATHENS CHRISTIAN SCHOOL INC. (DEED BOOK 3647, PAGE 198) (DEED BOOK 389, PAGE 432) (PLAT BOOK "G", PAGE 146E)

C.P. CORNER FALLS OUT IN WETLANDS (NOT SET/OR FOUND)

N 45°09'08" E 604.67'

CORNER FALLS IN LAKE (NOT SET/OR FOUND)

1/2" R.B.F. & CAP STAMPED "PATTON"

(TOTAL) N 27°49'53" E 886.01'

N 27°49'53" E 456.73'

LAKE

PERMANENT STORAGE & TEMPORARY DETENTION OF STORM WATER EASEMENT (CONTOUR ELEVATION 728.2') (GENERALLY FOLLOWS EDGE OF WATER) (DEED BOOK 319, PAGES 307 & 308)

LIMITS OF LAKE

25' STATE WATER BUFFER

WETLAND

75' ATHENS-CLARKE COUNTY RIPARIAN BUFFER

WETLAND

LIMITS OF WETLAND

S 47°59'24" E 423.54'

N/F - CD PROPERTIES, LLC & JAMES SEDRICK JR. (DEED BOOK 4234, PAGES 422-427)

1/2" R.B.F. & CAP STAMPED "PATTON"

FLOODWATER FLOWAGE EASEMENT (CONTOUR ELEVATION 744.0') (DEED BOOK 319, PAGES 307 & 308)

FLOOD ZONE AE

FEMA FLOOD ZONE LIMIT ELEVATION 738.00' (SEE SURVEYOR'S NOTE #1)

25' STATE BUFFER

75' ACC RIPARIAN STREAM BUFFER

C/L STREAM

S 47°59'24" E 554.35'

S 47°59'24" E 977.89' (TOTAL)

WETLAND

FENCE (4.1' INSIDE P/L)

(TOTAL) S 44°49'43" W 761.21'

443.99'

1/2" R.B.F. (ON P/L)

10' S/B

317.22'

FENCE CORNER (2.2' OUTSIDE P/L)

1/2" R.B.F.

4' WIRE FENCE

APPROXIMATE P/L

FENCE CORNER (4.9' OUTSIDE P/L)

4' WIRE FENCE (MEANDERING P/L)

POND

1/2" R.B.F.

END OF FENCE (2.2' INSIDE P/L)

NAIL FOUND @ BASE 2" O.T.F. DISTURBED

S 46°30'16" W 271.35'

N/F ERIC ORAL DOVE (DEED BOOK 4684, PAGE 113)

N/F J.H. KESLER JR & SHARON S. KESLER (DEED BOOK 1602, PAGES 491 & 492)

N/F EDITH DAVIS (DEED BOOK 2353 PAGES 5-9)

S 32°54'35" W 577.04'

10' S/B

495.59'

4' WIRE FENCE

FENCE LINE (0.5' OUTSIDE P/L)

N/F ABBY BURTON (DEED BOOK 5383, PAGES 123 & 124)

Non-Binding
Stephen Jaques
9-13-23

N/F GEMA PROPERTIES, LLC (DEED BOOK 3349, PAGES 38-40)

CALLS ALONG CENTERLINE ACCESS & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L1	S 62°25'50" E	87.63
L2	S 67°38'17" E	20.20

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	450.00'	53.03'	53.00'	S 59°01'14" E	6°45'08"
C2	450.00'	53.01'	52.97'	S 59°01'14" E	6°44'58"
C3	450.00'	40.93'	40.92'	S 65°01'07" E	5°12'41"
C4	750.00'	235.51'	234.58'	S 76°39'03" E	17°59'31"
C5	750.00'	157.41'	157.13'	S 79°37'05" E	12°01'32"

BOUNDARY CALLS

LINE	BEARING	DISTANCE
L3	N 67°38'17" W	20.20'
L4	N 27°59'54" E	49.94'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	710.00'	137.13'	136.92'	N 80°05'49" W	11°03'56"
C7	790.00'	248.09'	247.09'	N 76°39'03" W	17°59'31"
C8	490.00'	3.95'	3.95'	N 67°24'27" W	0°27'41"

100' 0' 100' 200' 300'
GRAPHIC SCALE — 1 INCH = 100 FEET

REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON LAND SURVEYING, LLC

P.O. BOX 256
CUMMING, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

COMPUTATIONS BY:	C.K.
SURVEYED BY:	C.P.
DRAFTED BY:	C.K.
CHECKED BY:	C.P.

SUBDIVIDE SURVEY FOR:
CJB ATHENS LLC
- LOCATED IN -
219TH G.M.D.
CITY OF ATHENS
CLARKE COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	07/05/2023	REVISED PER COUNTY COMMENTS

SHEET NUMBER:
2 of 2
SCALE: 1" = 100'
SURVEY DATE: 06/07/2023
PLAT DATE: 06/12/2023
16-021-HULL ROAD SUBDIVDE.dwg
JN. 16-021

Non-Binding
Stephen Jaquith
9-13-23

Rezone for Parcel 213 018P
160 Talley Crossing/1049 Hull Road
REPORT

This report is intended to support the application to rezone of parcel 213 018P. The parcel contains 6.11 acres and is currently zoned RM-1. The original property (parcel 213 018B) has been subdivided so that Tract A may be developed under the current RM-1 zoning and to construct the extension of the existing public road, Talley Crossing as shown in the attached subdivision plat. A private road across Tract B (now Parcel 213 018P) is still planned to interconnect Talley Crossing to GA Highway 72. In the future, the goal for Athens-Clarke County (ACC) is to extend Talley Crossing beyond this property to align with the current GA 72-Voyles Road intersection. The owner wishes to rezone Parcel 213 018P to RM-2. The Future Land Use of this parcel is Mixed Density Residential which is compatible with zoning RS-5, RM-1, RM-2, C-O and C-N. The area proposed to be rezoned is 6.11 acres and is bounded on the southeast by Georgia Highway 72. It will be bounded on the southwest by the Southwell tract and on the north by the future extension of Talley Crossing. The owner wishes to construct townhouses on the property which will be sold to homeowners. This will provide an ownership option to the mix of available multi-family apartments in the area. The owner wishes to retain development options available under an RM-2 zoning; therefore, the request is a rezone to RM-2 with no conditions. The parcel would be developed following the Athens Clarke County Code of Ordinances for the proposed zone.

The requested rezone is compatible with the Future Land Use designation of this property: Mixed Density Residential. As a result, this is a Type II rezone application.

The development of this parcel under an RM-2 zoning will not create an isolated district in the Future Development Map in the sense that the abutting properties have or will contain multi-family residential. The parcel to the southwest identified with Southwell Road is proposed to be developed as commercial fronting Hull Road with residential behind. The RM-2 zoning allows for a slightly higher density than RM-1 which is needed to support the infrastructure development on this small parcel.

The proposed rezoning will not adversely affect the balance of the land uses in Athens Clarke County since the parcel is already RM-1 and the surrounding area is developing in proportionate commercial and residential uses. The current zoning allows multi-family residential use at a density of 16 bedrooms so the change to RM-2 on this property (Parcel 213 018P, aka Tract B) will increase the bedroom count on the total parcel (Tract A and B) from 687 bedrooms to 735 bedrooms.

The rezone should not affect the provision of services in the area. ACC and private developers have developed the infrastructure to support this amount of density in commercial and residential uses. Any infrastructure required to support the development of this property is being provided by the owner or developer including the construction of the private road that will run through this parcel. Water and sewer infrastructure will be sized to handle other future development that may tie to that installed by the owner.

The proposed use on this parcel appears to meet all objective criteria set forth for that use in the zoning regulations. No variances or special conditions are required to develop the property under RM-2 zoning regulations. An RM-2 zoning conforms to the purpose and intent of the Comprehensive Plan for this area.

Non-Binding

The existing land use pattern surrounding the property is a mix of commercial and residential properties of varying densities. The intent of this rezone is to develop the property under RM-2 zoning to provide an ownership alternative to the apartments in the area.

The surrounding parcels are a mix of multifamily residential or commercial uses on properties zoned C-G or C-R. While the proposed rezone of this parcel may be construed as creating an isolated district, it is, in effect, not. The adjacent C-G parcel to the southwest of this parcel is being developed as a multifamily development under an approved special use plan. There are other multifamily developments under construction or planned nearby.

The population density pattern for the area is increasing in density. The existing roads in the area are developed or being developed to handle the required density. The increase in density will result in a new traffic light at the intersection of Talley Crossing and Highway 29 once the Georgia Department of Transportation has actual field counts to warrant the signal. The rezone will allow the property to be developed which will result in the extension of the private road from Talley Crossing to Highway 72. This supports ACC's long-range goal for a road extension from US Highway 29 to Voyles Road. The GDOT permit for the road intersection with Highway 72 has been approved. This will be a right-in/right-out intersection. The GDOT entrance plan includes a sidewalk along Highway 72 for the length of the frontage, on Highway 72. The existing utilities installed were designed to handle the capacity envisioned by this rezone following the ACC Comprehensive plan. The traffic study completed for the rezone of the entire parcel is still valid for this small increase in bedroom count. It is attached to this report.

The owner or developer will be constructing all the roads and utilities to support development under an RM-2 zone. Athens-Clarke County currently has water and sewer capacity to support development under the density allowed by RM-2 zone. See attached letter. This development may increase the number of children attending Clarke County schools.

The development of this parcel, regardless of zoning, will create minor environmental impacts on the property. The impact will be mitigated by application of current ACC ordinances for Erosion Sedimentation and Pollution Control as well the Georgia Stormwater Management Manual. There are no rivers or streams on Tract B. Tract B contains no environmental areas. No reduction in air quality is anticipated during or after this development.

The proposed zoning amendment will not be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations because the adjacent parcels are all zoned RM-1, C-R or C-G. The increase in bedrooms allowed under RM-2 increases the number of bedrooms from 687 to 735 bedrooms on these two tracts.

The aesthetic effect of existing and future use of the property as it relates to the surrounding area is not changed whether the property is RM-1 or RM-2. All developments must conform to ACC development ordinances; therefore, residential development will be similar in either development case.

The future extension to Talley Crossing will create a new corridor directly to the employment area to the east across Highway 72. This rezone will result in residential development in close proximity to existing and future commercial and industrial businesses nearby. The rezoned property will include amenities and is close enough to businesses to create a walkable environment.

ENGINEERS
ARCHITECTS
PLANNERS
amt
ARMENTROUT • MATHENY • THURMOND

LEGAL DESCRIPTION –PARCEL 213 018B
42.951 acres proposed to be rezoned from RM-1 to RM-2

Commencing at a concrete R/W monument at the intersection of the northerly right-of-way of Hull Road (aka Georgia Highway 72 – R/W varies) and the easterly right-of-way of Southwell Road (private); running thence along the northerly right-of-way of Hull Road North 60 degrees 20 minutes 22 seconds East a distance of 446.91 feet to the True Point of Beginning; from said True Point of Beginning running along property now or formerly owned by J & J sunset Farm, LLC North 29 degrees 10 minutes 52 seconds West a distance of 828.56 feet to a 1/2 inch rebar with cap found; thence along property now or formerly owned by the Talley Irrevocable Family Trust North 28 degrees 00 minutes 16 seconds East a distance of 747.73 feet to a 1/2 inch rebar found; thence along property now or formerly owned by Teaster Properties, LLLP North 27 degrees 53 minutes 41 seconds East a distance of 867.20 feet to a point; thence along property now or formerly owned by Athens Christian School, Inc. North 45 degrees 04 minutes 41 seconds East a distance of 604.29 feet to a 1/2 inch rebar set; thence along property now or formerly owned by Nancy C. Pridgen South 41 degrees 58 minutes 45 seconds East a distance of 962.00 feet to a 1/2 inch rebar found; thence along properties now or formerly owned by Autry and Kesler South 44 degrees 49 minutes 51 seconds West a distance of 761.46 feet to a 5/8 inch rebar found; thence along property now or formerly owned by Ruth Kesler Hill South 46 degrees 30 minutes 17 seconds West a distance of 271.89 feet to a 2 inch pipe found; thence along property now or formerly owned by Gema Properties, LLC South 32 degrees 52 minute 59 seconds West a distance of 741.23 feet to a 2 inch pipe found; thence along property now or formerly owned by Olle Sartain South 32 degrees 59 minutes 01 seconds West a distance of 254.27 feet to a 1/2 inch rebar found; thence along property now or formerly owned by D. H. Kesler South 61 degrees 01 minutes 05 seconds West a distance of 150.33 feet to a 2 inch pipe found; Thence along property now or formerly owned by D. H. Kesler South 29 degrees 01 minutes 47 seconds East a distance of 187.50 feet to a point on the northerly right-of-way of Hull Road; thence along said northerly right-of-way of Hull Road 60 degrees 20 minutes 22 seconds West a distance of 125.08 feet to a point, being the True Point of Beginning.

Said tract contains 42.951 acres of land

330 Research Drive, Suite A240 • Athens, GA 30605
Tel 706.548.8211 • Fax 706.548.1814 • www.amtathens.com

ATHENS CLARKE COUNTY

August 3, 2023

Lynne Simmons
330 Research Drive, Suite A-240
Athens, GA 30605

Re: Water & Sanitary Sewer Evaluation
0 Hull Road (Parcel #213 018B)

Dear Ms. Simmons:

Per your request, the Public Utilities Department evaluated the water and wastewater capacity for the above referenced project. This evaluation was made utilizing the following criteria and/or assumptions:

1. Development Type: Zone RM (Mixed Density Residential)
2. Domestic Water Demand: Residential = 319 GPM Total
3. The Athens-Clarke County water system's available fire flow (AFF) capacity to serve this project is currently limited to 1,500 GPM
4. Sanitary Sewer Demand: Residential = 112,248 GPD

As of this date, the Athens-Clarke County water system and sanitary sewer system do have capacity available to serve the proposed development with water and sanitary sewer based on the above referenced demands.

The Unified Government of Athens-Clarke County does not reserve utility line capacity for this or any other development. This evaluation is valid for one (1) year from the date of this letter. Service capacity is committed to a particular development only, when the owner/developer secures a building permit for the Athens-Clarke County Building Permits and Inspection Office.

This evaluation is based on information you provided. If the development requires rezoning or is not compatible with the Athens-Clarke County Land Use Plan an additional evaluation may be required.

ENGINEERING MANAGEMENT
124 E. Hancock Ave. * P.O. Box 1868 * Athens, Georgia 30601 - 1868
(706) 613-3490 FAX (706) 613-3198

Lynne Simmons
0 Hull Road (Parcel #213 018B)

August 3, 2022

Please be aware that the Athens-Clarke County Fire Marshal is responsible for determining and approving the Needed Fire Flow (NFF) for the proposed development. You should contact the Fire Marshal for a determination of the NFF to insure that the NFF does not exceed the Available Fire Flow (AFF).

If an extension(s) is required to obtain utility service from the public system, the extension(s) will be at the sole responsibility and expense of the property owner/developer. Permanent easements conveying ownership, operation, and maintenance responsibility of the utility lines and meters to the Unified Government of Athens-Clarke County are required for any extension.

If you have any questions or need additional information, please call.

Sincerely,

John P. Halley
Interim Utility Engineer

Cc: Hollis Terry IV, Interim Director
Brad Griffin, Planning Director
Inspector, Fire Department
Office File

JH/ma

Attachment #1

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **ALCOHOLIC BEVERAGES**; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. Section 6-3-1 entitled "*Definitions*" of the Code of Athens-Clarke County, is hereby amended by adding a definition for the term "substantial control" as follows:

> "*Substantial control:* When used in reference to a business entity, such as a corporation, partnership, joint venture, or limited liability company (LLC), means any of the following:
>
> (a) an individual person who possesses or controls at least twenty-five percent of the equity or ownership interest in the business entity;
>
> (b) an individual person who possesses or controls any equity or ownership interest in the business entity and who also serves as a managing partner, managing member, chief executive officer, chief operating officer, president, vice-president, or similar executive-level position for the entity;
>
> (c) an individual person who possesses or controls any equity or ownership interest in a business entity and who also serves as a voting member of the business entity's board of directors or an equivalent governing body; or
>
> (d) an individual person who possesses or controls at least twenty-five percent of the voting shares, voting units, voting partnership or membership interests, or similar voting rights in a business entity."

SECTION 2. Section 6-3-3 entitled "*Same—Application procedure*" of the Code of Athens-Clarke County, subsection (c) thereof entitled "*Entities—Ownership*" is hereby amended by deleting the first clause of the first sentence of subsection (c) in its entirety and inserting a new clause as follows:

> "(c) *Entities—Ownership*. All applicants other than individual persons shall list the names, addresses and percentage of ownership interest of all individual persons who have an ownership interest in such entity and who exercise substantial control over such entity, unless:"

SECTION 3. Section 6-3-3 entitled "*Same—Application procedure*" of the Code of Athens-Clarke County, paragraph (1) of subsection (d) thereof entitled "*Same—Additional data*" is hereby deleted in its entirety and the following new paragraph (1) is inserted in lieu thereof:

"**Section 6-3-3. Same—Application procedure.**

(d) *Same—Additional data.*

(1) *Corporate, partnership, sole proprietors, and limited company applications*. All corporate applicants shall list the names and addresses of the officers of the corporation. All sole proprietors shall apply in the name of the sole proprietor. All limited liability applicants shall provide the names and addresses of all members who exercise substantial control over the entity and all managers of the limited liability company. In addition thereto, all applicants, including sole proprietors and partnerships if the sole proprietor or at least one partner is not working full-time in a managerial capacity on the premises, shall name a manager, whose name shall appear as such on the license issued to the corporation. The corporation, partnership, sole proprietor, or limited liability company shall provide the name and address of said manager, who shall be a full-time employee of the corporation, partnership, sole proprietorship, or limited liability company and who shall be the individual who does in fact have regular, managerial and supervisory authority over the business conducted on the licensed premises. In addition, the manager shall be an agent for service for the corporation, partnership, sole proprietorship, or limited liability company in addition to all other methods allowed for serving a corporation or other entity by the laws of Georgia. Any person who has been a manager of a corporation, partnership, sole proprietorship, or limited liability company whose license has been revoked is ineligible to act as manager for any licensee thereafter. A change in ownership shall require a new application if such change in ownership will result in a new individual who was not previously listed on the application and who exercises substantial control over the entity."

SECTION 3. Section 6-3-3 entitled "*Same-Application procedure*" of the Code of Athens-Clarke County, subsection (e) thereof entitled "*Investigation*" is hereby deleted in its entirety and the following new subsection is inserted in lieu thereof:

"**Section 6-3-3. Same—Application procedure.**

(e) *Investigation*. The Director of Finance or his designated representative shall submit the application after filing to the police department. Each applicant authorizes Athens-Clarke County and its agents to secure from any court, law enforcement agency, or other public agency his criminal history and the criminal history of all individuals required to be listed on the application, including but not limited to sole proprietor, partners, LLC members who exercise substantial control over the entity, corporate officers, corporate

stockholders, and managers, and authorizes Athens-Clarke County to use such information in determining whether the license applied for shall be issued. Each applicant waives any right that he would otherwise have to preclude Athens-Clarke County or its agents from obtaining and using such information and each applicant further waives any liability of Athens-Clarke County or its agents for obtaining and using such information, and agrees to indemnify and hold Athens-Clarke County harmless against the claims of any person listed by the applicant on the application and by doing so has authorized Athens-Clarke County to investigate. The police department shall make an arrest and conviction investigation concerning any applicants hereunder and all individuals required to be listed on the application, including but not limited to sole proprietor, partners, LLC members who exercise substantial control over the entity, corporate officers, corporate stockholders, and managers. The police department shall submit the results of the investigation to the Director of Finance or his designated representative within 30 days of submission."

SECTION 4. Should any provision, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, paragraphs, sentences, or words of this Ordinance as hereby issued shall remain in full force and effect. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall become effective immediately upon its approval by the Mayor or its adoption into law without such approval.

SECTION 6. The Clerk of Commission, in consultation with the County Attorney, shall have the power to correct scrivener's errors.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Ordinance Amendment related to ownership requirements for Alcohol License applicants (Section 6-3-1 and 6-3-3 (c), (d), and (e)).

DATE: August 31, 2023

BUDGET INFORMATION: NA

REVENUES: NA

EXPENSES: NA
ANNUAL:
CAPITAL:
OTHER:

FUNDING SOURCE: NA

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Amend the Athens-Clarke County Code of Ordinances section 6-3-1 and section 6-3-3 (c), (d) and (e) to amend ownership requirements for alcohol license applicants (**Attachment #1**); and
b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On May 5, 2023, the Attorney's Office contacted the Finance Department regarding a potential change in the alcohol ordinance with respect to alcohol license requirements and criminal history review for owners of entities applying for or renewing alcohol licenses.

FACTS & ISSUES:

1. Under the current ordinance, each applicant for an alcohol license, including entity owners, must disclose their name, address, ownership interest and consent to a criminal history review regardless of how much ownership interest the individual holds (unless the entity is specifically exempted as noted in Section 6-3-3(c)(1) and c(2)), as noted in the following code sections:

   Section 6-3-3 (c) states, in part, *"Entities—Ownership. All applicants other than individual persons shall list the names and addresses of all individual persons who have an ownership interest in such entity and the percentage ownership of each person,.."*

Section 6-3-3 (c) states, in part, *"Investigation. The Director of Finance or his designated representative shall submit the application after filing to the police department. Each applicant authorizes Athens-Clarke County and its agents to secure from any court, law enforcement agency, or other public agency his criminal history and the criminal history of all individuals required to be listed on the application, including but not limited to sole proprietor, partners, members, corporate officers, stockholders, and managers, and authorizes Athens-Clarke County to use such information in determining whether the license applied for shall be issued."*

2. Code of Ordinance section 6-3-4 (b) prohibits issuance of an alcohol license if any person on the application has been convicted of certain crimes during a period of time prior to submission of the alcohol license application. As a result, applicants (and license holders at renewal) must submit fingerprints and consent to a criminal history investigation by the ACCGov Police Department. These requirements apply to all persons on an alcohol application or license, regardless of their percent ownership or their level of control over the business entity. For some entities, this may include a large number of individuals.

3. To address the concerns expressed by entities with large numbers of owners and entities with private equity investors who own a small percentage of the entity and do not exercise substantial influence over important decisions made by the entity, the Attorney's Office drafted proposed revisions to the current alcohol ordinance (**Attachment #2**). These revisions limit requirements to entity owners that exercise "substantial control" (as defined in Attachment #1) including ownership of at least 25% of the business entity. Currently, of the 362 active alcohol licenses, 44 have four or more persons on the license and 17 have five or more. If the alcohol ordinance is amended as proposed, then owners that do not exercise "substantial control" would not be listed on the alcohol license or be subject to a criminal history investigation. The ordinance changes will become effective upon approval.

4. This ordinance change supports the following ACCGov Strategic Plan Goal & Strategy: Goal Area 3: Organizational Improvement;

   Strategy C: *Improve programs, processes, policies and communication external and internal, assess how resources are allocated to meet existing and future needs for better service delivery and what we deliver*.

OPTIONS:

1. Mayor and Commission:
   a. Amend the Athens-Clarke County Code of Ordinances section 6-3-1 and section 6-3-3 (c), (d) and (e) to amend ownership requirements for alcohol license applicants (**Attachment #1**); and

   b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission do not adopt the proposed ordinance.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a. & b.

DEPARTMENT:
Prepared by: Chris Caldwell, Finance Department

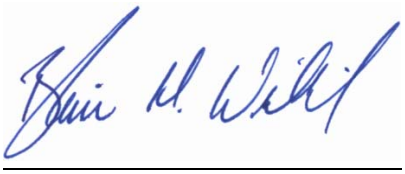
David Boyd

David Boyd, Director of Finance

09/11/2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

September 13, 2023
Date:

ATTACHMENTS:

Attachment #1 – ordinance amendment – alcoholic beverages Section 6-3-1 and 6-3-3
Attachment #2 – current alcoholic beverage code 6-3-1 and 6-3-3 with mark up

Sec. 6-3-1. Definitions.

The following definitions shall apply in the interpretation and enforcement of this chapter:

Alcohol: Ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, from whatever source or by whatever process produced.

Alcoholic beverage: Includes all alcohol, distilled spirits, beer, malt beverage, wine, or fortified wine.

Alcoholic Treatment Center: Any state, county, or municipal government-owned or operated hospital, community mental health center, or other facility utilized for the diagnosis, care, treatment, or hospitalization of persons who are alcoholics.

Brew pub: Any eating establishment in which beer or malt beverages are manufactured or brewed, subject to the barrel production limitation prescribed in section 3-5-36 of the Official Code of Georgia Annotated for retail consumption. As used in this chapter, the term "eating establishment" means an establishment which is licensed to sell distilled spirits, malt beverages, or wines and which derives at least 50 percent of its total annual gross food and beverage sales from the sale of prepared meals or food.

Brewer: A manufacturer of malt beverages.

Broker: Means any person who purchases or obtains an alcoholic beverage from an importer, distillery, brewery, or winery and sells the alcoholic beverage to another broker, importer, or wholesaler without having custody of the alcoholic beverage or maintaining stock of the alcoholic beverage.

Brown bag establishment: Any private club, restaurant, music hall, theater, bowling alley or any other establishment providing food or entertainment in the normal course of business in which the owners or their employees or agents knowingly allow patrons to bring in and consume on the premises the patrons' own alcoholic beverages.

Brown bagging: The act of a patron or patrons entering any private club, restaurant, music hall, theater, bowling alley, or other establishment providing food or entertainment in the normal course of business and bringing in and consuming the patrons' own alcoholic beverages.

Church: A permanent building owned and operated exclusively by a religious organization and publicly designated a church where persons regularly assemble for religious worship. The minimum distance requirements from church buildings shall not apply to space in a shopping center or residences also used for religious purposes.

College campus: Real property owned by a college or university with educational buildings in which are taught the subjects commonly taught in the colleges of this state.

Crime of moral turpitude: A crime which is contrary to justice, honesty, modesty, good morals or a person's duty to other people. Misdemeanors that are crimes of moral turpitude for the purpose of the chapter include but are not limited to theft, bad checks, shoplifting, making terroristic threats, giving false name to a police officer, false swearing, forgery, fraud or extortion.

Distilled spirits or liquor: Any alcoholic beverage obtained by distillation or containing more than 21 percent alcohol by volume, including, but not limited to, all fortified wines.

Doorperson: The employee of any Class D, E, or F licensee who has the responsibility for and duty of checking the identification of patrons entering the licensed premises for on-premises consumption of alcohol.

Election day: That period of time beginning with the opening of the polls and ending with the closing of the polls.

Financial interest: Includes, but is not limited to, holding any indebtedness or security interest in a business.

Grocery store: A retail establishment which has a total retail floor space of at least 10,000 square feet of which at least 85 percent is reserved for the sale of food and other nonalcoholic items and conducts all of its sales inside the building containing its retail floor space.

Growler: A sealed retail container containing a malt beverage drawn from a tap on a cask or keg on site, packaged and securely sealed by the license holder or its employees, and sold on the licensed premises by a Class B license holder.

Home-brew beverage: Any malt beverage produced pursuant to O.C.G.A. § 3-5-4.

Home-brew special event: Any contest, judging, tasting, or other similar event that occurs at a central location outside of private residences whereby different home-brew beverages that have been manufactured in private residences are sampled, compared, and consumed by participants in and judges of such events for awards, money, prizes, recognition or any other valuable consideration.

Hotel: A building or other structure kept, used, maintained, advertised and held out to the public to be a place where sleeping accommodations are offered for adequate pay to travelers and guests, whether transient, permanent or residential, in which 50 or more rooms are used for the sleeping accommodations of such guests, such sleeping accommodations being conducted in the same building or in separate buildings or structures used in connection therewith that are on the same premises and are a part of the hotel operation. Motels meeting the qualifications set out in this definition for hotels shall be classified in the same category as hotels.

Housing Authority Property: Any property containing 300 housing units or fewer owned or operated by a housing authority created by Article 1 of Chapter 3 of Title 8, of the Official Code of Georgia, known as the "Housing Authorities Law."

Immediate family: Means any person related to the holder of an alcoholic beverage license within the first degree of consanguinity or affinity as determined according to canon law, which shall include a person's spouse, parents, stepparents, parents-in-law, brothers and sisters, stepbrothers and stepsisters, brothers-in-law and sisters-in-law, children, stepchildren, and children-in-law.

Importer: Means any person who imports an alcoholic beverage into this state from a foreign country and sells the alcoholic beverage to another importer, broker, or wholesaler and who maintains a stock of the alcoholic beverage.

In-room service: Means:

(a) The delivery of alcoholic beverages in unbroken packages by an employee of a hotel to a registered guest's room or to a registered guest at any location in the same building as the hotel when such alcoholic beverages have been ordered by the guest and when the guest shall be billed for the cost of such alcoholic beverages at the time of delivery and when the sale of such alcoholic beverages is completed at the time of delivery; and

(b) The provision of a cabinet or other facility located in a hotel's guest room which contains alcoholic beverages and which is provided upon written request of the guest and which is accessible by a lock and key only to the guest and for which the sale of the alcoholic beverages contained therein is deemed to be final at the time except for a credit which may be given to the guest for any unused portion.

Legal alien: A foreign national who possesses a valid United States government-issued I-551 card. An application for I-551 status does not meet the legal alien definition. Any other status which allows a person to enter the United States does not comply with this definition.

Legal resident: A United States citizen or a legal alien.

Licensed alcoholic beverage caterer: Any holder of a class D, E, or F alcoholic beverage license issued under this chapter who obtains an alcoholic beverage caterer license and who otherwise qualifies with the provisions set forth in O.C.G.A. Title 3, Chapter 11.

Licensed premises: Includes all the space or area owned, leased and/or controlled by the licensee and used for the purpose of operating under the license, including but not limited to all rooms wherein alcoholic beverages are sold, furnished, served, or consumed, except when such a room is located in a hotel, motel, or similar facility or in a shopping center in which case only such room and any adjoining storage, office, toilet, and other similar rooms shall constitute the licensed premises. For Class D, E, or F licenses, such premises include adjoining patios, decks, porches or sidewalk cafes. A floor plan for each licensed premise as defined herein must be submitted with each application for a license under this chapter.

Licensee: The person to whom a license under this chapter is issued.

Malt beverage: Means any alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any other similar product, or any combination of such products in water, containing not more than 14 percent alcohol by volume and including ale, porter, brown, stout, lager beer, small beer, and strong beer. The term does not include sake, known as Japanese rice wine.

Manufacturer: Any maker, producer, or bottler of an alcoholic beverage. The term also means:

(a) In the case of distilled spirits, any person engaged in distilling, rectifying, or blending any distilled spirits; and

(b) In the case of any malt beverages, any brewer; and

(c) In the case of wine, any vintner.

Manager: A person who has responsibility for management of the operations, including sale of alcoholic beverages, at the location to be licensed or supervision of management of the operations, including sale of alcoholic beverages, at the location to be licensed and who is a full-time employee of the corporation, partnership, proprietor, or other ownership entity.

Movie theater (cinema, motion picture theater): Any indoor facility or auditorium, open to the public, which is used primarily for and designed for the purpose of exhibiting films or other similar performances by use of film projectors or digital cinema projection. This definition shall not include adult entertainment establishments of any kind. For the purposes of this chapter, a movie theater shall be required to have the following:

(1) At least two auditoriums for audience viewing of films with a minimum of 100 permanently-affixed stadium seats per auditorium and one permanently-affixed and wired large commercial screen per auditorium; and

(2) films must be shown at regularly scheduled and advertised times and shown during all times that the movie theater is open to the public.

Package: A bottle, can, keg, barrel, or other original consumer container.

Person: Any individual, firm, partnership, cooperative, nonprofit membership corporation, joint venture, association, company, corporation, agency, syndicate, estate, trust, business trust, receiver, fiduciary, or other entity or group or combination acting as a unit, body politic, or political subdivision, whether public, private, or quasi-public.

Private club: A corporation organized and existing under the laws of the State of Georgia, like fraternal or veterans' organizations, having bylaws and being a part of a national organization in existence for at least one year immediately prior to the application for any license hereunder, having at least 75 members, regularly paying monthly, quarterly or semiannual dues, organized and operated exclusively for fraternal brotherhood, pleasure, recreation and other non-profitable purposes, no part of the net earnings of which inures to the benefit of any stockholder or member, and owning, hiring or leasing a building or space therein for the reasonable use of its

members with suitable kitchen and dining space and equipment, and maintaining and using a sufficient number of employees for cooking, preparing and serving meals for its members and guests; provided, that no member or officer, agent or employee of the club is paid, or directly or indirectly receive in the form of salary or other compensation, any profits from the sale of distilled spirits or any beverage licensed hereunder to the club or its members or guests beyond the amount of such salary as may be fixed by its members at any annual meeting or by its governing board out of the general revenue of the club.

Public entertainment facility which permits the consumption of alcoholic beverages on its premises: A business which is open to the public and provides entertainment, amusements or dancing, charges an admission fee, and permits alcoholic beverages to be consumed on the premises by the business invitee and which is not licensed under this chapter.

Restaurant: Any public place kept, used, maintained, and advertised and held out to the public as a place where meals are served and where meals are actually and regularly served, without sleeping accommodations, such place being provided with adequate and sanitary kitchen and dining room equipment, having employed a sufficient number of cooks and kinds of employees to prepare, cook, and serve suitable food at tables with seating, and holding a certificate of inspection and approval from the county health department. At least one meal per day shall be served at least five days a week, with the exception of holidays, vacations, and periods of remodeling, and the serving of such meals shall be the principal business conducted, with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. A restaurant shall have 50 percent or more of its total annual gross sales of food and alcoholic beverages from the sale of prepared meals or food.

Restaurant, low volume: A restaurant as defined in this section that has gross annual alcoholic beverages sales of less than $25,000.01.

Retail consumption dealer: Any person who sells distilled spirits for consumption on the premises only to consumers and not for resale.

Retailer or retail dealer: Except as to distilled spirits, any person who sells alcoholic beverages, either in unbroken packages or for consumption on the premises, at retail only to consumers and not for resale. With respect to distilled spirits, the terms mean any person who sells distilled spirits in unbroken packages at retail only to consumers and not for resale.

School building or educational building on a college campus: Governmental or church school buildings and such buildings at such other schools as teach the subjects commonly taught in the common schools and colleges of this state, and which are public schools or private schools as defined in O.C.G.A. § 20-2-690(b).

Substantial control: When used in reference to a business entity, such as a corporation, partnership, joint venture, or limited liability company (LLC), means any of the following:

(a) An individual person who possesses or controls at least twenty-five percent of the equity or ownership interest in the business entity;

(b) An individual person who possesses or controls any equity or ownership interest in the business entity and who also serves as a managing partner, managing member, chief executive officer, chief operating officer, president, vice-president, or similar executive-level position for the entity;

(c) An individual person who possesses or controls any equity or ownership interest in a business entity and who also serves as a voting member of the business entity's board of directors or an equivalent governing body; or

(d) An individual person who possesses or controls at least twenty-five percent of the voting shares, voting units, voting partnership, or membership interests, or similar voting rights in a business entity.

Wholesale or wholesale dealer: Any person who sells alcoholic beverages to other wholesale dealers, to retail dealers, or to retail consumption dealers.

Wine: Any alcoholic beverage containing not more than 21 percent alcohol by volume made from fruits, berries or grapes either by natural fermentation or by natural fermentation with brandy added. The term includes, but is not limited to, all sparkling wines, champagnes, combinations of such beverages, vermouths, special natural wines, rectified wines and like products. The term does not include cooking wine mixed with salt or other ingredients so as to render it unfit for human consumption as a beverage. A liquid shall first be deemed to be a wine at that point in the manufacturing process when it conforms to the definition of wine contained in this section.

(Ord. of 9-4-2007, § 1; Ord. of 12-7-2010, § 1; Ord. of 5-1-2012, § 1; Ord. of 6-4-2013, § 1; Ord. of 11-4-2014, § 1 ; Ord. of 12-2-2014, § 1 ; Ord. of 10-6-2015(1), § 1 ; Ord. of 7-5-2016, § 1 ; Ord. of 11-1-2016(2), § 1 ; Ord. of 8-1-2017(1), §§ 1—3)

Sec. 6-3-3. Same—Application procedure.

(a) *Generally.* The applicant for a license under this chapter shall make a written application under oath on the form as provided by the Director of Finance or his designated representative. Except as otherwise provided by law, such application shall be a public record and open to public inspection by any citizen of Athens-Clarke County at a reasonable time and place.

(b) *Application fee*. The applicant, upon turning in his complete application to the Director of Finance, or his designated representative, at the same time shall provide a certified check, credit card payment or money order for $400.00 made payable to Athens-Clarke County for the application fee, plus any additional related fees required by any other governmental agencies or departments. A $100.00 investigative fee must be paid for each additional investigation done during the year due to ownership or manager change.

Additionally, each applicant for a new license shall submit to the Finance Department such information as may be required by the Georgia Crime Information Center and by the Federal Bureau of Investigation, including classifiable sets of fingerprints, and such fees as may be set by the Georgia Crime Information Center and by the Federal Bureau of Investigation for a records check comparison by the Georgia Crime Information Center and by the Federal Bureau of Investigation. Application for a license under this chapter shall constitute consent for performance of a records check comparison.

(c) *Entities—Ownership*. All applicants other than individual persons shall list the names, ~~and~~ addresses and percentage of ownership interest of all individual persons who have an ownership interest in such entity and ~~the percentage ownership of each person~~ who exercise substantial control over such entity, unless:

(1) The applicant's corporate stock or other ownership interest is listed on the stock exchange or available for over the counter sales and subject to regulation by federal and state securities laws; or

(2) The applicant (i) is a privately-owned entity; (ii) seeking a license for retail package sales of liquor, beer, or wine, or is a restaurant seeking a license for retail sales by the drink of liquor, beer, or wine; and (iii) is operating, at the time of its application, at least 200 (two-hundred) separate retail locations within the United States.

Except as provided above, if a named interest owner therein is another corporation or other entity, the same information shall be given for such corporation or entity. If during the life of the license, the identity of the interest owners or their percentage of ownership should change, that information shall be sent to the Director of Finance or his designated representative for processing. A change in ownership shall require a new application. Corporations or limited liability companies must file a compliance copy from the office of the Secretary of State showing active status as an incorporated business.

(d) *Same—Additional data.*

(1) *Corporate, partnership, sole proprietors, and limited liability company applications.* All corporate applicants shall list the names and addresses of the officers of the corporation. All sole proprietors shall apply in the name of the sole proprietor. All limited liability applicants shall provide the names and addresses of all members who exercise substantial control over the entity and all managers of the limited liability company. In addition thereto, all applicants, including sole proprietors and partnerships if the sole proprietor or at least one partner is not working full-time in a managerial capacity on the premises, shall name a manager, whose name shall appear as such on the license issued to the corporation. The corporation, partnership, sole proprietor, or limited liability company shall provide the name and address of said manager, who shall be a full-time employee of the corporation, partnership, sole proprietorship, or limited liability company and who shall be the individual who does in fact have regular, managerial and supervisory authority over the business conducted on the licensed premises. In addition, the manager shall be an agent for service for the corporation, partnership, sole proprietorship, or limited liability company in addition to all other methods allowed for serving a

corporation or other entity by the laws of Georgia. Any person who has been a manager of a corporation, partnership, sole proprietorship, or limited liability company whose license has been revoked is ineligible to act as manager for any licensee thereafter. A change in ownership shall require a new application if such change in ownership will result in a new individual who was not previously listed on the application and who exercises substantial control over the entity.

(2) *Intention to provide adult entertainment.* Every application shall inquire if the applicant intends to provide live nude performances on the licensed premises or other forms of adult entertainment regulated under Chapter 6-11 of the Code of Athens-Clarke County. It is mandatory for this question to be answered by the applicant.

(3) *Individual's requirements applicable to clubs.* In the case of a private club, fraternal or veterans order, its chief officer and general manager shall meet the same requirements that any individual applicant must meet and maintain.

(e) *Investigation.* The Director of Finance or his designated representative shall submit the application after filing to the police department. Each applicant authorizes Athens-Clarke County and its agents to secure from any court, law enforcement agency, or other public agency his criminal history and the criminal history of all individuals required to be listed on the application, including but not limited to sole proprietor, partners, LLC members who exercise substantial control over the entity, corporate officers, corporate stockholders, and managers, and authorizes Athens-Clarke County to use such information in determining whether the license applied for shall be issued. Each applicant waives any right that he would otherwise have to preclude Athens-Clarke County or its agents from obtaining and using such information and each applicant further waives any liability of Athens-Clarke County or its agents for obtaining and using such information, and agrees to indemnify and hold Athens-Clarke County harmless against the claims of any person listed by the applicant on the application and by doing so has authorized Athens-Clarke County to investigate. The police department shall make an arrest and conviction investigation concerning any applicants hereunder and all individuals required to be listed on the application, including but not limited to sole proprietor, partners, LLC members who exercise substantial control over the entity, corporate officers, corporate stockholders, and managers. The police department shall submit the results of the investigation to the Director of Finance or his designated representative within 30 days of submission.

(f) *Offenses.* Any person making a false statement in any application for a license or false statement in connection with renewal thereof, shall be guilty of an offense and punished as provided by state law relating to false swearing, and further, a license, if previously granted or renewed, may be revoked for the violation. It shall be an offense for any person to give other than the true and correct legal name of the intended licensee, and a conviction for a violation thereof shall be punished as provided by section 1-1-5 of this Code, and in his discretion, the judge of the municipal court may revoke, suspend or probate any license for such violation and the administrative hearing officer as provided in section 1-5-1 may revoke, suspend, or probate any license for such violation.

(g) *Duration; renewal.* All licenses are issued only on a calendar-year basis and shall be eligible for renewal each year following issuance. Any license that is renewed pursuant to this Chapter shall be subject to any of the enforcement actions and imposition of any of the remedies provided in section 6-3-15 of this Chapter even though conduct that is the basis of such enforcement action may have occurred in a previous license year or an administrative hearing pursuant to section 1-5-1 of this Code with respect to such license may have been initiated in a prior license year. In the event that a license has been revoked by the administrative hearing officer, and the licensee has appealed such revocation to the Superior Court, or the time for filing such an appeal has not expired, consideration or issuance of any application for renewal of such license for a subsequent year shall be suspended until final judgment in the appeal has been entered by the Court or the revocation has become final with no appeal being filed. Each licensee shall make a written application for renewal on or before November first of each calendar year which shall swear to the truthfulness of such information that is the same as the prior application and shall set forth facts which are different from the

prior year's application. The form shall be approved by the Director of Finance or his designated representative. All fees shall be tendered with the application in the form of a cashier's check, money order, or credit card.

(h) *Penalty for filing renewal application and license fee payment after November first.* There shall be a penalty fee charged for filing alcoholic beverage renewal application and license fee payment after November first as follows:

November 1— November 15	$200.00
November 16— November 30	$300.00
After December 1	20% of annual license fee but not less than $500.00, whichever is greater.

If an alcoholic beverage license renewal application and license fee have not been filed with the Athens-Clarke County finance office by the last business day in December of each year, the license shall be declared to be abandoned and any relicensing shall require a new application.

(i) *Taxes and fees.* All taxes and fees due to Athens-Clarke County, including without limitation all ad valorem taxes due to the Athens-Clarke County Tax Commissioner, must be paid prior to license issuance.

(j) *State license; forfeiture failure to comply; revocation of state license.* A state alcoholic beverage license must be obtained by the applicant in order for the license issued by Athens-Clarke County to be valid. Failure of the licensee to obtain a state license before beginning operation of the premises shall be an automatic forfeiture and cancellation of the license issued by Athens-Clarke County, and no refund of license fees shall be made to the licensee. If a state alcoholic beverage license is revoked by the state, then the license issued by Athens-Clarke County shall automatically be revoked and void effective as of the date of such revocation.

(k) *Licenses or permits constitute grant or privilege.* All alcoholic beverage licenses or permits issued hereunder constitute a mere grant or privilege to carry out such business during the term of the license subject to all terms and conditions imposed by this chapter and related laws and other ordinances of Athens-Clarke County relating to such business, as amended from time to time by the Mayor and Commission.

(l) *Applications for Sunday sales permit.*

(1) Sunday sales permit for restaurants or rental of rooms for overnight lodging. The licensee of any restaurant as defined in this chapter or any licensed establishment which derives at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging, desiring the privilege to sell, furnish or otherwise dispense distilled spirits, malt beverages, or wine on Sunday in accordance with paragraph 6-3-5(i) shall, before dispensing such beverages on Sunday, file an affidavit with the Director of Finance, or his designee, certifying under oath that:

(i) Such establishment holds or has applied for a current Athens-Clarke County occupation tax certificate for a restaurant/eating establishment or for a hotel, motel or other establishment for rental of rooms for overnight lodging; and

(ii) Such restaurant, if an existing business, derived at least 50 percent of its total annual gross food and beverage sales income from the sale of prepared meals or food during the preceding calendar year and qualifies as a restaurant as defined in this Chapter; or if a new business, fully intends and expects to derive at least 50 percent of its total annual gross food and beverage sales income from the sale of prepared meals or food during the remainder of the current calendar year and to qualify as a restaurant as defined in this Chapter. Such an affidavit may be submitted at any time the above stated conditions are met, and must be submitted annually with such

establishment's alcoholic beverage license renewal application if Sunday sales authorization is to be continued. No new application for Sunday sales permit for the same location will be allowed unless filed by an applicant with 100 percent change in ownership and control. For purposes of this subparagraph, 100 percent change in ownership and control shall mean a 100 percent change in all individuals, partners, officers, directors, shareholders, members, managers and/or all persons having any whole, partial, beneficial or other interest in the business where the alcoholic beverage license is located. 100 percent change in ownership and control shall not include a transfer in ownership and control to any person in the immediate family of any individuals, partners, officers, directors, shareholders, members, managers and/or any persons having any interest in the business where the alcoholic beverage license is located. The application for the alcoholic beverage license must be applied for and approved prior to the sale of the business. An alcoholic beverage license may not be issued until the new owner has established that the sale of the business is bona fide. The applicant for the new license must provide documentation concerning the sale, including but not limited to documentation concerning ownership of and all business interests in the old license in addition to documentation concerning the ownership of and all business interests in the new license, as requested by the Director of Finance;

(iii) Such hotel, motel, or other establishment for rental of rooms for overnight lodging, if an existing business, derived at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging during the preceding calendar year and qualifies for a Sunday sales permit; or if a new business, fully intends and expects to derive at least 50 percent of its total annual gross income from the rental of rooms for overnight lodging during the remainder of the current calendar year and to qualify for Sunday sales under this Chapter. Such an affidavit may be submitted at any time the above-stated conditions are met, and must be submitted annually with such establishment's alcoholic beverage license renewal application if Sunday sales authorization is to be continued. No new application for Sunday sales permit for the same location will be allowed unless filed by an applicant with 100 percent change in ownership who can prove that the sale of the business is bona fide under the same requirements for 100 percent change in ownership and control as set forth in subparagraph (2) above.

(2) *Sunday Sales Permit for Package Stores.* Class A, Class B, and Class C licensees who engage in Sunday sales in accordance with section 6-3-5(i) shall, before engaging in such sales, file an application for a Sunday sales permit for package store with the Director of Finance.

Any establishment not complying with the requirements of this section is hereby specifically prohibited from receiving a Sunday sales permit and prohibited from dispensing alcoholic beverages on Sunday.

(m) Reserved.

(Ord. of 9-4-2007, § 1; Ord. of 11-6-2007, § 2; Ord. of 5-1-2012, § 3; Ord. of 12-3-2013, § 1; Ord. of 6-7-2016(2), § 2 ; Ord. of 11-1-2016(2), § 3 ; Ord. of 12-4-2018(4), § 1)

AN ORDINANCE TO AMEND THE FY2024 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE GRANT FUNDING, IF AWARDED, TO THE TRANSPORTATION & PUBLIC WORKS DEPARTMENT FROM THE FEDERAL HIGHWAY ADMINSTRATION (FHWA) 2022 BRIDGE INVESTMENT PROGRAM (BIP)PLANNING GRANT TO PROVIDE FUNDING FOR PLANNING, FEASIBILITY ANALYSIS, AND REVENUE FORECASTING; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the Grants Special Revenue Fund to provide grant funding, if awarded, to the Transportation & Public Works Department from the Federal Highway Administration (FHWA)2022 Bridge Investment Planning Grant (BIP) to provide funding for planning, feasibility analysis, and revenue forecasting; and for other purposes.

Said Operating and Capital budget is hereby amended as follows:

Grants Special Revenue Fund:

REVENUES:
Increase:
FHWA Bridge Investment Program Planning Grant $648,000

Expenditures:
Increase:
Transportation & Public Works Department:
Operating Expenses $648,000

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: 2022 Bridge Investment Program Grant Acceptance

DATE: ~~August 31, 2023~~ September 28, 2023

BUDGET INFORMATION:

REVENUES:	$	648,000	2022 BIP Planning Grant Funds Award
	$	22,195,000	TSPLOST 2023 Project 21 (All Tiers)
EXPENSES:	$	3,357,100	Current Expenses & Encumbrances (CY23 PMP)
	$	18,675,900	Future Program Funds (Designated Funds)
	$	810,000	Available for Bridge Planning Activities

FUNDING SOURCE: 2022 Bridge Investment Program Planning Grant
2023 TSPLOST Project 21 Pavement and Bridge Maintenance Program

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that Mayor and Commission:

a. Accept the 2022 Bridge Investment Program (BIP) Planning Grant Award from the Federal Highway Administration (FHWA) in the amount of $648,000;
b. Authorize the Mayor to execute a Memorandum of Agreement (MOA) with Federal Highway Administration (FHWA) and with the Georgia Department of Transportation (GDOT) on the Bridge Investment Program Planning Grant Project;
c. Authorize the Mayor to execute Frame of Work Agreement with GDOT and compensate for GDOT's project management fees encumbered by GDOT consultant;
d. Adopt the FY24 Budget Ordinance amendment to accept FHWA 2022 BIP Grant funding in the amount of $648,000 as shown in **Attachment #1**; and
e. Authorize the Mayor and appropriate staff to execute any and all other project related document to facilitate planning and feasibility studies following GDOT Plans Development Process and FHWA guidelines.

HISTORY:

1. In June 2021, T&PW staff received the Georgia Department of Transportation (GDOT) Bridge Inspection Report for Athens-Clarke County. This report is required every two years by the Federal Highway Administration (FHWA) and includes an assessment of all bridges within the State, including those within Athens-Clarke County.

2. On November 15, 2021, the Bipartisan Infrastructure Law was enacted as the Infrastructure and Investment and Jobs Act and established the Bridge Investment Program (BIP) (23 U.S.C. § 124 Section 11118).

3. On June 10, 2022, the Federal Highway Administration (FHWA) Published a Notice of Funding Opportunity (NOFO) for the 2022 BIP Grants.

4. On July 19, 2022, Mayor & Commission authorized staff from the Transportation and Public Works Department (T&PW) to submit a Planning Grant Application to the Federal Highway Administration (FHWA) Bridge Investment Program, in the amount of $900,000 to fund planning and analysis of six ACCGov bridges (See Facts & Issues #5).

5. On October 6, 2022, the FHWA of the U.S. Department of Transportation published Grant Advance Notice to Athens-Clarke County with an award of $772,000 with required 20% local match (**Attachment #2**).

6. On November 7, 2022, GDOT staff informed T&PW staff that Macon Hwy Bridge over Middle Oconee River will be programmed in GDOT's State Transportation Plan for replacement with Project Id (PI) 0019264 (Macon Hwy Bridge was among the six bridges included in the BIP Planning Grant Application).

7. Between January and August, 2023, FHWA Georgia Division staff and T&PW staff have been working on a BIP Planning Grant Memorandum of Agreement (MOA), between FHWA, ACCGov, and GDOT with minor scope changes to include the removal of Macon Hwy Bridge planning activities from the received BIP Planning Grant.

8. On April 28, 2023, Mayor Kelly Girtz sent a letter to GDOT Commissioner Russell McMurry requesting GDOT's oversight and use of public Financial Management and Information System (FMIS) for the awarded FY2022 BIP Planning Grant to maintain compliance with federal guidelines and gain efficiency in the delivery of the BIP Grant Planning Project (**Attachment #3**).

9. On June 14, 2023, the Metropolitan Transportation Plan (MTP) and the Transportation Improvement Program (TIP) finalized and approved the amendment of the FY2021 – FY2024 TIP to include the BIP Grant Award and local match in the amount of $772,000 (federal) & $193,000 (20% local match) (**Attachment #4**).

10. On June 16, 2023, GDOT's State Program Delivery Administrator sent a letter to Mayor Girtz to congratulate ACCGov on the BIP Grant Award and accept the continued collaboration efforts to receive federal funds, administered by GDOT, and forwarded to ACCGov through a reimbursement process (**Attachment #5**).

11. On September 18, 2023, the TSPLOST Oversight Committee, with a unanimous vote, confirmed that the Proposed Project Concept for TSPLOST 2023 Bridge Investment Program

Project Concept is consistent with the Initial Project Statement for TSPLOST 2023 Project 21 Pavement and Bridge Maintenance Program.

FACTS & ISSUES:

1. The Initial Project Statement for TSPLOST 2023 Project 21 Pavement and Bridge Maintenance Program reads as follows:

   TSPLOST 2023 Project 21 - Pavement and Bridge Maintenance Program*: This program will provide continuation of preventive road and bridge maintenance, road reconstruction, and/or rehabilitation activities for various streets and roadways throughout ACC. Depending upon actual costs and funding availability, improvements may include, but are not limited to: crack sealing, full depth patching, resurfacing, roadway reconstruction with the intent to preserve and/or extend the life of existing roadways, in addition to bridge maintenance, bridge improvements, bridge repairs, and/or bridge replacements. This is a continuation of the SPLOST 2005, SPLOST 2011, and TSPLOST 2018 Program funding. To the extent allowed by law, budgeted project funds may be used as matching funds for leveraging grant opportunities. Additionally, to the extent allowed by law, other funding sources, including, but not limited to, grants, may be utilized to offset and/or reduce the project budget. Any unspent project funds that accrue as a result of the receipt of grants or other funding sources may be assigned to other approved TSPLOST projects.*

2. There are 112 bridges in the National Bridge Inventory System located within Athens-Clarke County.

3. ACCGov owns and maintains 41 bridges from the National Bridge Inventory System, including 15 bridge culverts. A bridge culvert is a culvert spanning 20 feet or more (between abutments or spring lines of arches or extreme ends of openings of multiple boxes and/or pipes). Bridge culverts are reported to the Federal Highway Administration and are included in the National Bridge Inventory system (23 CFR 650.305).

4. The purpose of the Bridge Investment Program (BIP) NOFO is to solicit applications for three categories of BIP funding opportunities:
   a. Planning;
   b. Bridge Projects (projects with eligible costs less than $100 million); and
   c. Large Bridge Projects (projects with eligible costs greater than $100 million).

5. Planning Projects Grant:

   A total of $20 million in 2022 BIP funds were made available for Planning funding opportunities. These funds will be awarded on a competitive basis for planning, feasibility analysis, and revenue forecasting associated with the development of a project that would subsequently be eligible to apply for BIP funding under either the Bridge Projects or Large Bridge Projects funding categories. There are no minimum or maximum limits set for this grant.

6. T&PW staff, along with Arcadis U.S. Inc., on-call consultant and subject matter experts, reviewed the latest biannual inspection report completed by GDOT in spring 2021, and provided a list of the top six most critical ACCGov-owned and maintained bridges (See Facts & Issue No.6). The selection of said six structures was based on:

    a. GDOT Bridge Inspection Report and select poor and failing identified bridge component;
    b. Inclusion in the GDOT Biennial Maintenance list that exceed departmental capabilities including deck patching, guardrail replacement, abutment adjustments;
    c. Complete Streets Inadequacies (Lack of walkable shoulder and other insufficient crossings that divide vulnerable communities from services);
    d. Overlap with ACCGov's future projects as identified in the Athens-in-Motion and Greenway Network Master Plans; and/or
    e. Economic Development Opportunities and high returns on investment.

7. The most critical ACCGov-owned and maintained bridges included in the BIP Planning Grant Application are listed below:

No.	FHWA Structure Number	Facility Carried By Structure	Features Intersected	Year Built
1	05950120	COLLEGE AVENUE	NORTH OCONEE RIVER	1965
2	05950050	MITCHELL BRIDGE RD	MIDDLE OCONEE RIVER	1985
3	05900330	NORTH AVENUE	NORTH OCONEE RIVER	1974
4*	05900280*	MACON HWY*	MIDDLE OCONEE RIVER	1950
5	05950140	VINE STREET	TRAIL CREEK	1972
6	05900660	WHITEHALL ROAD	NORTH OCONEE RIVER	1964

* Macon Hwy Bridge over Middle Oconee River is proposed to be removed from the awarded BIP Planning Grant (see Facts & Issues No. 7).

8. Originally, the BIP Planning Grant award is for the selected six ACCGov bridges and requires 20% local match. Since the Macon Hwy Bridge over the Middle Oconee River is now planned/programmed for replacement by GDOT in 2027, there is no need to overlap BIP Planning efforts with on-going planning and future preliminary engineering efforts underway by GDOT.

9. The Planning Grant funding is for planning, feasibility analysis, and revenue forecasting activities that would be used to support the projects' development. Due to the removal of Macon Hwy Bridge, the awarded grant amount (and corresponding local match) will change as follows:

NO	Project Description	Federal Amount	Local Amount	Total Amount
1	College Avenue Bridge	$140,000	$35,000	$175,000
2	Mitchell Bridge Road	$124,000	$31,000	$155,000

3	North Avenue Bridge	$140,000	$35,000	$175,000
~~4~~	~~Macon Highway Bridge~~	~~$124,000~~	~~$31,000~~	~~$155,000~~
5	Vine Street Bridge	$104,000	$26,000	$130,000
6	Whitehall Road Bridge	$140,000	$35,000	$175,000
	~~Total~~	~~$772,000~~	~~$193,000~~	~~$965,000~~
	New Total	**$648,000**	**$162,000**	**$810,000**

10. T&PW staff recommend allocating $162,000 from TSPLOST 2022 Project 21, Pavement & Bridge Maintenance Program funds to provide the necessary 20% local match to the total awarded $648,000 BIP Grant funds.

11. All federally funded, locally administered projects must adhere to the GDOT Plan Development Process (PDP) and comply with GDOT's Design Policies and Manuals, such as the American Association of State Highway and Transportation Officials' Green Book, Roadside Design Guide, Highway Capacity Manual, GDOT Standard Specifications, Standards & Details, and GDOT Design Policy Manual. Utilizing GDOT's oversight and the Public Financial System with FHWA for Transportation Projects ensures strict adherence to these standards and enhances prospects for future FHWA grant applications.

~~12. The TSPLOST Oversight Committee is scheduled to review T&PW staff's recommendations to utilize 2023 TSPLOST Project 21 program funds on September 18, 2023 (a history item will be added accordingly).~~

~~13.~~ 12. The FHWA 2022 BIP Grant funds must be obligated (under contract with a prime engineering consultant) by September 30, 2025, and expensed by September 30, 2028. Feasibility and forecasting studies on all five bridges are planned to begin in spring 2024 and once complete, shall increase ACCGov's chances of additional FHWA BIP Construction Grant funds. Future applications for additional grant funding shall be presented for approval by M&C.

~~14.~~ 13. If this agenda is approved, staff will continue coordination efforts with FHWA & GDOT for the execution of the MOA with FHWA & GDOT, and shall begin the process of securing preliminary engineering services for each of the projects listed for a cost not to exceed $810,000.

~~15.~~ 14. This recommendation supports the following ACCGov Strategic Plan Goals & Strategies:

- Safely Move Around Athens Goal, Strategy E: *Enhance Safety for all modes of transportation*
- Built and Natural Infrastructure Goal, Strategy C: *Adequate funding for maintenance of existing and newly constructed infrastructure*

OPTIONS:

1. Mayor and Commission:
   a. Accept the 2022 Bridge Investment Program (BIP) Planning Grant Award from the Federal Highway Administration (FHWA) in the amount of $648,000;
   b. Authorize the Mayor to execute a Memorandum of Agreement (MOA) with Federal Highway Administration (FHWA) and with the Georgia Department of Transportation (GDOT) on the Bridge Investment Program Planning Grant Project;
   c. Authorize the Mayor to execute Frame of Work Agreement with GDOT and compensate for GDOT's project management fees encumbered by GDOT consultant;
   d. Adopt FY24 Budget Ordinance amendment to accept FHWA 2022 BIP Grant funding in the amount of $648,000 as shown in **Attachment #1**; and
   e. Authorize the Mayor and appropriate staff to execute any and all other project related document to facilitate planning and feasibility studies following GDOT Plans Development Process and FHWA guidelines.

2. Mayor and Commission do not approve acceptance of the 2022 Bridge Investment Program Grant Award and subsequent actions.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1a, b, c, d, and e.

DEPARTMENT: Transportation & Public Works
Prepared by: Rani Katreeb, P.E., Assistant Director

Stephen Bailey
Director

August 31, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1a, b, c, d, and e

Manager

September 13, 2023
Date:

ATTACHMENTS:

Attachment #1: Budget Ordinance

Attachment #2: BIP Planning Grant Advance Notice to Athens-Clarke County
Attachment #3: ACCGov Letter Request for GDOT Oversight
Attachment #4: Resolution – TIP Amendment – BIP Planning Grant
Attachment #5: GDOT Oversight Letter on Discretionary FHWA Grant Funds

Attachment #2

U.S. Department of Transportation
Office of the Secretary of Transportation

1200 New Jersey Ave., S.E.
Washington, DC 20590

GRANT ADVANCE NOTICE

Date: **10/06/2022**

NOTICE TO CONGRESS OF DOT DISCRETIONARY GRANT AWARDS: This notification is provided to the Committee pursuant to one of the following requirements governing the public announcement of a Department of Transportation discretionary grant, letter of intent, or Federal Transit Administration full funding grant agreement:

(1) Currently applicable General Provision of the Appropriations Act, Continuing Resolution, or Supplemental Appropriation governing Department of Transportation appropriations, containing a prohibition on the use of funds made available unless the Secretary notifies the House and Senate Committees on Appropriation at least three full business days before the Department or its operating administrations announces any discretionary grant award, letter of intent, or full funding grant agreement from: (A) any discretionary grant or federal credit program of the FHWA, including the emergency relief program; (B) the airport improvement program of the FAA; (C) any program of the FRA; (D) any program of the FTA other than the formula grants and fixed guideway modernization programs; (E) any program of the Maritime Administration; or (F) any funding provided under the heading "National Infrastructure Investments" in the Appropriations Act;

(2) Section 311 of title 49, United States Code;

(3) Section 159(b) of the Wendell H. Ford Aviation Investment and Reform Act for the 21st Century (AIR-21); or

(4) Section 5334(j) of title 49, United States Code.

Notice:

Title: **Bridge Investment Program - Planning Grants (Athens-Clarke County)**

Grant Amount: **$ 772,000.00**

Description:
Bridge Investment Program – Planning Grants are for planning, feasibility analysis and revenue forecasting projects that will lead to a future Bridge Investment Program application for an eligible bridge replacement, rehabilitation, preservation, or protection project for construction phase activities.

Congressional members affected:

Michael Collins
Andrew Clyde

Senators affected:

Jon Ossoff
Raphael Warnock

Should you have any questions, please contact the Office of Governmental Affairs (202)366-4573.

April 28, 2023

Department of Transportation
Attn: Russell R. McMurry, P.E. Commissioner
One Georgia Center
600 West Peachtree Street, NW, 25th Floor
Atlanta, GA 30308

RE: Request for GDOT Oversight on Discretionary FHWA FY2022 BIP – Planning Grant Awarded

Dear Commissioner McMurry,

The Athens-Clarke County Unified Government (ACCGov) is requesting Georgia Department of Transportation's (GDOT) oversight and use of public Financial Management and Information System (FMIS) for the awarded FY2022 Bridge Investment Program (BIP) Planning Grant Award from the Federal Highway Administration (FHWA) to maintain compliance with federal guidelines and gain efficiency in delivery of the Planning Project for 5 local bridges in ACCGov.

The Bridge Investment Program (BIP) Planning Grant Advance Notice from FHWA was issued on October, 6, 2022, with a grant amount of $772,000.00, for planning, feasibility analysis, and revenue forecasting projects that will lead to a future Bridge Investment Program application for an eligible bridge replacement, rehabilitation, preservation, or protection project for construction Phase activities. The BIP Grant awarded requires local match of 20%, in the amount of $193,000.00 for a total project cost of $965,000.00.

ACCGov is in the process of encumbering required match funding from existing approved programs and, if GDOT is willing to take on oversight of the subject project, ACCGov is committed to reimburse GDOT for oversight and use of public FMIS for a cost not to exceed $30,000.00, based on conversation between ACCGov staff and the GDOT's Office of Program Delivery.

Thank you, I look forward to your response. If you have any questions please feel free to contact me.

Sincerely,

The Hon. Kelly Girtz, Mayor
Unified Government of Athens-Clarke County, Georgia

Attest: _____
5-11-2023

Attached: 2022 ACCGov BIP Planning Grant Application

Unified Government of Athens-Clarke County, Georgia
301 College Avenue • Athens, Georgia 30601 • (706) 613-3010
Email: kelly.girtz@accgov.com

Cc: Jamie Boswell, State Transportation Board, 10th Congressional District
Meg Pirkle, P.E., Echief Engineer
Albert Shelby, Director of Program Delivery
Hiral Patel, P.E. Director of Engineering
Donn Digamon, P.E., State Bridge Engineer
Kelvin Mullins, District One Engineer

RESOLUTION BY THE MADISON ATHENS-CLARKE OCONEE REGIONAL TRANSPORTATION STUDY (MACORTS) POLICY COMMITTEE

WHEREAS, amendments to the Metropolitan Transportation Plan (MTP) and the Transportation Improvement Program (TIP) must be approved by the MACORTS Policy Committee and,

WHEREAS, the FY 2021 – 2024 Transportation Improvement Program must support the 2045 Metropolitan Transportation Plan and,

WHEREAS, the Georgia Department of Transportation's State Transportation Improvement Program (STIP) and the MACORTS TIP must match, the following items have been amended in the FY 2021 – 2024 Transportation Improvement Program following the transportation planning process:

> ACC Public Works Department BIP Grant: This project involves no MACORTS Funds but is inserted into the TIP on behalf of ACC Public Works.

NOW THEREFORE, BE IT RESOLVED that the MACORTS Policy Committee concurs with the recommendation of the Technical Coordinating Committee of MACORTS and amends the FY 2021 – 2024 Transportation Improvement Program to include these changes.

CERTIFICATION

I hereby certify that the above is a true and correct copy of a Resolution adopted by the Madison Athens-Clarke Oconee Regional Transportation Study Policy Committee at their meeting held on June 14, 2023



June 14, 2023

Kelly Girtz, MACORTS Policy Committee Chair



June 14, 2023

Brad Griffin, MACORTS Technical Coordinating Committee Chair

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

June 16, 2023

The Honorable Kelly Girtz
Mayor of Unified Athens-Clarke County Unified Government (ACC Gov)
301 College Avenue
Athens, GA 30601

Subject: ACCGov Federal Fiscal Year (FY) 2022 Bridge Investment Program (BIP) Planning Grant Award with GDOT Oversight

Dear Mayor Girtz:

The Georgia Department of Transportation (GDOT) would like to congratulate Athens-Clarke County Unified Government (ACCGov) on your respective Bridge Investment Program (BIP) Planning Grant project funding award for five local bridges. As a designated recipient of the federal fiscal year (FY) 2022 transportation BIP grant award, this initial letter provides some key information regarding the requirements and restrictions for these funds.

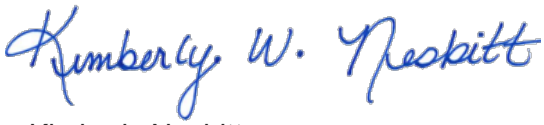
While not an exhaustive list, the following are among the essential requirements outlined:

- Projects must be included in the Statewide Transportation Improvement Program (STIP)/or Metropolitan (MPO) Transportation Improvement Program (TIP)
- Local government project sponsor must provide a 20% match to these funds
- BIP funds cannot be used to fund previously incurred costs
- Project funds must be obligated by September 30, 2025 or will otherwise expire.
- All project activities must comply with all applicable statutory and regulatory provisions for projects administered under Title 23 of the United States Code (U.S.C.) and the Code of Federal Regulations (C.F.R.)
- The federal funding award will be administered by GDOT through a reimbursement process

A GDOT Office of Planning representative will coordinate with your staff to begin project programming activities for a GDOT Project Identification Number (P.I. No.) assignment. A GDOT Office of Program Delivery representative will also be in communication with your staff to further assist with the development of a schedule including major project milestone activities and project coordination efforts related to required project agreements including a Memorandum of Agreement (MOA) for the GDOT PE oversight funding, BIP Grant agreement and the GDOT Project Framework Agreement (PFA).

Thank you for the continued collaboration efforts on the BIP project. Please feel free to contact Merishia Robinson Coleman in the Office of Program Delivery at mrobinson@dot.ga.gov or (404)938-9802 if you have any questions or need any additional information.

Sincerely,



Kimberly Nesbitt
State Program Delivery Administrator

cc: Jamie Boswell, State Transportation Board, 10th Congressional District
Russell R. McMurry, P.E., Commissioner
Meg Pirkle, P.E., Chief Engineer
Jannine Miller, Director of Planning
Albert Shelby, Director of Program Delivery
Hiral Patel, P.E., Director of Engineering
Matt Markham, Deputy Director of Planning
Kelvin Mullins, District 1 Engineer
Donn Digamon, P.E., State Bridge Engineer

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Intergovernmental Agreement between ACCGov and Advantage Behavioral Health Services for ARPA funding to support SPLOST 2020 Project 28, Mental Health Recovery Facility Project

DATE: ~~August 22, 2023~~ September 29, 2023

BUDGET INFORMATION:

REVENUES:		
$	5,218,500	SPLOST 2020 Project 28
$	4,000,000	ARPA Funding
$	9,218,500	Total Proposed Project Funding
EXPENSES:		
CAPITAL:		
$	56,563	Expensed or Encumbered
$	663,000	Designated for Facility Design
$	402,073	Designated for Fixtures, Furniture, and Equipment
$	589,576	Designated for Misc., Commissioning, Testing, and PM Fees
$	32,500	Designated for Public Art
$	880,000	Designated for Design and Construction Contingency
$	6,594,788	Available for Construction

FUNDING SOURCE:
CAPITAL: SPLOST 2020 Program Revenues, American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds
OPERATIONAL: Advantage Behavioral Health Service

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Approve an intergovernmental agreement between the Unified Government of Athens-Clarke County (ACCGov) and Advantage Behavioral Health Services (ABHS) for the previously allocated $4M of ARPA behavioral health funds to support SPLOST 2020 Project 28, Mental Health Recovery Facility Project; and

b. Authorize the Mayor and appropriate staff to execute all related documents.

HISTORY:

1. On November 16, 2018, Advantage Behavioral Health Systems submitted a proposed project to the SPLOST 2020 Advisory Committee to construct a congregate living facility that will accommodate 30 two-bedroom units, three of which will be designed to accommodate onsite staff and group/individuals counselling programming. Advantage's Proposed Budget for the Project was $11,422,000.

2. On January 30, 2020, the World Health Organization declared the outbreak a Public Health Emergency of International Concern.

3. On February 27, 2019, Advantage Behavioral Health Systems submitted an alternate project budget to the SPLOST 2020 Advisory Committee for $7,091,000; which still included the 30 two-bedroom units but with using a shared access to the site from the existing facility versus a separate entry road.

4. On July 10, 2019, the M&C held a Special Called Work Session to review the proposed SPLOST 2020 Initial Project Statements and finalize project costs ahead of the vote on Final Projects for the referendum. The M&C did not vote, but consensus was reached through a Commission-generated spreadsheet for the projects and budgets to be included in the referendum. The Advantage Behavioral Health System submitted project budget was reduced by 25% to $5,325,000 but no specific reason stated.

5. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum; which included Project 28 - Mental Health Recovery Facility Project with a budget amount of $5,325,000.

6. On December 1, 2020, in order to allocate funds for Program Administration, the Commission approved an Ordinance which amended the SPLOST 2020 Project Budgets. The budget for SPLOST 2020 Project 28, Mental Health Recovery Facility was amended to $5,218,500.

7. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

8. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

9. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) offered a recommendation in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, Additional Funding for Public Art, to the M&C related to the use of public art for SPLOST 2020 Project 28 – Mental Health Recovery Facility Project.

10. In July 2021, Manager Williams selected the User Group Members for the SPLOST 2020

Project 28 – Mental Health Recovery Facility Project to help ensure the Unified Government of Athens-Clarke County (ACCGov) long terms goals are promoted during the Project Development process. The User Group Members, as of September 2023 are:

- Tammy Conlin, Advantage Behavioral Health Services (ABHS) Chief Executive Officer
- Tom Hoover, ABHS Chief Financial Officer
- Kevin Poe, ABHS Board of Directors Member and Jackson County Manager
- David Kidd, ABHS Board of Directors Member
- Marci Irwin, ACCGov Housing & Community Development, Community Development Administrator
- Angel Hemly, ACCGov Central Services Operations Analyst
- Alphonso Daniel, ACCGov Fire Department, Fire Marshal/Batallion Chief in Community Risk Reduction Division
- Lt. Joe Geiger, ACCGov Police Department, Lieutenant in Special Services Division

11. On January 6, 2022, the Department of the Treasury released the Final Guidance for ARPA SLRF.

12. On February 7, 2022, through a Commission Defined Option, M&C named the ACCGov Safety and Justice Commission as an advisory body to weigh in on the use of the ARPA Behavioral Health funds.

13. On March 1, 2022, the M&C approved a budget allocating ARPA State and Local Recovery Funds to various programs including a budget of $4,000,000 for Behavioral Health activities. This action designated Advantage Behavioral Health Systems (ABHS) as the initial advisory group, and directed staff to coordinate with ABHS to determine if and how SPLOST 2020 Project 28 (Mental Health Recovery Facility) should be considered as potential use of ARPA funds.

14. On August 2, 2022, M&C approved an Intergovernmental Contract with the Advantage Behavioral Health Systems (Advantage) for SPLOST 2020 Project 28, Mental Health Recovery Facility Project. The Intergovernmental Contract was to provide Project Implementation Guidelines and to govern the expenditure of proceeds of SPLOST 2020 for the Project. The M&C also designated the SPLOST 2020 Project 28, Mental Health Recovery Facility Project as appropriate for Public Art with a proposed Public Art Budget of $32,500.

15. On August 5, 2022, ABHS submitted a legal opinion letter confirming that the agency is not subject to local zoning laws due to its status as a state Community Service Board.

16. On August 8, 2022, a Request for Qualifications/Proposals (RFQ/P #01069) for Professional Design Services for the Mental Health Recovery Facility (Project 28) was released by ACCGov in accordance with the ACCGov procurement process.

17. On August 30, 2022, six qualification proposals were received in response to the above noted RFQ/P #01069 for Professional Design Services. See Facts & Issues (F&I) #2.

18. On September 13, 2022, the User Group met and determined the shortlisting of four firms for interviews. See F&I #4.

19. On September 27, 2022, the User Group conducted a site visit for the four shortlisted firms. The meeting was not mandatory but highly encouraged, three of the four firms attended.

20. On October 10, 2022, shortlisted firms submitted pricing to the User Group.

21. On October 11, 2022, during the M&C Work Session, ABHS presented an update on the SPLOST project and expected $8.7M gap from initial proposal.

22. On October 11, 2022, the User Group interviewed the shortlisted firms and provided the scoring of the proposals based on the information from the proposals, interviews and pricing reviews to determine the recommended firm as listed in F&I #5.

23. On January 9, 2023, ABHS submitted a request to Manager's Office to (1) convey 2 county-owned properties known as the Creekwood Duplexes to ABHS, and (2) release the $4M of ARPA behavioral health funds to cover renovations of both properties & additional financing for the SPLOST 2020 Project 28 Mental Health Recovery Facility.

24. On March 14, 2023, ABHS presented its request to the ACCGov Safety and Justice Committee (co-advisory group of ARPA Behavioral Health initiatives) for consideration. The committee voted, by unanimous vote, to support the project as stated.

25. On March 17, 2023, the ACCGov Safety and Justice Committee submitted a letter as support for the project to Mayor Girtz.

26. On March 28, 2023, the ABHS Board of Directors voted to withdraw the previous request to ACCGov (History #23), and to instead allocate the full $4M of ARPA Behavioral Health funds to support the agency's SPLOST Mental Health Recovery Residence project.

27. On April 18, 2023, the Project 28 User Group approved the Proposed Project Concept.

28. On April 28, 2023, ABHS Chief Executive Officer Tamar L. Conlin submitted a letter to Mayor Girtz about the approval of ARPA funds allocation for the purpose of funding the Mental Health Recovery Facility Project.

29. On May 4, 2023, ABHS made a presentation to the M&C at their retreat regarding both the Advantage Board as well as the Safety and Justice Committee recommendations to use the ARPA funds to supplement funds from SPLOST 2020 Project 28 Mental Health Recovery Facility for the ABHS Recovery Facility.

30. On May 9, 2023 at the M&C Work Session, staff presented the Proposed Project Concept and the Project Budget showing the anticipated use of the $4M to supplement the SPLOST Funding for the new Recovery Facility.

31. On June 6, 2023 at the regular session, M&C awarded $4M of ARPA behavioral health funds to ABHS to supplement funds from the SPLOST 2020 Project 28 Mental Health Recovery Facility for the ABHS Recovery Facility. However, the need for an intergovernmental agreement was not specified as part of that vote.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 28 Mental Health Recovery Facility reads as follows:

   Project #28, Mental Health Recovery Facility Project, *will provide funding for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements, additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s). It is anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility. The program is envisioned to provide a facility or facilities to provide congregate living style facility that could accommodate group and/or individuals for counseling programming. An example of a potential partner organization may be, but not be limited to, Advantage Behavioral Health Systems, a Community Service Board (CSB), duly created and existing pursuant to the Constitution and laws of the State of Georgia, specifically O.C.G.A. § 37-2-6. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. Advantage Behavioral Health Systems (ABHS) operates a facility on 17 acres at 240 Mitchell Bridge Road. The existing facility was originally designed as a hospital and then served as office space for Athens-Clarke County School District (ACCSD) before being occupied by ABHS. This location has been chosen for the site of the Recovery Facility Project on the undeveloped northeast portion of the site. For the project to proceed at the 240 Mitchell Bridge Road address, it will be necessary to sub-divide the property so that the SPLOST project sits on its own, un-mortgaged parcel. This sub-division will be proposed during the concept phase of the project. The actual, legal sub-division of the property will run concurrently to the Land Disturbance Permitting Process.

3. The originally submitted project from Advantage Behavioral Health Systems and the above noted initial project statement are for the same size facility. However, the approved project budget is approximately 50% less than originally submitted budget and 25% less than the alternate project budget submitted by Advantage Behavioral Health Systems (History #4).

4. The proposed two-story building will be approximately 34,839 square feet and 24 apartment units, total. There will be approximately 15,677 square feet on the first floor and 19,162 square feet on the second floor, 10 apartment units on the first floor and 14 on the second floor. There will be common areas, staff offices, meeting rooms, rest rooms, utility space and storage and stairs.

5. The cost of the scope of work to be provided by the design professional is highly dependent on the available construction funding. In the absence of currently allocated funding to build the originally requested scope of work, the design professional was requested and priced the design services in phases. Pricing was requested and provided for the firms to do the Programming, Master Site Layout, Project Concept, and Schematic Design for the full originally proposed scope of work. Additionally, they were requested and to provide pricing to continue those services for a Phase-I Project, funded by a $3.2M construction budget through, construction. Thus preparing for potential future funding to build the future phases.

6. The U.S. Treasury Department requires that ARPA SLRF funds be obligated by December 31, 2024, and spent by December 31, 2026.

7. Based on the current construction market conditions the Designer's estimated cost of construction for the complete project is approximately $11.2 million. Meaning, even with the added $4 million in ARPA funding the current construction budget of $6.8 Million is not adequate to complete the entire Proposed Project Concept scope of work. The estimated cost to complete all of the Proposed Project Concept is approximately $11.2 million dollars.

8. Because of the projected shortfall in funding, the Proposed Project Concept Plans includes potential phasing of construction. There are multiple options for how to best phase construction based on the funding available and any additional funding that may become available. The Proposed Project Concept, at this time, is to construct all of the site work and as much building as is possible with the construction budget. However, as the design matures through the next phase, the best limits of construction and phasing will be determined during the Schematic Plan and presented to M&C at the time of the Schematic Design Presentation.

9. The Proposed Project Concept will work to achieve a minimum certification of "Certified" through the EarthCraft sustainability program, for Sustainable Preservation criteria. This is in alignment with the current ACCGov Sustainability Policy. Currently the use of Solar Photovoltaic Systems on the facility have not been included in the Proposed Project Concept. However, the provisions for the addition of solar in the future will be included, at a minimum. The use of Solar Photovoltaic Systems on the new facility will be further evaluated during the Project Schematic Design and a recommendation, to M&C, regarding their use will be part of the future Schematic Design approval.

10. To meet the desired schedule for the Project, the procurement process for Professional Services was initiated in December 2021 to support the following schedule milestones:
    a) Start Schematic Design — Spring 2023
    b) M&C Approval of Schematic Design — Summer/Fall 2023
    c) Construction Start — Summer 2024
    d) Construction Completion — Summer 2025

11. The intergovernmental agreement will specify that:

- ACCGov will categorize this award as ARPA SLFRF funds being used as Lost Revenue Replacement ("LRR"). As such, there shall be no sub-recipient monitoring and reporting, no program income reporting, no federal interest, or federal procurement rules;
- ABHS must spend all ARPA funds received through this agreement by no later than December 31, 2026;
- ABHS will own and maintain the building, if not already covered in another IGA between ACCGov and ABHS.

12. This recommendation meets the following ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    - Strategy 1E: Support and promote healthy lifestyle choices: moving, eating, forming healthy relationships, physical and psychological care
    - Strategy 2D: Ensure existing resources reach marginalized people and those most in need through effective and accessible social service delivery, nonprofit capacity building, and problem solving with connected community partners
    - Strategy 4D: Prevent and reduce homelessness by enabling supportive housing options that meet a variety of needs

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OPTIONS:

1. Mayor and Commission:
    a. Approve an intergovernmental agreement between the Unified Government of Athens-Clarke County (ACCGov) and Advantage Behavioral Health Services (ABHS) for the previously allocated $4M of ARPA behavioral health funds to support SPLOST 2020 Project 28, Mental Health Recovery Facility Project.
    b. Authorize the Mayor and appropriate staff to execute all related documents.

2. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT:
Prepared by:

Roderick Wallace

9/11/2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

September 14, 2023
Date:

ATTACHMENTS:

Attachment #1: Intergovernmental Contract

SECOND INTERGOVERNMENTAL CONTRACT FOR THE SPLOST 2020 PROJECT-

MENTAL HEALTH RECOVERY FACILITY PROJECT

This SECOND INTERGOVERNMENTAL CONTRACT (this "Second Agreement"), dated as of this ___ day of October, 2023, by and between ADVANTAGE BEHAVIORAL HEALTH SYSTEMS ("Advantage"), a Community Service Board (CSB), duly created and existing pursuant to the Constitution and the laws of the State of Georgia, specifically O.C.G.A. Sec. 37-2-6 (the "Act"), and the UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA (the "Unified Government"), a consolidated government and political subdivision of the State of Georgia;

W I T N E S S E T H:

WHEREAS, Advantage Behavioral Health Systems is a Georgia public corporation duly existing pursuant to Georgia law, specifically the Act; and

WHEREAS, under the Act, Advantage is empowered, among other things, to provide mental health, development disabilities, and addictive diseases services; and

WHEREAS, under the Act, Advantage is further empowered, among other things, to make and enter into all contracts for the performance of its duties and functions and may own, hold, improve, and use, real and personal property of every kind and character, or any interest therein, for its corporate purposes; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Georgia Constitution authorizes, among other things, any county, municipality or other municipal corporation of the State of Georgia to enter into an agreement, for a period not exceeding 50 years, with another county, municipality or municipal corporation or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such Intergovernmental Contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Unified Government's SPLOST 2020 ("SPLOST 2020") was voted on and approved in the referendum conducted on November 5, 2019 (the "Referendum") and included a budgeted amount of $5,325,000 for Project No. 28, the Mental Health Recovery Facility Project (the "Project"); and

WHEREAS, on December 1, 2020, in order to allocate funds for Program Administration, the Commission approved an Ordinance which amended the SPLOST 2020 Project Budgets. The budget for SPLOST 2020 Project 28, Mental Health Recovery Facility was amended to $5,218,500; and

WHEREAS, under the project statement approved by the Commission, said Mental Health Facility Project is to provide funding support for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements,

additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s); and

WHEREAS, under the project statement approved by the Commission, it was anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility; and

WHEREAS, under the Project statement approved by the Commission, the program was envisioned to provide a facility or facilities to provide a congregate living/residential style facility that could accommodate group and/or individuals for the purpose of serving individuals with mental health and potential co-occurring addictive diseases; and

WHEREAS, under the project statement approved by the Commission, Advantage was specifically noted as a potential partner organization; and

WHEREAS, on_____, the Unified Government and Advantage entered into an Intergovernmental Contract to provide project implementation guidelines for the Project in accordance with the project statement and to provide for and govern the provision of SPLOST Proceeds for the Project up to an aggregate amount of $5,218,500 (the "First Intergovernmental Contract"); and

WHEREAS, Advantage and the Unified Government desire to enter into this Second Agreement to provide for the commitment by the Unified Government of up to $4,000,000 in American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds ("ARPA SLFRF Funds") for the Project; and

WHEREAS, pursuant to the requirements of the First Intergovernmental Contract, Advantage and the Unified Government also desire to enter into this Second Agreement to provide for the approval of the schematic design for the size and scope of the project and to address how the Unified Government will provide for the payments to Advantage of the SPLOST Proceeds and ARPA SLFRF Funds ("Project Funds"); and

WHEREAS, Advantage and the Unified Government are authorized under the Constitution and laws of the State of Georgia to enter into this Second Agreement for the purposes set forth herein.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter contained, the parties hereby agree as follows:

1. Background; documents incorporated by reference. The recitals above provide important background information for this Second Agreement, and are incorporated herein by reference. To the best knowledge of the parties hereto, the recitals are accurate. Any documents incorporated by reference herein are intended by the parties to be part of this Second Agreement.

2. Approval of Schematic Design. Advantage and the Unified Government hereby agree to and approve the Schematic Design for the size and scope of the Project in accordance

with Exhibit "A" attached hereto and incorporated herein by reference (the "Schematic Design"). If the schematic design substantially changes due to costs, economic conditions, and/or changes in Advantage's needs, then, the schematic design shall come back to the Commission for approval.

3. Provision of ARPA SLFRF Funds. The Unified Government shall provide to Advantage ARPA SLFRF Funds in the amount of up to $4,000,000 for the Project. As a condition of receiving Project Funds, Advantage agrees that it shall be required to complete Phase 1 of the Project as reflected in the Schematic Design and to operate the Project for no less than ten (10) years. Advantage further agrees that any Project Funds remaining after completion of Phase 1 of the Project (the "Remaining Funds") shall be used towards the completion of Phase 2 as reflected in the Schematic Design. If Advantage fails to use the Remaining Funds on or before the expiration of this Second Agreement, then, said Remaining Funds shall be relinquished from the requirements of this Second Agreement unless otherwise agreed to in writing by the Unified Government and Advantage. Notwithstanding the foregoing and the First Intergovernmental Contract, Advantage shall be responsible for providing any additional capital needed to complete Phase 1 and Phase 2 of the Project in excess of the Unified Government's not to exceed contribution of $9,218,500 in Project Funds.

4. Title; Disbursements for Project Activities. Advantage shall hold and be responsible for all contracts related to the Project, including, but not limited to, the contracts for design services, construction, FF&E, and the required Public Art element for the Project. The Public Art element should follow the Mayor and Commission approved process for the delivery of public art for SPLOST projects. The payments of the Project Funds shall be made by the Unified Government to Advantage as follows:

A. The Unified Government shall provide $500,000.00 to Advantage for design contractual services upon execution of this Second Agreement by the parties.

B. The Unified Government shall advance to Advantage the Project Funds for the costs associated with construction services, FF&E, Public Art and other contract services required to complete the project. Payment to Advantage of the Project Funds for those additional contracts shall be made by Unified Government to Advantage after execution of those various agreements between Advantage and the other contracting parties but prior the parties being given notice to proceed with the work, subject to subsection D. below.

C. Prior to the beginning of construction, but not before the completion of the final construction documents based on the approved Schematic Design, the Manager of the Unified Government shall approve the construction contract for Phase 1 of the Project.

D. The Unified Government shall retain the necessary Project Funds to pay for Jacobs' project management services, permitting fees, plans review fees, and public utility connection fees. Should there be excess Project Funds after bidding Phase 1, to be used towards Phase 2, then any projected project management fees to facilitate Phase 2 will be allocated from the excess Project Funds at that time, and upon approval of Manager.

5. Lost Revenue Replacement. The Unified Government hereby categorizes the ARPA SLFRF Funds being contributed hereunder as Lost Revenue Replacement ("LRR").[1] Accordingly, pursuant to Treasury guidance, this Second Agreement shall not create a sub-recipient relationship with Advantage, and the Unified Government shall only be required to follow Subparts A, B, C and F of the Uniform Guidance and only a subset of Subparts D (Post-Award Requirements) and E (Cost Principles), as listed in Final Rule FAQs 13.15 (July 27, 2022) at 54-55. In summary, due to the categorization of the ARPA SLFRF funds being used as part of the Gap Funding Award as LRR, there shall be no sub-recipient monitoring and reporting, no program income reporting, no federal interest, or federal procurement rules.

6. Review and Audit. The Unified Government reserves the right to review and audit the expenditures of SPLOST Proceeds, and Advantage will fully cooperate with any such review or audit and will provide all necessary records pertaining thereto.

7. Effective Date and Term. This Second Agreement shall become effective upon its date and shall be in full force and effect until the Project is completed and operated by Advantage for a period of up to a term of ten (10) years.

8. Notices. All notices, certificates and other communications provided for hereunder shall be in writing and sent (a) by certified mail with return receipt requested (postage prepaid), or (b) by a recognized overnight delivery service (with charges prepaid). Any such notice must be sent to any party hereto at the following addresses or to such other address as any party hereto shall have specified in writing to the other party:

If to Advantage:
Advantage Behavioral Health Systems
240 Bray Street
Athens, GA 30601

If to the Unified Government:
Unified Government of Athens-Clarke County, Georgia
P. O. Box 1868
Athens, Georgia 30603
Attn: Manager

Notices will be deemed given only when actually received.

9. Construction, Entire Agreement and Binding Effect. This Second Agreement shall be construed in conformity with the law governing SPLOST 2020. This Second Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes any prior agreements. This Second Agreement shall inure to the benefit of and shall be binding upon Advantage, the Unified Government and shall not be assigned.

[1] The Lost Revenue Replacement eligible use category in SLFRF is authorized under Section 603(c)(1)(C) of the Social Security Act, which provides that SLFRF funds may be used "for the provision of government services to the extent of the reduction in revenue…of such county due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the…county prior to the emergency….".

10. Severability. In the event any provision of this Second Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

11. Amendments, Changes and Modifications. This Second Agreement may not be modified or changed except in a written amendment authorized and executed by each party.

12. Counterparts. This Second Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

13. Governing Law. This Second Agreement is prepared and entered into with the intention that the law of the State of Georgia.

14. Limited Recourse. No recourse shall be had for the enforcement of any obligation, covenant, promise or agreement of Advantage or the Unified Government contained in this Second Agreement or for any claim based hereon or otherwise in respect hereof against any member of a governing body, officer or employee, as such, in his individual capacity, past, present or future, of the Advantage, the Unified Government or any successor body, whether by virtue of any constitutional provision, statute or rule of law, or by the enforcement of any assessment or penalty or otherwise, it being expressly agreed and understood that this Second Agreement is solely a corporate obligation of the Unified Government and Advantage payable only from the funds and assets of the Unified Government and Advantage herein specifically provided to be subject to such obligation and that no personal liability whatsoever shall attach to, or be incurred by, any member of a governing body, officer or employee, as such, past, present or future, of the Unified Government or Advantage, or of an successor corporation, either directly or through the Unified Government, Advantage, or any successor corporation, under or by reason of any of the obligations, covenants, promises or agreements entered into between Advantage and the Unified Government whether contained in this Second Agreement or to be implied herefrom or therefrom as being supplemental hereto or thereto, and that all personal liability of that character against every such member of a governing body, officer, and employee is, by the execution of this Second Agreement and as a condition of and as part of the consideration for the execution of this Second Agreement, expressly waived and released. The immunity of members of a governing body, officers and employees of Advantage and the Unified Government under the provisions contained in this Section 13 shall survive the termination of this Second Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, Advantage has executed this Second Agreement by causing its name to be hereunto subscribed by its authorized officer indicated below and attested to by its Secretary; and the Unified Government has executed this Second Agreement by causing its name to be hereunto subscribed by its Mayor and attested to by its Clerk; all being done as of the day and year first above written.

ADVANTAGE BEHAVIORAL HEALTH SYSTEMS

By: _____
Title:

Attest:

_____
Secretary

UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY, GEORGIA

By: _____
Mayor

Attest:

_____
Clerk

EXHIBIT “A”

SCHEMATIC DESIGN

A-1: PHASE 1 AND PHASE 2 – SITE PLAN

A-2: PHASE 1 AND PHASE 2 – ENLARGED SITE PLAN

A-3: PHASE 1 – RENDERINGS

A-4: PHASE 1 – MAIN LEVEL FLOOR PLAN

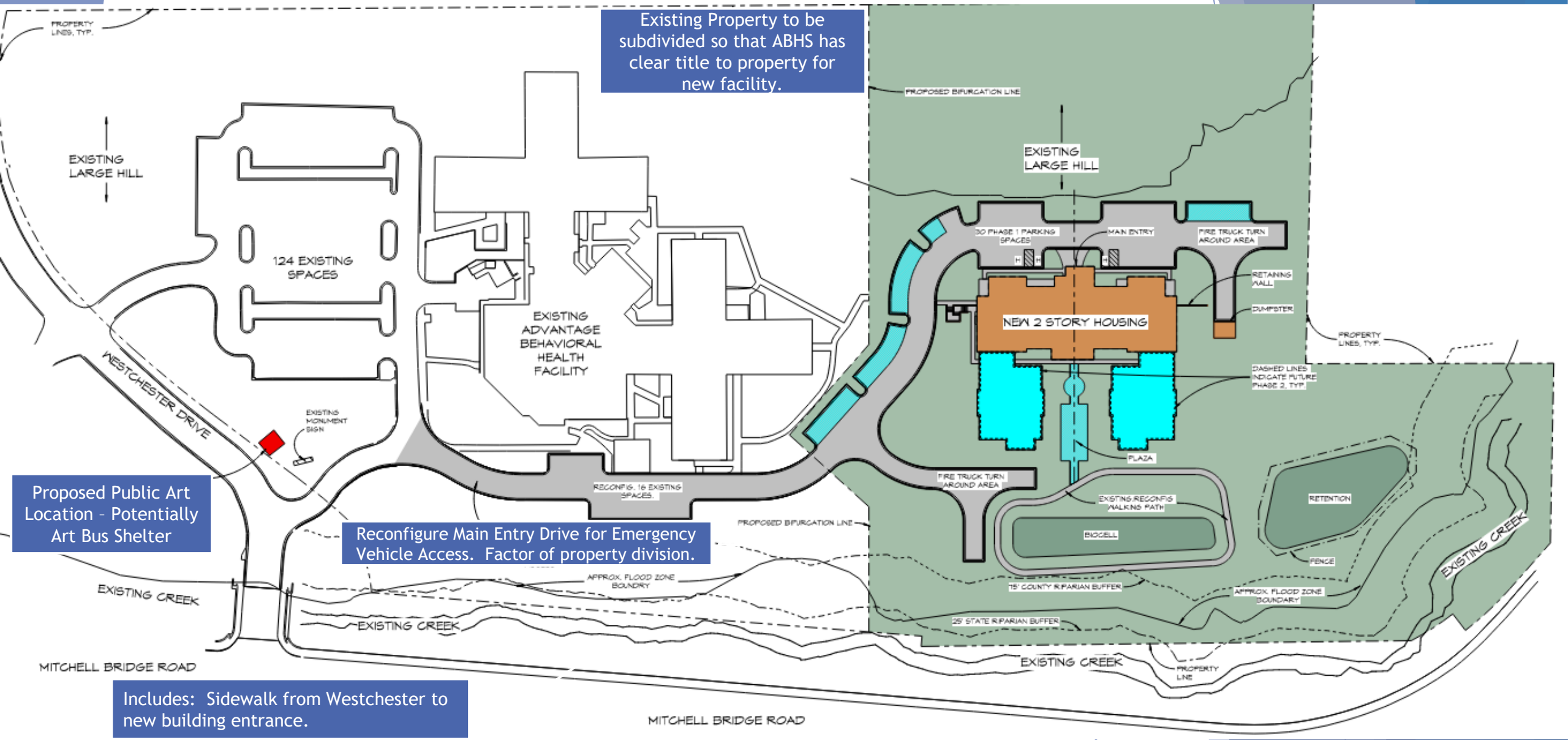
A-5: PHASE 1 – LOWER LEVEL FLOOR PLAN

A-6: PHASE 1 AND PHASE 2 – RENDERING

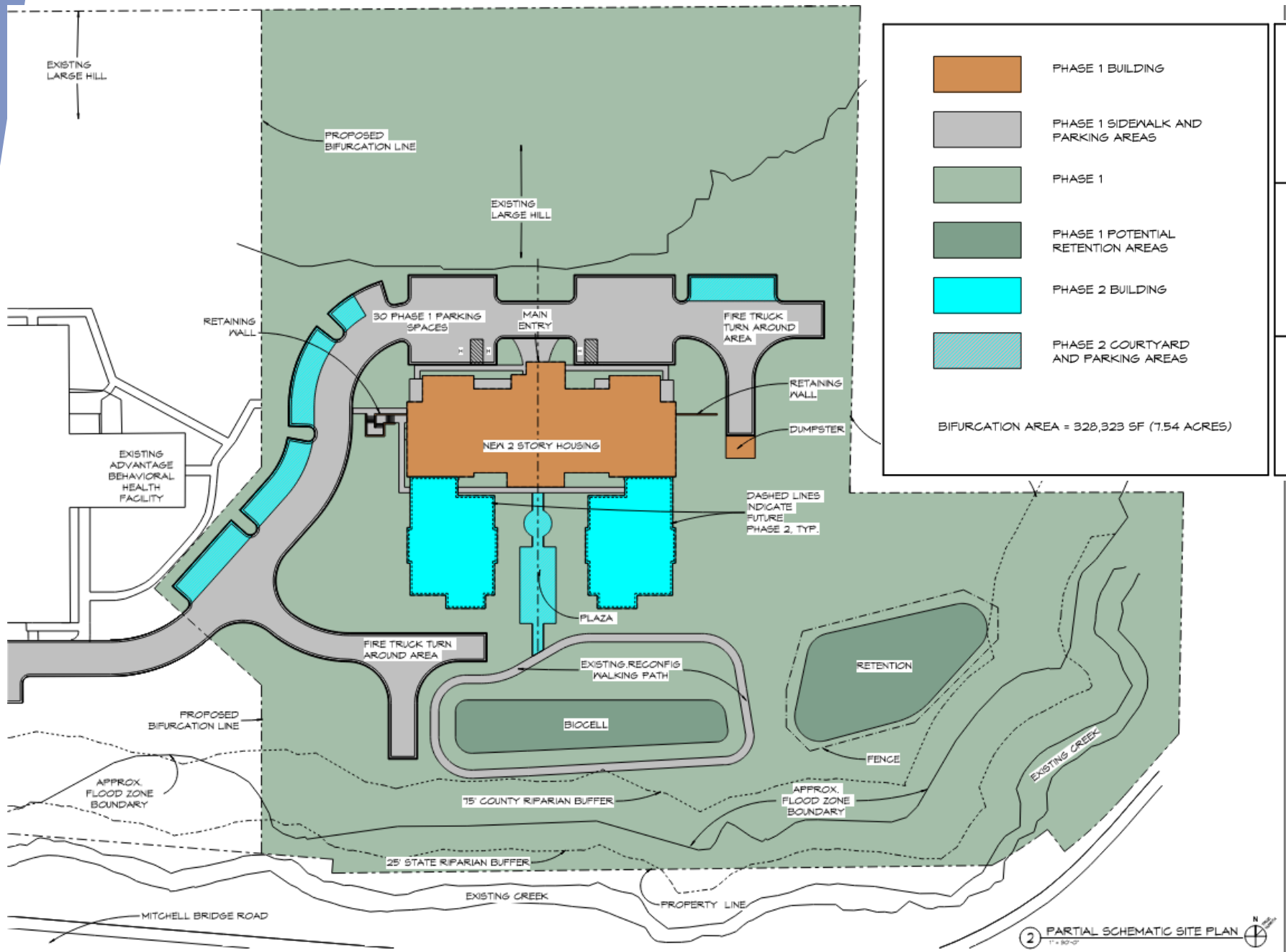
A-7: PHASE 2 – MAIN AND LOWER LEVEL FLOOR PLAN

A-8: POTENTIAL SOLAR ARRAY LAYOUT

A-1: Schematic Design - Phase 1 and Phase 2 - Site Plan



A-2: Schematic Design - Phase 1 and Phase 2 - Enlarged Site Plan



PHASE 1 (INITIAL CONSTRUCTION):	
2-BEDROOM APARTMENTS	10
NUMBER OF BEDS	28
PARKING SPACES:	
RESIDENTS	15
STAFF	5
GUESTS	10
TOTAL	30

PHASE 2 (FUTURE CONSTRUCTION):	
2 BEDROOM APARTMENTS	16
NUMBER OF BEDS	32
PARKING SPACES:	
RESIDENTS	15
STAFF	5
GUESTS	10
TOTAL	30

TOTAL PROJECT:	
2 BEDROOM APARTMENTS	26
NUMBER OF BEDS	60
PARKING SPACES	
PHASE 1	30
PHASE 2	30
TOTAL	60

A-3: Schematic Design - Phase 1 - Renderings

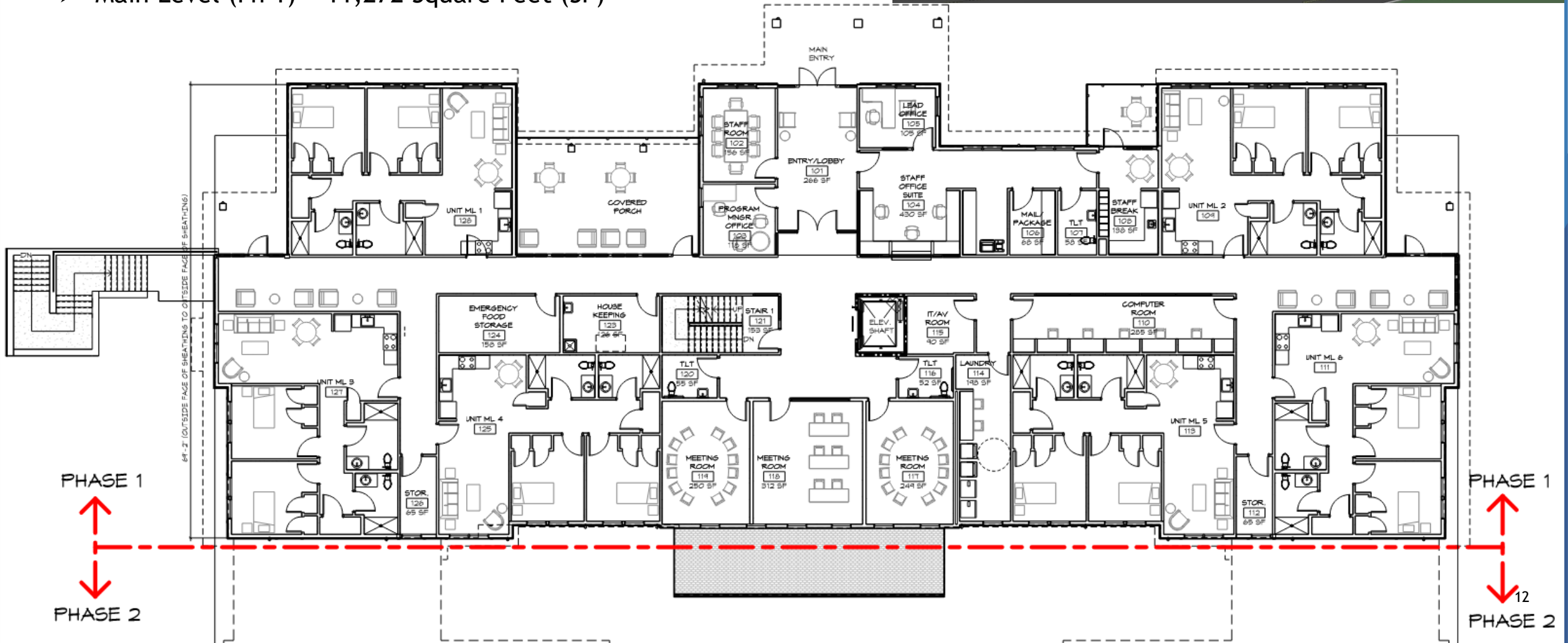




A-4: Schematic Design - Phase 1 - Main Level Floor Plan

- Six – 2-bedroom apartments
- Main Entry, Lobby, staff offices, emergency food storage, housekeeping, public restrooms, computer room, laundry, meeting room(s), covered porch.
- Main Level (Ph 1) = 11,272 Square Feet (SF)

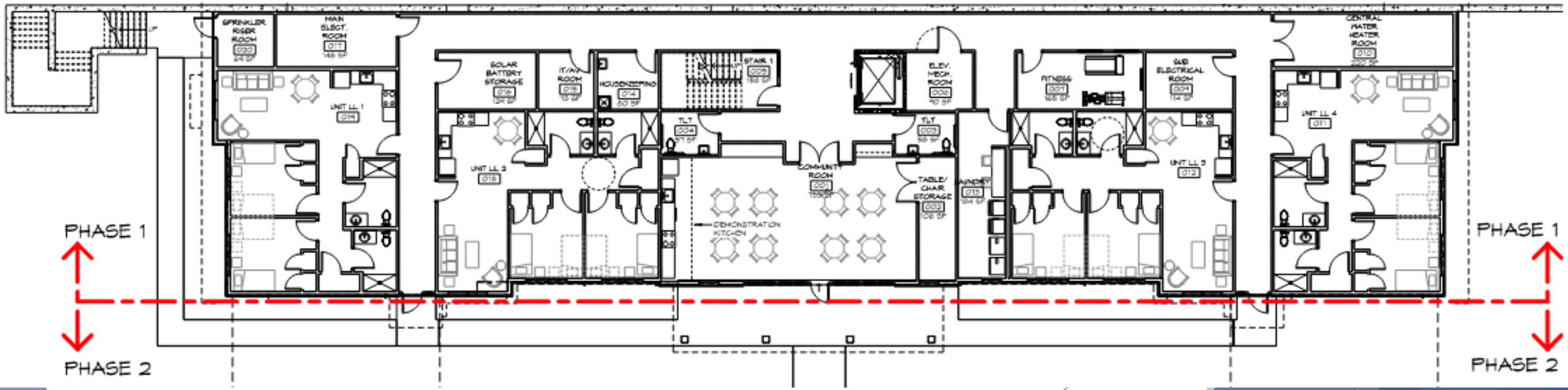




A-5: Schematic Design - Phase 1 - Lower Level Floor Plan

- Four – 2-bedroom apartments
- Community Room with demonstration kitchen, fitness room, housekeeping and storage space
- Northwest portion of this space will be used for mechanical, electrical and sprinkler riser space
- Lower Level (Ph 1) = 8,121 SF
- Total (Ph 1) = 19,393 SF





A-6: Schematic Design - Phase 1 and Phase 2 - Rendering



A-7: Schematic Design - Phase 2 - Main & Lower Level Floor Plan

- 16 additional 2-bedroom apartments on Main and Lower levels
- Added floor plans the same on Main & Lower Levels
- Additional storage and common space
- Defined Courtyard
- Additional 19,692 SF

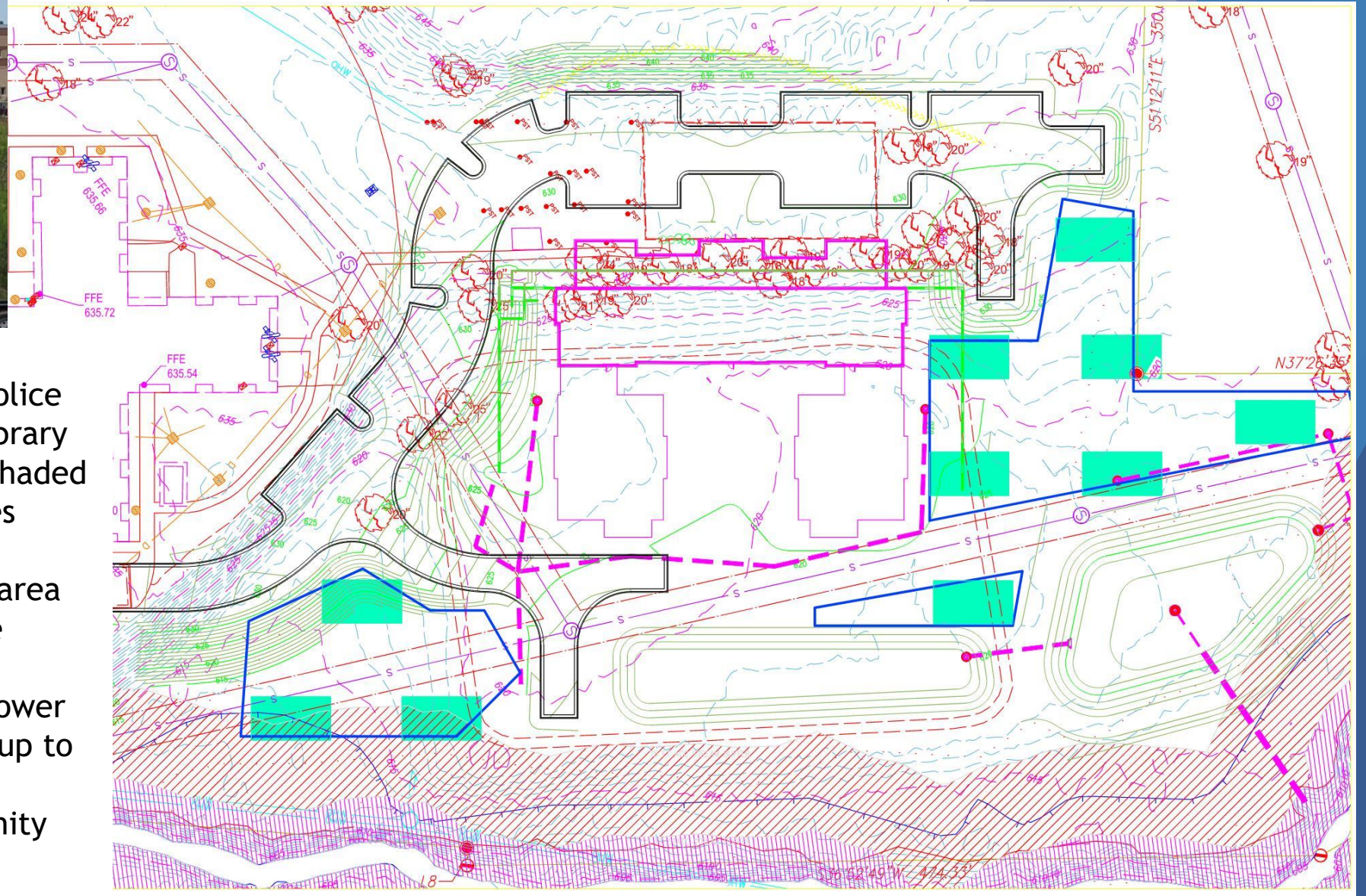


PROJECT DATA

PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
6 UNITS	4 UNITS	10 UNITS
12 BEDROOMS	8 BEDROOMS	20 BEDROOMS
12 BEDS	16 BEDS	28 BEDS
PHASE 2:		
MAIN LEVEL	LOWER LEVEL	PHASE 2 TOTAL
8 UNITS	8 UNITS	16 UNITS
16 BEDROOMS	16 BEDROOMS	32 BEDROOMS
16 BEDS	16 BEDS	32 BEDS
TOTAL PROJECT:		
MAIN LEVEL	LOWER LEVEL	TOTAL PROJECT
14 UNITS	12 UNITS	26 UNITS
28 BEDROOMS	24 BEDROOMS	52 BEDROOMS
28 BEDS	32 BEDS	60 BEDS

A-8: - Potential Solar Array Layout





Likely Solar Arrays:

- Similar to what was installed at Police headquarters and approved for Library
- Arrays located to avoid utilities, shaded areas, & proposed or existing trees
- Provide maximum solar exposure
- Roof surfaces not enough surface area nor optimal direction to maximize output
- Provide batteries for night time power consumption and emergency backup to critical systems
- Recommend funding with Community Energy Funds

Legislative Review Committee
Mayor and Commission Report

SUBJECT: LRC Report: Pet Registration

DATE: August 14, 2023

PURPOSE: This report provides the Mayor and Commission with a recommendation from the Legislative Review Committee for the Review of Chapter 4-1 Animal Control Ordinance for consideration of implementing an ACC pet registration program.

HISTORY:

1. On September 1, 2019, volunteers, rescue group partners, and community members attended a Mayor and Commission voting meeting to highlight some of the many issues the Animal Control Division was facing.

2. On September 17, 2019, the Manager's Office met with primary stakeholder organizations that support the Animal Control operations, including Athens Area Humane Society and AthensPets, among others. It was reaffirmed that the local government should maintain the lead role in overseeing both enforcement and the shelter operations.

3. On November 1, 2019, the Mayor and Commission (M&C) voted to elevate the Animal Control Division of the Central Services Department to departmental status. The Animal Control Division was renamed the Animal Services Department, reporting directly to the Manager's Office.

4. During Spring of 2020, Animal Services Director Kristall Barber collaborated with a group of community stakeholders who helped draft potential changes to the Animal Control Ordinance to present to the GOC. The group of stakeholders included the University of Georgia's Practicum in Animal Welfare Skills, Athenspets, Campus Cats/Cat Zip Alliance, Athens Area Humane Society, Athens Canine Rescue, Circle of Friends Animal Society and the ACCGov Attorney's Office.

5. On November 4, 2020, Mayor Girtz assigned to the Government Operations Committee (GOC) the review of Chapter 4-1 – Animal Control.

6. On November 19, 2020, the GOC began discussion on this topic. The GOC continued its review of the ordinance on December 17, 2020, and January 21, 2021.

7. During the next year, the Animal Control Ordinance discussion was put on hold while the GOC reviewed two other time sensitive topics. Discussion began again on February 21, 2022, and continued on March 21, 2022, April 25, 2022, June 16, 2022 and August 15, 2022

8. At the August 15, 2022 meeting, the GOC completed its review and discussion of this topic. The Committee voted unanimously to send the revised ordinance to the Mayor and Commission for approval without Section 4-1-33 – Dog and Cat Licenses. Section 4-1-33 will be reviewed by the Committee after input is received from veterinarians and stakeholders via a survey that staff will create.

   The recommended changes included:
   - Modification to the provisions concerning feral cats to better encourage a humane reduction of the unowned, free-roaming cat population. (TNR trap-neuter-return is a process where residents trap feral and free-roaming cats, take them to be altered and then release them back to their original location);
   - Requirements to protect both the health of dogs and cats being sold and consumers;
   - New sections to complement state laws concerning animal abuse, neglect, fighting, and abandonment; and
   - Updating grammar, definitions and adding language related to the creation of Animal Services as an ACCGov Department.

9. On October 4, 2022, the Mayor and Commission adopted the Animal Control ordinance changes as recommended by the GOC.

10. On January 3, 2023, Mayor Girtz assigned to the Legislative Review Committee (LRC) the topic, "Review of Chapter 4-1 Animal Control Ordinance".

11. The LRC discussed this topic at its April 13, 2023, and May 16, 2023, meetings, and the Committee requested the following:
    - Cost and benefits for the program;
    - Input from local veterinarians regarding the potential program; and
    - Comparative analysis on pet registration programs from other jurisdictions

12. At the August 2, 2023, meeting, staff shared a presentation that provided an overview on a comparative analysis, input from local veterinarians, and the results from a public input survey.

    The LRC discussed the matter, and, without overwhelming evidence of the need or public support for a pet registration program, voted 4-1, with Commissioner Houle opposed, to pass the item out of Committee with no action.

RECOMMENDATIONS:

The Legislative Review Committee recommends that the Mayor and Commission "Pass Out with No Action" the review of Chapter 4-1 Animal Control Ordinance related to pet registration.

ADDITIONAL INFORMATION/COMMENTS:



Carol Myers, Chair
Legislative Review Committee

September 6, 2023
Date:

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 03, Classic Center Arena – Proposed Change Order to JE Dunn Construction Contract

DATE: September 12, 2023

BUDGET INFORMATION:

REVENUE:			
	$	33,320,000	SPLOST 2020 Project 03 Funding
	$	49,425,110	Revenue Bond #1
	$	32,000,000	Revenue Bond #2
	$	25,800,000	Revenue Bond #3
	$	10,926,994	Other Revenue - Currently Available
	$	151,472,104	Total Revenue Available
EXPENSES:			
CAPITAL:	$	132,665,158	Expensed or Encumbered
	$	625,000	Designated Remaining Testing, PM & Misc. Fees
	$	320,846	Designated Public Art
	$	3,789,264	Designated Project Contingency
	$	1,500,000	Approved for Kitchen Equipment
	$	3,250,000	Budgeted for Bridge & Stairs
	$	750,000	Budgeted for Foundry Street Plaza Repair
	$	500,000	Budgeted for Perkins & Will Additional Services
	$	2,236,836	Budgeted for Data/IT Systems/Phones
	$	2,085,000	Budgeted for FF&E
	$	250,000	Budgeted for Building Signage
	$	700,000	Budgeted for South Club Level Build Out
	$	200,000	Budgeted for Concession and Flex Room Build Out
	$	375,000	Budgeted for Auxiliary Locker Room Building
	$	725,000	Budgeted for Sound and Acoustical Treatments
	$	1,500,000	Budgeted for Telescoping Seating
	$	2,350,000	Available for Change Order Not to Exceed Amount

FUNDING SOURCE: SPLOST 2020 Project 03, Revenue Bond Financing, and Private Funding

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a) Approve a Not to Exceed Change Order to JE Dunn in the amount of $2,350,000 for the change order work as described in Facts and Issues #3; and,

b) Authorize the Mayor and appropriate staff to execute all necessary related documents.

HISTORY:

1. On November 11, 2018, CCA submitted to ACCGov a Project Proposal for consideration as part of the SPLOST 2020 Program.

2. On January 23, 2019, the ACCGov Sustainability Office issued a request for proposals for professional services in energy resource coordination.

3. On January 28, 2019, the Classic Center Arena Project 81 was presented to the SPLOST 2020 Citizen Advisory Committee with a funding request of $58,879,000.

4. On June 4, 2019, CCA presented a revised Classic Center Arena Project. The revised project included potential private funding partnerships with a Hotel, a Senior Condominium, and Parking Deck. SPLOST 2020 funding request was reduced to $37,000,000.

5. On July 10, 2019, at a regularly scheduled work session, CCA representatives presented a revised Classic Center Arena Project to the Mayor & Commission (M&C), which included a reduced SPLOST 2020 request of $34,000,000.

6. On July 18, 2019, the M&C approved the Proposed Referendum Project List, including the Classic Center Arena at a reduced project value of $34,000,000 with the remaining needed project funds coming from Revenue Bonds backed by ACCGov and the revenue from future development of ACCGov property adjacent to the Classic Center.

7. On August 6, 2019, the M&C approved the SPLOST 2020 Program Referendum, which included the Classic Center Arena (Project 03) as a component.

8. On November 5, 2019, Athens-Clarke County voters approved the SPLOST 2020 Program Referendum. This Referendum included the Classic Center Arena (Project 03). The Referendum also included the approval of the issuance of general obligation debt to help fund the Classic Center Arena (Project 03) and to facilitate the construction of the Project within the first few years of the SPLOST 2020 Program.

9. On January 7, 2020, a lease agreement between ACCGov and CCA was presented to the M&C for consideration. The proposed lease outlined a 50-year extension of the CCA's lease to include the land for the new Arena as well as the transfer of land and air rights above the Classic Center auto-bridge to ownership by the CCA for the purpose of developing a hotel.

10. On February 4, 2020, M&C approved a resolution to regulate and provide for the issuance of

$26,660,000 in aggregate principal amount general obligation bonds, as authorized by a vote of the qualified voters in a referendum held November 5, 2019. M&C also established the SPLOST 2020 Capital Projects Fund and amended the FY20 operating and capital budget of ACCGov to establish the budget for the following three SPLOST 2020 projects:

- Project 01, Facilities Space Modernization
- Project 02, Affordable Housing
- Project 03, Classic Center Arena

11. On February 18, 2020, the Intergovernmental Agreement for land lease between ACCGov and the CCA was approved by the M&C.

12. In September 2020, Manager Williams selected the User Group Members to help ensure ACCGov long terms goals are promoted during the Project Development process. The User Group Members are:
    - David Barbe
    - Dexter Fisher
    - Chantel Dunham
    - Andrew Saunders
    - Smith Wilson
    - Paul Cramer
    - Robert Cheshire (ex-officio)

13. On December 1, 2020, M&C approved combining the Program Management budgets from all projects into a single Program Management Budget, establishing the Classic Center Arena SPLOST 2020 budget at $33,320,000.

14. On February 2, 2021, M&C approved the Tier Funding Schedule thereby establishing the SPLOST 2020 funding schedule for the Classic Center Arena project.

15. On February 2, 2021, M&C approved Perkins & Will / Smallwood Design as the selected Project Designer for the Classic Center Arena project.

16. On April 6, 2021, M&C approved JE Dunn Construction Company as the selected Construction Manager at Risk Contractor for the Classic Center Arena project.

17. On May 10, 2021, the ACAC approved a recommendation to the M&C in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6, additional Funding for Public Art, that SPLOST 2020 Project 03 - Classic Center Arena is appropriate for public art**.**

18. On June 1, 2021, the M&C unanimously approved the Project Concept and updated budget with order of magnitude pricing of $109,441,278 for the SPLOST 2020 - Project 03 Classic Center Arena.

19. On August 3, 2021, the M&C approved conveyance and incorporation for 1.08 acres between Hickory and Willow streets into the existing Intergovernmental Agreement between ACCGov and CCA (approved by the M&C on Feb. 18, 2020, History #10).

20. On September 7, 2021, the M&C approved Schematic Design, the Updated Total Project Budget of $116,705,055, Proposed A/E Contract Amendment, Bond Financing, and authorized an early Guaranteed Maximum Price (GMP) based on 75% construction drawings.

21. On October 5, 2021, the M&C approved the initial bond financing issuance of $55,000,000 and associated Intergovernmental Agreement. During the work session for the October vote, the M&C was made aware that a second bond issuance would be coming in the future.

22. On January 4, 2022, the M&C approved the following actions:
    - Increased the Classic Center Arena Project Budget to $135,655,498, assuming a second bond issuance;
    - Moved the Future Energy/HVAC System financing of approximately $10M into the new budget amount; and,
    - Authorized staff to negotiate the GMP contract with JE Dunn for a Not to Exceed amount of $107M (based on 75% complete design).

23. On January 12, 2022, JE Dunn submitted their GMP for the cost of construction for the Classic Center Arena based on the 75% CDs.

24. On February 2, 2022, JE Dunn was issued a Notice to Proceed for the Classic Center Arena project, and the GMP Amendment (Change Order #1) was executed for $102,400,000.

25. In February 2022, JE Dunn mobilized to the Site.

26. On April 4, 2022, JE Dunn began the Pre-Blast survey work and drilling rock in anticipation of blasting.

27. On June 8, 2022, rock blasting work began on the project.

28. On June 14, 2022, CCA Director Paul Cramer presented the proposed Change Order #2 (incorrectly labelled as Change Order #1 in previous agendas), proposed second revenue bond issuance, and a proposed Special District Tax related to hotels to the M&C at the regularly scheduled Work Session. The change order was presented to included all anticipated costs for rock and dirt removal, disposal, and alleged delays, as of that time.

29. On June 24, 2022, a Notice of Proposed Administrative Action (NOPAA) was issued to the M&C providing detailed information on the project status, pending use of the Owner Controlled Contingency, and required activities to continue construction to avoid costly delays.

30. On July 5, 2022, M&C approved during a specially called meeting Change Order #2 with JE Dunn for a total amount of $8,950,000.

31. On August 2, 2022, the M&C approved the Second Revenue Bond Issuance of $37,000,000 and associated Intergovernmental Agreement.

32. On September 7, 2022, staff approved a transfer of $3,022,812 from the owner-controlled contingency to JE Dunn's contract amount for Items identified in the approved Change Order #2 (History 37).

33. On November 1, 2022, the M&C approved the Hickory Street Parking Deck Project Concept, Option A for the access from the Arena Plaza Level to Hickory Street, and Not to Exceed Change Order #2 to the Project Designer P&W/Smallwood the additional work associated with the Parking Deck.

34. On December 13, 2022, the M&C approved the Hickory Street Parking Deck Schematic Design and associated bridge and stairs.

35. On January 11, 2023, the Manager issued a response to the notices received from JE Dunn associated with the cost impacts for rock and contaminated soil removal and dewatering. This response included a release of $4,000,000 of Owner Controlled Contingency to be used towards costs associated with rock and contaminated soil removal, hauling, and disposal costs.

36. On, February 14, 2023, the Unified Government and the Authority entered into an Intergovernmental Contract (the "February 2023 Agreement") for, among other purposes, providing for the Railroad Easement Site as described therein to be transferred by the Unified Government to the Authority to provide for an arena inspired economic development project to create additional revenue to support the Classic Center Arena Project.

37. On February 16, 2023, during the regularly scheduled M&C work session, CCA Executive Director Paul Cramer presented an update on the project funding and expenses/commitments made to date on the project. This included an updated estimate of the rock amount in excess of the owner-controlled contingency within JE Dunn's contract.

38. On March 8, 2023, a Letter of Intent was signed between the Classic Center Authority and Classic Center Partners, who is the master developer for the parking deck and other surrounding developments, which outlines general terms and conditions for the developments and deadlines for commitments on the developer's part. The amounts included as Attachment 1 in that agreement have been used as the basis for the developer funding being taken into account (see F&I #7).

39. On May 9, 2023, during the regularly scheduled M&C work session, Paul Cramer presented the proposed revenue streams for the third revenue bond and the items that the revenue

bond was intended to cover, including additional funding for the JE Dunn claim (see F&I #6).

40. On June 6, 2023, M&C approved a total claim settlement with JE Dunn for $13,900,000, a budget increase from $135,333,402 to $149,685,354, and authorized staff to proceed with development of a third financing up to $13M.

41. On September 5, 2023, M&C approved a budget increase to $151,472,104 and the third bond financing issuance of $25,800,000 (not including financing costs) and associated Intergovernmental Agreement. This third bond funding included budgeted funds to cover additional scope items covered by this Proposed Change Order.

FACTS & ISSUES:

1. As approved on September 5, 2023, by the M&C (History #41) the third bond financing increased the total project budget to $151,472,104. This bond amount and budget increase included funding to cover the following remaining scope of work items listed below:

Previously Provided Budget Amounts	Description	Status
$ 7,167,332	Rock & Contaminated Soil	JE Dunn CO #4
$ 320,846	Public Art – Three different Contracts	Approved by M&C
$ 3,250,000	Bridge & Stairs	Future Agenda
$ 750,000	Foundry Street Plaza Repair	Future Agenda
$ 500,000	Perkins and Will Additional Services	Future CO
$ 2,236,836	Data/IT Systems/Phones	Future Agenda
$ 2,085,000	Additional Furniture, Fixtures, & Equipment	Future Agenda
$ 250,000	Signage - Purchase Order under $200K	PO Pending
$ 2,100,000	Scoreboard	Proposed CO #5
$ 217,008	Dasherboards	Proposed CO #5
$ 400,000	Owner Ops Rigging and Fall Protection	Proposed CO #5
$ 700,000	South Club Level Build Out	Future Agendas
$ 200,000	Concession and Flex Room Build Out	Future Agendas
$ 375,000	Auxiliary Locker Room Building	Future Agendas
$ 725,000	Sound and Acoustical Treatments	Future Agendas
$ 1,500,000	Telescoping Seating	Future Agendas

2. The items listed below are coming to M&C as part of this Proposed Change Order #5 to JE Dunn. Other items (listed above in F&I #1) will likely come back as separate vendor contracts or potentially additional future change orders to JE Dunn. The amount for this Proposed Change Order #5, with JE Dunn, is for a total not to exceed amount of $2,350,000, based on the negotiated Proposed Change Order amounts from JE Dunn.

3. The scope work for items included in the Proposed Change Order #5 are as described below:

a. Scoreboard:
    i. The scoreboard and ribbon board scope includes both a center-hung scoreboard installed overhead in the center of the Classic Center Arena as well as ribbon boards installed on the long sides of the seating bowl. Both are key elements of future sporting events that the Classic Center Arena will host and will also create advertising revenue opportunities for the Classic Center. The remaining ribbon boards to completely loop the bowl could be added and installed at a later date, if there are adequate remaining contingency funds at the end of construction.
    ii. The Scoreboards are required in to allow the Classic Center to host the various types of events the Classic Center Arena has been designed for. The scope is most effectively delivered by JE Dunn via change order, rather than an alternate contractor, due to the close coordination required with other architectural, structural and electrical work. The rigging/hoisting systems to raise and lower the scoreboards are included in the pricing along with all of the controls systems for the systems.
    iii. The fabrication and delivery schedule of scoreboards and the rigging/hoisting systems is such that approval is needed during this cycle to prevent this equipment from impacting JE Dunn's required completion date. If approved as a part of this October 2023 M&C agenda cycle no additional contract time or additional cost due to time will be included with the change order.

b. Dasherboards:
    i. The Dasherboards are removable wall sections installed along the ice rink that enclose the ice rink for hockey and ice-skating events. Dasherboards separate the ice rink from the seating areas and are a necessary component to host the host the hockey games.
    ii. The Dasherboards are required to have a functioning ice rink in order for the Classic Center Arena to be able to host hockey and ice-skating events. The scope is most effectively delivered by JE Dunn via change order rather than an alternate contractor.
    iii. No additional contract time or additional cost due to time will be included with the change order because of this work.

c. Ops Rigging & Fall Protection:
    i. The Ops Rigging & Fall Protection scope is a system of overhead lines that span across the ceiling of the Classic Center Arena near the Catwalk Level. The Ops Rigging & Fall Protection System are needed for maintenance or event set up crews. The crews are able to clip in to the lines for safety as they perform overhead work. The system has to be connected to and allow for effective movement of the crews between the various structural components of the roof system.

ii. The Ops Rigging & Fall Protection is a safety requirement for the Classic Center to host events the Classic Center Arena is designed for. The scope is most effectively delivered by JE Dunn via change order rather than an alternate contractor.

iii. Because of the coordination with the design, fabrication, and installation of the structural steel it is important that this system be included with this Change Order Package, at this time, to not impact the installation schedule. If approved as a part of this October 2023 M&C agenda cycle no additional contract time or additional cost due to time will be included with the change order.

4. Below is a brief overview of the original proposed project schedule, actual where completed, and proposed current revisions with no acceleration:
   - GMP Pricing on 75% CDs — November 2021 (Actual January 2022)
   - GMP Approval — December 2021 (Actual January 2022)
   - Start of Construction — January 2022 (Actual February 2022)
   - Construction Substantial Completion — July 2024
   - Anticipated Start of Booked Events — September 2024

OPTIONS:

1. Mayor and Commission:
   a. Approve a Not to Exceed Change Order to JE Dunn in the amount of $2,350,000 for the change order work as described in Facts and Issues #3; and,

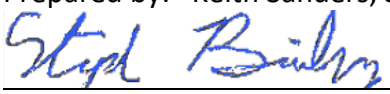
   b. Authorize the Mayor and appropriate staff to execute all necessary related documents..

2. Mayor and Commission deny the request.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: Office of the Manager – SPLOST Program Management
Prepared by: Keith Sanders, SPLOST Project Administrator for,



Stephen Bailey, SPLOST Interim Capital Projects Director — **Date: September 28, 2023**



Paul Cramer, Classic Center President & CEO — **Date: September 28,2023**

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

September 28, 2023
Date:

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: SPLOST 2020 Project 28, Mental Health Recovery Facility Project – Schematic Design

DATE: September 5, 2023

BUDGET INFORMATION:

REVENUES:		
$	5,218,500	SPLOST 2020 Project 28
$	4,000,000	Proposed ARPA Funding
$	1,200,000	Proposed Community Energy Fund
$	10,418,500	Total Proposed Project Funding
EXPENSES:		
CAPITAL:		
$	56,563	Expensed or Encumbered
$	663,000	Designated for Facility Design
$	402,073	Designated for Fixtures, Furniture, and Equipment
$	589,576	Designated for Misc., Commissioning, Testing, and PM Fees
$	32,500	Designated for Public Art
$	1,200,000	Designated for Solar Upgrades
$	865,952	Designated for Design and Construction Contingency
$	6,608,836	Available for Construction

FUNDING SOURCE:
CAPITAL: SPLOST 2020 Program Revenues, American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds
OPERATIONAL: Advantage Behavioral Health Service

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:
To request that the Mayor and Commission:

a. Approve the Schematic Design for the SPLOST 2020 Project 28, Mental Health Recovery Facility Project, as generally shown on **Attachment #1**;

b. Authorize staff to advance Phase 1 of the Project to the Bid & Award Phase in accordance with the proposed Schematic Design.

HISTORY:

1. On November 16, 2018, Advantage Behavioral Health Systems submitted a proposed project to the SPLOST 2020 Advisory Committee to construct a congregate living facility that will accommodate 30 two-bedroom units, three of which will be designed to accommodate onsite staff and group/individuals counselling programming. Advantage's Proposed Budget for the Project was $11,422,000.

2. On January 30, 2020, the World Health Organization declared the outbreak a Public Health Emergency of International Concern.

3. On February 27, 2019, Advantage Behavioral Health Systems submitted an alternate project budget to the SPLOST 2020 Advisory Committee for $7,091,000; which still included the 30 two-bedroom units but with using a shared access to the site from the existing facility versus a separate entry road.

4. On July 10, 2019, the M&C held a Special Called Work Session to review the proposed SPLOST 2020 Initial Project Statements and finalize project costs ahead of the vote on Final Projects for the referendum. The M&C did not vote, but consensus was reached through a Commission-generated spreadsheet for the projects and budgets to be included in the referendum. The Advantage Behavioral Health System submitted a project budget that was reduced by 25% to $5,325,000 but no specific reason stated.

5. On August 6, 2019, the M&C approved the Call for the SPLOST 2020 Referendum; which included Project 28 - Mental Health Recovery Facility Project with a budget amount of $5,325,000.

6. On March 3, 2020 the M&C approved the Community Energy Program Policy. This policy established parameters under which a portion of annual franchise fees are allocated to a Special Revenue Account.

7. On December 1, 2020, in order to allocate funds for Program Administration, the Commission approved an Ordinance which amended the SPLOST 2020 Project Budgets. The budget for SPLOST 2020 Project 28, Mental Health Recovery Facility was amended to $5,218,500.

8. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

9. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

10. On May 10, 2021, the Athens Cultural Affairs Commission (ACAC) offered a recommendation in accordance with Athens-Clarke County Code Ordinance, Section 1, Title I, Chapter 1-25-6,

Additional Funding for Public Art, to the M&C related to the use of public art for SPLOST 2020 Project 28 – Mental Health Recovery Facility Project.

11. In July 2021, Manager Williams selected the User Group Members for the SPLOST 2020 Project 28 – Mental Health Recovery Facility Project to help ensure the Unified Government of Athens-Clarke County (ACCGov) long terms goals are promoted during the Project Development process. The User Group Members are:
    - Tammy Conlin, Chief Executive Officer, ABHS
    - Tom Hoover, Chief Financial Officer, ABHS
    - Evan Mills, Director of Housing & Development, ABHS
    - David Kidd, ABHS Board Representative
    - Melinda Lord, ACCGov Housing & Community Development
    - Angel Hemly, ACCGov Central Services Department
    - Alphonso Daniel, ACCGov Fire Department
    - Lt. Joe Geiger. ACCGov Police Department

12. On January 6, 2022, the Department of the Treasury released the Final Guidance for ARPA SLRF.

13. On February 7, 2022, through a Commission Defined Option, M&C named the ACCGov Safety and Justice Commission as an advisory body to weigh-in on the use of the ARPA Behavioral Health funds.

14. On March 1, 2022, the M&C approved a budget allocating ARPA State and Local Recovery Funds to various programs including a budget of $4,000,000 for Behavioral Health activities. This action designated Advantage Behavioral Health Systems (ABHS) as the initial advisory group, and directed staff to coordinate with ABHS to determine if and how SPLOST 2020 Project 28 (Mental Health Recovery Facility) should be considered as potential use of ARPA funds.

15. On August 2, 2022, M&C approved an Intergovernmental Contract with the Advantage Behavioral Health Systems (Advantage) for SPLOST 2020 Project 28, Mental Health Recovery Facility Project. The Intergovernmental Contract was to provide Project Implementation Guidelines and to govern the expenditure of proceeds of SPLOST 2020 for the Project. The M&C also designated the SPLOST 2020 Project 28, Mental Health Recovery Facility Project as appropriate for Public Art with a proposed Public Art Budget of $32,500.

16. On August 5, 2022, ABHS submitted a legal opinion letter confirming that the agency is not subject to local zoning laws due to its status as a state Community Service Board. (History #23)

17. On August 8, 2022, a Request for Qualifications/Proposals (RFQ/P #01069) for Professional Design Services for the Mental Health Recovery Facility (Project 28) was released by ACCGov in accordance with the ACCGov procurement process.

18. On August 30, 2022, six qualification proposals were received in response to the above noted RFQ/P #01069 for Professional Design Services.

19. On September 13, 2022, the User Group met and determined the shortlisting of four firms for interviews.

20. On September 27, 2022, the User Group conducted a site visit for the four shortlisted firms. The meeting was not mandatory but highly encouraged, and three of the four firms attended.

21. On October 10, 2022, shortlisted firms submitted pricing to the User Group.

22. On October 11, 2022, during the M&C Work Session, ABHS presented an update on the SPLOST project and the expected $8.7M gap from the initial proposal.

23. On October 11, 2022, the User Group interviewed the shortlisted firms and provided the scoring of the proposals based on the information from the proposals, interviews and pricing reviews to determine the recommended firm.

24. On October 24, 2022, ACCGov Planning Director issued a letter of concurrence that ABHS was exempt from compliance with local zoning regulations and are not subject to local zoning ordinances.

25. On January 9, 2023, ABHS submitted a request to Manager's Office to (1) convey two county-owned properties known as the Creekwood Duplexes to ABHS, and (2) release the $4M of ARPA behavioral health funds to cover renovations of both properties & additional financing for the SPLOST 2020 Project 28 Mental Health Recovery Facility.

26. On March 14, 2023, ABHS presented its request to the ACCGov Safety and Justice Committee (co-advisory group of ARPA Behavioral Health initiatives) for consideration. The committee voted, by unanimous vote, to support the project as stated.

27. On March 17, 2023, the ACCGov Safety and Justice Committee submitted a letter as support for the project to Mayor Girtz.

28. On March 28, 2023, the ABHS Board of Directors voted to withdraw the previous request to ACCGov (History #25), and to instead allocate the full $4M of ARPA Behavioral Health funds to support the agency's SPLOST Mental Health Recovery Residence project.

29. On April 18, 2023, the Project 28 User Group approved the Proposed Project Concept.

30. On April 28, 2023, ABHS Chief Executive Officer Tammy L. Conlin submitted a letter to Mayor Girtz about the approval of ARPA funds allocation for the purpose of funding the Mental Health Recovery Facility Project.

31. On May 4, 2023, ABHS made a presentation to the M&C at their retreat regarding both the Advantage Board as well as the Safety and Justice Committee recommendations to use the ARPA

funds to supplement funds from SPLOST 2020 Project 28 Mental Health Recovery Facility for the ABHS Recovery Facility.

32. On May 9, 2023 at the M&C Work Session, staff presented the Proposed Project Concept and the Project Budget showing the anticipated use of the $4M to supplement the SPLOST Funding for the new Recovery Facility.

33. On June 6, 2023 M&C authorized staff to advance SPLOST 2020 Project 28 Mental Health Recovery Facility to the Schematic Design Phase.

34. On June 6, 2023 the Mayor and Commission accepted a list of potential projects and incentives that were eligible for the Community Energy Funds (CEF) under the Community Energy Policy. Eligible projects included ones that involved:
    a. ACCGov properties or activities;
    b. Authorities and Government Entities;
    c. Athens Housing Authority;
    d. CPACE (Commercial Property Assessed Clean Energy) Program;
    e. Expenditures within a TAD to Fund Clean Energy Projects; and
    f. Community Habitat and Forest Enhancement (on public and, in some cases, private lands).

35. On August 21, 2023 the Finance Department deposited FY23 funds into the Community Energy Fund budget account, bringing the total funding currently available for eligible projects to $1,293,908.

FACTS & ISSUES:

1. The Initial Project Statement for SPLOST 2020 Project 28 Mental Health Recovery Facility reads as follows:

> ***Project #28, Mental Health Recovery Facility Project,*** *will provide funding for land acquisition, design, construction, and/or equipping of a mental health recovery facility project and/or renovations, improvements, additions to, and equipping of an existing facility so as to provide a residential style facility for individuals with mental health and potentially co-occurring addictive disease(s). It is anticipated that to the extent permitted by law the facility or facilities would be built in conjunction with one or more public or other private partner(s) that may provide additional capital funds to the project to support SPLOST funding and that would provide the operational funding for the facility. The program is envisioned to provide a facility or facilities to provide congregate living style facility that could accommodate group and/or individuals for counseling programming. An example of a potential partner organization may be, but not be limited to, Advantage Behavioral Health Systems, a Community Service Board (CSB), duly created and existing pursuant to the Constitution and laws of the State of Georgia, specifically O.C.G.A. § 37-2-6. Additionally, to the extent allowed by law, funds may be used as matching funds for leveraging grant opportunities.*

2. Advantage Behavioral Health Systems (ABHS) operates a facility on 17 acres at 240 Mitchell Bridge Road. The existing facility was originally designed as a hospital and then served as office space for Clarke County School District (CCSD) before being occupied by ABHS. This location has been chosen for the site of the Recovery Facility Project on the undeveloped northeast portion of the site. For the project to proceed at the 240 Mitchell Bridge Road address, it will be necessary to sub-divide the property so that the SPLOST project sits on its own, un-mortgaged parcel. This sub-division will be proposed during the concept phase of the project. The actual, legal sub-division of the property will run concurrently to the Land Disturbance Permitting Process.

3. The originally submitted project from Advantage Behavioral Health Systems and the above noted initial project statement are for the same size facility. However, the approved project budget is approximately 50% less than originally submitted budget and 25% less than the alternate project budget submitted by Advantage Behavioral Health Systems (History #3) versus what was ultimately approved by the M&C.

4. As generally shown in **Attachment #1**, the proposed full buildout of Phase 1 & 2 will be a two story building, approximately 40,000 square feet (SF) and 26 apartment units, total. Phase 1 will have approximately 19,393 total square feet, split between two floors. The lower floor will have approximately 8,121 SF and the main floor will have approximately 11,272 SF. Also, as generally shown on **Attachment #1**, there will be common areas, staff offices, meeting rooms, rest rooms, utility space and storage and stairs. The breakdown of rooms and beds, per phase will be as follows:

PROJECT DATA

PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
6 UNITS	4 UNITS	10 UNITS
12 BEDROOMS	8 BEDROOMS	20 BEDROOMS
12 BEDS	16 BEDS	28 BEDS
PHASE 2:		
MAIN LEVEL	LOWER LEVEL	PHASE 2 TOTAL
8 UNITS	8 UNITS	16 UNITS
16 BEDROOMS	16 BEDROOMS	32 BEDROOMS
16 BEDS	16 BEDS	32 BEDS
TOTAL PROJECT:		
MAIN LEVEL	LOWER LEVEL	TOTAL PROJECT
14 UNITS	12 UNITS	26 UNITS
28 BEDROOMS	24 BEDROOMS	52 BEDROOMS
28 BEDS	32 BEDS	60 BEDS

5. Based on the current construction market conditions the Designer's estimated cost of construction for the complete project (Phase 1 & 2) is approximately $12.3 million. Even with the added $4 million in ARPA funding the current construction budget of $6.6 million is only adequate to complete the Proposed Schematic Design for Phase 1. Design efforts for Phase 2 will not be continued past the proposed Schematic Design, (i.e. to construction document phase) until such time as additional funding becomes available for the build-out of Phase 2.

6. Because of the projected shortfall in funding, the Proposed Schematic Plans, as generally shown in **Attachment #1**, includes the proposed phasing of construction. The Proposed Schematic Design calls for the construction all of the site work, utilities, solar build-out, and paving to make ready for future buildout as funding may become available.

7. The Proposed Schematic Design will achieve a minimum certification of "Certified" through the EarthCraft sustainability program, for Sustainable Preservation criteria. This is in alignment with the approved ACCGov Sustainability Policy. Use of Solar Photovoltaic Systems on the facility have been included based on funding coming from the Community Energy Fund (CEF) or from the SPLOST 2020 Project 11 Renewable Energy Project, as an alternate. Based on the Proposed Schematic Design, the shown Solar Arrays and battery storage would provide energy savings of approximately 75-90% of the total building usage. The proposed battery storage would be used for both reduction of nigh time energy usage and emergency backup of critical systems within the new facility.

8. ACCGov has many buildings in need of funding from the SPLOST 2020 Project 11 Renewable Energy fund; which are limited to ACCGov properties and projects. While the CEF could actually be spent of ACCGov properties, there are only a few sites that would meet the spirit of the fund. Thus, the Sustainability Office recommends spending the CEF funds on this project which would meet community goals – additionally this action funds a project that is ready to move forward to design and construction, allowing the additional savings to be realized more quickly.

9. The stated goals of the Community Energy Program Policy are to create a fund that will:
    a. Make meaningful progress towards achieving ACCGov's 2050 community-wide 100% Clean and Renewable Energy Goal;
    b. Create a feedback mechanism where increases in utility energy costs and/or energy consumption result in a funding source that is available to use energy efficiency improvements and renewable energy installations to reduce energy burdens for the residents and businesses most impacted by these increases;
    c. Support energy-related economic development incentives used to recruit and expand businesses in the community;
    d. Create a funding source that is available to support the non-profit community in a transition to renewable energy through energy conservation and renewable energy projects, and by funding programs that address local poverty by supporting jobs in the clean energy economy;

e. Amplify existing conservation programs provided by energy utilities and identify other community programs that can leverage funds for existing work with residents most vulnerable to increasing energy costs; and,

f. Achieve these goals by creating a sustainable financial mechanism which responsibly maximizes the funds already available to this Unified Government.

10. Based on the mission, goals, and services of ABHS, using Community Energy Funds to provide solar production and storage at the Mental Health Recovery Facility would meet Policy goals a, b, d, e, and f above. The proposed Schematic Design Budget is based on the CEF providing up to $1.2M for the solar array system. An exact budget amendment request will be brought forth at the time of the construction award for the actual cost involved in the solar array system.

11. To meet the desired schedule for the Project, the procurement process for Professional Services was initiated in December 2021 to support the following schedule milestones:

• M&C Approval of Schematic Design	October 3, 2023
• Notification of State of Georgia Home ARP Funds Status	November 2023
• Finalize Construction Documents – Phase 1	Spring 2024
• Bidding & Award – Phase 1	Spring 2024
• Construction Start	Summer 2024
• Construction Completion	Summer 2025

12. This recommendation meets the following ACCGov Strategic Plan Goals, Strategies, and/or initiatives:
    - Strategy 1E: Support and promote healthy lifestyle choices: moving, eating, forming healthy relationships, physical and psychological care
    - Strategy 2D: Ensure existing resources reach marginalized people and those most in need through effective and accessible social service delivery, nonprofit capacity building, and problem solving with connected community partners
    - Strategy 4D: Prevent and reduce homelessness by enabling supportive housing options that meet a variety of needs
    - Strategy 6D: Follow through on commitment to 100% Clean and Renewable Energy resolution.

OPTIONS:

1. Mayor and Commission:
    a. Approve the Schematic Design for the SPLOST 2020 Project 28, Mental Health Recovery Facility Project, as generally shown on **Attachment #1**;

    b. Authorize staff to advance Phase 1 of the Project to the Bid & Award Phase in accordance with the proposed Schematic Design.

2. Mayor and Commission do not approve the proposed Schematic Design for the SPLOST 2020 Project 28, Mental Health Recovery Facility as generally shown on **Attachment #1**.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: SPLOST Program Management
Prepared by: Keith Sanders for



Stephen Bailey, Interim Capital Projects Director — Date: September 12, 2023



Mike Wharton, Sustainability Officer — Date: September 12, 2023

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager — Date: September 14, 2023

Attachment #1 – Proposed Schematic Design

DRAWING LIST

		PROGRESS 8-4-23	REVISED SD 9-1-23	Issue 3	Issue 4	Issue 5
1 - General						
G001	COVER SHEET	●	●			
G101	LIFE SAFETY PLAN					
2 - Civil						
C101	UNDER SEPARATE COVER					
3 - Structural						
S101	UNNAMED					
4 - Architectural						
A100	SCHEMATIC SITE PLAN	●	●			
A100A	PARTIAL SCHEMATIC SITE PLAN					
A101	PHASING PLANS	●	●			
A102	MAIN LEVEL FLOOR PLAN - PHASE 1	●	●			
A103	MAIN LEVEL FLOOR PLAN - PHASE 2	●	●			
A104	LOWER LEVEL FLOOR PLAN - PHASE 1	●	●			
A105	LOWER LEVEL FLOOR PLAN - PHASE 2	●	●			
A111	ENLARGED TYPICAL UNIT PLAN	●	●			
A121	ROOF PLAN - PHASE 1	●	●			
A122	ROOF PLAN - PHASE 2	●	●			
A201	EXTERIOR ELEVATIONS - PHASE 1	●	●			
A202	EXTERIOR ELEVATIONS - PHASE 2	●	●			
A301	BUILDING SECTIONS	●	●			
A302	BUILDING SECTIONS	●	●			
A311	WALL SECTIONS	●	●			
A401	ENLARGED PLANS					
A501	PLAN DETAILS					
A601	DOOR SCHEDULE & DETAILS					
A701	INTERIOR ELEVATIONS					
A801	FINISH PLANS					
A901	3D VIEWS - PHASE 1	●	●			
A902	3D VIEWS - PHASE 1	●	●			
A903	3D VIEWS - PHASE 1	●	●			
A904	3D VIEWS - PHASE 2	●	●			

		PROGRESS 8-4-23	REVISED SD 9-1-23	Issue 3	Issue 4	Issue 5
5 - Plumbing						
P101	UNNAMED					
6 - Mechanical						
M101	UNNAMED					
7 - Electrical						
E101	UNNAMED					



GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF LYMAN DAVIDSON DOOLEY, INC., AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT. THESE DRAWINGS ARE TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND SHALL NOT TO BE USED ON ANY OTHER PROJECT. THESE DRAWINGS ARE A COMPOSITE SET AND SHALL NOT BE SEPARATED FOR DISTRIBUTION. THE GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS AND DISTRIBUTE THE ENTIRE SET TO EACH SUBCONTRACTOR.

2. THE GENERAL CONTRACTOR SHALL VISIT THE SITE TO INSPECT EXISTING CONDITIONS AND VERIFY WORK TO BE PERFORMED BEFORE SUBMITTING COST QUOTATIONS FOR WORK.

3. NOTIFY THE ARCHITECT PROMPTLY OF ANY ERRORS, OMISSION, INCONSISTENCIES, DISCREPANCIES, AND CONFLICTS WITHIN THE CONTRACT DOCUMENTS AND WITH FIELD CONDITIONS. DO NOT PROCEED WITH WORK UNTIL DISCREPANCIES ARE RESOLVED TO THE SATISFACTION OF ALL PARTIES.

4. DUE TO MECHANICAL REPRODUCTION ERRORS, DRAWING SCALES MAY NOT BE ACCURATE. DO NOT SCALE ANY DRAWINGS. REQUEST ANY MISSING DIMENSIONS FROM THE ARCHITECT.

5. ALL WORK PERFORMED SHALL BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE AND LOCAL BUILDING CODE REQUIREMENTS, SHALL BE EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, AND SHALL CONFORM TO SPECIFIC REGULATIONS AS MANDATED BY THE OWNER, THE ARCHITECT, AND THE AUTHORITIES HAVING JURISDICTION. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THE PROCUREMENT OF REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK, AND CERTIFICATE OF OCCUPANCY UPON COMPLETION OF PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY FEES ASSOCIATED WITH PROCURING SUCH PERMITS AND CERTIFICATES AND SHALL FURNISH COPIES OF PERMITS, INSPECTIONS, AND CERTIFICATES TO THE OWNER.

6. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK TO MINIMIZE DISRUPTION OF ANY EXISTING TENANTS OR BUILDING OPERATIONS. THE GENERAL CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, AND EXISTING CONSTRUCTION THROUGHOUT ALL PHASES OF CONSTRUCTION. DAMAGE TO EXISTING-TO-REMAIN CONSTRUCTION OR EQUIPMENT SHALL BE RESTORED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

7. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR CONSTRUCTION TO THE OWNER AND THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. REQUIRED DATES FOR SUBMITTALS SHALL BE INCLUDED WITH THE CONSTRUCTION SCHEDULE. THE ARCHITECT MAY REQUIRE UP TO 10 BUSINESS DAYS TO PROCESS SUBMITTALS.

8. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE JOB SITE ON A DAILY BASIS.

9. ANY REQUESTS FOR SUBSTITUTIONS OF ANY SPECIFIED ITEM ARE TO BE SUBMITTED TO THE ARCHITECT IN WRITING AND WILL BE CONSIDERED ONLY IF THE ALTERNATE PROPOSED IS PROVEN TO BE ADVANTAGEOUS TO THE OWNER WITH RESPECT TO DELIVERY DATE, QUALITY, OR COST.

10. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS SUBSTANCES ON THE PROJECT SITE AND ASSUMES NO RESPONSIBILITY WITH RESPECT TO SAME.

11. THE MEANS AND METHODS OF CONSTRUCTION, AND TEMPORARY STRUCTURES AND FACILITIES, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE ARCHITECT DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONTRACTOR'S MEANS AND METHODS OR FOR TEMPORARY STRUCTURES.

12. DEMOLITION OF EXISTING STRUCTURES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL EMPLOY ENGINEERING EXPERTISE AS NEEDED TO ASSIST IN DEMOLITION.

13. JOB SITE SAFETY AND SECURITY ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL CONSULT WITH LOCAL FIRE AUTHORITIES TO ASCERTAIN REQUIREMENTS FOR FIRE SUPPRESSION AND SAFETY DURING CONSTRUCTION. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEETING OSHA REGULATIONS DURING CONSTRUCTION.

14. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR STORAGE AND PROTECTION OF BUILDING MATERIALS, AND INSTALLED CONSTRUCTION, FROM INCLEMENT WEATHER, THEFT, AND OTHER HAZARDS. THE G.C. SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR STORAGE OF MATERIALS. PARTIALLY COMPLETED WALLS SHALL BE COVERED TO PROTECT FROM WATER INTRUSION. DAMAGE, INCLUDING BUT NOT LIMITED TO MOLD, RESULTING FROM WATER INTRUSION DURING CONSTRUCTION SHALL BE REPAIRED AT THE GENERAL CONTRACTOR'S EXPENSE.

PROJECT TEAM

OWNER'S REPRESENTATIVE
Athens-Clarke County — Michael Kajder
P.O. Box 1868 — SPLOST & TSPLOST Project Administrator
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OWNER
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Add line 1 — tel
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SPECIFICATIONS
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Atlanta, GA. 30345-9997 — ckramer@kramercs.com

PROJECT INFORMATION

BUILDING DATA

PHASE 1 GROSS AREA (SF)	
MAIN LEVEL	11,272 SF
LOWER LEVEL	8,121 SF
TOTAL	19,393 SF

(BUILDING GROSS AREA IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS. REFER TO G101 FOR INTERIOR FLOOR AREA USED FOR CALCULATING EGRESS AND OCCUPANCY.

ALLOWABLE AREA	28,000 SF PER FLOOR
SCOPE OF WORK	NEW 2 STORY MULTI-FAMILY RESIDENTIAL
OCCUPANCY TYPE	R-2
CONSTRUCTION TYPE	VB
SPRINKLERED	YES, PER IBC 903.3.1.1, S1-1 STORY ABOVE OR BELOW GRADE PLANE
MEZZANINE	NO
BUILDING HEIGHT	TBD
ALLOWABLE HEIGHT	60'
MIN. INT. FINISH CLASS	'A'-EXIT STAIRS,'C'-ROOMS AND SPACES
SITE CLASS PER SOILS REPORT	SEE STRUCTURAL
SEISMIC DESIGN CATEGORY	TBD
BUILDING CATEGORY	II
ESSENTIAL FACILITY	NO

MOCK UP PANEL REQUIREMENT:
-GC IS TO CONSTRUCT A MOCK-UP PANEL, SEPARATE FROM THE BUILDING, TO SHOW THE FULL SCOPE OF THE EXTERIOR FINISH MATERIALS INCLUDING BRICK, EIFS/STUCCO, AND WINDOW SYSTEM, AND THE WATER PROOFING SYSTEMS BEHIND THE FINISHES AND AT THE OPENINGS. THE MOCK-UP PANEL IS TO BE COMPLETED FOR REVIEW/APPROVAL PRIOR TO THE CONSTRUCTION/
INSTALLATION OF EXTERIOR COMPONENTS ON THE BUILDING.
GC/OWNER/ARCHITECT TO COORDINATE ON THE SPECIFIC COMPONENTS AND CONFIGURATION OF THE MOCK-UP PANEL, AND ARCHITECT WILL PROVIDE SKETCH.

SPRINKLER SHOP DRAWING NOTE:
SPRINKLER CONTRACTOR TO SUBMIT STAMPED AND SEALED SHOP DRAWINGS, PRODUCT DATA AND CALCULATIONS TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL. GC TO SUBMIT SAME INFORMATION TO DESIGN TEAM FOR REVIEW AND APPROVAL. FM AND DESIGN TEAM APPROVAL REQUIRED PRIOR TO ORDERING/INSTALLATION.

FIRE ALARM SHOP DRAWING NOTE:
THE FIRE ALARM CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PRODUCT DATA TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL. GC TO SUBMIT SAME INFORMATION TO DESIGN TEAM FOR REVIEW AND APPROVAL.
FM AND DESIGN TEAM APPROVAL REQUIRED PRIOR TO ORDERING/ INSTALLATION.

IBC TABLE 601

-STRUCTURAL FRAME - 0 HOUR
-BEARING WALLS
  -EXTERIOR - 0 HOUR, INTERIOR - 0 HOUR
-NON-BEARING WALLS AND PARTITIONS
  -EXTERIOR SEPARATION < 5' - 1 HOUR
  -EXTERIOR SEPARATION ≥ 5' AND < 10' - 1 HOUR
  -EXTERIOR SEPARATION ≥ 1ᵀ AND < 30' - 0 HOUR
  -EXTERIOR SEPARATION ≥ 30' - 0 HOUR
-NON-BEARING WALLS AND PARTITIONS
  -INTERIOR - 0 HOUR
-FLOOR CONSTRUCTION - 0 HOUR
-ROOF CONSTRUCTION - 0 HOUR
-MAX. AREA OF EXTERIOR WALL OPENINGS
UNLIMITED WITH SEPARATION DISTANCE ≥ 20' (TABLE 705.8)

- TO BE EDITED -

CONSTRUCTION DOCUMENT NOTES:
-THE CONSTRUCTION DOCUMENTS ARE THE WRITTEN AND GRAPHIC DOCUMENTS PREPARED FOR COMMUNICATING THE PROJECT DESIGN FOR CONSTRUCTION AND ADMINISTERING THE CONSTRUCTION CONTRACT. THEY CONSIST OF THE DRAWINGS, SPECIFICATIONS, CONTRACTING REQUIREMENTS, PROCUREMENT REQUIREMENTS, MODIFICATIONS, AND ADDENDA.
-ANY INFORMATION INCLUDED IN THESE DOCUMENTS MUST BE INCLUDED IN THE PROJECT BY THE CONTRACTOR WITHOUT ADDITIONAL COST UNLESS A SPECIFIC CLARIFICATION HAS BEEN MADE IN THE OWNER/CONTRACTOR AGREEMENT.
-IF WRITTEN (SPECIFICATION) AND GRAPHIC DOCUMENTS (DRAWINGS) PROVIDE CONFLICTING INFORMATION, THE CONTRACTOR SHALL ISSUE A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT TO CLARIFY THE CONFLICT.
-IF AN ITEM IS ONLY NOTED IN THE WRITTEN DOCUMENTS AND NOT THE GRAPHIC DOCUMENTS, OR VICE VERSA, THE CONSTRUCTION DOCUMENTS AS A WHOLE STILL INCLUDE THE PROVISION FOR THE ITEM AND THE CONTRACTOR MUST INCLUDE THE ITEM WITHOUT ADDITIONAL COST.
-UNLESS NOTED OTHERWISE, ALL COMPONENTS OF THE CONSTRUCTION DOCUMENTS ARE TO BE PROVIDED AND INSTALLED BY THE GC. OWNER PROVIDED ITEMS ARE TO BE INSTALLED BY GC, INCLUDING BLOCKING, UNLESS NOTED OTHERWISE.

GC IS RESPONSIBLE FOR SUBMITTING ALL PRODUCTS, EQUIPMENT, FINISHES, ETC. TO THE DESIGN TEAM FOR REVIEW WHETHER INDICATED ON DRAWINGS OR IN THE SPECIFICATIONS MANUAL.
OWNER TO HAVE FINAL APPROVAL OF ALL AESTHETIC ITEMS, INCLUDING BUT NOT LIMITED TO: INT. AND EXT. FINISHES, DOOR HARDWARE, LIGHTING, PLUMBING FIXTURES, AND ACCESSORIES (POSTAL BOX, ETC.)

IFC 510 EMERGENCY RESPONDER RADIO COVERAGE:
-SEE LIFE SAFETY SHEET G101

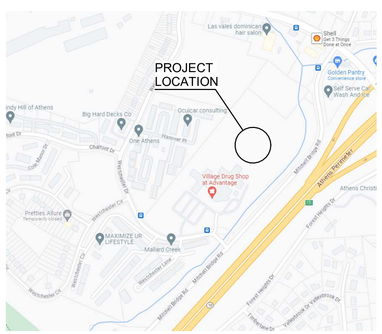
CODE SUMMARY
GEORGIA

INTERNATIONAL BUILDING CODE w/ GA AMEND.***	2018
INTERNATIONAL MECHANICAL CODE w/ GA AMEND.*	2018
INTERNATIONAL PLUMBING CODE w/ GA AMEND.****	2018
INTERNATIONAL ENERGY CONS. CODE w/ GA AMEND.****	2015
INTERNATIONAL FIRE CODE (amended by 120-3-3)	2018
INTERNATIONAL FUEL GAS CODE w/ GA AMEND.***	2018
NATIONAL ELECTRIC CODE **	2020
NFPA 101 LIFE SAFETY CODE (amended by 120-3-3)	2018
ADA STANDARDS FOR ACCESSIBLE DESIGN	2010

2020 OCGA 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS.

*2020 GA AMENDMENTS TO THE 2018 CODES
**2021 GA AMENDMENTS TO THE 2018 CODE
***2020 AND 2022 GA AMENDMENTS TO THE 2018 CODES
****2020, 2022, AND 2023 GA AMENDMENTS TO THE 2018 CODES

VICINITY MAP



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COVER SHEET

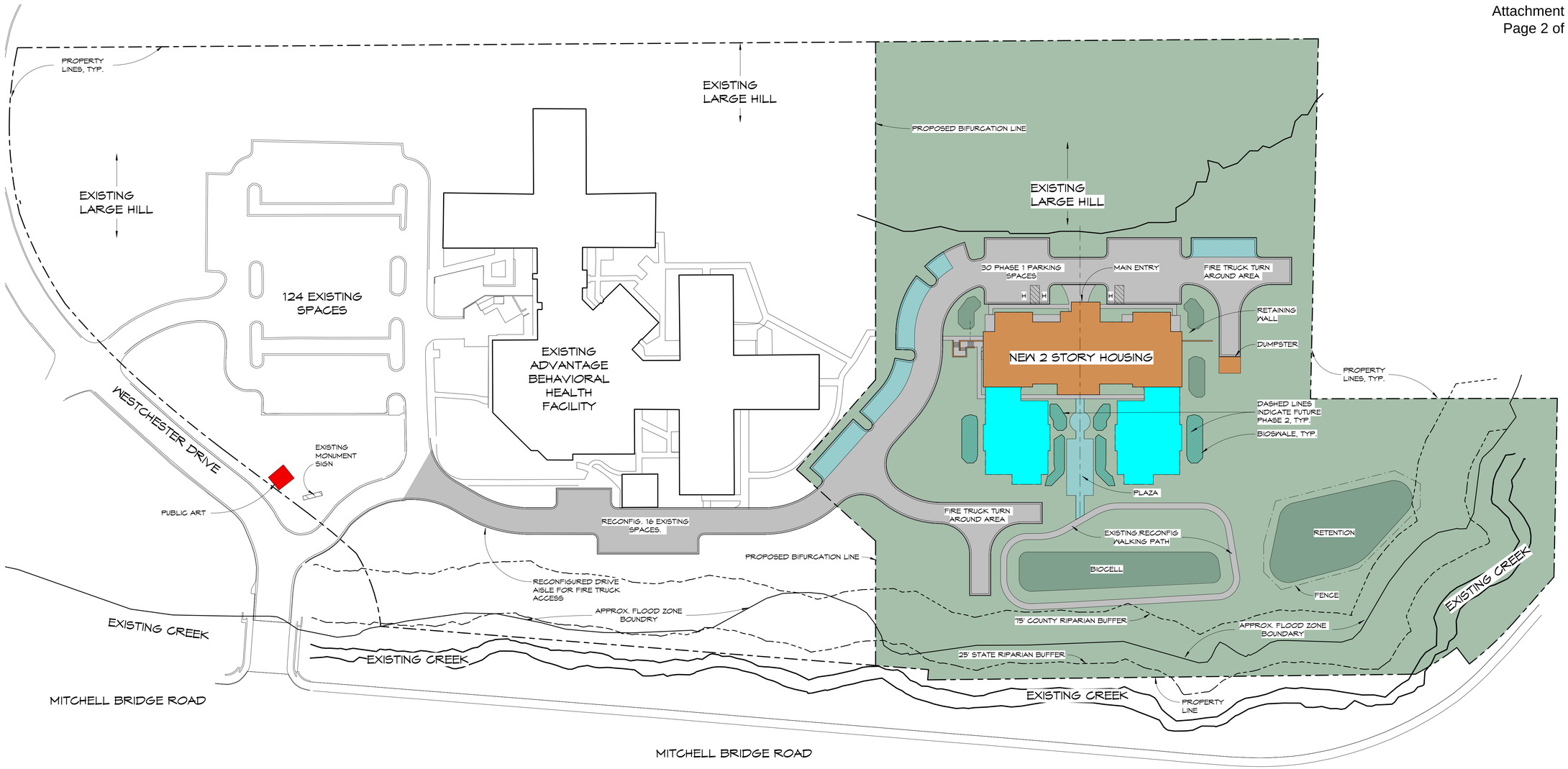
G001

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1 SCHEMATIC ARCHITECTURAL SITE PLAN

1" = 50'-0"

N TRUE NORTH

PHASE 1 BUILDING

PHASE 1 SIDEWALK AND PARKING AREAS

PHASE 1 GRASS

PHASE 1 POTENTIAL RETENTION AREAS

PHASE 2 BUILDING

PHASE 2 COURTYARD AND PARKING AREAS

BIFURCATION AREA = 328,323 SF (7.54 ACRES)

PHASE 1 (INITIAL CONSTRUCTION):	
2-BEDROOM APARTMENTS	10
NUMBER OF BEDS	28
PARKING SPACES:	
RESIDENTS	15
STAFF	5
GUESTS	10
TOTAL	30

PHASE 2 (FUTURE CONSTRUCTION):	
2 BEDROOM APARTMENTS	16
NUMBER OF BEDS	32
PARKING SPACES:	
RESIDENTS	15
STAFF	5
GUESTS	10
TOTAL	30

TOTAL PROJECT:	
2 BEDROOM APARTMENTS	26
NUMBER OF BEDS	60
PARKING SPACES	
PHASE 1	30
PHASE 2	30
TOTAL	60

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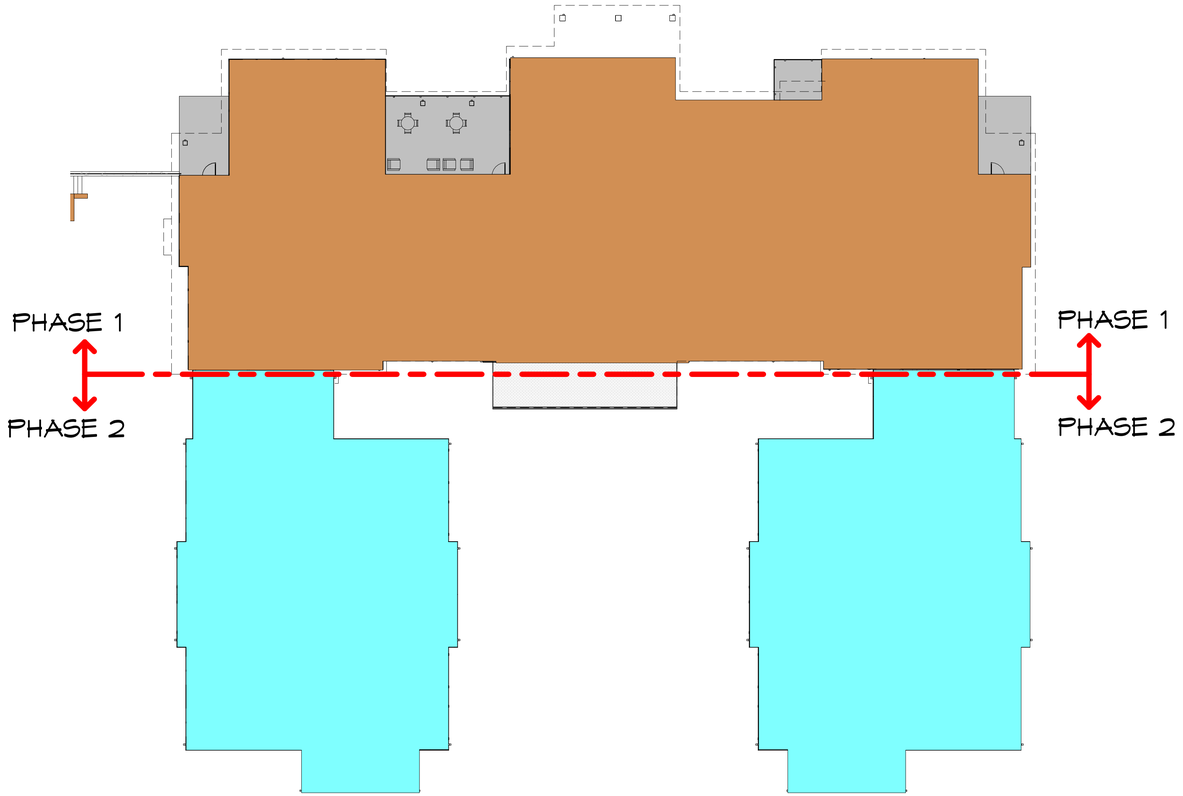
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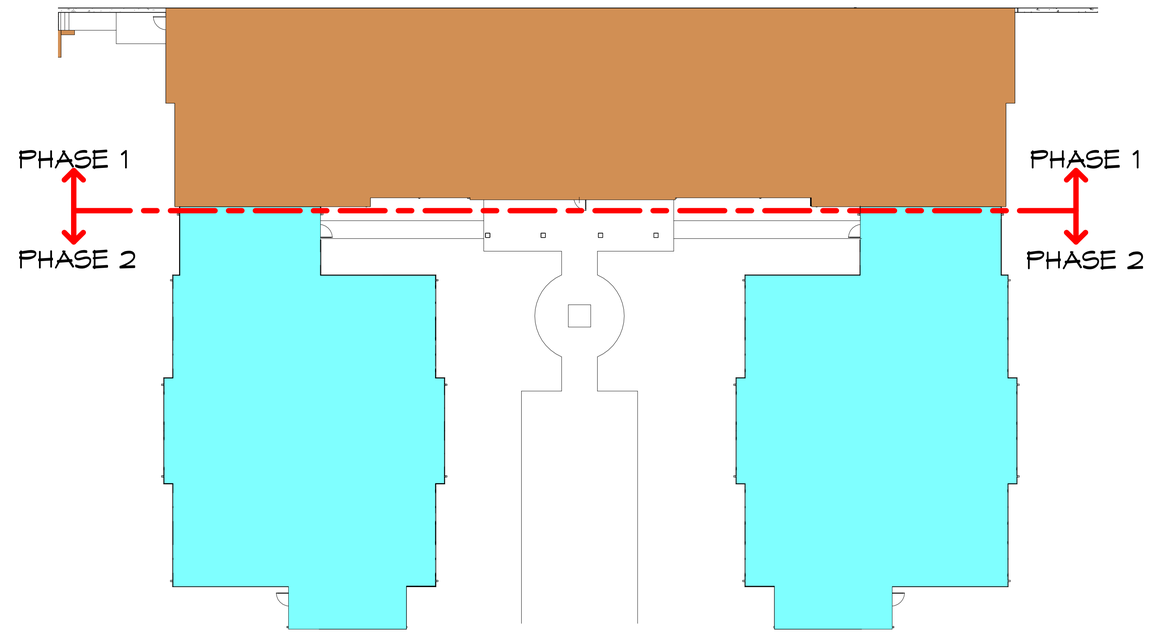
SCHEMATIC SITE PLAN

A100

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1 MAIN LEVEL PHASING PLAN
1/16" = 1'-0"



2 LOWER LEVEL PHASING PLAN
1/16" = 1'-0"

N TRUE NORTH

PHASE 1 (INITIAL CONSTRUCTION)	
GROSS CONSTRUCTION AREA	
MAIN FLOOR	11,272 GSF
LOWER FLOOR	8,121 GSF
TOTAL	19,393 GSF
2-BEDROOM APARTMENTS	10
NUMBER OF BEDS	28
PHASE 2 (FUTURE CONSTRUCTION)	
GROSS CONSTRUCTION AREA	
MAIN FLOOR	9,846 GSF
LOWER FLOOR	9,846 GSF
TOTAL	19,692 GSF
2-BEDROOM APARTMENTS	16
NUMBER OF BEDS	32
TOTAL	
GROSS CONSTRUCTION AREA	39,085 GSF
2-BEDROOM APARTMENTS	26
NUMBER OF BEDS	60

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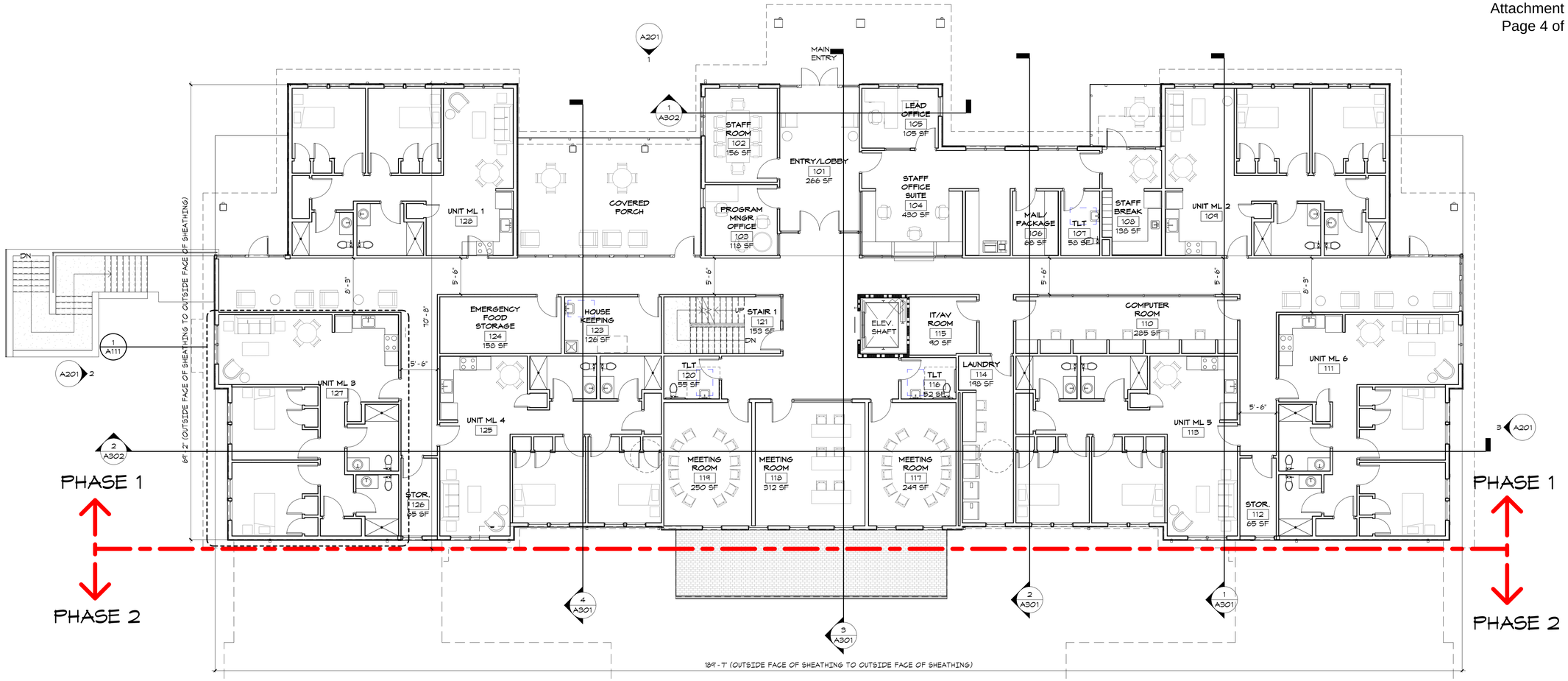
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PHASING PLANS

A101

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4
A201

PROJECT DATA		
PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
6 UNITS	4 UNITS	10 UNITS
12 BEDROOMS	8 BEDROOMS	20 BEDROOMS
12 BEDS	16 BEDS	28 BEDS
PHASE 2:		
MAIN LEVEL	LOWER LEVEL	PHASE 2 TOTAL
8 UNITS	8 UNITS	16 UNITS
16 BEDROOMS	16 BEDROOMS	32 BEDROOMS
16 BEDS	16 BEDS	32 BEDS
TOTAL PROJECT:		
MAIN LEVEL	LOWER LEVEL	TOTAL PROJECT
14 UNITS	12 UNITS	26 UNITS
28 BEDROOMS	24 BEDROOMS	52 BEDROOMS
28 BEDS	32 BEDS	60 BEDS
PHASE 1 AREAS		
PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
11,212 G.S.F.	8,121 G.S.F.	19,343 G.S.F.

1 MAIN LEVEL FLOOR PLAN - PHASE 1
1/8" = 1'-0"

N TRUE NORTH

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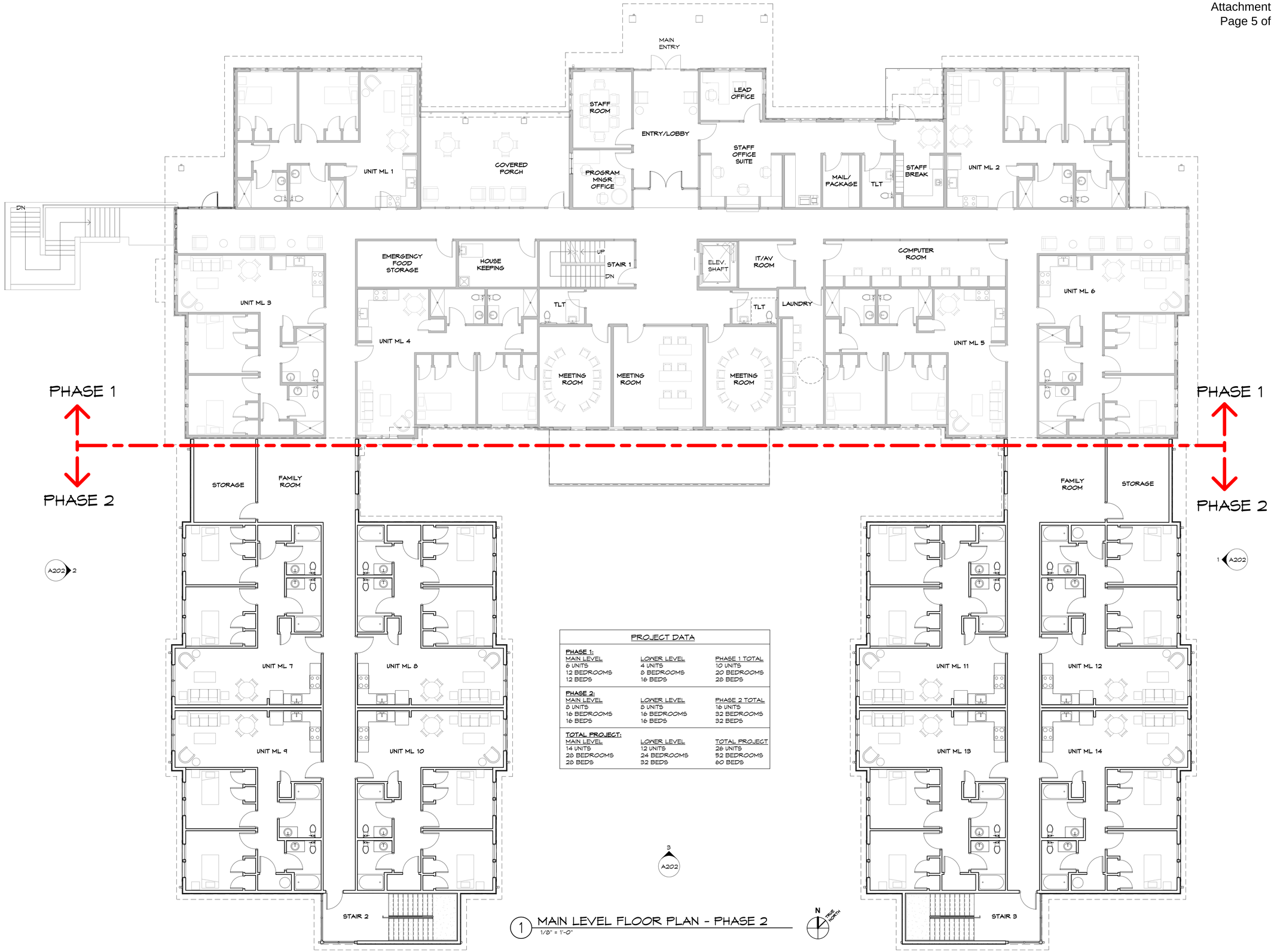
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MAIN LEVEL FLOOR PLAN - PHASE 1

A102

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PROJECT DATA		
PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
6 UNITS	4 UNITS	10 UNITS
12 BEDROOMS	8 BEDROOMS	20 BEDROOMS
12 BEDS	16 BEDS	28 BEDS
PHASE 2:		
MAIN LEVEL	LOWER LEVEL	PHASE 2 TOTAL
8 UNITS	8 UNITS	16 UNITS
16 BEDROOMS	16 BEDROOMS	32 BEDROOMS
16 BEDS	16 BEDS	32 BEDS
TOTAL PROJECT:		
MAIN LEVEL	LOWER LEVEL	TOTAL PROJECT
14 UNITS	12 UNITS	26 UNITS
28 BEDROOMS	24 BEDROOMS	52 BEDROOMS
28 BEDS	32 BEDS	60 BEDS

3 A202

1 MAIN LEVEL FLOOR PLAN - PHASE 2
1/8" = 1'-0"

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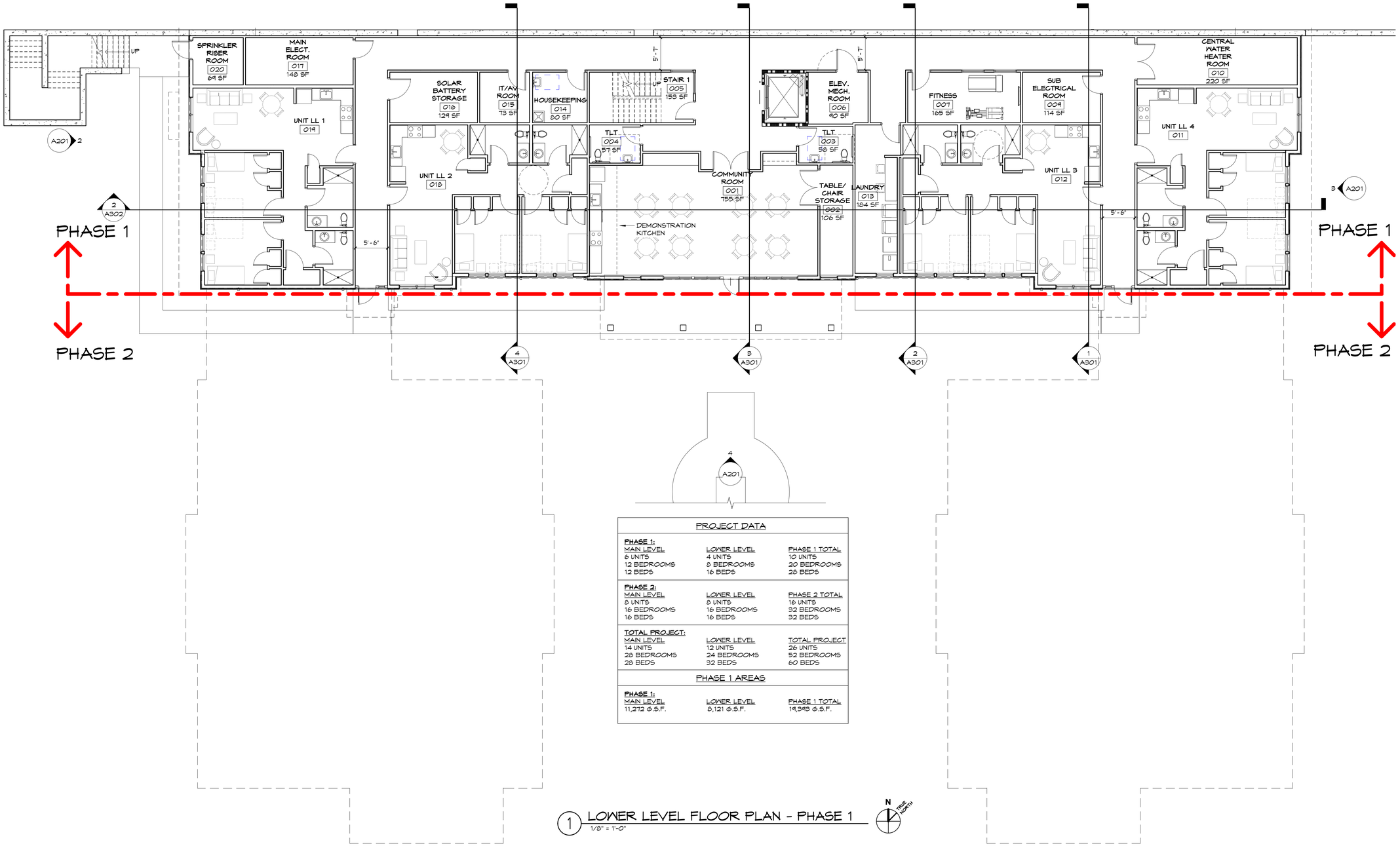
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MAIN LEVEL FLOOR PLAN - PHASE 2

A103

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PROJECT DATA		
PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
8 UNITS	4 UNITS	10 UNITS
12 BEDROOMS	8 BEDROOMS	20 BEDROOMS
12 BEDS	16 BEDS	28 BEDS
PHASE 2:		
MAIN LEVEL	LOWER LEVEL	PHASE 2 TOTAL
8 UNITS	8 UNITS	16 UNITS
16 BEDROOMS	16 BEDROOMS	32 BEDROOMS
16 BEDS	16 BEDS	32 BEDS
TOTAL PROJECT:		
MAIN LEVEL	LOWER LEVEL	TOTAL PROJECT
14 UNITS	12 UNITS	26 UNITS
28 BEDROOMS	24 BEDROOMS	52 BEDROOMS
28 BEDS	32 BEDS	60 BEDS
PHASE 1 AREAS		
PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
11,272 G.S.F.	8,121 G.S.F.	19,393 G.S.F.

1 LOWER LEVEL FLOOR PLAN - PHASE 1
1/8" = 1'-0"

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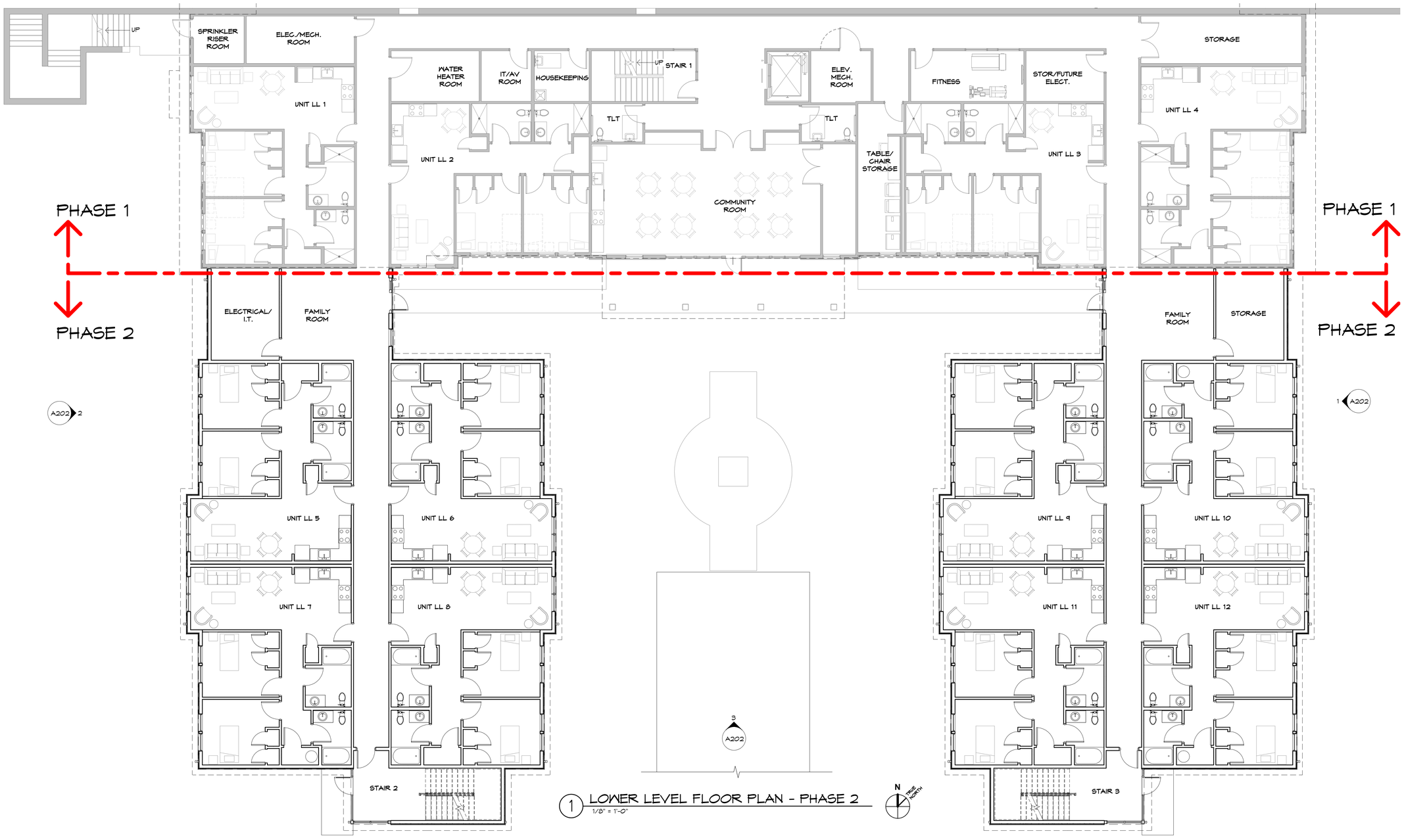
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LOWER LEVEL FLOOR PLAN - PHASE 1

A104

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PROJECT DATA		
PHASE 1:		
MAIN LEVEL	LOWER LEVEL	PHASE 1 TOTAL
6 UNITS	4 UNITS	10 UNITS
12 BEDROOMS	8 BEDROOMS	20 BEDROOMS
12 BEDS	16 BEDS	28 BEDS
PHASE 2:		
MAIN LEVEL	LOWER LEVEL	PHASE 2 TOTAL
8 UNITS	8 UNITS	16 UNITS
16 BEDROOMS	16 BEDROOMS	32 BEDROOMS
16 BEDS	16 BEDS	32 BEDS
TOTAL PROJECT:		
MAIN LEVEL	LOWER LEVEL	TOTAL PROJECT
14 UNITS	12 UNITS	26 UNITS
28 BEDROOMS	24 BEDROOMS	52 BEDROOMS
28 BEDS	32 BEDS	60 BEDS



1 LOWER LEVEL FLOOR PLAN - PHASE 2
1/8" = 1'-0"

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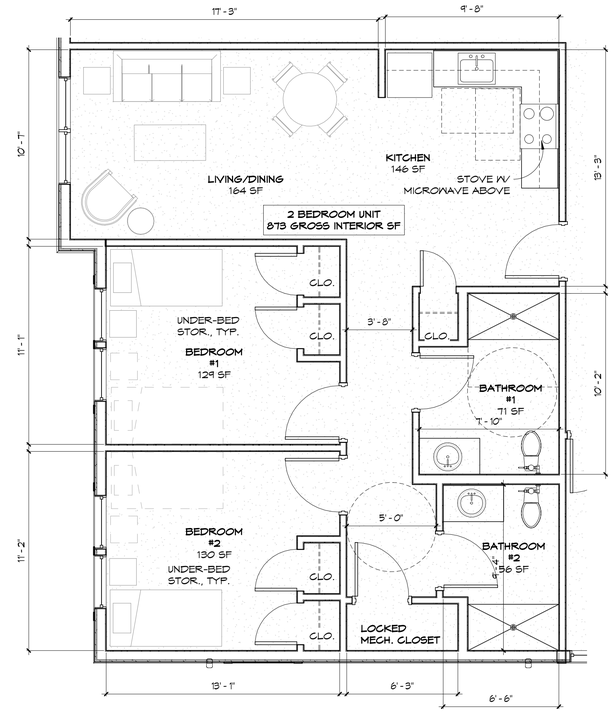
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LOWER LEVEL FLOOR PLAN - PHASE 2

A105

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1 ENLARGED TYPICAL UNIT PLAN
1/4" = 1'-0"

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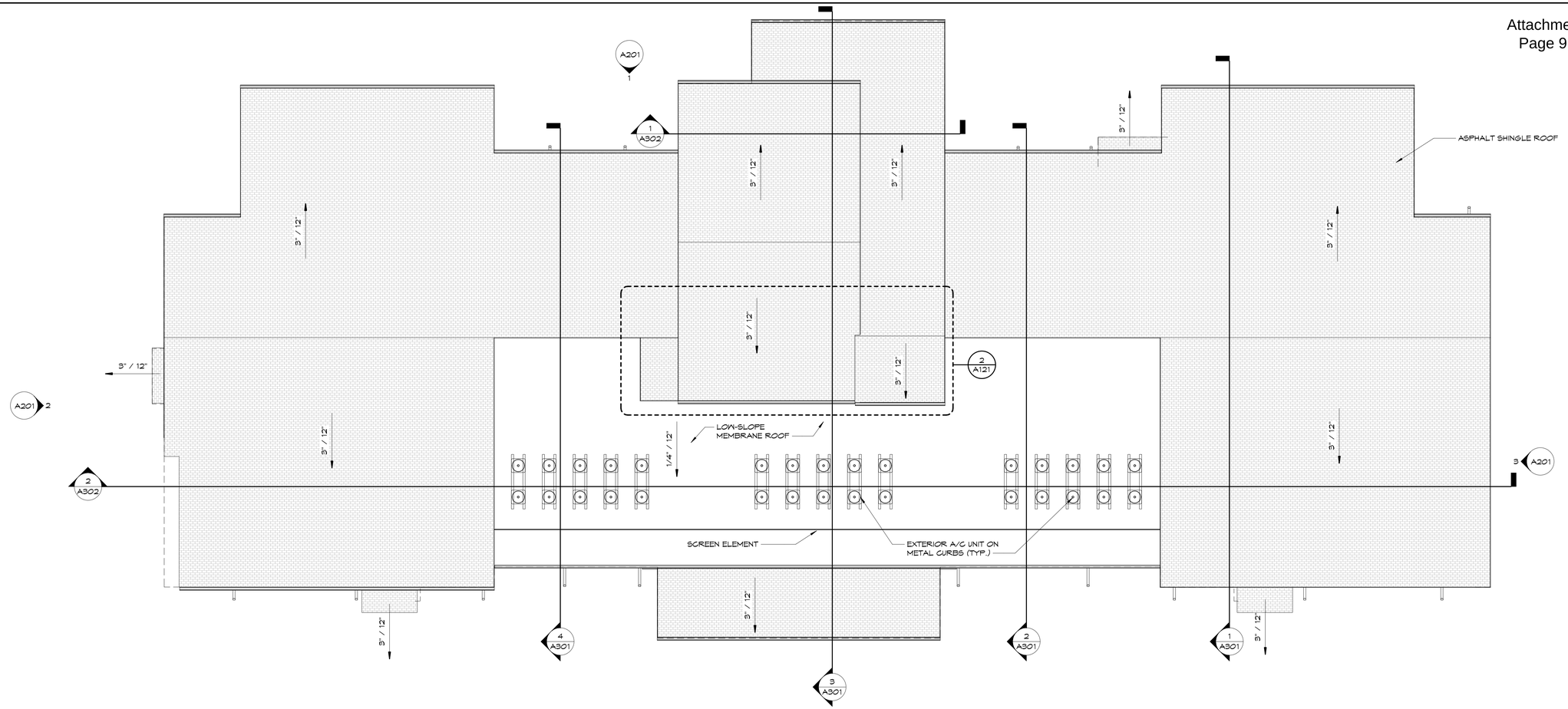
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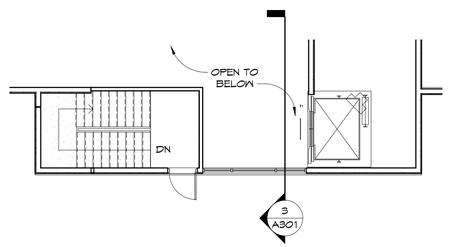
ENLARGED TYPICAL UNIT PLAN

A111

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1 ROOF PLAN - PHASE 1
1/8" = 1'-0"



2 ROOF ACCESS STAIR PLAN
1/8" = 1'-0"

ROOF NOTES

1. SEE MECHANICAL/PLUMBING DRAWINGS FOR ADDITIONAL NOTES AND DETAILS.
2. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS.
3. ALL EQUIPMENT ON ROOF TO BE MOUNTED ON CURBS. PROVIDE CRICKET TO DIVERT WATER AROUND EQUIPMENT.
4. ALL VENT LOCATIONS SHOULD BE VERIFIED WITH MECHANICAL AND PLUMBING DRAWINGS.
5. ALL ROOFS SHALL SLOPE A MINIMUM OF 1/4" PER FOOT.
6. ALL CRICKETS SHALL SLOPE A MINIMUM OF 1/2" PER FOOT.
7. ALL PRIMARY ROOF DRAINS TO HAVE A 4' X 4' ROOF DRAIN SUMP ZONE. SLOPE 1/2" PER FT. TO DRAIN.
8. ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED.

INDICATES CRICKET OR TAPERED INSULATION

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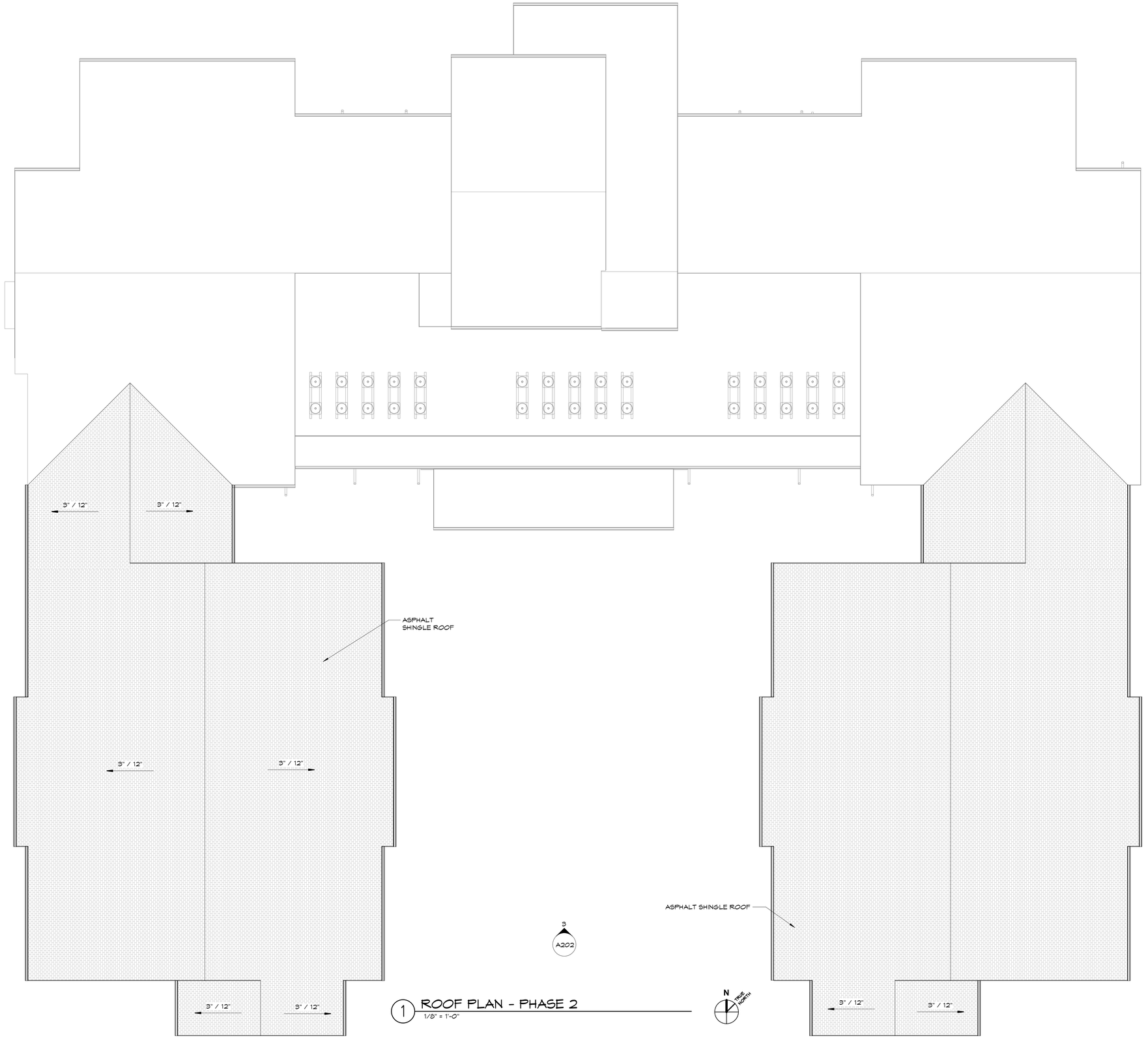
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ROOF PLAN - PHASE 1

A121

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1 ROOF PLAN - PHASE 2
1/8" = 1'-0"

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ROOF PLAN - PHASE 2

A122

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1 SOUTH ELEVATION - PHASE 1
1/8" = 1'-0"



2 EAST ELEVATION - PHASE 1
1/8" = 1'-0"



3 WEST ELEVATION - PHASE 1
1/8" = 1'-0"



4 NORTH ELEVATION - PHASE 1
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - PHASE 1

A201

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3 NORTH ELEVATION - PHASE 2
1/8" = 1'-0"



2 EAST ELEVATION - PHASE 2
1/8" = 1'-0"



1 WEST ELEVATION - PHASE 2
1/8" = 1'-0"

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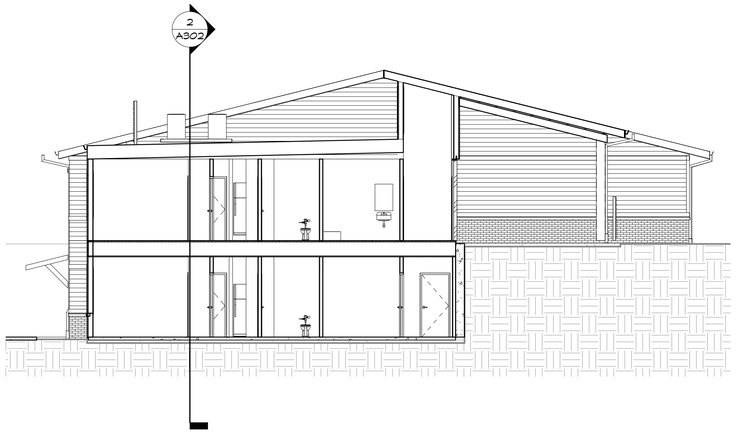
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DRAWN BY: Author QC: Checker

EXTERIOR ELEVATIONS - PHASE 2

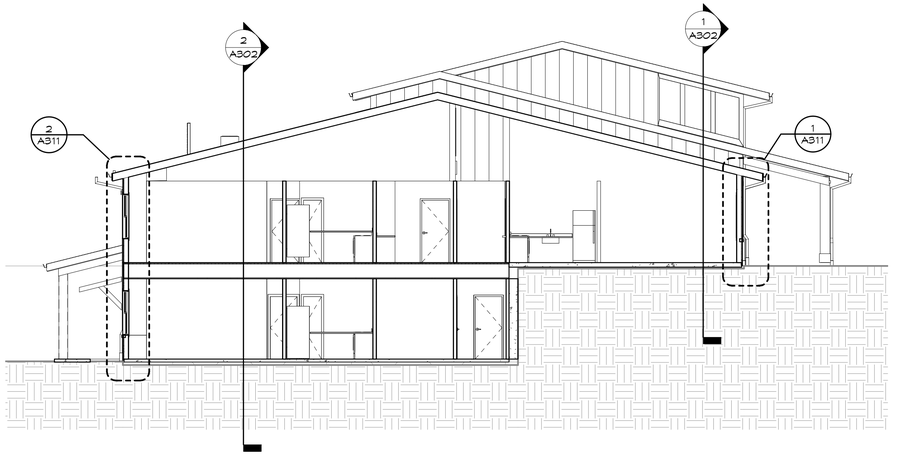
A202

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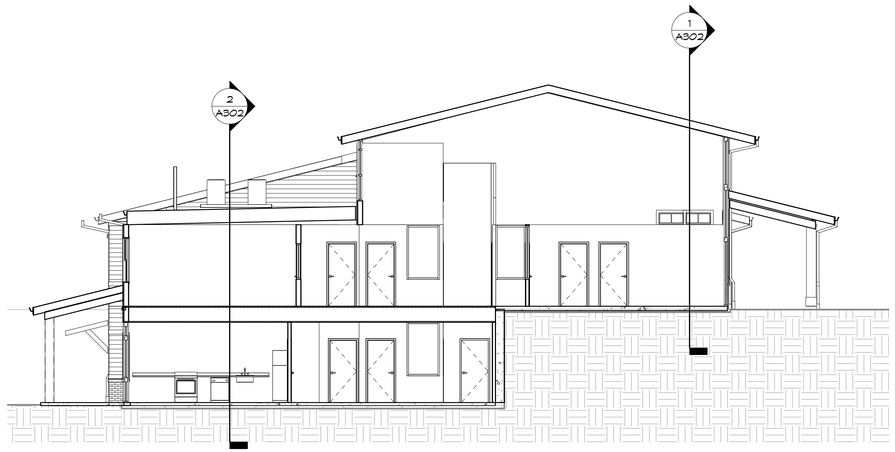
BUILDING SECTION 04 - SLAB ON GRADE OPTION

4 1/8" = 1'-0"



BUILDING SECTION 01 - SLAB ON GRADE OPTION

1 1/8" = 1'-0"



BUILDING SECTION 03 - SLAB ON GRADE OPTION

3 1/8" = 1'-0"



BUILDING SECTION 02 -- SLAB ON GRADE OPTION

2 1/8" = 1'-0"

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NEW 2 STORY BUILDING

ACC MENTAL HEALTH RECOVERY FACILITY

240 MITCHELL BRIDGE ROAD
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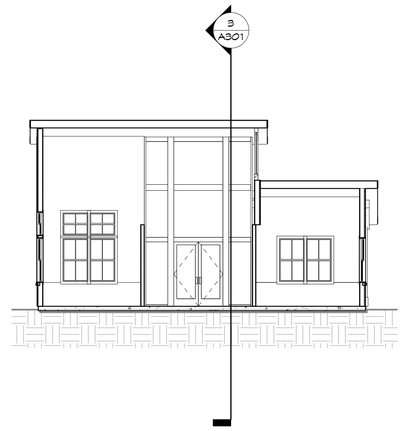
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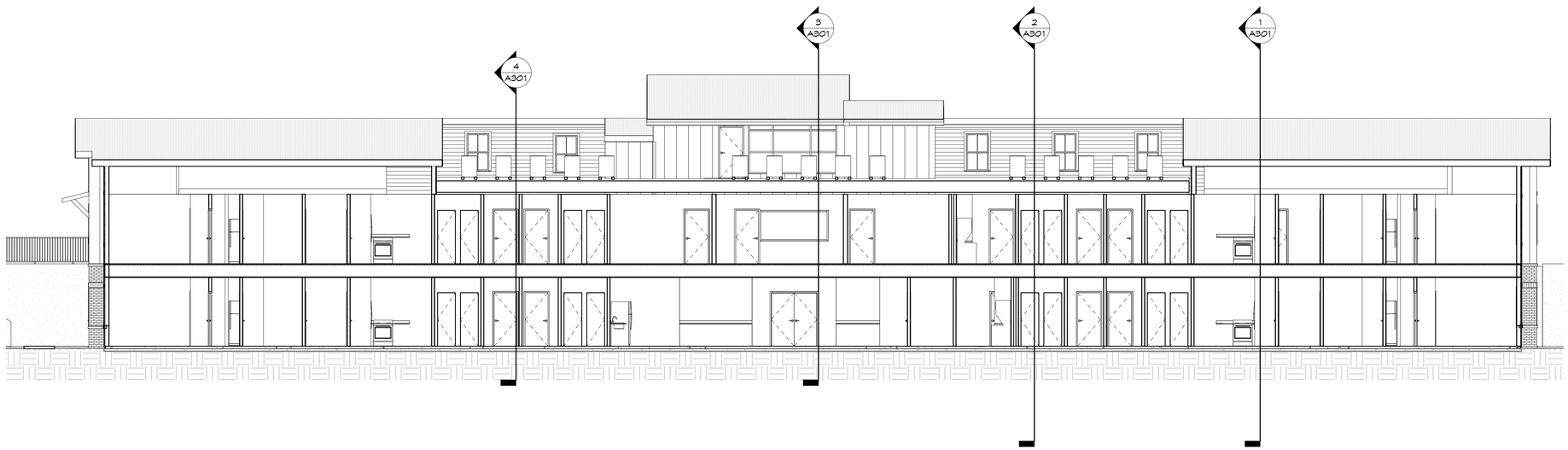
BUILDING SECTIONS

A301

9/1/2023 1:05:18 PM Autodesk Docs://ACC Mental Health Recovery Facility/123001.00 ACC Mental Health.rvt



1 BUILDING SECTION 05
1/8" = 1'-0"



2 BUILDING SECTION 06
1/8" = 1'-0"

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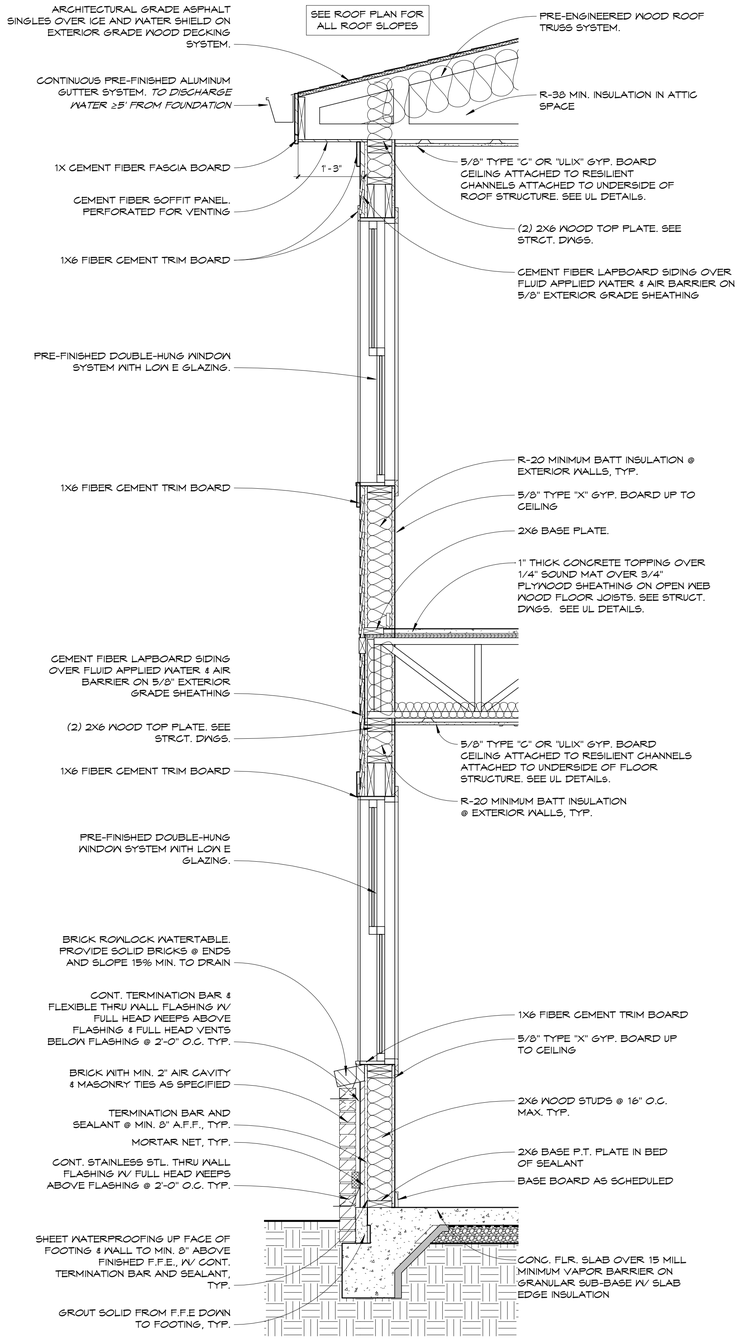
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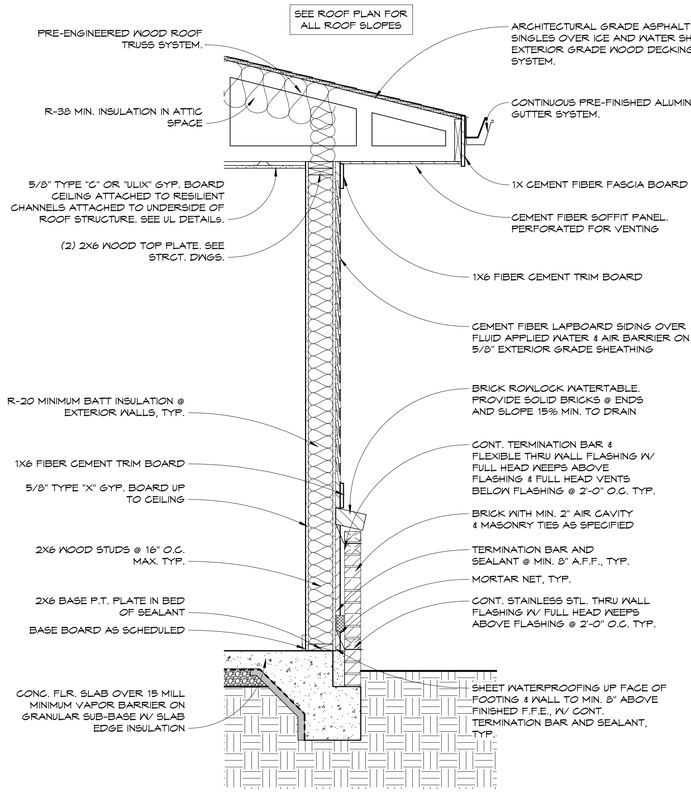
BUILDING SECTIONS

A302

9/1/2023 1:02:59 PM Autodesk Docs://ACC Mental Health Recovery Facility/123001.00 ACC Mental Health.rvt



2 WALL SECTION 02
3/4" = 1'-0"



1 WALL SECTION 01
3/4" = 1'-0"

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WALL SECTIONS

A311

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3D VIEWS - PHASE 1

A901

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3D VIEWS - PHASE 1

A902

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3D VIEWS - PHASE 1

A903

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3D VIEWS - PHASE 2

A904

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THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Renewal of Speed Detection Device Permit and Associated Ordinance Revisions

DATE: September 7, 2023

BUDGET INFORMATION:

REVENUES: N/A

EXPENSES: N/A

FUNDING SOURCE: N/A

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Approve the submittal of all necessary documents to the Georgia Department of Public Safety for renewal and update of the current Athens-Clarke County Speed Detection Device Permit; and
b. Authorize the Mayor to sign all documents associated with the renewal of the current Speed Detection Device Permit under a new Speed Zone Ordinance/Resolution #059-04-2023, as shown in **Attachment #1**.

HISTORY:

1. On July 2, 2019, Unified Government of Athens-Clarke County (ACCGov) Mayor and Commission (M&C) approved the renewal of the speed detection device permit with a Commission Defined Option (CDO) removing Timothy Road from the speed detection device permit which resulted in the loss of the ability of Athens-Clarke County's Police Department (ACCPD) to run radar or laser on Timothy Road.

2. On July 7, 2020, M&C approved ACCPD's use of automated speed detection devices within three of Athens-Clarke School Districts school zone sites; Barnett Shoals Elementary, J.J. Harris Elementary, and Whitehead Road Elementary.

3. In September 2020, the Georgia Department of Public Safety issued the ACCGov a permit to operate speed detection devices on specific roadways within ACCGov that were identified within ACCGov Ordinance #059-09-2020. This is a triennial permit will expire on December 31, 2023.

4. Between January 2023 and March 2023, ACCGov Traffic Engineering staff performed traffic studies on roads requested by Commissioners.

5. In April 2023, T&PW staff performed traffic studies on roads requested by Athens-Clarke County Police Department (ACCPD).

6. On June 8, 2023, ACCGov Traffic Engineering staff sent the List of Roads and requested changes to the GDOT District 1 (List of roads shown in **Attachment #1**).

7. In July 2023, GDOT District 1 staff reviewed and approved the List of Roads and requested modifications to the Speed Detection Device Permit, containing 187 roadway segments within Athens-Clarke County.

FACTS & ISSUES:

1. Georgia State Law requires a Speed Detection Device Permit approved by the Georgia Department of Transportation (GDOT) and Georgia Department of Public Safety (GDPS) for any roadway within the local government jurisdiction in order to use speed detection devices in the following sections:
   - § 40-6-183 requires that governing authorities must use an engineering and traffic investigation to determine the maximum vehicle speed.
   - § 570-7-02 states the requirements associated with a speed detection permit which requires that speed limits to be approved by GDOT and confirmation that the speed limits have been set on the basis of an engineering and traffic investigation and in compliance with the Manual on Uniform Traffic Control Devices.

2. In order for the Athens-Clarke County Police Department to use speed detection devices, a permit approved by the Georgia Department of Transportation and Georgia Department of Public Safety is required.

3. According to State law and GDOT policies, the process for approval of the Speed Detection Device Permit is as follows:
   a. Additions and modifications to the expiring Speed Zone Ordinance are prepared in a Traffic Engineering Report by the local government (Traffic Engineer) and sent to GDOT for approval and inclusion into a new Ordinance.
   b. GDOT prepares the Speed Zone Ordinance (**Attachment #1**), including the requested additions and modifications (All requested modifications were approved by GDOT).
   c. Once approved by GDOT, the ordinance document requires the local government official signature.
   d. GDOT then forwards the approved Speed Zone Ordinance to GDPS.
   e. A letter signed by the same government official is sent to GDPS that includes:
      - Operational certifications for all radar devices;
      - A copy of each officer's Speed Detection Device Operators Permit; and

- A copy of the FCC Radio Station License.

f. GDPS then issues the Speed Detection Device Permit renewal which is valid for three years.

4. ACCGov Traffic Engineering was not included in the process and action taken by ACCPD Chief Scott Freeman to update the 2019 radar Speed Detection Permit as it appears to have been executed as a modification to existing permit (History # 2).

5. The ACCPD has completed the necessary Speed Detection Device Permit application package which includes the following:
   - A copy of the FCC Radio Station License granted to ACCGov, **Attachment #2**
   - A copy of each police officer's Speed Detection Device Operators Permit, **Attachment #3**
   - A copy of the Certification of Calibration for each device used by ACCGov for speed detection, **Attachment #4** and **Attachment #5**.

6. The Traffic Engineering Division worked with the Athens-Clarke County Police Department to make the following changes to the existing Speed Zone Ordinance in June 2023 for GDOT's review:

   Revised locations:
   - Cleveland Road (easternmost intersection) from Atlanta Highway to the railroad tracks 7,603 feet north of Atlanta Highway: change the posted speed limit from 50 mph to 40 mph.
   - Cleveland Road (westernmost intersection) from the railroad tracks located 7,603 feet north of Atlanta Highway to Atlanta Highway: the posted speed limit for this section of Cleveland Road will remain 50 mph.
   - College Station Road from East Campus Road to Barnett Shoals Road: change the portion of College Station Road between East Campus Road and Riverbend Road from 45 mph to 35 mph to make the posted speed for all of College Station Road 35 mph.
   - Fowler Mill Road from Atlanta Highway to Cleveland Road: change the posted speed limit from 45 mph to 40 mph.
   - Jennings Mill Road from the Oconee County line to Atlanta Highway: the posted speed limit for this road was changed to 35 mph by GDOT when the realignment construction was completed and this change will be added to the new permit.
   - Old Lexington Road from Barnett Shoals Road to Morton Road: change the posted speed limit from 50 mph to 45 mph.
   - Old Lexington Road from Morton Road to Lexington Road: the posted speed limit for this section of Old Lexington Road will remain 50 mph.
   - Tallassee Road from Chads Walk to Oglethorpe Avenue: when the roundabout located at the intersection of Tallassee Road and Whitehead Road was completed the design speed limit for this section of Tallassee Road was posted at 35 mph and this change will be added to the new permit.
   - Tallassee Road from the Jackson County line to Chads Walk: the posted speed limit for this section of Tallassee Road remains 50 mph.

7. The GDOT review and approval process includes final signature from the State Traffic Engineer in Atlanta which typically takes place the month before the permit is due for renewal. In Fall 2023, Traffic Engineering will receive the final signed Speed Detection device Permit ordinance from GDPS and, if approved by the Mayor and Commission, will submit for the Mayor's signature.

8. Once the speed detection device permit is approved, staff will implement any relevant changes to signage and notify relevant enforcement agencies of the changes during the first week of January 2024.

9. If approved by the Mayor and Commission, staff will submit the list of roadways and their speed limits to the Georgia Department of Public Safety for the Speed Detection Device permit request, as shown in **Attachment #1**.

10. This recommendation supports the following ACCGov Strategic Plan Goal & Strategy:
    - Safely Move Around Athens Goal, Strategy E: *Enhance Safety for All modes of Transportation.*

OPTIONS:

1. Mayor and Commission:
   a. Approve the submittal of all necessary documents to Georgia Department of Public Safety for renewal and update of the current Athens-Clarke County Speed Detection Device Permit; and
   b. Authorize the Mayor to sign all documents associated with the renewal of the current Speed Detection Device Permit under a new Speed Zone Ordinance/Resolution #059-04-2023, as shown in **Attachment #1**.

2. Mayor and Commission deny the renewal of the ACC Speed Detection Device Permit.

3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a & b

DEPARTMENT: Transportation & Public Works
Prepared by: Tim Griffeth, Traffic Engineer



Stephen Bailey
Director

August 30, 2023
Date:



Jerry G. Saulters
Police Chief

September 14, 2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a & b



Manager

September 14, 2023
Date:

ATTACHMENTS:

Attachment #1: List of Roadways
Attachment #2: FCC Radio Station Authorization
Attachment #3: P.O.S.T. Staff Report
Attachment #4: Certificate of Calibration
Attachment #5: Certificate of Calibration

Rev. June 2023

LIST NUMBER 059-06-2023

The Unified Government of Athens-Clarke County is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY

ON-SYSTEM ROADWAYS

ALL ON SYSTEM ROUTES HAVE BEEN VERIFIED BY THE GEORGIA DEPARTMENT OF TRANSPORTATION

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 8		***This section of State Route 8 runs common with State Route 422/10 Loop from MP 00.00 to MP 06.52 for a total length of 06.52.***					
SR 8		State Route 422 / 10 Loop	06.52	Madison County Line	10.36	03.84	55
SR 8 * **SCHOOL ZONE** *	*Athens Christian School* **SCHOOL DAYS ONLY**	1114' west of Trail Creek Road	09.00	541' east of Trail Creek Road	09.31	00.31	45
SR 10		Oconee County Line	00.00	Atlanta Highway	00.84	00.84	55
SR 10		Atlanta Highway	00.84	1220' east of Epps Bridge Road	05.48	04.64	45
SR 10		1220' east of Epps Bridge Road	05.48	220' west of Hancock Avenue	06.94	01.46	40
SR 10		220' west of Hancock Avenue	06.94	Pulaski Street	08.11	01.17	35
SR 10		Pulaski Street	08.11	Thomas Street	08.53	00.42	30
SR 10		Thomas Street	08.53	108' west of South Poplar Street	09.08	00.55	35
SR 10		108' west of South Poplar Street	09.08	116' east of Barnett Shoals Road	09.94	00.86	40
SR 10		116' east of Barnett Shoals Road	09.94	2793' east of Whit Davis Road	13.20	03.26	45
SR 10		2793' east of Whit Davis Road	13.20	Oglethorpe County Line	17.36	04.16	55
SR 422 / 10 Loop		Oconee County Line	04.01	3380' east of Peter Street	09.98	05.97	65
SR 422 / 10 Loop		3380' east of Peter Street	09.98	528' east of North Ave	11.63	01.65	55
SR 422 / 10 Loop		528' east of North Ave	11.63	Oconee County Line	18.82	07.19	65
SR 15		Oconee County Line	00.00	SR 8 and 422/10 Loop	00.19	00.19	45
SR 15		***This section of State Route 15 runs common with State Route 8 from MP 00.19 to MP 06.55 for a total length of 06.36.***					
SR 15		***This section of State Route15 runs common with State Route 422/10 Loop from MP 06.55 to MP 08.05 for a total length of 01.50.***					
SR 15		SR 422/ 10 Loop	08.05	Jackson County Line	11.70	03.65	55

LIST NUMBER 059-06-2023

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 15 ALT		SR 422 / 10 Loop EB on/off Ramp	00.00	East Campus Road	00.79	00.79	40
SR 15 ALT		East Campus Road	00.79	Oglethorpe Avenue	03.73	02.94	35
SR 15 ALT		Oglethorpe Avenue	03.73	202' north of Country Club Drive	04.95	01.22	40
SR 15 ALT		202' north of Country Club Drive	04.95	1267' north of Lavender Road	06.97	02.02	45
SR 15 ALT		1267' north of Lavender Road	06.97	Jackson County Line	08.04	01.07	55
SR 72		State Route 8	00.00	Tim Lane	02.29	02.29	55
SR 72		Tim Lane	02.29	Madison County Line	02.68	00.39	45

SCHOOL ZONES ARE EFFECTIVE
**** ATESD IS EFFECTIVE****

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time –
SCHOOL DAYS ONLY.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY.

*****ATESD HOURS ARE EFFECTIVE*****

one hour before instructional classes begin until one hour after such instructional classes have concluded for the dismissal of school –
SCHOOL DAYS ONLY

LIST NUMBER 059-06-2023

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Alps Road		Beechwood Drive	Broad Street (SR 10)	00.60	30
Alps Road ***SCHOOL ZONE***	**Alps Road School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.24	25
Arch Street		Broad Street (SR 10)	Old Winterville Road	01.00	25
Ashton Drive		Whitehead Road	Valleywood Drive	00.70	25
Athena Drive		SR 8	Springvalley Road	02.20	50
Atlanta Highway		Oconee County Line	Cleveland Road	00.69	55
Atlanta Highway		Cleveland Road	SR 10/Monroe Highway	00.65	45
Barber Street		Prince Avenue	Seaboard Railroad Crossing	00.50	30
Barber Street		Seaboard Railroad Crossing	SR 10 Loop Overpass	00.60	35
Barber Street		SR 10 Loop Overpass	Chase Street/Dairypak Road	00.30	45
Barnett Shoals Road		Oconee County Line	Bob Godfrey Road	01.00	50
Barnett Shoals Road		Bob Godfrey Road	120’ north of Richard Way	04.20	50
Barnett Shoals Road		120’ north of Richard Way	350’ south of College Station Road	01.05	40
Barnett Shoals Road ***SCHOOL ZONE*** ****ATESD****	**Barnett Shoals Elementary School Athens Montessori School SCHOOL DAYS ONLY**	120’ north of Richard Way	Northern School Beacon	00.30	25
Barnett Shoals Road		350’ south of College Station Road	Gaines School Road	00.40	35
Barnett Shoals Road		Gaines School Road	Oconee Street (SR 10)	01.80	40
Baxter Street		Alps Road	South Lumpkin Street	01.90	35
Baxter Street ***SCHOOL ZONE***	**Clarke Central High School SCHOOL DAYS ONLY**	250’ east of Rocksprings Street	110’ west of Milledge Avenue	00.19	25
Baxter Street ***SCHOOL ZONE***	**Clarke Middle School SCHOOL DAYS ONLY**	Alps Road	Eastern School Beacon	00.24	25
Beaverdam Rd		Cherokee Road	Winterville Road	01.10	50
Belmont Road		Barnett Shoals Road	Bob Godfrey Road	02.84	50
Bloomfield Street		Baxter Street	Lumpkin Street	00.50	30
Bob Godfrey Road		Barnett Shoals Road	Oglethorpe County Line	02.00	40
Bob Holman Road		Commerce Road	Jackson County Line	01.30	45

Rev. June 2023

LIST NUMBER 059-06-2023

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Boulevard		Buena Vista Avenue	Barber Street	00.90	30
Buddy Christian Way		Winterville Road	Cherokee Road	01.00	50
Cedar Creek Drive		Gaines School Road	Sandstone Drive	01.40	30
Cedar Shoals Drive		Gaines School Road	2375' east of Gaines School Road	00.45	45
Cedar Shoals Drive ***SCHOOL ZONE***	**Cedar Shoals High School SCHOOL DAYS ONLY**	Eastern School Beacon	Western School Beacon	00.30	35
Cedar Shoals Drive		2375' east of Gaines School Road	Whit Davis Road	01.40	50
Charlie Bolton Road		1900' north of Smithonia Road	Madison County Line	01.90	45
Chase Street		Prince Avenue	Oneta Street	00.60	30
Chase Street ***SCHOOL ZONE***	**Chase Street Elementary School SCHOOL DAYS ONLY**	Boulevard	Southern School Beacon	00.24	25
Cherokee Road		Lexington Road	Beaverdam Road	01.00	40
Cherokee Road		Beaverdam Road	Winterville Road	01.50	45
Church Street		Baxter Street	Broad Street	00.40	30
Cleveland Road		Atlanta Highway (SR 8, SR 10)	Railroad Tracks	01.44	40
Cleveland Road		Railroad Tracks	Atlanta Hwy (SR 8, 10)	03.46	50
Cleveland Road ***SCHOOL ZONE***	**Cleveland Road Elementary School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.30	30
Cloverhurst Avenue		Bobbin Mill Road/Springdale Street	Milledge Avenue	00.40	30
College Avenue		Dougherty Street	Martin Luther King Parkway	00.70	30
College Station Road		East Campus Road	Barnett Shoals Road	02.30	35
Cooper Road		Lexington Road	Cherokee Road	00.50	25
Danielsville Road		Old Hull Road	300' north of Connelly Circle	01.90	45
Danielsville Road		300' north of Connelly Circle	Madison County Line	02.50	50
Danielsville Road ***SCHOOL ZONE*** ****ATESD****	**Judia Jackson Harris Elementary School SCHOOL DAYS ONLY**	Northern Property Line	800 feet south of the northern property line	00.19	30
Dozer Drive		Atlanta Highway	Oconee County Line	00.60	35
Dunlap Road		Lexington Road	Oglethorpe County Line	00.93	45
East Campus Road		Milledge Avenue	Carlton Street	01.00	40
Epps Bridge Parkway		Oconee County Line	Atlanta Highway (SR 10)	01.70	45

LIST NUMBER 059-06-2023

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
First Street		Martin Luther King Parkway	Strickland Avenue	00.80	30
Forest Heights Drive		Oglethorpe Avenue (near SR 10 Loop)	Oglethorpe Avenue (near Hampton Park Drive)	01.61	30
Fortson Drive		Westlake Drive	Springdale Street	00.90	30
Fourth Street		Strickland Avenue	Old Hull Road	00.85	30
Fourth Street ***SCHOOL ZONE***	**Fourth Street Elementary School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.30	25
Fowler Mill Road		Atlanta Highway (SR 8, SR 10)	Cleveland Road	02.53	40
Fowler Drive ***SCHOOL ZONE***	**Fowler Drive Elementary School SCHOOL DAYS ONLY**	Eastern School Beacon	Western School Beacon	00.30	25
Freeman Drive		Nowhere Road	Fowler Drive	00.60	45
Freeman Drive		Fowler Drive	Freeman Circle	00.60	35
Gaines School Road		Barnett Shoals Road	Ponderosa Drive	00.80	35
Gaines School Road ***SCHOOL ZONE***	**Hilsman Middle School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.30	25
Gaines School Road		Ponderosa Drive	Lexington Road (SR 10)	00.50	35
Gaines School Road ***SCHOOL ZONE***	**Gaines School Road Elementary School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.30	25
Grady Avenue		Prince Avenue	Boulevard	00.30	30
Greencrest Drive		Barnett Shoals Road	Gaines School Road	00.90	25
Hampton Court		Milledge Avenue	Agriculture Drive	00.50	25
Hancock Avenue		Broad Street (SR 10)	Pulaski Street	01.20	30
Harris Street		Henderson Street	Broad Street	00.30	30
Harve Mathis Road		SR 72	SR 8	01.20	50
Hawthorne Avenue		Broad Street	Jefferson Road/Prince Avenue	01.70	35
Helican Springs Road		Danielsville Road	Smokey Road	01.00	50
Helican Springs Road		Smokey Road	Madison County Line	00.40	40
Henderson Avenue		Milledge Avenue	Church Street	00.20	25
Holman Avenue		Broad Street	Oglethorpe Avenue	01.00	30
Hull Road		Danielsville Road	SR 8	01.20	50
Ila Road		Danielsville Road	Madison County Line	00.30	50
Indian Hills Road		Springvalley Road	Olympic Drive	00.60	40

Rev. June 2023

LIST NUMBER 059-06-2023

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Janice Drive		Whitehead Road	Valleywood Drive	00.50	30
Jefferson River Road		Jefferson Road	Jackson County Line	01.90	40
Jennings Mill Road		Oconee County Line	Atlanta Highway (SR 10)	00.97	35
Kathwood Drive		Jefferson Road	Newton Bridge Road	01.20	45
King Avenue		Holman Avenue	Prince Avenue	00.80	30
Lavender Road		Tallassee Road	Jefferson Road	02.20	40
Lem Edwards		Old Elberton Road	Oglethorpe County Line	01.90	50
Lumpkin Street		Macon Highway (US 441)	Westlake Drive	01.20	35
Lumpkin Street		West Lake Drive	Broad Street	02.10	30
Lumpkin Street ***SCHOOL ZONE***	**Barrow Elementary School SCHOOL DAYS ONLY**	Woodrow Street	Pinecrest Drive	00.14	25
Macon Highway		Inner Loop 10 on ramp	Oconee County Line	01.36	45
Martin Luther King Parkway		North Avenue	College Avenue/Ruth Street	00.50	35
Martin Luther King Parkway		College Avenue/Ruth Street	SR 10 Loop	00.60	45
Milledge Avenue		Whitehall Road	300' south of Will Hunter Road	01.50	50
Milledge Avenue		300' south of Will Hunter Road	Macon Highway	00.70	40
Milledge Circle		West Lake Drive	Lumpkin Street	01.00	30
Milledge Heights		Parkway Drive	Milledge Avenue	00.50	25
Milledge Terrace		West Lake Drive	Milledge Avenue	00.60	25
Mitchell Bridge Road		Atlanta Highway (SR 10)	Tallassee Road	02.40	45
Moores Grove Road		Winterville City Limits	Springvalley Road	01.10	50
Morton Road		Lexington Road	Belmont Road	04.00	50
Nellie B. Avenue		Vine Street	Winterville Road	00.70	25
Newton Bridge Road		Chase Street	Commerce Road (SR 15 ALT)	03.60	45
Newton Street		Baxter Street	Broad Street (SR 10)	00.40	30
North Avenue		Hobson Avenue	Old Hull Road	00.90	40
North Chase Street		Oneta Street	Newton Bridge Road/Barber Street	00.51	40
Nowhere Road		Danielsville Road	Madison County Line	03.60	50
Oak Grove Road		US 129/Jefferson Highway	Jackson County Line	01.36	40
Oconee Street		SR 10	SR 10	00.50	30
Oglethorpe Avenue		SR 10 Loop	Prince Avenue (SR 15)	01.60	35
Oglethorpe Avenue ***SCHOOL ZONE***	**Oglethorpe Elementary School SCHOOL DAYS ONLY**	Western School Beacon	Eastern School Beacon	00.24	25
Old Elberton Road		Moores Grove Road	Madison County Line	01.90	50

Rev. June 2023

LIST NUMBER 059-06-2023

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Old Elberton Road ***SCHOOL ZONE***	**W. R. Coile Middle School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.25	40
Old Hull Road		North Avenue	SR 72	02.50	40
Old Lexington Road		Barnett Shoals Road	Morton Road	03.41	45
Old Lexington Road		Morton Road	Lexington Road (SR 10)	02.19	50
Old Jefferson Road		Athens Country Club Drive	County Line	03.10	35
Old Monroe Road		Atlanta Highway	State Route 10	00.80	25
Olympic Drive		SR 10 Loop	Voyles Road	03.40	45
Orkin Drive		SR 10/Monroe Highway	Dozer Drive	00.45	35
Pauldoe Street		Dead End	Hawthorne Avenue	00.60	25
Peter Street		Oak Street	SR 10 Loop	01.00	25
Pittard Road		Old Elberton Road	SR 72	01.50	45
Ponderosa Drive		Cedar Creek Drive	Gaines School Road	01.00	25
Prince Avenue		Pulaski Street	Milledge Avenue	00.50	35
Prince Avenue ***SCHOOL ZONE***	**Saint Joseph's Catholic School SCHOOL DAYS ONLY**	Pulaski Street	Childs Street	00.20	25
Quailwood Drive		Tallassee Road	Whitehead Road	01.30	40
Quailwood Drive ***SCHOOL ZONE***	**Whitehead Road Elementary School SCHOOL DAYS ONLY**	Western School Beacon	Whitehead Road	00.20	25
Research Road		College Station Road	Barnett Shoals Road	00.90	45
Riverbend Road		Milledge Avenue	College Station Road	01.52	40
Robert Hardeman road		SR 10	Winterville City Limits	02.90	50
Robert Road		Whitehead Road	Lavender Road	00.75	30
Rocksprings Street		W. Broad Street/SR 10	Springdale Street	00.50	30
Ruth Street		Hobson Avenue	North Avenue	00.80	30
Smokey Road		Nowhere Road	Helican Springs Road	02.60	50
Smokey Road		Helican Springs Road	Danielsville Road	00.60	35
South Homewood Hills Drive		Valleywood Drive	Jefferson Road (US 129)	00.60	30
Southview Drive		Milledge Avenue (SR 15)	East Campus Road	00.45	25
Spring Valley Road		Winterville Road	Moores Grove Road	03.90	45
Sunset Drive		Holman Avenue	Prince Avenue (SR 15)	01.30	25
Tallassee Road		Jackson County Line	Chads Walk	03.89	50
Tallassee Road ***SCHOOL ZONE***	**Burney Harris-Lyons Middle School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.25	40

Rev. June 2023

LIST NUMBER 059-06-2023

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF and/or *School Name*	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Tallassee Road ***SCHOOL ZONE***	**Waseca School SCHOOL DAYS ONLY**	259' east of Quailwood Drive	468' east of Vaughn Road	00.18	30
Tallassee Road		Chads Walk	Oglethorpe Avenue	00.80	35
Third Street		Water Street	First Street	00.40	25
Timothy Road ***SCHOOL ZONE***	**Timothy Elementary School SCHOOL DAYS ONLY**	275' east of Oakbend Drive	160' east of Timothy Court	00.30	25
Timothy Road ***SCHOOL ZONE***	**Timothy Christian Academy SCHOOL DAYS ONLY**	230' west of Autumnwood Drive	670' west of Tilson Road	00.35	35
University Drive		Milledge Avenue (SR 15)	Agriculture Drive	00.50	25
Valleywood Drive		South Homewood Hills Drive	Hunnicutt Drive	00.40	30
Vaughn Road		Tallassee Road	Dead End	01.20	40
Vincent Drive		Jefferson River Road	Newton Bridge Road	01.20	45
Vine Street		First Street	Dublin Street	01.00	30
Voyles Road		Hull Road (SR 72)	Springvalley Road	01.50	50
Water Street		Broad Street	North Avenue	00.60	35
West Lake Drive		Lumpkin Street	Beechwood Drive	01.20	30
Whit Davis Road		Barnett Shoals Road	Shady Grove Drive	00.90	50
Whit Davis Road		Shady Grove Drive	Jockey Club Drive	01.60	45
Whit Davis Road ***SCHOOL ZONE***	**Whit Davis Elementary School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.24	25
Whit Davis Road		Jockey Club Drive	Lexington Road (SR 10)	00.90	45
Whitehead Road		Tallassee Road	Jefferson Road (SR 15)	01.60	35
Whitehead Road ***SCHOOL ZONE*** ****ATESD****	**Whitehead Elementary School SCHOOL DAYS ONLY**	Southern School Beacon	Northern School Beacon	00.35	25
Whitehall Road		Oconee County Line	Milledge Avenue	01.00	40
Whitehall Road		Milledge Avenue	Barnett Shoals Road	01.60	40
Willow Street		E. Broad Street	North Avenue	00.54	35
Winterville Road		Lexington Road	Winterville City Limits	03.80	45

SCHOOL ZONES ARE EFFECTIVE
**** ATESD IS EFFECTIVE****

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time –
SCHOOL DAYS ONLY.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY.

*****ATESD HOURS ARE EFFECTIVE*****

one hour before instructional classes begin until one hour after such instructional classes have concluded for the dismissal of school –
SCHOOL DAYS ONLY

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY REPEALED.

Signature of Governing Authority:

_____ _____
Chairperson, Board of Commissioners Board of Commissioners

Sworn and Subscribed before me
This _____ day of _____, _____.

_____
NOTARY PUBLIC

Federal Communications Commission
Public Safety and Homeland Security Bureau

RADIO STATION AUTHORIZATION

LICENSEE: ATHENS-CLARKE COUNTY GOVERNMENT

ATTN: 800 SYSTEM MANAGER
ATHENS-CLARKE COUNTY GOVERNMENT
3035 LEXINGTON RD
ATHENS, GA 30605

Call Sign	File Number
WPEZ656	0007195318

Radio Service
YP - Public Safety/Spec Emerg, 806-821/851-866 MHz, Trunked

Regulatory Status
PMRS

Frequency Coordination Number
17YPAP86024428

FCC Registration Number (FRN): 0001837442

Grant Date	Effective Date	Expiration Date	Print Date
10-18-2014	05-12-2016	12-27-2024	05-13-2016

STATION TECHNICAL SPECIFICATIONS

Fixed Location Address or Mobile Area of Operation

Loc. 1 **Address:** 440 VAUGHN RD
City: ATHENS **County:** CLARKE **State:** GA
Lat (NAD83): 33-57-47.4 N **Long (NAD83):** 083-27-21.5 W **ASR No.:** 1203499 **Ground Elev:** 213.3

Loc. 2 **Address:** WHITEHALL ROAD TOWER 400
City: ATHENS **County:** CLARKE **State:** GA
Lat (NAD83): 33-53-12.9 N **Long (NAD83):** 083-21-10.5 W **ASR No.:** 1203209 **Ground Elev:** 167.3

Loc. 4 **Area of operation**
Land Mobile Control Station meeting the 6.1 Meter Rule: GA

Loc. 5 **Area of operation**
Countywide: CLARKE, GA

Loc. 6 **Address:** 250 OLYMPIC PLACE (026121 / ATHENS TECH)
City: ATHENS **County:** CLARKE **State:** GA
Lat (NAD83): 33-59-20.5 N **Long (NAD83):** 083-20-11.3 W **ASR No.:** 1047580 **Ground Elev:** 218.5

Loc. 7 **Address:** LUMPKIN & CARLTON STS WGA CAMPUS
City: ATHENS **County:** CLARKE **State:** GA
Lat (NAD83): 33-56-42.4 N **Long (NAD83):** 083-22-37.5 W **ASR No.:** 1202652 **Ground Elev:** 217.0

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Official Copy

Licensee Name: ATHENS-CLARKE COUNTY GOVERNMENT

Call Sign: WPEZ656 **File Number:** 0007195318 **Print Date:** 05-13-2016

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
1	2	000856.23750000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
1	2	000856.43750000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
1	2	000856.76250000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
1	2	000856.93750000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
1	2	000857.23750000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
1	2	000857.43750000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
1	2	000857.76250000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
1	2	000857.93750000	FB2	1		8K70D1W 9K80D7W	100.000	135.000	114.5	101.1	10-19-2016
2	2	000856.23750000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016
2	2	000856.43750000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016
2	2	000856.76250000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016
2	2	000856.93750000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016
2	2	000857.23750000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016
2	2	000857.43750000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016
2	2	000857.76250000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016

Official Copy

Licensee Name: ATHENS-CLARKE COUNTY GOVERNMENT

Call Sign: WPEZ656 **File Number:** 0007195318 **Print Date:** 05-13-2016

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
2	2	000857.93750000	FB2	1		8K70D1W 9K80D7W	100.000	257.000	98.8	56.3	10-19-2016
4	1	000811.23750000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
4	1	000811.43750000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
4	1	000811.76250000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
4	1	000811.93750000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
4	1	000812.23750000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
4	1	000812.43750000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
4	1	000812.76250000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
4	1	000812.93750000	FX1	100		16K0F3E 8K10F1W	35.000	70.000			
5	1	000811.23750000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			
5	1	000811.43750000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			
5	1	000811.76250000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			
5	1	000811.93750000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			
5	1	000812.23750000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			
5	1	000812.43750000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			

Official Copy

Licensee Name: ATHENS-CLARKE COUNTY GOVERNMENT

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Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
5	1	000812.76250000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			
5	1	000812.93750000	MO	2000		16K0F3E 8K10F1W	35.000	70.000			
6	1	000857.93750000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
6	1	000857.76250000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
6	1	000857.43750000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
6	1	000856.93750000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
6	1	000856.76250000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
6	1	000856.43750000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
6	1	000856.23750000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
6	1	000857.23750000	FB2	1		8K70D1W 9K80D7W	100.000	309.000	75.0	69.1	10-19-2016
7	1	000857.93750000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016
7	1	000857.76250000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016
7	1	000857.43750000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016
7	1	000856.93750000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016
7	1	000856.76250000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016

Official Copy

Licensee Name: ATHENS-CLARKE COUNTY GOVERNMENT

Call Sign: WPEZ656 **File Number:** 0007195318 **Print Date:** 05-13-2016

Antennas

Loc No.	Ant No.	Frequencies (MHz)	Sta. Cls.	No. Units	No. Pagers	Emission Designator	Output Power (watts)	ERP (watts)	Ant. Ht./Tp meters	Ant. AAT meters	Construct Deadline Date
7	1	000856.43750000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016
7	1	000856.23750000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016
7	1	000857.23750000	FB2	1		8K70D1W 9K80D7W	100.000	132.000	54.9	50.6	10-19-2016

Control Points

Control Pt. No. 1

Address: 3035 LEXINGTON RD

City: ATHENS **County:** CLARKE **State:** GA **Telephone Number:** (706)546-5900

Associated Call Signs

KNNQ358, KNNR254

<NA>

Waivers/Conditions:

NONE

Official Copy

P.O.S.T. Staff Reports - Agency G1052

Agency Speed Detection Report

Agency	G1052 ATHENS-CLARKE COUNTY POLICE DEPT
Address	3035 LEXINGTON ROAD
	ATHENS, GA 30605
CEO	CHIEF JERRY SAULTERS
Phone	(706) 613-3330
Fax	(706) 613-3350
County	Clarke
Region	District #7
Status	Active
Type	City Police Dept.
Level	L
Contact	Lt. Ryan McGee (762) 400-7123 Chris.Mcgee@accgov.com
Employees Certified in Speed Detection	98

O069948 ANDERSON, RAYMOND V
PS09050648S RADAR OPERATOR July 10, 2008
PS16050636S LIDAR (LASER) OPERATOR January 3, 2006

O244732 ASINAS, HAYDN ALEXANDER
PS2520210234S RADAR AND LIDAR OPERATOR July 15, 2021

O240231 BARNARD, LAUREN MORGAN
PS2520210117S RADAR AND LIDAR OPERATOR April 5, 2021

O096430 BASINGER, PHILIP E
PS16070487S LIDAR (LASER) OPERATOR September 25, 2007
PS09060939S RADAR OPERATOR July 29, 2009

O211572 BATOR, BRANDON RICHARD
PS1620170049S LIDAR (LASER) OPERATOR January 26, 2017

O161284 BLAIR, AMANDA BRITTANY
PS0920120382S RADAR OPERATOR June 29, 2012

O048310 BRINKLEY, WILLIE DARIE
PS0990R275S RADAR OPERATOR June 26, 2002

O048443 BUTT, JOHN C
PS16000046S LIDAR (LASER) OPERATOR March 7, 2000
PS0991R977S RADAR OPERATOR June 2, 2009

O229959 CASTELS, JASON WILLIAM
PS1620180414S LIDAR (LASER) OPERATOR August 16, 2018

O082922 CLARK, TIMOTHY A
PS09000435S RADAR OPERATOR May 22, 2000

O090989 COOK, JASON L
PS09100076S RADAR OPERATOR January 28, 2010
PS1620120529S LIDAR (LASER) OPERATOR September 11, 2012

O222184 COOPER, HILTON JAMES II
PS2520190111S RADAR AND LIDAR OPERATOR April 11, 2019

O243030 CORTEZ, PEDRO ARISTEO
PS2520210200S RADAR AND LIDAR OPERATOR June 10, 2021

O165029 CROSBY, GARY L
PS1620170637S LIDAR (LASER) OPERATOR November 28, 2017
PS0920130271S RADAR OPERATOR May 9, 2013

O102947 CUSACHS, PRESTON E
PS09010972S RADAR OPERATOR May 20, 2009
PS16080355S LIDAR (LASER) OPERATOR August 8, 2008

O124525 DANIEL, STEPHEN H
PS09060256S RADAR OPERATOR June 20, 2008
PS16060386S LIDAR (LASER) OPERATOR August 29, 2006

O227201 DAVIS, ZACHARY EDWARDS
PS1620180565S LIDAR (LASER) OPERATOR October 12, 2018

O221292 DELLA FORTUNA, NICHOLAS PAUL
PS1620170559S LIDAR (LASER) OPERATOR October 13, 2017

O219374 DENMARK, SHAWN PATRICK
PS1620180627S LIDAR (LASER) OPERATOR November 20, 2018

O151999 DIEBALL, CLINTON M
PS0920130451S RADAR OPERATOR August 8, 2013

O229980 ELLISON, ERIK MICHAEL
PS2520210084S RADAR AND LIDAR OPERATOR March 3, 2021
PS1620180481S LIDAR (LASER) OPERATOR September 5, 2018

O213750 EMMETT, CALEB EDWARD
PS1620170569S LIDAR (LASER) OPERATOR October 19, 2017
PS2520200006S RADAR AND LIDAR OPERATOR January 7, 2020

O038742 EPPS, AUBREY L JR
PS16010119S LIDAR (LASER) OPERATOR April 6, 2001
PS09971020S RADAR OPERATOR February 13, 2004

O234923 ESPINOSA, ARTHUR ZACHERY
PS2520200215S RADAR AND LIDAR OPERATOR July 30, 2020

O216927 FIELDS, JACKSON GREGORY
PS1620170201S LIDAR (LASER) OPERATOR April 6, 2017

O151768 FRANCO, NATHANIEL B
PS09100334S RADAR OPERATOR May 20, 2010

O219381 FREELAND, DANIEL ROSS
PS1620170429S LIDAR (LASER) OPERATOR August 2, 2017

O094781 GEIGER, JOSEPH D
PS16060024S LIDAR (LASER) OPERATOR January 23, 2006
PS09010572S RADAR OPERATOR June 2, 2009

O089508 GILCHRIST, GREGORY S
PS09000450N RADAR OPERATOR June 2, 2000

O126472 HEARD, STEWART K
PS09070253S RADAR OPERATOR March 18, 2010

O014647 HIGGINBOTHAM, ERIC G
PS09980337S RADAR OPERATOR December 17, 2001

O228623 HOLCOMBE, BEAU ALEXANDER
PS1620180385S LIDAR (LASER) OPERATOR July 31, 2018

O043486 HOOD, WILLIAM E
PS0992R893S RADAR OPERATOR October 9, 2007

O116392 JOHNSON, JEFFERY L
PS09050880S RADAR OPERATOR January 3, 2006

O158237 JOHNSON, JOHN W JR
PS1620120501S LIDAR (LASER) OPERATOR August 21, 2012
PS0920120507S RADAR OPERATOR September 5, 2012

O219375 KELLEY, MICHAEL DAVID
PS1620160446S LIDAR (LASER) OPERATOR October 14, 2016

O155275 KING, JIMMY D
PS16110409S LIDAR (LASER) OPERATOR August 30, 2011
PS09100633S RADAR OPERATOR October 7, 2010

O133071 KITCHEN, HAROLD W SR
PS16100106S LIDAR (LASER) OPERATOR February 15, 2010
PS09070723S RADAR OPERATOR August 20, 2009

O162802 KOVACS, DREW C.
PS0920130061S RADAR OPERATOR January 30, 2013

O229981 LANCE, HUNTER TREY
PS2520200217S RADAR AND LIDAR OPERATOR July 31, 2020

O152337 LEDER, RICHARD A
PS09100146S RADAR OPERATOR February 25, 2010
PS16110373S LIDAR (LASER) OPERATOR July 25, 2011

O218105 LEWIS, JOEY SCOTT
PS1620160512S LIDAR (LASER) OPERATOR November 18, 2016
PS2520210073S RADAR AND LIDAR OPERATOR February 22, 2021

O232567 MANNING, BENJAMIN BLAKE II
PS2520190083S RADAR AND LIDAR OPERATOR March 21, 2019

O090191 MCDOUGALD, RICHIE J
PS09000328S RADAR OPERATOR July 15, 2010
PS16000340S LIDAR (LASER) OPERATOR November 30, 2000

O116226 MENTOR, JOSEPH D
PS09070530S RADAR OPERATOR May 5, 2010

O211562 MILLER, CLINTON HARRIS
PS1620160574S LIDAR (LASER) OPERATOR December 22, 2016

O005682 MITCHELL, GARY M
PS0984R268S RADAR OPERATOR May 21, 1984
PS0984R268S RADAR OPERATOR March 3, 1987

O099984 NICHOLS, CHRISTOPHER W
PS09020059S RADAR OPERATOR September 15, 2010
PS16040337S LIDAR (LASER) OPERATOR July 6, 2004

O067432 NORRIS, DAVID T
PS09000997S RADAR OPERATOR December 20, 2000

O202718 O'NEILL, BRIAN MICHAEL
PS1620170305S LIDAR (LASER) OPERATOR May 26, 2017

O150297 PARKER, SHANNON C
PS09110153S RADAR OPERATOR March 24, 2011
PS16110153S LIDAR (LASER) OPERATOR April 6, 2011

O113560 RADFORD, JOHN A
PS16060025S LIDAR (LASER) OPERATOR January 23, 2006
PS09050850S RADAR OPERATOR September 24, 2008

O107819 RAGSDALE, MICHAEL J
PS09020412S RADAR OPERATOR October 9, 2007

O236124 SANTOS, JOSHUA
PS2520200476S RADAR AND LIDAR OPERATOR December 29, 2020

O089507 SAULTERS, JERRY G
PS09000002S RADAR OPERATOR January 24, 2002

O203209 SCHILL, VINCENT MICHAEL
PS1620130267S LIDAR (LASER) OPERATOR May 3, 2013
PS0920130015S RADAR OPERATOR January 13, 2013

O134653 SCHULTE, ROBERT F JR
PS16070552S LIDAR (LASER) OPERATOR November 6, 2007
PS09070448S RADAR OPERATOR September 24, 2009

O219377 SHAPLAND, CHRISTOPHER NICHOLAS
PS1620170554S LIDAR (LASER) OPERATOR October 12, 2017

O088253 SLANEY, GREGORY R
PS09010571S RADAR OPERATOR February 12, 2009
PS16070065S LIDAR (LASER) OPERATOR February 20, 2007

O226132 TILLEY, DUSTIN EDWARD
PS1620180619S LIDAR (LASER) OPERATOR November 14, 2018
PS0920180329S RADAR OPERATOR May 17, 2018

O128513 TROCHE, FELIX
PS09070656S RADAR OPERATOR August 20, 2009
PS16090631S LIDAR (LASER) OPERATOR December 18, 2009

O231303 TROTTER, JAMES EDWARD
PS2520200279S RADAR AND LIDAR OPERATOR September 18, 2020

O247398 VIDELA, FRANCO NICOLAS
PS2520230496S RADAR AND LIDAR OPERATOR July 27, 2023

O153142 WALKER, LEE A
PS09100575S RADAR OPERATOR September 13, 2010

O132128 WANG, SUNG C
PS16100045S LIDAR (LASER) OPERATOR January 21, 2010

O039140 WARD, MICHAEL J
PS09940481S RADAR OPERATOR March 27, 2008
PS16040167S LIDAR (LASER) OPERATOR April 6, 2004

O146434 WOOD, MICHAEL J
PS09110134S RADAR OPERATOR March 14, 2011
PS1620130460S LIDAR (LASER) OPERATOR August 2, 2013

O137091 WRIGHT, KERION J
PS1620130769S LIDAR (LASER) OPERATOR December 13, 2013

O082928 YOUNG, MICHAEL V
PS09060858S RADAR OPERATOR June 24, 2009
PS16100244S LIDAR (LASER) OPERATOR April 23, 2010

ID:

McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify that on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by the Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device and by the Georgia Department of Public Safety Rule 570-7-05.**

Manufacturer: Dragon Eye

Model: Speed Lidar

Indicator Serial Number: 14589

Measured Distance: 50FT/90FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 185 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

ID:

McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

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Manufacturer: Dragon Eye

Model: Speed Lidar

Indicator Serial Number: 14590

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 185 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025



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FCC License #: PG-GB-069725

ID:

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Hahira, Georgia 31632
229-896-8205

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Manufacturer: Dragon Eye

Model: Speed Lidar

Indicator Serial Number: 14591

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 185 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

ID:

McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify that on the 29 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by the Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device and by the Georgia Department of Public Safety Rule 570-7-05.**

Manufacturer: Dragon Eye

Model: Speed Lidar

Indicator Serial Number: 14592

Measured Distance: 85FT/125FT **Feet**

Distance Indicated by device: 85FT/125FT **Feet**

Pulse Repetition Rate: 185 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

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70 Giddens Road
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Manufacturer: Dragon Eye

Model: Speed Lidar

Indicator Serial Number: 14593

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 185 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025

DAVID M WEBB
NOTARY
PUBLIC
COOK COUNTY, GEORGIA

Technician:

FCC License #: PG-GB-069725

ID:

McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10929

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025

DAVID M WEBB
NOTARY
PUBLIC
COOK COUNTY, GEORGIA

Technician:

FCC License #: PG-GB-069725

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McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10930

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025



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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10931

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025



Technician:

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10932

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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My Appointment Expires
January 10, 2025

DAVID M WEBB
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PUBLIC
COOK COUNTY, GEORGIA

Technician:

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Hahira, Georgia 31632
229-896-8205

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10934

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10935

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

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DAVID M WEBB
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Technician:

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Hahira, Georgia 31632
229-896-8205

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10936

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
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Technician:

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229-896-8205

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10937

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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My Appointment Expires
January 10, 2025

DAVID M WEBB
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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10938

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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My Appointment Expires
January 10, 2025



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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10939

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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Technician:

FCC License #: PG-GB-069725

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70 Giddens Road
Hahira, Georgia 31632
229-896-8205

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-10940

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

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McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-12602

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

ID:

McLaggan Communications & Radar Service Inc.
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Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

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Manufacturer: Kustom

Model: Pro Laser IV

Indicator Serial Number: LF-12603

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

ID:

McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

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Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-10094

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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My Appointment Expires
January 10, 2025



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Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-12047

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025



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Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-12049

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

My Appointment Expires
January 10, 2025

DAVID M WEBB
NOTARY
PUBLIC
COOK COUNTY, GEORGIA

Technician:

FCC License #: PG-GB-069725

ID:

McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify that on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by the Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device and by the Georgia Department of Public Safety Rule 570-7-05.**

Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-24529

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-24530

Measured Distance: 50Ft/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-28124

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-28279

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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January 10, 2025



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Manufacturer: Kustom

Model: Pro Laser III

Indicator Serial Number: PL-30072

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 200 **Hz**

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Manufacturer: LTI

Model: Tru Speed

Indicator Serial Number: TJ-003943

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 2800 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

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Manufacturer: LTI

Model: Ultra Lite LR

Indicator Serial Number: UX-028558

Measured Distance: 50FT/93FT **Feet**

Distance Indicated by device: 50FT/93FT **Feet**

Pulse Repetition Rate: 125 **Hz**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institution of Standards and Technology.

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Technician:

FCC License #: PG-GB-069725

ID:210

McLaggan Communications & Radar Service Inc.
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229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Applied Concepts

Model: Dual DSR

Indicator Serial Number: DE-007991

Antenna 1 Serial Number: KC-125739**, Frequency:** 34.712 **GHz**

Antenna 2 Serial Number: KC-126023**, Frequency:** 34.737 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 234790 **@** 25.3**MPH**
Fork 2 Serial Number: 350907 **@** 40.3**MPH**

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My Appointment Expires
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DAVID M WEBB
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Technician:

FCC License #: PG-GB-069725

ID:244

McLaggan Communications & Radar Service Inc.
70 Giddens Road
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229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Golden Eagle

Indicator Serial Number: E-17613

Antenna 1 Serial Number: KM-34830**, Frequency:** 35.507 **GHz**

Antenna 2 Serial Number: KM-18081**, Frequency:** 35.504 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 53282 **@** 30.0**MPH**
Fork 2 Serial Number: 53377 **@** 55.0**MPH**

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My Appointment Expires
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DAVID M WEBB
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Technician:

FCC License #: PG-GB-069725

ID:141

McLaggan Communications & Radar Service Inc.
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Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Golden Eagle

Indicator Serial Number: E-17626

Antenna 1 Serial Number: KM-18084**, Frequency:** 35.519 **GHz**

Antenna 2 Serial Number: KM-18073**, Frequency:** 35.502 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 11243 **@** 30.0**MPH**
Fork 2 Serial Number: 1459 **@** 55.0**MPH**

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My Appointment Expires
January 10, 2025

DAVID M WEBB
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Technician:

FCC License #: PG-GB-069725

ID:093

McLaggan Communications & Radar Service Inc.
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Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

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Model: Kustom Signals

Model: Golden Eagle

Indicator Serial Number: E-17651

Antenna 1 Serial Number: KM-7249**, Frequency:** 35.533 **GHz**

Antenna 2 Serial Number: KM-7281**, Frequency:** 35.525 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 24872 **@** 35.0**MPH**
Fork 2 Serial Number: 26106 **@** 55.0**MPH**

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My Appointment Expires
January 10, 2025

DAVID M WEBB
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Technician:

FCC License #: PG-GB-069725

ID:169

McLaggan Communications & Radar Service Inc.
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229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Golden Eagle

Indicator Serial Number: E-17662

Antenna 1 Serial Number: KM-18137**, Frequency:** 35.507 **GHz**

Antenna 2 Serial Number: KM-18147**, Frequency:** 35.508 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 24568 **@** 30.0**MPH**
Fork 2 Serial Number: 1431 **@** 65.0**MPH**

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This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Golden Eagle II

Indicator Serial Number: EG-02775

Antenna 1 Serial Number: DE-04711**, Frequency:** 35.454 **GHz**

Antenna 2 Serial Number: , Frequency: GHz

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 11117 **@** 30.0**MPH**
Fork 2 Serial Number: 11554 **@** 55.0**MPH**

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CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-17966

Antenna 1 Serial Number: RN-08112**, Frequency:** 35.487 **GHz**

Antenna 2 Serial Number: RN-08105**, Frequency:** 35.483 **GHz**

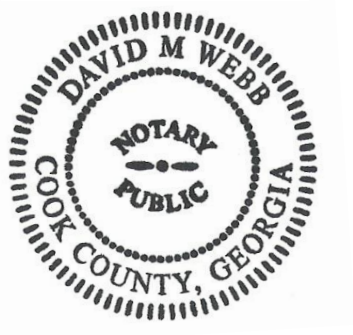
Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 62608 **@** 30.0**MPH**
Fork 2 Serial Number: 62490 **@** 55.0**MPH**

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January 10, 2025



Technician:

FCC License #: PG-GB-069725

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CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-17974

Antenna 1 Serial Number: RN-08114**, Frequency:** 35.482 **GHz**

Antenna 2 Serial Number: RN-08115**, Frequency:** 35.485 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 62652 **@** 30.0**MPH**
Fork 2 Serial Number: 62564 **@** 55.0**MPH**

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Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-17975

Antenna 1 Serial Number: RN-08106**, Frequency:** 35.482 **GHz**

Antenna 2 Serial Number: RN-08111**, Frequency:** 35.495 **GHz**

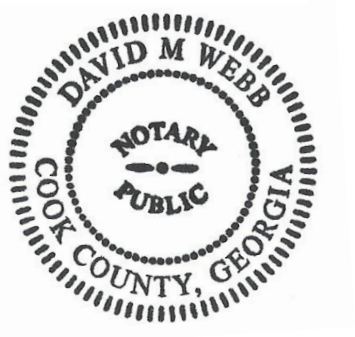
Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 62653 **@** 30.0**MPH**
Fork 2 Serial Number: 62493 **@** 55.0**MPH**

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CERTIFICATE OF CALIBRATION

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Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-28570

Antenna 1 Serial Number: RN-13757**, Frequency:** 35.500 **GHz**

Antenna 2 Serial Number: RN-13756**, Frequency:** 35.480 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21762 **@** 30.0**MPH**
Fork 2 Serial Number: 21726 **@** 55.0**MPH**

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CERTIFICATE OF CALIBRATION

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Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-28572

Antenna 1 Serial Number: RN-13748**, Frequency:** 35.486 **GHz**

Antenna 2 Serial Number: RN-13749**, Frequency:** 35.534 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21759 **@** 30.0**MPH**
Fork 2 Serial Number: 21743 **@** 55.0**MPH**

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Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-28573

Antenna 1 Serial Number: RN-13747**, Frequency:** 35.529 **GHz**

Antenna 2 Serial Number: RN-13753**, Frequency:** 35.515 **GHz**

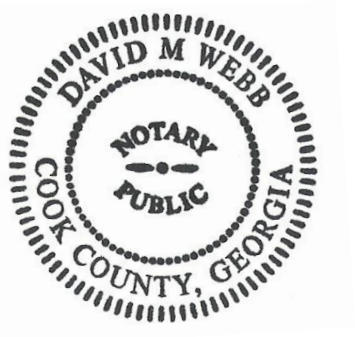
Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21769 **@** 30.0**MPH**
Fork 2 Serial Number: 21744 **@** 55.0**MPH**

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Model: Kustom

Model: Raptor

Indicator Serial Number: RP-28574

Antenna 1 Serial Number: RN-13763**, Frequency:** 35.470 **GHz**

Antenna 2 Serial Number: RN-13764**, Frequency:** 35.512 **GHz**

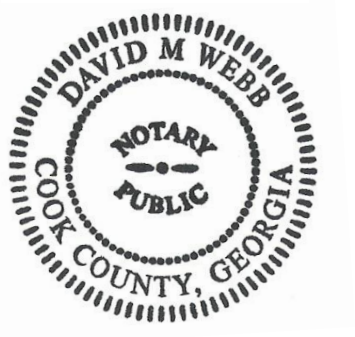
Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21782 **@** 30.0**MPH**
Fork 2 Serial Number: 21742 **@** 55.0**MPH**

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Technician:

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ID:174

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CERTIFICATE OF CALIBRATION

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Model: Kustom

Model: Raptor

Indicator Serial Number: RP-28575

Antenna 1 Serial Number: RN-13755**, Frequency:** 35.475 **GHz**

Antenna 2 Serial Number: RN-13754**, Frequency:** 35.464 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21761 **@** 30.0**MPH**
Fork 2 Serial Number: 21647 **@** 55.0**MPH**

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Technician:

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CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-28576

Antenna 1 Serial Number: RN-13768**, Frequency:** 35.482 **GHz**

Antenna 2 Serial Number: RN-13769**, Frequency:** 35.509 **GHz**

Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21767 **@** 30.0**MPH**
Fork 2 Serial Number: 21757 **@** 55.0**MPH**

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ID:148

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CERTIFICATE OF CALIBRATION

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Model: Kustom

Model: Raptor

Indicator Serial Number: RP-28577

Antenna 1 Serial Number: RN-13745**, Frequency:** 35.494 **GHz**

Antenna 2 Serial Number: RN-13746**, Frequency:** 35.495 **GHz**

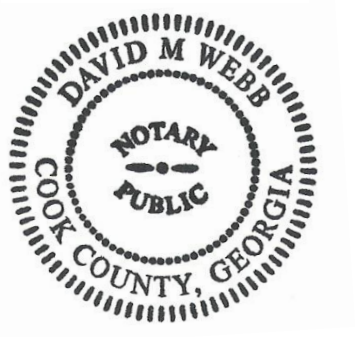
Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21758 **@** 30.0**MPH**
Fork 2 Serial Number: 21751 **@** 55.0**MPH**

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My Appointment Expires
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Technician:

FCC License #: PG-GB-069725

ID:159

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CERTIFICATE OF CALIBRATION

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Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-28579

Antenna 1 Serial Number: RN-13743**, Frequency:** 35.550 **GHz**

Antenna 2 Serial Number: RN-13744**, Frequency:** 35.522 **GHz**

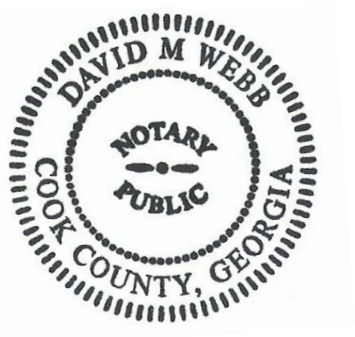
Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 21768 **@** 30.0**MPH**
Fork 2 Serial Number: 21750 **@** 55.0**MPH**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institute of Standards and Technology.

My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

ID:006

McLaggan Communications & Radar Service Inc.
70 Giddens Road
Hahira, Georgia 31632
229-896-8205

CERTIFICATE OF CALIBRATION

This is to certify on the 14 **day of** September**,** 2022 **the below listed speed detection device was calibrated as required by Georgia Code 40-14-4 and meets the standards of accuracy established by the manufacturer of the device.**

Model: Kustom Signals

Model: Raptor

Indicator Serial Number: RP-28581

Antenna 1 Serial Number: RN-13772**, Frequency:** 35.500 **GHz**

Antenna 2 Serial Number: RN-13773**, Frequency:** 35.477 **GHz**

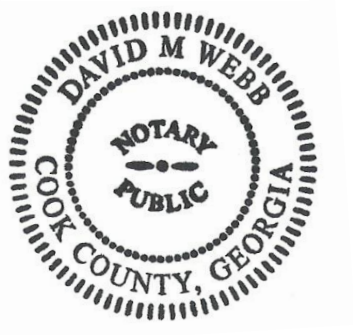
Transmitter Frequency Band: KA

Tuning Fork Information:

Fork 1 Serial Number: 53283 **@** 30.0**MPH**
Fork 2 Serial Number: 26104 **@** 55.0**MPH**

The instrument(s) used to certify the accuracy of the above device has been calibrated within the previous year and is traceable to the National Institute of Standards and Technology.

My Appointment Expires
January 10, 2025



Technician:

FCC License #: PG-GB-069725

CDO on The Affordable Housing Investment Strategy October 3, 2023
Agenda Item 19 (Thornton)

Add the following provision:

Direct the manager to compile a summary report for all previous studies and/or or reports undertaken by ACCGov related to housing (such as the East Athens Revitalization Study from 1993, the Network for Southern Economic Mobility from 2019, the GICH report from 2019, and the Workforce Housing Study from 2016) which summary shall also include the funding costs and outcomes of any resulting program and why the program ended.

CDO on The Affordable Housing Investment Strategy October 3, 2023
Agenda Item 19 (Houle)

1. Direct the manager to, regarding proposals resulting from this plan, include Permanent Supportive Housing among the options to be considered for use of the Local Housing Fund, LIHTC-funded projects, and/or properties acquired with the Strike Fund.

CDO on Affordable Housing Investment Strategy (version 2)
October 3, 2023 - Agenda Item 19
(Thornton, Fisher, Link, and Myers)

1. Accept plan as presented in agenda report.
2. Direct manager to work with staff to ensure that the affordable housing plan is reflected as having been considered in the preparation of the future land use plan.
3. Direct the manager to bring forward a strategy within 180 days for engaging for-profit and additional non-profit organizations, educational institutions and national nonprofits (for example, Enterprise and the Neighborhood Assistance Corporation of America), as well as major employers, financial institutions (for example, Peach State Federal Credit Union), property owners, faith based organizations, & philanthropists in becoming affordable housing partners .
4. Direct the manager to provide options for funding the plan recommendations within 180 days.
5. Direct manager to work with staff to help expedite the execution of contracts to enable the release of funding to housing projects funded within the last year and have entities report back to the commission on their progress within 180 days, included the following:
    - Habitat for Humanity's new construction ($1,500,000)
    - Athens Land Trust, new construction ($2,750,000)
    - East Athens Development Corporation two new homes ($800,000)
    - Athens Land Trust, repair and weatherization ($415,000)
    - Athens Council on Aging, repair and weatherization ($415,000)
    - Acceptance Recovery Center Prince Ave Project ($250,000)
    - $1,250,000 awarded as recommended by the Athens Justice and Memory Project, for home repair and down payment assistance and repair.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Acceptance of Affordable Housing Investment Strategy (AHIS)

DATE: August 11, 2023

BUDGET INFORMATION:

REVENUES:	$ 15,000,000	ARPA SLFRF M&C Designation for Affordable Housing
EXPENSES:		
ANNUAL:		
CAPITAL:		
OTHER:	$ 160,550	Housing Affordability Investment Strategy Consultant (not to exceed price)

FUNDING SOURCE: American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (SLFRF)

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Accept the Affordable Housing Investment Strategy developed by HR&A Advisors in collaboration with staff and in consultation with the ARPA Affordable Housing Advisory Committee (**Attachment #1**); and
b. Authorize Mayor and staff to execute all related documents.

HISTORY:

1. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic.

2. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

3. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (SLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

4. On January 6, 2022, the U.S. Department of the Treasury released the Final Guidance for ARPA SLFRF.

5. On March 1, 2022, the Mayor and Commission (M&C) approved a budget allocating ARPA SLFRF to various programs, including a budget of $11,000,000 for affordable housing. This action included a strategic planning process, followed by an RFP, and the associated timeline. The M&C also designated the existing Georgia Initiative for Community Housing (GICH) Committee as the advisory committee for the affordable housing allocation.

6. On March 17, 2022, the ARPA Affordable Housing Advisory Committee (AHAC) met for the first time. At this meeting, they began to frame out a project scope for a strategic plan to support affordable housing in Athens.

7. On April 14, 2022, the AHAC finalized the scope for an RFP for a consultant to develop theAHIS.

8. On April 15, 2022, ACCGov released a Request for Proposal for the Affordable Housing Investment Strategy (AHIS). This plan will serve as the strategic plan that would inform a portion of the ARPA Affordable Housing Allocation.

9. On May 17, 2022, proposals were returned for the solicitation to develop the AHIS. Only one qualified proposal was received.

10. On May 17, 2022, the M&C approved a concept to help fund a $13.7 million funding deficit for the North Downtown Athens Redevelopment Project. $1,733,334 of this balance was designated from the ARPA Affordable Housing allocation.

11. On June 7, 2022, the M&C approved the Phase I Accelerated Concept to deploy up to $5,266,666 in ARPA SLFRF Affordable Housing funding in support of long lead time projects in Athens.

12. On June 24, 2022, staff released a Request for Proposal for organizations to deploy the Phase I Affordable Housing funding in Athens.

13. On July 5, 2022, staff completed the review of the sole proposal for a consultant to develop the HAIS.

14. On July 25, 2022, in response to M&C questions raised at the Agenda Setting Meeting, staff met with representatives from HR&A to discuss community engagement strategies. At this meeting, staff requested that a proposal addendum be provided to detail costs and opportunities for in-person community engagement.

15. On July 28, 2022, staff received a proposal addendum from HR&A for enhanced in-person community engagement services.

16. On August 2, 2022, during the regular voting session, M&C authorized staff to issue a purchase order to HR&A Advisors to complete the Affordable Housing Investment Strategy

as a part of the ARPA strategic planning process, at an amount not to exceed $160,550 as per agenda report revised July 29, 2022; and authorize staff to execute all related documents. The motion passed by unanimous vote.

17. Between October 2022-July 2023, HCD staff collaborated with HR&A to complete the Affordable Housing Investment Strategy, including:
    a. Biweekly calls between HR&A and key staff
    b. Four in-person meetings with the ARPA Affordable Housing Advisory Committee (GICH)
    c. Diverse community engagement activities to inform the *development* of the Investment Plan, including:
        - 23 interviews with ACCGov staff and stakeholders, including non-profit and for-profit housing developers, non-profit agencies, and business leaders.
        - An online survey to garner feedback from public on the proposed strategies; 83 responses were received between April 26-May 30
        - Two community forums at the ACC Public Library and the Athens Community Council on Aging (April 24 and May 9, 2023, respectively), where residents learned about proposed strategies and provided input
        - Collaboration with the Athens Homeless Coalition to develop and disseminate a survey specifically for landlords; 19 responses were received between May 3-July 26, 2023
        - The accgov.com/arpa website was regularly updated with copies of presentations delivered during advisory committee meetings, summaries of proposed strategies, and details of engagement activities outlined above.
    d. Comprehensive review of administrative and programmatic data provided by ACCGov departments (e.g., Planning, Housing & Community Development) and local stakeholders.

18. On December 6, 2022 the M&C accepted by unanimous vote the recommendation from the Athens Justice & Memory Project to designate $1.25M to affordable housing preservation via home repairs and down payment assistance. This funding was drawn from the ARPA contingency fund and has been grouped with the existing ARPA Affordable Housing bucket.

19. On December 13, 2022 the M&C approved a substitute motion to partially fund six Phase I Affordable Housing Projects for a total of $6.1M, using the remaining $5M from the Affordable Housing bucket, plus $1M from the ARPA Contingency fund.

20. During the March 7, 2023 Regular Session, M&C approved staff's proposed allocation of $2,506,309 of HOME-ARP funds that ACCGov received from HUD. The approved allocation included:
    a. Acquisition, construction & rehabilitation of affordable rental housing $1,300,000
    b. Supportive services (e.g., financial assistance, mental health, etc.) $ 625,000
    c. Non-profit operating costs (must be tied to another HOME-ARP activity) $ 125,315
    d. Non-profit capacity building (must be tied to another HOME-ARP activity) $ 125,315
    e. ACCGov administration and planning costs $ 330,679

21. Between August 7-30, 2023, staff provided ACC residents several opportunities to provide input on the plan draft to be presented to M&C for the September 5, 2023 vote, as outlined on Facts & Issue #8.

22. On August 10, 2023, HR&A Advisors and staff presented overview of Affordable Housing Investment Strategy to M&C during a Work Session meeting. In that meeting, M&C discussed the possibility of pushing their vote on the AHIS until October 3, 2023 to coincide with their vote on the Strategic Plan to Reduce & Prevent Homelessness.

23. On the week of September 11, 2023, staff published on www.accgov.com/arpa a summary of public comments received on the AHIS as part of the activities described on Facts & Issue #8, as well as staff's responses to these comments **(Attachment #4)**. Manager Williams shared this document with Mayor and Commission as well.

24. Also, on the week of September 11, 2023, HR&A Advisors submitted a revised version of the AHIS that reflected some of the most relevant and salient public comments received as part of activities described on Facts & Issue #8. These revisions included:
    a. The previous version of the AHIS had identified a 5,000 unit gap of affordable rental housing units, but had not included something specific for homeownership. HR&A added data/language to p.113 about homeownership rate for comparable communities in Georgia and other university towns, towards which ACC could work towards.
    b. Added more description about HR&A's engagement with housing developers and other stakeholders in the development of the AHIS, and on how ACCGov may engage them during its implementation (p. 23 and 98).
    c. Added a list of past housing-related studies and plans conducted in ACC that HR&A reviewed during the AHIS development (p. 98).
    d. Added and/or highlighted impact of case studies on comparable communities (p. 28, 31, 51).
    e. Adjusted language related to the role of various ACCGov departments on p. 40, 41 and 56).

25. Since October 2022, and given the interrelatedness of affordable housing and homelessness, staff and the ARPA Homelessness Advisory Committee worked simultaneously with The Cloudburst Group to develop the Strategic Plan to Reduce and Prevent Homelessness (SPRPH). The SPRPH will also be presented to M&C for a vote on October 3, 2023 after a robust public comment period (see Facts & Issues #11, **Attachment #2** for an outline of proposed strategies in SPRPH, and **Attachment #3** for details on points of connection between the two plans).

FACTS & ISSUES:

1. The U.S. Treasury Department requires that ARPA SLFRF funds be obligated by December 31, 2024 and spent by December 31, 2026. At the March 1, 2022 meeting, the M&C approved general timelines for the designation and use of ARPA funds in the community. The M&C also

designated the Georgia Initiative for Community Housing (GICH) task force as the advisory group for the ARPA Affordable Housing Allocation.

2. The U.S. Treasury Department strongly encourages communities to guide the implementation of ARPA SLFRF funds through a strategic planning process. This process permits SLFRF utilization be informed by a needs assessment and strategies to enhance community equity.

3. The M&C were presented with staff recommendations on how to allocate the remainder of the SLRF. At the March 1, 2022 voting meeting, the M&C approved a Commission-Defined Option to allocate funds differently than was initially proposed (History #5). A summary of proposed, final, and current allocations is as follows:

Category	**Proposed Allocation**	**Final M&C Allocation**	**Current Allocation (includes additional projects approved after initial allocation)**
Revenue Replacement/Budget Balancing	$11.0M	$3.4M	$3.4M
Youth Development	$5.6M	$7.0M	$7.5M
Affordable Housing	$5.6M	$11.0M	$15.0M
Homelessness	$5.6M	$5.0M	$10.0M
Business and Workforce Development	$5.6M	$4.0M	$4.0M
Behavioral Health	$0M	$4.0M	$4.0M
Future Needs/Contingency	$5.6M	$4.6M	$605K
Administration	$0.9M	$0.9M	$2.4M
Total	**$39.9M**	**39.9M**	**$46.9M**

4. Staff issued a Request for Proposals to select a consultant to develop the AHIS. The scope of this RFP was developed in partnership with the AHAC. The RFP was posted to the ACCGov website and the Georgia State Procurement Registry for a period of 30 days.

5. At the end of the RFP period, a single proposal was received from HR&A Advisors. Staff completed the review of the HR&A proposal. In total, it was awarded 84 of 100 possible points. In their review, staff noted the following items regarding the HR&A proposal:
   a) The project approach is systematic, well thought out, and clear on deliverables.
   b) The proposal includes a thorough analysis of the housing market conditions and the existing affordable housing landscape.
   c) The proposal is well informed regarding Athens-Clarke County. It's clear the team spent time researching Athens.
   d) The approach to community engagement is sufficient, and is fairly traditional.
   e) The firm has extensive experience on similar projects, with significant experience in the South.

f) Team experience includes project management, real estate experience, planning and economic development.
g) The project pricing is fair for the scope of work offered.

6. It was estimated it will take eight months to complete the plan. Upon completion, the plan would be presented back to the M&C for acceptance. Once accepted, staff will use the plan to guide the implementation of ARPA Affordable Housing Phase II and future investments and policy decisions in support of affordable housing.

7. Per the local purchasing ordinance, M&C approval is not traditionally required for purchases under $200,000. However, the agenda report for the March 1, 2022 ARPA concept approval states "*The primary advisory group for affordable housing (GICH) is charged with creating a community-wide Housing Affordability Investment Strategy. This would involve the group returning to the M&C for the approval for a qualified facilitator for development of such an investment strategy, after a competitive procurement process."* It is for this reason that staff had to request approval for this purchase in August 2022.

8. ACC residents were engaged both in the development phase of this process (History #17) and through a comprehensive public input campaign in the 4 weeks leading up to the M&C vote on the plan scheduled for September 5, 2023. Activities during the final public input period (August 7 – September 5) included:
   a. The accgov.com/arpa website was updated to include:
      - Full draft of plan, as well as a one-sheeter outlining key strategies in English and Spanish
      - Video recording of staff presenting an overview of the key components of the plan
      - Recording from July 28, 2023 ARPA Affordable Housing Advisory Committee meeting
      - Description and scheduled of all public input opportunities related to this plan
   b. Three in-person community forums whereby staff presented an overview of key plan components and accepted oral and written public comment. These events were held at locations and times accessible to stakeholders *and* residents who are most impacted by housing affordability:
      - Forum #1: ACC Extension Office, Wednesday, August 9, 2023 from 2-3 p.m.
      - Forum #2: East Athens Triangle Plaza Resource Center, Saturday, August 12, from 11am-1pm.
      - Forum #3: ACC Library, Wednesday, August 23, 2023 from 6-8p.m.
   c. Online input form for individuals to provide written, confidential comment (available August 7-30, 2023).

   These activities were promoted heavily by staff through ACCGov News Flash, emails to stakeholders and non-profits (including Neighborhood Leaders), social media posts, flyers and A-frame posters in College Square, and interviews with local outlets.

9. The proposed Affordable Housing Investment Plan (**Attachment #1**) is centered around three key recommendations that HR&A Advisors identified as critical for ACCGov to "foster a housing market that meets the needs of all residents through the creation and preservation of a variety of homes." These include:
   a) Recommendation 1 – Establish a Local Housing Fund to provide locally-sourced and managed dollars toward a range of housing needs
   b) Recommendation 2 – Build and preserve quality affordable *rental* homes through:
      - Gap financing support for LIHTC projects
      - An acquisition strike fund
      - Voluntary inclusionary zoning
   c) Recommendation 3 – Expand access to *homeownership* and support existing homeowners through:
      - Down payment assistance
      - Owner-occupied repair

10. The proposed Affordable Housing Investment Plan (**Attachment #1**) also includes description of additional tools for consideration beyond the top three recommendations outlined above, including:
    a) Disposition of public land
    b) Redevelopment of public housing
    c) Voluntary landlord registry
    d) Strategic code enforcement
    e) Wealth-building strategies
    f) Single-family rehab and infill
    g) Title clearance/Heirs property

11. **Attachment #2** provides an outline of the key strategies included in the Strategic Plan to Reduce & Prevent Homelessness (SPRPH), tentatively scheduled for an M&C vote on October 3, 2023. **Attachment #3** is an overview of the points of connection between the AHIS and SPRPH.

12. As of June 2023, M&C have allocated a total of $15M of ARPA SLFRF funds toward affordable housing activities, including:

$ 160,550	Consultant for Affordable Housing Investment Strategy development
$7,466,666	North Downtown Athens redevelopment project
$6,156,117	Affordable Housing Phase 1 projects awarded in December 2022
$1,250,000	Athens Justice & Memory Project affordable housing preservation projects (down payment assistance and owner-occupied repair); RFP closes on September 1, 2023

13. The $1.3M of HOME-ARP funds allocated toward the acquisition, construction and rehabilitation of affordable rental housing by M&C on April 7, 2023 (History #20) have not yet been awarded. As part of the September/October agenda cycle (leading up to SPRPH vote),

staff will provide a proposed RFP process on all HOME-ARP funding and the ARPA funds remaining in the Homelessness category.

14. The full draft of the AHIS is currently available at www.accgov.com/arpa and www.accgov.com/hcd.

15. This recommendation supports the following ACCGov Strategic Plan Goals and Strategies:
    a) Organizational Improvement Goal, Strategy D: *Increase resident engagement in the decision-making process to give greater emphasis to information and power sharing, mutual respect, and reciprocity between residents and their government.*
    b) Quality, Stable, Affordable Housing Goal, Strategy C: *Preserve and increase the supply of affordable rental housing.*
    c) Quality, Stable, Affordable Housing Goal, Strategy E: *Improve equitable housing opportunities in identified disinvested or underinvested areas.*

OPTIONS:

1. Mayor and Commission:
    a. Accept the Affordable Housing Investment Strategy developed by HR&A Advisors in collaboration with staff and in consultation with the ARPA Affordable Housing Advisory Committee (**Attachment #1**); and
    b. Authorize Mayor and staff to execute all related documents.

2. Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option 1 a & b

DEPARTMENT: Housing & Community Development
Prepared by: Alejandra Calva

Roderick Wallace

Roderick Wallace, Director
Housing & Community Development

7/27/23
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option 1 a & b

September 14, 2023

Manager

Date:

ATTACHMENTS:

Attachment #1 – Final draft of Affordable Housing Investment Plan

Attachment #2 – Outline of Key Strategies in Strategic Plan to Reduce & Prevent Homelessness

Attachment #3 – Overview of Connections between Affordable Housing Investment Plan and Strategic Plan to Reduce & Prevent Homelessness

Attachment #4 – Summary of AHIS public comment period activities and results



Athens-Clarke County Affordable Housing Investment Strategy

HR&A

Athens-Clarke County
UNIFIED GOVERNMENT

August 2023

Acknowledgements

This Plan is the result of a joint effort between Athens-Clarke County Unified Government and a broad group of local stakeholders. We would like to thank the many community members, service providers, elected leaders, ACCGov staff members, Advisory Committee members, and members of the public who were instrumental to this process and provided invaluable insight and feedback.

Advisory Committee

Laura Alexander, Advantage BHS
Heather Benham, Athens Land Trust
Spencer Frye, Athens Area Habitat for Humanity
Kelly Girtz, Mayor
Charlie Gluodenis, Athens Housing Authority
Brad Griffin, ACCGov Planning Department
Matthew Hall, ACCGov Planning Committee
Sherrie Hines, ACCGov Attorney's Office
Jesse Houle, District 6 Commissioner
Alice Kinman, ACCGov Planning Committee
Sharon Liggett, UGA Archway Partnership
CiCi Mercer, Athens Area Habitat for Humanity
Evan Mills, Advantage BHS
Rick Parker, Athens Housing Authority
Shea Post, Athens Homeless Shelter
Charles Smith, Athens Area Habitat for Humanity
Fred Smith, East Athens Community Development Corporation
Solomon Smothers, ACCGov Housing and Community Development
John Spagna, ACCGov Code Enforcement
Marqueta Swain, ACCGov Housing and Community Development
Terris Thomas, Neighborhood Leaders
Ovita Thornton, District 9 Commissioner
Roderick Wallace, ACCGov Housing and Community Development

Community Stakeholders

Dr. Cshanyse Allen, Inner East Athens Neighborhood Association
Eve Anthony, Athens Area Council on Aging
Danielle Bonnano, Athens Pride and Queer Collective Acceptance Recovery Center
David Bradley, Athens Area Chamber of Commerce
Chrystal Gillis, Clarke County School District
Jody Graichen, Hands on Historic Athens
Sharon Liggett, UGA Archway Partnership
Sally Kimel-Sheppard, Envision Athens
Carrie Smith, University of Georgia
Hattie Whitehead, Athens Justice and Memory Project

Local and Regional Affordable Housing Partners

Bryan Hartnett, Wendover Housing Partners
Kevin Kroll, Wendover Housing Partners
Ray Kuniansky, Columbia Residential
John Stamm, JNS Realty
Jonathan Wolf, Wendover Housing Partners
Jared York, J.W. York Homes

Acknowledgements

This Plan is the result of a joint effort between Athens-Clarke County Unified Government and a broad group of local stakeholders. We would like to thank the many community members, service providers, elected leaders, ACCGov staff members, Advisory Committee members, and members of the public who were instrumental to this process and provided invaluable insight and feedback.

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Mayor and Commission

Kelly Girtz, Mayor
Patrick Davenport, District 1
Melissa Link, District 2
Tiffany Taylor, District 3
Allison Wright, District 4
Dexter Fisher, District 5
Jesse Houle, District 6
John Culpepper, District 7
Carol Myers, District 8
Ovita Thornton, District 9
Mike Hamby, District 10

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Executive Summary

Housing for the Community

The purpose of this plan is to foster a housing market that meets the needs of Athens-Clarke County residents through the creation and preservation of a variety of homes.

Overview

Athens-Clarke County (ACC), in Northeast Georgia, is at a pivotal moment as long-standing housing affordability challenges have reached a tipping point. **The purpose of the Affordable Housing Investment Strategy (AHIS) is to provide guidance on how the Unified Government of Athens-Clarke County (ACCGov) can foster a housing market that meets the needs of all residents through the creation and preservation of a variety of homes.**

The AHIS provides a description of the state of ACC's housing market, whose housing needs are not being met, and the factors driving these deficiencies in the housing market. **Only with a clear understanding of housing needs and conditions can ACCGov develop appropriate programs and policies** to address the gaps in the housing market and meet the needs of all households.

Building on the understanding of the ACC housing market, the AHIS puts forward a set of recommendations on which housing tools are the most appropriate**. Local governments have a limited, but critical, set of levers that shape the health of their local housing market**. They can set policy and regulation for the types of homes that can be built and where. Additionally, local governments can determine how local public funding is appropriated, spent, and directed toward public services.

Finally, the AHIS describes how to approach implementation. Launching a new program or policy or adapting an existing one is a significant undertaking. In practice, all affordable housing programs are necessarily public-private partnerships and require collaboration to be successful. With the complexity and necessary partnerships in mind, a set of priority housing tools are identified in the AHIS along with steps for their implementation. **The establishment of a Local Housing Fund is the first and most important step to implement the Affordable Housing Investment Strategy**.

Planning Process

Existing Conditions Review → **Strategy Development** → **Plan Drafting & Approval**

Stakeholder Engagement

Committee Meeting #1: Overview of the Study **December 2022**	Committee Meeting #2: Housing Needs **February 2023**	Committee Meeting #3: Housing Goals and Tools **April 2023**	Committee Meeting #4: Recommendations **July 2023**

23 Interviews with ACCGov Staff and Local Stakeholders **January – May 2023**

Community Meetings **May – September 2023**

Housing Challenges

The AHIS focuses on addressing pressing housing needs in ACC: rental affordability and access to homeownership.

Athens-Clarke County faces significant affordability challenges across the housing spectrum including homeownership, rental affordability, and homelessness. The AHIS focuses on homeownership and rental housing, while the Strategic Plan to Reduce & Prevent Homelessness (SPRPH), developed concurrently with this plan, addresses homelessness. Both plans can be found at www.accgov.com/HCD. There is a close relationship between the two plans. Both plans should be kept in mind when considering recommendations and developing the approach to implementation.

Rental Affordability

Affordability is about both price and income. A significant portion of ACC's affordability challenges are related to income – 37% of all households make $50,000 or less. Renters have disproportionately lower incomes, with 64% making less than $50,000 (approx. 60% AMI for a four-person household), creating a large unmet need for affordable homes.

Four out of five affordable homes in ACC are market-rate. They are considered market-rate because they do not receive public subsidy and do not have a legal covenant that requires them to be affordable to certain income levels. These homes are often considered "lower-case" affordable. "Upper case" Affordable homes receive public subsidy to make them affordable (see pg. 20 for further explanation).

Market-rate affordable homes are usually affordable due to their older age. Many are also in poor condition. Because they maintain market-rate status, the owner can raise the price of rent without consequence, often exceeding the rate of income increases. This practice can make housing less affordable as market pressure grows.

37%
of ACC households make less than $50K

12,900
affordable homes in ACC are market-rate

20%
Growth in the number of households since 2010

5%
Growth in the number of housing units since 2010

Over the past decade, the pressure on the housing market has grown as more households (+20%) have been added than homes (+5%). **Growing market pressure along with some degree of increased real estate investor activity has contributed to rents increasing significantly faster (54%) than household incomes (29%).**

Another trend that impacts rental affordability is the prevalence of single-family student housing. Student housing is rented on a per bedroom basis with bedroom rents often comparable to studio apartment rents. Therefore, **developers of single-family student housing can earn more rental income on a home that has four bedrooms than they can if it were rented as a traditional rental home to a family.** For example, if a single-family student home has four bedrooms that rent for $800 each, the developer collects $3,200 on the home. A developer would typically price a similarly-sized home between $1,500 and $2,000 to rent to a family. Because of the higher rents for student housing, developers are building single-family student housing to compete with traditional apartment student housing.

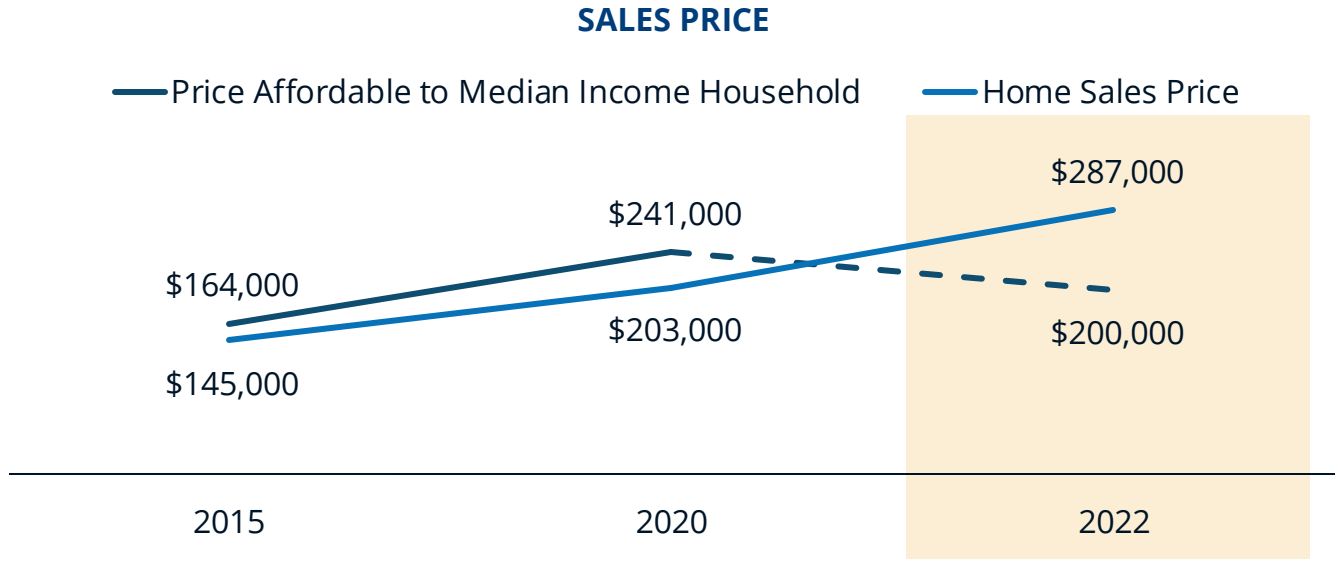
Housing Challenges

The AHIS focuses on addressing pressing housing needs in ACC: rental affordability and access to homeownership.

Homeownership

Athens-Clarke County has a low homeownership rate (46%, adjusted for students) and has had a low rate of homeownership historically. **Inequitable access to mortgage financing for Black households has contributed to the lower homeownership rate in ACC and continues to create a barrier to homeownership access.** Mortgage denial rates for Black households earning $100,000 (approx. 120% AMI for a four-person household) are approximately equal to white households earning $35,000 (approx. 40% AMI for a four-person household).

A combination of higher interest rates, higher prices, and limited new home development is likely to contribute to a further decline in homeownership among lower- and moderate-income households in ACC. A household must earn $84,000 annually to afford the median sales price as of 2022. Additionally, anecdotal evidence suggests a trend in single-family homes being converted from for-sale to rental (see pg. 8 for detailed explanation). In particular, stakeholders cited investors purchasing homes from existing owner-occupants and converting them to rental housing for UGA students. These homes are thus removed from the for-sale inventory, reducing the amount of available for-sale homes, which puts price pressure on the remaining for-sale stock.



47%
ACC homeownership rate

64%
Georgia homeownership rate

+2,560
increase in homeowners making over $75K from 2015 to 2020

-330
loss of homeowners making below $50K from 2015 to 2020

Sources: Zillow, American Community Survey 2015 and 2020 5-Year Estimates, HR&A Analysis

Housing Challenges

ACC's affordable housing system is constrained by limited public funding and a lack of strong regional partners.

Affordable Housing Systems

Athens-Clarke County relies on federal entitlement programs for the vast majority of the public funding available for affordable housing. **ACC receives $1.7M in federal dollars annually**, yet these funds must follow strict regulations and be used for specific purposes. Additionally, ACC is not within proximity to other cities that support affordable housing organizations with strong capacity outside of Atlanta. Because of this, larger-scale affordable housing development often relies on partnerships with developers and organizations outside of the region. However, ACC has several advocacy organizations who work with stakeholders (ACCGov, developers, etc.) to represent the housing needs of vulnerable and underserved populations. To increase the impact of local developers' efforts, **ACCGov needs to identify additional funding to support affordable housing development.**

Funding Available to Support Affordable Housing

2023 TO 2024 FEDERAL ENTITLEMENTS		ONE-TIME	
HOME	$767,000	**ARPA**	$15,000,000
CDBG	$534,000	**HOME-ARP**	$1,300,000
Continuum of Care	$407,000	**SPLOST**	$44,000,000
TOTAL	**$1,708,000**	**TOTAL**	**$60,300,000**

To create a healthy housing market, local governments should draw on a comprehensive set of local housing policy levers. Affordable housing tools fall into three main categories: public subsidy, land use, and tenants' rights. **A successful housing strategy needs all three**. Each type of tool has its limitations. A comprehensive approach to affordable housing policy must balance these limitations by addressing and including all three types of tools. In combination, public subsidy, land use, and tenants' rights tools reinforce and support each other to meet the needs of all community members.



PUBLIC SUBSIDY



LAND USE



TENANTS' RIGHTS

Housing Challenges

Due to the constraints of Georgia law, ACCGov will have to rely primarily on subsidy programs to meet its housing needs.

ACCGov will need to rely predominantly upon investing public subsidy to create and preserve affordable homes. ACCGov can also leverage land use regulations to support affordable housing, but land use tools will have less impact than public subsidies. Georgia law does not allow for almost any local tenants' rights requirements, and it constrains the ability of local governments to require affordable homes as part of new development, which leaves public subsidy as the primary tool available to ACCGov.



PUBLIC SUBSIDY

Subsidy tools close the gap between what a household can afford and the cost to develop and operate housing. Public subsidy can be costly but is necessary to make the development and preservation of homes affordable to lower-income households feasible.



LAND USE

Land use regulations shape where housing is located, what housing looks like, and how much housing is built. Land use tools can reduce displacement, increase housing supply, stabilize housing costs, and redress racial segregation. **Land use tools cannot meet the needs of the lowest-income households.**



TENANTS' RIGHTS

Tenants' rights tools help low-income renters hold power over their housing and can mitigate displacement but will not create new housing. Georgia state law restricts what can be done to protect tenants' rights, but municipalities can focus on minimizing displacement with preservation initiatives, emergency assistance, and through purposeful engagement.

Recommendations

ACCGov must build a strong affordable housing ecosystem to respond to worsening housing affordability.

Identifying ongoing local public funding to support affordable housing is the primary recommendation of the AHIS. If Recommendation 1 is successfully implemented, ACCGov will be positioned to move forward with other recommendations within the AHIS. Without it, ACCGov's ability to improve affordability will be limited.

After identifying an ongoing source of local public funding, ACCGov will be positioned to advance Recommendations 2 and 3. **Recommendation 2 prioritizes pathways to create more affordable rental homes while preserving the affordability of existing rental homes.** By preserving affordable homes, ACCGov can ensure their efforts to create new homes are not offset by the loss of existing affordable homes. Preservation also helps lower displacement risk for existing residents.

Additionally, ACCGov needs to **continue efforts to expand access to homeownership and help existing homeowners remain in their homes.** It is becoming increasingly difficult for first-time homebuyers to afford purchasing a home in Athens-Clarke County. More households are being pushed outside of the county to find affordable homes. At the same time, existing homeowners, particularly those who are low-income and older, often struggle to maintain the quality of their home, which diminishes the value and often pushes homeowners to sell because their home is no longer safe.

Recommendation 1: Strengthen Athens-Clarke County's affordable housing capacity by identifying ongoing local public funding.

Recommendation 2: Create more affordable rental homes and preserve the affordability of existing homes while improving the quality.

Recommendation 3: Expand access to homeownership for new homeowners and assist existing homeowners to remain in their homes.

Local Housing Fund

The establishment of a Local Housing Fund is the first and most important step to advance the recommendations in the AHIS.

Recommendation 1: Identify Ongoing Local Affordable Funding

> *"It is **clearly within local governments' authority to appropriate funds to provide safe, decent, and affordable housing."***
> *- Housing Trust Funds for Local Governments in Georgia, Frank S. Alexander*

A Local Housing Fund is a powerful tool for encouraging long-term support for affordable housing. Local Housing Funds allow jurisdictions to provide locally sourced and managed dollars towards a range of local housing priorities.

Local Housing Funds are **restricted accounts under the supervision of a local government** providing financial resources **targeted to meet local housing needs.** The Fund may finance a range of programs that support key issues such as rental affordability, homeownership, or addressing homelessness.

In recent years, ACCGov has relied on one-time federal funding allocations and once-a-decade local funding sources, such as Special-Purpose Local-Option Sales Taxes (SPLOST), to produce and preserve affordable homes. The County cannot continue to rely on one-time sources and **must allocate local, recurring, discretionary funding to a Local Housing Fund to support the development and preservation of affordable homes**. Allocating funding on an ongoing basis will allow ACCGov to refine and improve housing programs and build capacity internally and among partner organizations.

The establishment of a Local Housing Fund is the first and most important step to advance the recommendations in the AHIS. **ACCGov will not be able to advance the other recommendations without creating a Local Housing Fund** that can support them. ACCGov must **annually allocate dollars to a Local Housing Fund through its appropriations process** using a combination of various sources, outlined below. It is expected that funding will increase over time.



Allocate existing dollars from the general budget



Create new funding sources



Allocate non-tax-based revenue



Establish a Tax Allocation District (TAD)

Sources: Housing Trust Funds for Local Governments in Georgia, Frank S. Alexander

Local Housing Fund

ACCGov must allocate local discretionary funding to support the development and preservation of affordable housing.

Athens-Clarke County can establish a Local Housing Fund by allocating money from their general fund to support housing without creating new taxes.

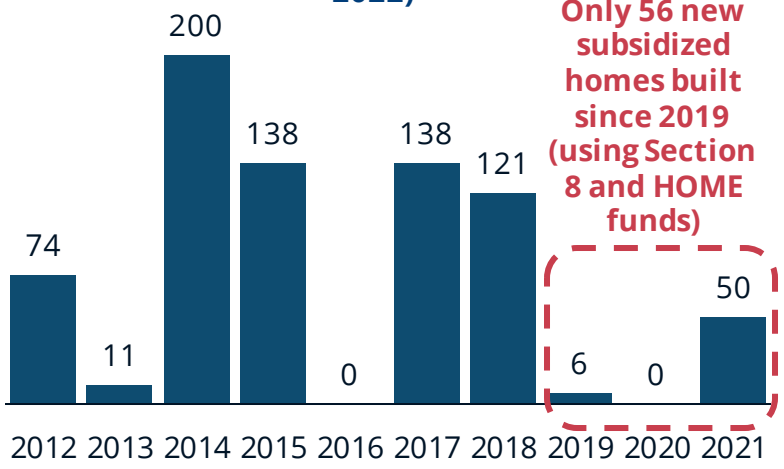
Viability: There are no other housing tools available to ACCGov to reach the level of impact a Local Housing Fund can achieve. The limitations of Georgia law around tenants' rights and land use regulation make local public funding the primary tool. **The lack of local public funding has resulted in minimal development of affordable homes in Athens**.

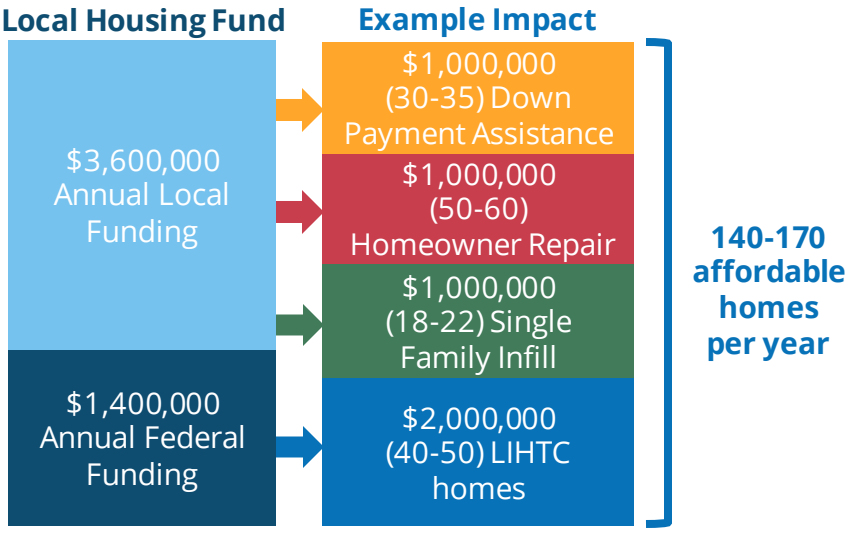
Leverage: Local Housing Funds can fill the last gap in affordable housing projects and unlock federal, philanthropic, and private funding. **A leverage rate of 8:1 is common for a Local Housing Fund.**

Flexibility: Local control allows for the flexibility to respond to the housing priorities ACCGov chooses to set: access to homeownership, anti-displacement, homelessness services, affordable rental homes, nonprofit ownership, etc. Additionally, the amount of funding allocated to certain programs can be changed more easily over time and as needs shift.

Commitment: Local Housing Funds allow governments to undertake multiyear projects and initiatives. Given that most affordable housing challenges cannot be solved in a short amount of time, longer-term commitments are essential for impact.

DEVELOPMENT OF SUBSIDIZED RENTAL HOMES (2012-2022)





Capacity: ACCGov often relies on community partners to develop or execute all affordable housing programs they fund. Predictable and ongoing funding enables community partners to plan for and build their capacity to execute affordable housing programs.

Sources: National Housing Preservation Database, Housing Trust Funds for Local Governments in Georgia, Frank S. Alexander

Rental Affordability

ACCGov must draw upon the Local Housing Fund to expand the range and scale of programs to address the need for affordable rental homes.

Recommendation 2: Build and Preserve Quality Affordable Rental Homes

Support LIHTC Projects

ACCGov should focus on leveraging the Low-Income Housing Tax Credit (LIHTC), which brings significant federal funding to match local funding and is how more than 90% of affordable rental homes are financed in the United States. To do this, ACCGov should provide **gap financing annually for projects using LIHTC and adjust its development approval process** to align with the Georgia Department of Community Affairs (DCA) LIHTC allocation timeline.

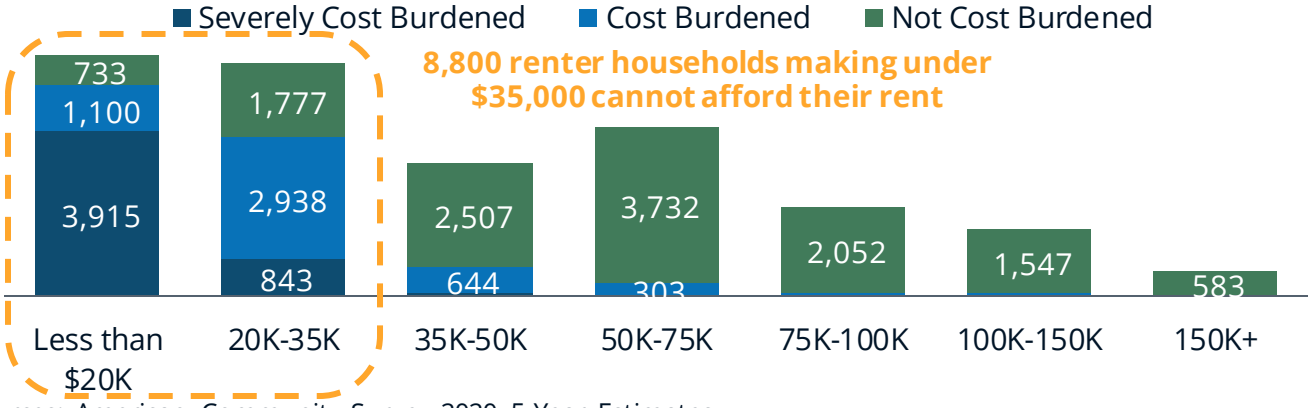
Acquisition Strike Fund

As ACCGov works to get more affordable rental homes built, it must concurrently work to **preserve the affordability of existing rental homes and to improve their quality.** Two-thirds of affordable rental homes in ACC were built before 1990, and a large portion are in various states of disrepair. **ACCGov should invest public funding distinct from the Local Housing Fund in an acquisition strike fund** that leverages mission-motivated money that accepts a below-market return in exchange for achieving a social mission – **to acquire and rehabilitate rental properties while limiting rent increases below market level.** These funds are lent to affordable housing projects with firm repayment expectations as opposed to local housing funds which are almost entirely public and have softer repayment terms.

Voluntary Inclusionary Zoning

In addition to leveraging local funding, ACCGov should calibrate its voluntary inclusionary zoning policy to increase the number of affordable homes produced under the policy. As of June 2023, no affordable homes have been built using voluntary inclusionary zoning. This is partially due to the fact that the policy is voluntary, because mandatory inclusionary zoning is illegal in Georgia, and because the voluntary policy was adopted in April 2022 and is new. That said, ACCGov can calibrate the policy to increase the likelihood developers will participate in the program.

RENTER COST BURDEN BY INCOME (EXCLUDING STUDENTS) (2020)



Sources: American Community Survey 2020 5-Year Estimates

Access to Homeownership

ACCGov must draw upon the Local Housing Fund to expand the range and scale of programs to address the need for affordable homeownership.

Recommendation 3: Expand Access to Homeownership and Support Existing Homeowners

Down Payment Assistance

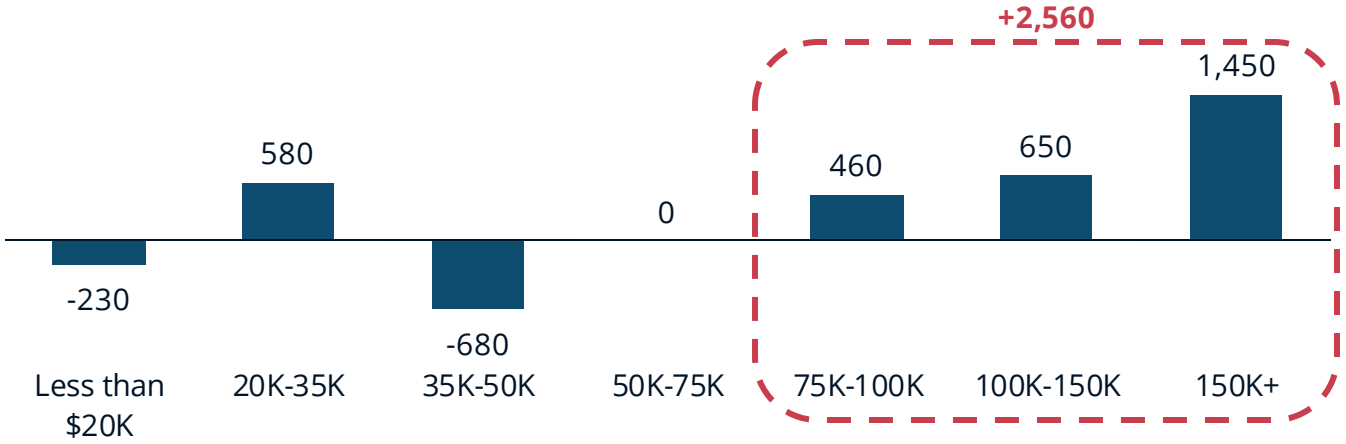
To expand access to homeownership, **ACCGov should expand its down payment assistance programs and work to establish partnerships with lenders who offer mortgages with better terms for first-time homebuyers**. The down payment assistance will increase the number of people who can afford to purchase homes. First-time homebuyer mortgages, if designed appropriately, can expand access to those who otherwise would be denied. Addressing both of these barriers is important to addressing the low Black homeownership and high mortgage denial rates in ACC.

ACCGov should look to connect the down payment assistance program to its affordable homeownership development program. Connecting the two and allowing for any qualified developer to build the homes can help to reduce the high per unit subsidy costs and allow for more affordable homes to be built.

Owner-Occupied Rehabilitation (OOR)

One in three ACC homeowners are lower income, making less than $50,000 annually (approx. 60% AMI for a four-person household), and many struggle to afford the costs of maintaining their homes. ACCGov's OOR programs are intended to help them remain homeowners in quality homes. **Additional funding should be allocated to these programs and the scale of rehabilitation and repairs should be increased to cover the costs to fix major systems** and keep homes habitable.

CHANGE IN OWNERS BY HOUSEHOLD INCOME (EXCL. STUDENTS) (2015, 2020)

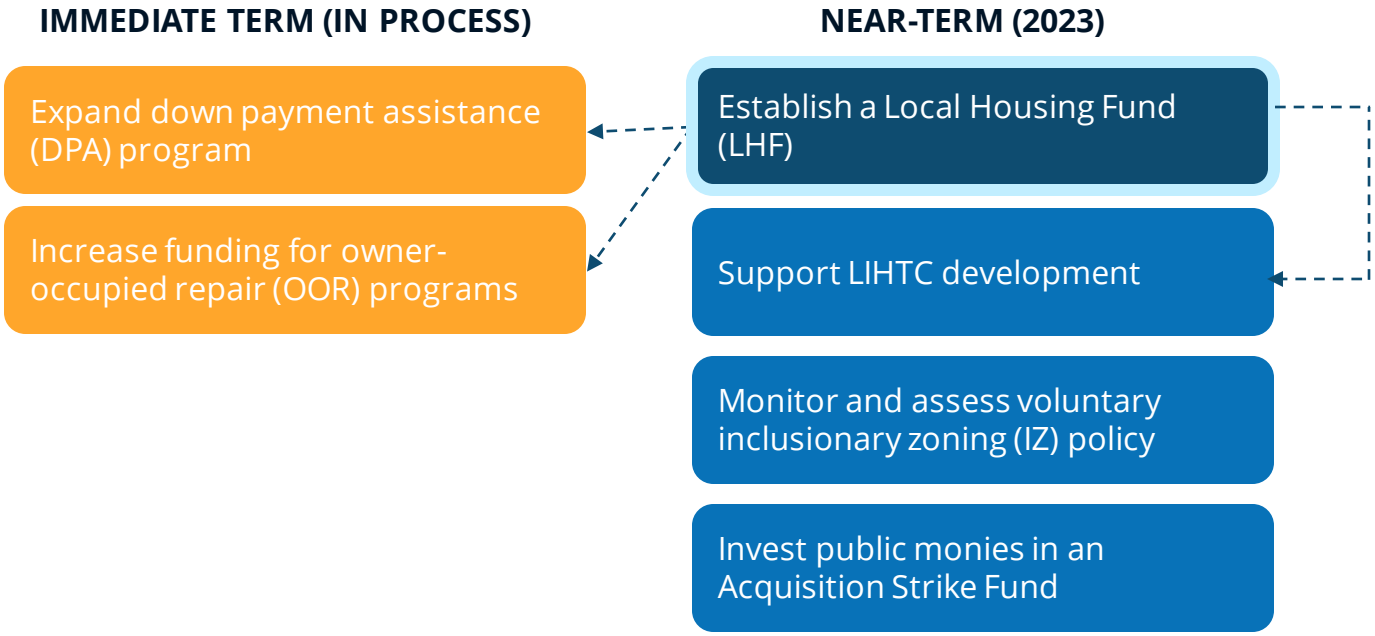


Sources: American Community Survey 2015 and 2020 5-Year Estimates

Implementation

After establishing the Local Housing Fund, ACCGov should prioritize updating DPA, OOR, and LIHTC programs in the immediate and near term.

Timeline



Identify Ongoing Local Affordable Funding

ACCGov should take immediate actions to advance a Local Housing Fund to facilitate the implementation of Strategies 2 and 3. First, ACCGov should adopt the recommendation and request an implementation plan to establish the Local Housing Fund. Second, ACCGov should conduct initial research and evaluation on the availability and legality of using certain revenue sources.

Build and Preserve Quality Affordable Rental Homes

ACCGov should increase the scale of production of affordable rental homes in order to preserve and build new affordable housing. This requires developing a clear application timeline and process for gap financing for LIHTC development. ACCGov should also streamline development approval processes, ensuring new projects can receive zoning approval and move at a fast pace.

Expand Access to Homeownership and Support Existing Homeowners

ACCGov has a solid foundation to advance down payment assistance and owner-occupied rehabilitation programs. ACCGov should conduct outreach to lending institutions in collaboration with nonprofit partners. ACCGov should then determine eligibility requirements, funding amount per household, and additional administrative expansion priorities to determine DPA and OOR program costs.

Affordable Housing Context

Housing Affordability

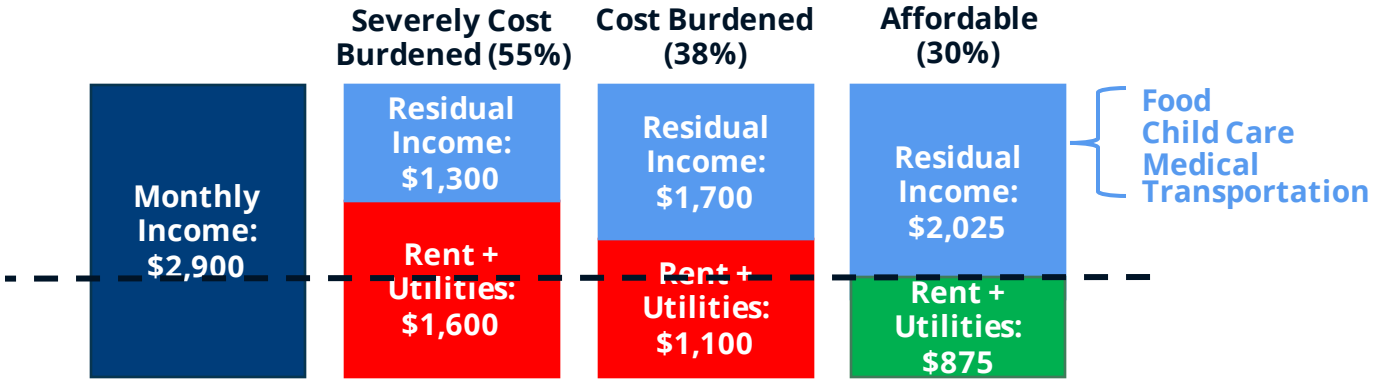
A significant portion of Athens-Clarke County residents—renters and homeowners—experience housing cost burden.

Key Definitions:
Addressing housing affordability issues requires understanding what "affordability" means in ACC and how different households are impacted by housing affordability challenges. In a standard definition set by the U.S. Department of Housing & Urban Development (HUD), housing is "affordable" when housing costs are less than 30% of a household's income. While this definition is a helpful baseline standard, the reality is that "affordable" can mean very different things for different households based on other factors such as access to transportation, groceries, childcare, healthcare, student debt, etc.

- **Area Median Income (AMI):** The midpoint income in a region, meaning half of all households make more than the AMI and half make less than the AMI. Using 2023 HUD data, a four-person household in ACC at 100% AMI makes $81,400 annually (see AMI table in appendix for more information).
- **Cost Burden:** Households are considered cost-burdened when they spend over 30% (but less than 50%) of their income on housing.
- **Extreme Cost Burden:** Households that spend more than 50% of their income on housing are extremely cost-burdened.
- **Residual Income:** What a household has left over every month after paying for housing costs. This is income available for costs such as childcare, healthcare, transportation, and food.

Households that pay more than they can afford for housing have less income to spend on other necessities. A household's residual income, or how much they have left over for other necessary expenses, determines the quality of life that the household can sustain. Residual income that falls short of a household's needs significantly harms their quality of life, shortens the length of their life, and undermines the ability to prosper in the community they live in.

Households in ACC that make less than $35,000 per year (approx. 40% AMI for a four-person household) are particularly impacted by housing cost burden. Furthermore, homeownership is increasingly unattainable to low-to-moderate income households, older householders, and first-time homebuyers. The diagram below illustrates various levels of cost burden for a household earning $35,000 annually in ACC.



Source(s): FDR Library, Center on Budget and Policy Priorities; ACS, HUD, Zillow, Economic Policy Institute.

Housing Affordability

Housing affordability can be achieved through many different types of housing, and all types are important for meeting the diverse housing needs of ACC households.

What housing types support affordability?
Some housing is affordable because the cost is subsidized through federal, state, or local funds. Other housing is affordable without subsidy because it is smaller, older, or located in an area that is less expensive. ACC has, and will continue to need, a mix of housing types to meet the housing needs of a wide range of households.



Various homes in ACC

Naturally Occurring Affordable Housing (NOAH)
Market-rate housing (for rent or purchase) that is priced at levels that are affordable to low-to-moderate-income residents without public subsidy. NOAH is often more affordable because of its age, size and/or location. Because NOAH is not protected by the regulations that come with public subsidy, this type of housing is most vulnerable to being lost through redevelopment or rent increases.



Columbia Brookside

Subsidized Housing
Housing that receives public subsidy, such as Low-Income Housing Tax Credits (LIHTC), Community Development Block Grants (CDBG), and HOME, which is generally affordable to households making up to 80% AMI ($65,120 for a family of four, HUD 2023). Subsidized affordable housing is usually developed by affordable housing developers and affordability is maintained over time.



Clarke Gardens Apartments

Public Housing
Public housing is subsidized rental housing for low-income households that is owned and typically managed by the government. The program is run by the U.S. Department of Housing and Urban Development (HUD), but the local Housing Authority (HA) is typically responsible for planning, developing, and managing these developments with HUD funding.

Advantage Behavioral Health Transitional Housing Program

Supportive Housing
A model that combines housing, healthcare, and supportive services to help individuals and families lead more stable lives. This type of affordable housing generally serves the most vulnerable households and individuals, such as those experiencing homelessness and mental health challenges.

Housing Ecosystem

ACCGov has a set of longstanding partners it works with to support affordable housing, but impact is limited by the lack of local funding and capacity.

State, City, and local community partners all play a role in Athens-Clarke County's housing ecosystem. While these partners enhance ACCGov's ability to provide affordable housing, there needs to be increased and flexible local funding to further leverage these efforts.

Georgia Department of Community Affairs (DCA)

DCA administers the Housing Choice Voucher program (also known as Section 8) for the 159 counties in Georgia, including ACC. DCA is also responsible for overseeing and disbursing funding from several federal programs, including the Low-Income Housing Tax Credit (LIHTC), which is the largest source of funding for affordable housing in the country, as well as HOME, CHDO, and CHIP funds.

Athens-Clarke County Unified Government (ACCGov)

ACCGov's housing roles currently include leading community planning, designing and enforcing zoning and land use regulations, granting development approvals, and implementing housing support programs. Relevant Boards and Departments include the Housing and Community Development (HCD) Department, Planning Commission, and the Mayor and Commission. ACCGov oversees approximately $1.7M in federal entitlement funds annually.

Housing Authority

Athens Housing Authority

- Manages subsidized public housing
- Co-develops affordable and mixed-income housing
- Provides bond funding for affordable housing development
- Administers a down payment assistance program
- Does not administer housing voucher programs

Housing Developers*

Non-Profit Affordable Housing Developers

- Athens Land Trust
- Athens Area Habitat for Humanity
- Historic Athens
- East Athens Community Development Corporation
- Hancock Community Development Corporation

For-Profit Developers

- Jonathan Rose Companies
- Columbia Residential

Community Partners*

Support for Renters and/or Homeowners

- Athens Justice and Memory Project
- Envision Athens
- Athens Homeless Coalition
- Advantage Behavioral Health
- Inner East Athens Neighborhood Association
- Athens Area Council on Aging
- The Ark UMOC
- Family Promise of Athens

Source: Athens-Clarke County Unified Government

*This is a sample of local partners and developers and not an exhaustive list.

Recommendation 1: Identify Ongoing Local Affordable Funding

Local Housing Fund

To address the housing needs in Athens-Clarke County, ACCGov must make an ongoing financial commitment to a Local Housing Fund.

DEFINITION

The most important step ACCGov can take to address housing affordability challenges is to establish a Local Housing Fund (LHF) and to make an ongoing financial commitment to support affordable housing programs. A Local Housing Fund is a powerful and flexible tool to support the creation and preservation of affordable homes. Only public funding can provide the necessary resources, and neither the State or the Federal government is going to increase funding, leaving ACC to lead on funding for affordable housing.

The issue: Without an ongoing commitment of local funding from ACCGov, it is not possible to sustain existing affordable housing programs, nor scale them to the level necessary to significantly improve affordability. The $1.7M annually entitled federal dollars that ACCGov relies on for the majority of affordable housing programs is insufficient funding relative to need and, therefore, must be augmented.

What it is: Local Housing Funds are restricted accounts under the supervision of a local government that provide funding resources specifically targeted towards local housing needs. They are administered by a local government, sometimes with input from an independent board or commission.

Unlike other parts of the country, ACCGov is prohibited from establishing a local housing trust fund by dedicating a property transfer fee or a portion of a hotel occupancy tax because Georgia state law does not allow for a tax or fee to be dedicated to affordable housing. Instead of dedicating specific revenue sources, **ACCGov must allocate funding each year through its annual appropriations process.** There are no other options that will allow ACCGov to achieve the level of impact a Local Housing Fund can achieve. **The limitations of Georgia law around tenants' rights and land use regulation make local public funding the primary tool for consideration.**

IMPACT



1. Local Control

Local Housing Funds are locally funded and managed, so they are not subject to the restrictions of federal subsidy programs and therefore can be designed specifically to address local priorities and needs.



2. Leverage

Local Housing Funds can fill the last gap in affordable housing projects and unlock federal, philanthropic, and private funding. A leverage rate of 8:1 is common for a Local Housing Fund.

Local Housing Fund

A Local Housing Fund for Athens-Clarke County will support new and existing programs and build capacity in the County's affordable housing ecosystem.

IMPACT

3. Flexibility

Local control allows for the flexibility to respond to any housing priorities a community sets – access to homeownership, anti-displacement, homelessness services, affordable rental homes, nonprofit ownership etc.

4. Long-Term Commitment

Local Housing Funds allow governments to undertake multiyear projects and initiatives. Given that most affordable housing challenges cannot be solved in a short amount of time, longer-term commitments are essential for impact.

5. Capacity

ACCGov often relies on community partners to develop or execute almost all affordable housing programs they fund. Predictable and ongoing funding enables community partners to plan for and build their capacity to execute programs. With a clear expectation for financial support, existing nonprofit and development partners can make investments in staff and systems, while organizations operating outside of ACC can be attracted and new community partners established.

CONTEXT

The singular source of local funding for affordable housing in ACC is a "Special Revenue Fund," formed in 2019 and owned and operated by ACCGov. AHA has provided funding for the Special Revenue Fund with payment-in-lieu-of-taxes (PILOT) payments amounting to approximately $165,000 per year. ACCGov has spent $60,000 of the Fund per year on average, primarily towards one position in the Building Inspection Department and other administrative costs. The Fund's balance is nearly $700,000 as of FY23 YTD. ACCGov has yet to establish policies and processes for distribution of Special Revenue Fund dollars moving forward.

While the Special Revenue Fund has accumulated a considerable amount of funding ($700,000) since its formation, ACCGov lacks a consistent source of significant local dollars that it can use to operate and expand its housing programs. To maximize impact, ACCGov must prioritize the creation of a larger Local Housing Fund and consider allocating the existing Special Revenue Fund budget, any future AHA pilot payments, and other sources to the Local Housing Fund.

Local Housing Fund

A Local Housing Fund for Athens-Clarke County will support new and existing programs and build capacity in the County's affordable housing ecosystem.

RECOMMENDATIONS

Implementation Steps

To establish a Local Housing Fund, ACCGov must take three steps:

1

Adopt recommendation to evaluate the formation of a Local Housing Fund. The formation of a Local Housing Fund is the top recommendation in the Athens-Clarke County Affordable Housing Investment Strategy. If elected leadership for ACCGov chooses to advance the recommendation, they will request that the Department of Housing and Community Development (HCD) put forward a recommended approach to establishing a Local Housing Fund.

2

Prepare an implementation plan for the Local Housing Fund. ACCGov should seek to answer the following questions when preparing a recommended approach for a Local Housing Fund, which are explored in greater detail within the body of this report:

- **Policy Goals:** What housing needs or policy objectives will the Fund support and advance? How will success be measured?
- **Eligible Activities:** What uses or types of programs will be eligible to apply for and receive funding through the Fund?
- **Funding Sources:** What local funding sources can be dedicated to finance the Fund? What scale of funding will be available?

Preliminary recommendations to each of these questions are included in the AHIS. However, significant additional analysis and evaluation are needed before decisions, such as how much funding and from what sources, are made.

3

Adopt the recommendation and launch the fund. Once a fund is adopted it will take time to draft procurement documents for awarding grants and loans, capitalize the fund with public money, and other administrative tasks.

Local Housing Fund

ACCGov should identify policy goals for the LHF, establishing priorities for improving rental affordability, accessing homeownership opportunities, and addressing homelessness.

RECOMMENDATIONS

Policy Goals

What housing needs or policy objectives will the Fund support and advance? How will success be measured?

Support homeownership, rental affordability, and homelessness programs.
HR&A's Housing Needs Assessment conducted as part of the AHIS established a clear need for both access to affordable homeownership and for more affordable quality rental homes. The County's Strategic Plan to Reduce and Prevent Homelessness (SPRPH) also produces policy recommendations for supporting those experiencing or at risk of homelessness.

Focus most funding on those with the lowest incomes.
The Housing Needs Assessment revealed that 72% of households earning less than $35,000 annually are renters, and that 89% of cost-burdened households earn less than $35,000, indicating that these groups are the most at-risk households in Athens-Clarke County. This goal should be reevaluated each year by a non-voting advisory board that provides feedback on the policy direction.

Example Policy Guidelines

- Target at least 50% of funds to households earning below 30% AMI (i.e., annual income of $24,420 for a four-person household)
- At least 30% for households earning between 30% and 60% AMI (i.e., annual income of $24,420-48,840 for a four-person household)
- No more than 20% for households earning between 60% and 80% AMI (i.e., annual income of $48,840-65,120 for a four-person household)

Prioritize funding local capacity and ownership.
ACCGov has historically relied on partnerships with developers and organizations from outside of the community to accomplish a significant portion of affordable rental housing development. Going forward, there will still be a need for outside partnerships to augment limited local capacity, but there should be a focus on partnerships that build the capacity of local organizations and allow them to retain control of any property built with locally governed deed restrictions. ACCGov can more successfully leverage and expand its committed network of local partners by allocating consistent pools of funding that they can reference when planning investments in staff and systems.

Leverage limited local funding.
Leveraging federal, state, philanthropic funding, and private financing to increase the impact of the Local Housing Fund should be a high policy priority for ACCGov. Even a large Local Housing Fund can only be successful if it leverages outside funds at a high rate.

Local Housing Fund

The Local Housing Fund will support the County's existing housing ecosystem while maintaining flexibility for adapting to new housing needs and priorities over time.

RECOMMENDATIONS

Eligible Activities

What uses or types of programs will be eligible to apply for and receive funding?

Eligible activities may be updated or changed over time to accommodate shifting local needs and priorities. To maximize its impact over time, the Local Housing Fund should have the flexibility to support a range of needs to help residents in crisis, increase housing stability and affordability for residents, and to support a path to homeownership. The Fund should scale up existing programs, outlined below, and add new programs recommended in the AHIS and the upcoming SPRPH. Local partners should be eligible to apply for funding from the Local Housing Fund through a competitive process. ACCGov operates the below programs almost entirely with federal entitlement funds, which provides a modest amount of funding. A Local Housing Fund would expand eligible activities and increase impact.

Existing Affordable Housing Programs in ACC

Rental Affordability	Homeownership	Repair & Rehabilitation*	Housing Counseling
Gap financing for construction of rental homes **AHA public housing** (approx. 1,200 homes) **Athens Area Habitat for Humanity (AAHFH)** ReNew Athens multifamily (approx. 126 homes)	**ALT Community Land Trust** (approx. 49 homeowners) **AHA ACT I Homes** Program managed by **AAHFH's** Affordable Homes program	**Hands On Historic Athens** homeowner repair program **AAHFH's** Brush with Kindness & Emergency Handicap Access Ramp (EHARP) **ALT Young Urban Builders** job training and homeowner repairs	**Homeowner, rental, and fair housing counseling** offered by the Athens Land Trust, East Athens CDC, Hancock CDC, and UGA ASPIRE Clinic

Existing Annual Funding Sources	Current Funding Amount
HOME	$767,000
CDBG	$534,000
Continuum of Care	$407,000
Total	**$1,708,000**

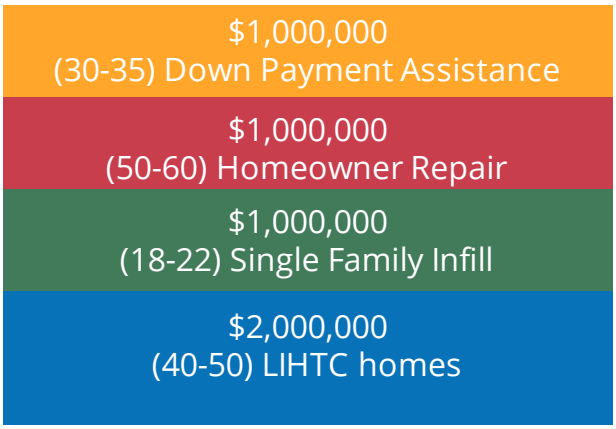
Source(s): Athens-Clarke County Unified Government; funding amount represents the average of the last three years. CoC funding amount represents average of years 2016-18, based on available data.
* Some state laws limit the use of local dollars for homeowner rehabilitation projects; programs listed are examples.

Local Housing Fund

A $5 million annual commitment to the Local Housing Fund could support existing and expanded affordable housing programs.

RECOMMENDATIONS

Example: $5M Annual Budget



An example annual local funding commitment of $5M (including ACCGov's existing $1.7M federal entitlement funds excluding CoC funds, which are subject to greater regulations) could support a variety of affordable housing program goals. A $5M commitment could support the construction and rehabilitation of **140 to 170 affordable homes per year.** These figures are in line with what similar cities like Savannah have delivered using $2.2M deposited in a Local Housing Fund, alongside a significant amount of leveraged funding. For more information, see the case study of Savannah's fund on page 31.

Funding Sources

What local funding sources can be dedicated to finance the Fund? What scale of funding will be available?

In the State of Georgia, local governments are subject to specific limitations regarding the allocation of local dollars for specific uses. For more information about these legal limitations, please see Housing Trust Funds for Local Governments in Georgia. Although Local Housing Funds in Georgia differ from other large national examples, municipalities in Georgia may still establish them legally.

*"It is **clearly within local governments' authority to appropriate funds to provide safe, decent, and affordable housing.** Such funds may consist of general revenues derived from existing taxes...or from other funds wholly within the control of the local government."*

ACCGov must **allocate dollars to a Local Housing Fund through its annual appropriations process** using a combination of various sources, outlined below. It is expected that funding will increase over time.

1. **Allocate existing dollars from the general budget.** ACCGov may create within its accounting system a designated fund for housing. During the annual appropriations process, ACCGov may transfer a portion of the general budget into the Local Housing Fund.
   - Benefits: less administrative and legal burden than adjusting taxes.
   - Drawbacks: allocating part of the existing general budget to another purpose necessarily requires taking funding away from another program ACCGov funds.

Continuum of care funding is not included in $5M budget as it is used for services and coordination.
Source(s): Frank S. Alexander, Housing Trust Funds for Local Governments in Georgia, Fannie Mae Foundation, 2002.

Local Housing Fund

ACCGov must identify and evaluate funding sources and lead their adoption and deployment.

RECOMMENDATIONS

2. 

Create new funding sources. ACCGov has two options to generate additional funding that can be allocated from the general budget into the Local Housing Fund.

A) Increase the rate of an existing tax.

- Benefits: somewhat improved public support; infrastructure for collecting the tax already in place.
- Drawbacks: potential legal hurdles; public resistance; possibility of reaching a limit on increases to the point where it becomes burdensome for taxpayers.

B) Levy a new tax.

- Benefits: can establish a clear connection between the designed tax and affordable housing goals.
- Drawbacks: legal challenges, administrative complexity, public resistance.

3. 

Allocate non-tax-based revenue. ACCGov has latitude to allocate non-tax-based revenue including land sales, in-lieu fees, and investment income within ACCGov's control. ACCGov should consider allocating its Special Revenue Fund funded by PILOT payments from AHA to the Local Housing Fund. These non-tax-based revenues can offer working capital for the Local Housing Fund's first years of operation.

- Benefits: does not require diverting funds from revenue sources from the general budget; averts legal and political challenges of increasing taxes.
- Drawbacks: not a large, ongoing source of funding; more useful for augmenting funds allocated from the general budget.

4. 

Leverage Tax Allocation Districts (TAD). A TAD is a financing incentive tool in which bonds are issued to pay for infrastructure and other improvements in a designated area. These bonds are repaid by increases in property values (and corresponding property 'tax increments') from that area. It's not an increase in property taxes, but rather a way to stimulate reinvestment in an area by financing needed infrastructure or improvements from future tax proceeds within a designated area. ACC has established six TADs to date, setting requirements that a portion of new residential units developed in a TAD are affordable.

Local Housing Fund

ACCGov must identify and evaluate funding sources and lead their adoption and deployment.

RECOMMENDATIONS

In addition to designating tax increment financing to residential projects in TADs that adhere to these requirements, ACCGov could structure TADs so that a portion of tax increment revenue is placed in a fund that supports affordable homes throughout the TAD geography.

- Benefits: commits dedicated funding to a geographic location, can be used for a broader range of public investments (such as affordable housing), does not result in tax increases.
- Drawbacks: limited to geographies that are considered blighted, deteriorating, have inadequate infrastructure and that are presently connected to sewer service (source: ACCGov).

5.



Leverage Philanthropic Funding. ACCGov can enlist the support of businesses, philanthropies, and other private donors to match the funds they commit.

- Benefits: can be a significant source of revenue.
- Drawbacks: cannot be relied upon for consistent and ongoing funding.

Local Housing Fund

Municipalities in Georgia have succeeded in establishing funds drawing from a range of local sources.

Case Studies | Atlanta BeltLine TAD and Housing Trust Fund

The Atlanta BeltLine is a revitalization and mobility initiative delivering 22 miles of trails along historic railroad corridors encircling downtown Atlanta and connecting 45 neighborhoods. The City of Atlanta established the BeltLine TAD in 2005 to allocate funds from incremental property tax increases to implementation of the BeltLine project and affordable housing development. The BeltLine TAD also provides **15% of its revenues to fund the Atlanta BeltLine Affordable Housing Trust Fund,** which offers gap financing for affordable housing development. The Trust Fund has **committed funding for over 100 affordable owner-occupied homes**, more than **1,800 affordable rental homes,** and initiatives like the Atlanta Land Trust Collaborative (ALTC), which was established in 2011 to facilitate affordable, transit-oriented development.

Savannah Affordable Housing Fund

The City of Savannah established the Savannah Affordable Housing Fund (SAHF) in 2011 and began allocating $150,000 per year. By 2021, the City's annual funding commitment increased to $500,000. With additional funding from one-time federal funding, philanthropic sources, and more, the SAHF has **received $2.2M total in investments and has leveraged $33.7M.** This investment has led to **453 total affordable housing projects**, including:

- 229 houses repaired
- 47 houses constructed
- 92 houses purchased
- 85 LIHTC apartment homes constructed

In their 2021 housing plan, the Housing Savannah Task Force set an ambitious goal of **allocating a total of $100M by 2032 to the SAHF.** This amount of funding would **allow the City to offer between $500 to over $200,000 per dwelling or per household** for projects ranging from small repairs to new construction. To increase the SAHF budget, the Task Force recommended using property tax revenues generated by residences and businesses as well as revenues from a hotel-motel tax. Assuming ACCGov allocates $5M annually to a Local Housing Fund, they can deliver the same level of impact for households across ACC over the next 20 years.

Source(s): Savannah Affordable Housing Fund, City of Savannah Website; Atlanta BeltLine TAD, Invest Atlanta

Local Housing Fund

ACCGov must identify and evaluate funding sources and lead their adoption and deployment.

RECOMMENDATIONS

To increase the general budget, ACCGov may increase existing taxes, introduce new taxes, or enhance non-tax-based revenues such as investment income; however, determining the most suitable sources should be done in adherence to Georgia law, and through coordination with the relevant authorities managing ACCGov's finances.

Communicating the benefits and drawbacks of different funding sources to the public, especially when considering increasing taxes, will be essential for receiving public support to assemble and deploy the Fund.

Potential Source	Description
Increase Rate of Existing Tax or Levy New Tax	
Property Tax	*Tax on the value of real estate or other properties*
Sales Tax	*Tax on sale of goods and services calculated as percentage of purchase price*
Business Occupation Tax	*Tax imposed on individuals or businesses engaging in specific occupation, profession, or trade.*
Hotel-Motel Tax	*Tax on individuals renting accommodations in a hotel or other lodging.*
Real Estate Transfer Taxes	*Tax on the transfer of property*
Construction Excise Tax	*Tax on new construction building permit applications*
Parking Excise Tax	*Tax on the purchase of a parking space*
Vacancy Tax	*Tax on vacant property owners*
Non-Tax-Based Revenues	
Fees and Charges for Services	*Fees for services such as building permits, parking, waste collection, and recreation*
Fines and Penalties	*Fines and penalties for misconduct*
Asset Sales	*Revenue from selling assets such as land buildings, and equipment*
Investment Income	*Funds earned through investments ACCGov has made*

Implementation

Establishing a Local Housing Fund is the first step in implementing the larger Affordable Housing Investment Strategy and therefore uses an accelerated timeline.



Immediate Next Steps (2023 – 2024)

Adopt Recommendation to Pursue the Creation of a Local Housing Fund (2023 Q3)

- ACCGov adopts the recommendation and requests an implementation plan to establish the Local Housing Fund.

Implementation Planning (2023 Q4 – 2024 Q1)

- ACCGov conducts initial research and evaluation on the availability and legality of using certain revenue sources.

Receive Authorization (2024 Q2)

- Enabling legislation would authorize the creation of the fund and the reallocation of funds from ACC's general budget, establish the range of permitted functions and targeted purposes, and set forth the administrative decision-making structure.

Progress Status Update (2024 End of Q2)

- Provide status update to Mayor and Commission.

Begin Administering the Fund (2024 Q4)

- The City should award funds through a competitive process, in most cases by request for proposals that are scored based on experience, capacity, alignment with public policy goals, efficiency, leverage, and other relevant criteria.

Once Athens-Clarke County has established a Local Housing Fund, the County will be positioned to implement Recommendations 2 and 3.

Recommendation 2: Build and Preserve Quality Affordable Rental Homes

Build and Preserve Quality Affordable Rental Homes

ACCGov should implement programs that directly and indirectly support the provision and upkeep of affordable rental housing.

ACCGov must increase the number of quality affordable rental homes built each year to create a housing market that meets the needs of all community members. From 2020 to 2022, only 56 new affordable rental homes have been built or rehabilitated – Magnolia Terrace was rehabilitated by Habitat for Humanity in 2021 and Athens Land Trust recently built four new rental homes. To close the gap of 5,000 affordable rental homes at this pace would take 268 years, assuming the gap did not grow over time.

In fact, Athens is losing affordable homes at a faster pace than it is building them, with **1,400 fewer homes renting for less than $875 in 2020 compared to 2015**. ACC has added 300 new affordable homes during the same time. To address this, ACCGov must preserve the affordability of existing affordable homes.

Support LIHTC Projects

ACCGov should focus on leveraging the Low-Income Housing Tax Credit (LIHTC), which brings significant federal funding to match local funding and is how more than 90% of affordable rental homes are financed in the United States. ACCGov should provide **gap financing annually for projects using LIHTC and adjust its approval process** to align with the Georgia Department of Community Affairs (DCA) LIHTC allocation timeline. Additionally, **ACCGov should streamline the development approvals process for LIHTC projects** to make it easier for developers to pursue affordable housing development.

Acquisition Strike Fund

As ACCGov works to construct more quality affordable rental homes, it must concurrently work to **preserve the affordability of existing rental homes and to improve their quality.** Two-thirds of affordable rental homes in ACC were built before 1990, and a large portion are in various states of disrepair. **ACCGov should invest public funding distinct from the Local Housing Fund in an acquisition strike fund** that leverages mission-motivated money that accepts a below-market return in exchange for achieving a social mission – **to acquire and rehabilitate rental properties while limiting rent increases below market level.** These funds are lent to affordable housing projects with firm repayment expectations as opposed to local housing funds which are almost entirely public and have softer repayment terms.

Build and Preserve Quality Affordable Rental Homes

ACCGov should implement programs that directly and indirectly support the provision and upkeep of affordable rental housing.

Voluntary Inclusionary Zoning

In addition to leveraging local funding, ACCGov should calibrate its voluntary inclusionary zoning policy to increase the number of affordable homes produced under the policy. Since the policy was implemented, no affordable homes have been built using voluntary inclusionary zoning. This is partially due to the fact that the policy is voluntary and mandatory inclusionary zoning is illegal in Georgia. That said, ACCGov can calibrate the policy to increase the likelihood developers will participate in the program.

Support LIHTC Projects

ACC should provide gap funding from the Local Housing Fund for projects using Low Income Housing Tax Credits (LIHTC) and streamline the development process to support LIHTC projects.

DEFINITION

Low-interest loans or grants serve to bridge the gap between the cost of LIHTC development and the other funding sources available. **Gap financing is typically the last funding source invested into a development project, and without it, the homes will not be built.** Gap financing can also secure additional benefits beyond LIHTC program requirements, such as deeper levels of affordability or longer affordability terms. To further leverage gap financing, **local development approval processes should be streamlined for LIHTC projects** to ensure they are positioned to compete for LIHTC funding from the State.

IMPACT

LIHTC remains the primary means of creating new affordable homes and replacing affordable homes that are falling into disrepair. By supporting LIHTC development, ACCGov can increase the supply of high-quality affordable rental housing throughout Athens-Clarke County. **Dedicating $2M a year to LIHTC over ten years would support the creation of 400-500 homes**.

Providing gap financing for LIHTC projects leverages local dollars, increasing the impact of public investment. **For every dollar invested in LIHTC financing, ACCGov is leveraging approximately $8.5 to support new affordable rental homes.**

LIHTC is the most effective program for creating new affordable rental homes. There is no other program that achieves the same scale as LIHTC, and it does so at a lower per unit cost than most other programs.

CONTEXT

The **Low-Income Housing Tax Credit (LIHTC)** is a federal program administered at the state level. It is the primary tool for the development of new affordable rental homes and creates approximately 90% of all new affordable rental homes nationwide. The program leverages public dollars in the form of credits on federal income taxes in exchange for investments in the construction or preservation of affordable housing.

There are two types of LIHTC: 9%, which provides greater federal subsidy but is highly competitive, and 4%, which provides less federal subsidy but is not as competitive. 9% LIHTC projects can provide rental affordability to households that earn 30% to 80% of Area Median Income (AMI), equivalent to incomes of $24,420 to $65,120 (4-person household, HUD 2023).

Sources: ACCGov, HR&A Analysis

Support LIHTC Projects

ACC should provide gap funding from the Local Housing Fund for projects using Low Income Housing Tax Credits (LIHTC) and streamline the development process to support LIHTC projects.

CONTEXT

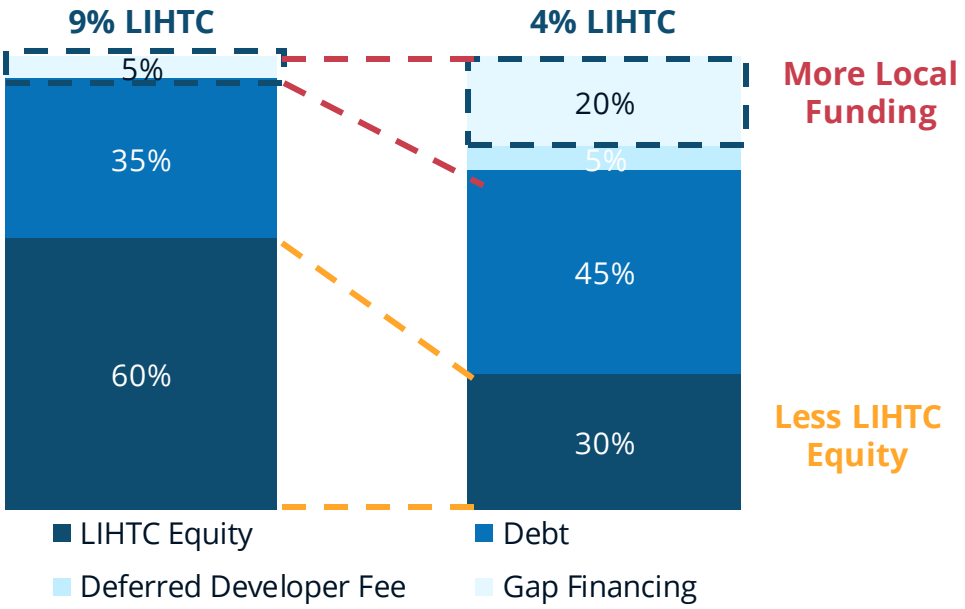
9% LIHTC

- **Competitive**, with projects scored according to guidance set forth by state housing finance agency
- **Cover 50%-60%** of development costs

4% LIHTC

- **Less/Non-competitive**, available by right to eligible projects
- Cover **30%-40%** of development costs, and paired with **tax-exempt bonds**[1]

[1] Tax exempt bonds are a form of funding provided by local governments and other public agencies.



State and local policies can complicate LIHTC development, making it challenging for developers to pursue feasible LIHTC development.

Local Context

There are approximately 620 LIHTC homes in Athens-Clarke County (ACC), not including public housing supported by LIHTC funding. ACC received only 1% of the state's 9% LIHTC allocations in the last decade, primarily because projects have not been competitive under the State's Qualified Allocation Plan (QAP). The QAP process is administered by the Georgia Department of Community Affairs (DCA) and it determines scoring criteria for projects across the state. DCA allocates 9% awards based on geography, with 35% of awards set aside for the "Other Metro" pool that includes ACC.

The single most effective way local governments can support LIHTC development is by providing local support. Local funding increases the feasibility of a project, ensuring it has the necessary funds to move forward in a timely manner. Further, projects can receive up to six additional points, thereby scoring higher in LIHTC's competitive process. In a process where most applications maximize their scoring, every point counts. Not only does local funding help projects score higher, but a project's ability to move forward in a timely manner serves as a tiebreaker, meaning local funding could be the difference between a project winning a LIHTC award or not. In Georgia, most LIHTC projects outside of the Atlanta metro area are in partnership with local housing authorities, because they have access to the gap financing required to make a project feasible.

Sources: ACCGov, Georgia Department of Community Affairs, Interviews with Developers

Support LIHTC Projects

ACC is not getting its share of LIHTC funding. Providing gap financing and streamlining development approvals will better position ACC projects to win LIHTC awards.

CONTEXT

Beyond providing local funding, LIHTC developers face many challenges that ACCGov can help support, such as:

- LIHTC projects need to have land secured to viably move forward. Finding quality land that is affordable is the biggest challenge developers face.
- Developers can spend up to $500,000 navigating the permitting process. This is often due to the length of the process.
- Applications must have their zoning in place when they apply for LIHTC funding, increasing the urgency of receiving rezoning and variance approvals in a timely manner.
- Complicated development standards and processes increase the cost and time it takes to develop LIHTC project.

Despite these challenges, ACC projects have advantages in securing LIHTC projects, in that there is a local presence of national investors, such as Truist Bank, Wells Fargo, and SunTrust Bank. ACCGov officials can support relationships between these lenders and LIHTC developers to increase access to financing for LIHTC development.

State Context

The State determines the regulations and scoring system for LIHTC projects through an annual review of the Qualified Allocation Plan (QAP). State QAPs often have rules and structures that increase the challenges for LIHTC development. In Georgia, LIHTC developers can only win up to two LIHTC awards in a given year, which disincentivizes them from applying for more projects to avoid competing with themselves. Additionally, each county can only win one 9% and one 4% award each year, further disincentivizing local governments from pursuing more than two LIHTC projects in a year.

RECOMMENDATIONS

ACCGov should make funds available annually through a competitive process to provide gap financing for LIHTC, with a target of funding one project every two years in the near term and increasing to one project per year in the intermediate term.

- Housing and Community Development ("HCD") should **establish a funding process in line with the LIHTC application cycle** to increase the efficiency of the use of public funds (e.g., decreasing the average subsidy per home) and to meet policy targets (e.g., producing more 30% AMI homes than are required by the QAP).
- **Streamline coordination between and among ACCGov departments (including the Planning Department and HCD) and developers** to ensure developers are positioned to be competitive for LIHTC funding. This could include streamlining local development approval processes to align with key LIHTC allocation cycle deadlines, and prioritizing variances and rezoning approvals for LIHTC developments. This should be clearly stated land use policy.

Sources: ACCGov, Georgia Department of Community Affairs, Interviews with Developers

Support LIHTC Projects

Implementing increased support for LIHTC projects requires collaboration between ACCGov, LIHTC developers, and ACC residents.

RECOMMENDATIONS

- Planning should **engage with developers to identify (other) current barriers** – zoning or otherwise – that make it difficult to submit LIHTC proposals.
- ACC HCD and Planning should **identify available public land to support LIHTC development** (see public land disposition recommendation in Appendix for details).
- ACC HCD should **negotiate extended affordability periods** for projects, moving towards permanent (99-year) affordability.
- **Build ACCGov staff underwriting capacity** to assess proposals and ensure public dollars are maximizing public benefit.
- ACC HCD should **consider allowing the Acquisition Strike Fund to acquire land and buildings** for LIHTC projects.

IMPLEMENTATION

Lead and Partners

LIHTC developers
ACC Housing and Community Development
Planning Department
Mayor and Commission
Housing Advisory Committee

Action Steps

1. The Mayor and Commission should allocate funding for gap financing from the Local Housing Fund and federal HOME funding.
2. ACC HCD should design a new process (in consultation with developers and other stakeholders) that includes underwriting guidelines, such as maximum award per unit, AMI levels, etc., for reviewing LIHTC applications, making award decisions, and communicating selection criteria to developers.
3. Streamline coordination between and among ACCGov departments (including the Planning Department and HCD) and developers to ensure developers are positioned to be competitive for LIHTC funding.
4. ACC HCD and Planning should identify public land to support LIHTC development.
5. ACCGov should build staff underwriting capacity to screen applications for LIHTC gap financing.
6. ACCGov should allocate funding in accordance with Advisory Committee recommendations, issue an RFP or other solicitation, review funding requests, and make award decisions based on set criteria.

Sources: ACCGov, HR&A Analysis

Support LIHTC Projects

Implementing increased support for LIHTC projects requires collaboration between ACCGov, LIHTC developers, and ACC residents.

IMPLEMENTATION

Timeframe
Near-term (6-9 months)

Funding Needs
Currently $40K to $50K per unit but can be reduced to $25K to $35K per unit through efficient implementation, which will help increase the leverage of local funding.

To decrease the costs per home, ACCGov will need to set a competitive and rigorous underwriting process for projects and look to development in areas with lower costs.

Sources: HR&A Analysis

Support LIHTC Projects

LIHTC projects in Georgia depend on gap financing to be successful, both to secure enough funding and to score enough points to qualify for funding.

Case Study | Invest Atlanta, Brentwood Commons

Overview

Invest Atlanta is a quasi-governmental organization that serves as the economic development authority for the City of Atlanta. They support several initiatives, including site selection, business growth, and affordable housing. They provide funding for affordable housing projects, including gap financing for LIHTC projects. Recently, they committed $1.5 million in gap financing to support Brentwood Commons, a LIHTC project pursued by Wendover Housing Partners, a prominent affordable housing developer in Georgia.

Structure

- **Size:** Invest Atlanta dedicated $1.5 million to support the project. Depending on the project and funding source, their funding ranges from $1.5 to $40 million.
- **Loan Terms:** The loan provides a below-market interest rate of 1%, further increasing the financial feasibility of the project.
- **Requirements:** Because the project is pursuing LIHTC funding, all rental homes are required to be provided at 80% AMI or lower, with the average at 60% AMI, which is $61,000 for a family of four in Atlanta and $48,840 for a family of four in Athens-Clarke County.

Lessons

Providing local funding for LIHTC projects is the most efficient way local governments can support affordable housing. These projects provide a decreased per unit cost for local governments and are self-sustaining, as loans get repaid overtime and can be invested into additional projects.



Example of LIHTC Project in Athens: Columbia Brookside

Sources: Invest Atlanta

Support LIHTC Projects

LIHTC projects in Georgia depend on gap financing to be successful, both to secure enough funding and to score enough points to qualify for funding.

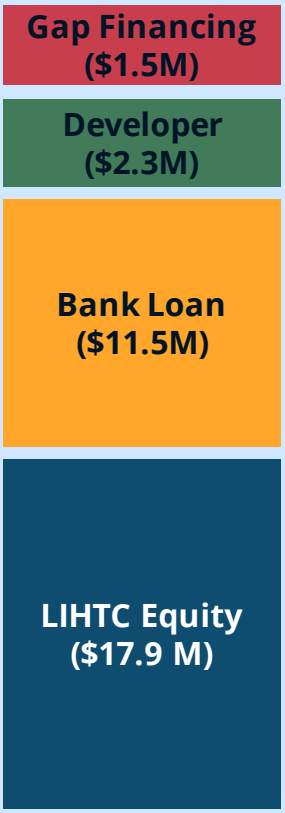
Case Study | Invest Atlanta, Brentwood Commons

Brentwood Commons received a commitment of $1.5 million in gap financing from Invest Atlanta. This project demonstrates how a relatively small amount of local funding can leverage millions of dollars to support affordable housing. For Brentwood Commons, Invest Atlanta spent only $14,000 per unit for a project that costs $313,000 per unit, **leveraging 22 times their funding commitment.**

Brentwood Commons Overview

- **Affordable Homes:** 106 homes
- **Completion:** TBD
- **Financing Sources:** GA Department of Community Affairs, Local Gap Financing, Bank Loan
- **Affordability:** 18 at 80% AMI, 53 at 60% AMI, 36 at 50% AMI
- **Local Public Subsidy per Unit:** $14,000 per affordable unit

Sources for Brentwood Commons



Local Gap Financing (4%)

Developer (7%)
Deferred payment to developer

Bank Loan (35%)
Traditional loan

LIHTC Equity (54%)
Funding awarded by GA Department of Community Affairs under the 4% LIHTC program

Example of LIHTC Project in Athens: Lakewood Hills



Sources: Invest Atlanta

Acquisition Strike Fund

ACCGov must prioritize acquiring existing unregulated affordable housing to prevent rent increases in existing affordable homes.

DEFINITION

An acquisition strike fund is a **dedicated, stand-alone pool of capital used to acquire naturally occurring and subsidized affordable housing to preserve affordability.** An acquisition strike fund can be established by a local government in partnership with philanthropic and mission-oriented investors, lending institutions, and affordable housing developers by providing low-cost permanent financing in exchange for maintaining affordable rents and making repairs and improvements to the property.

IMPACT

Naturally Occurring Affordable Housing (NOAH) comprises 78% of ACC's affordable rental homes, the majority of which were built before 1999. This amounts to approximately 13,000 NOAH homes in Athens-Clarke County. Ensuring these homes remain affordable is one of the most effective ways ACC can address housing affordability, because any efforts in developing new affordable homes will be cancelled out if ACC loses existing affordable homes at the same rate.

An acquisition strike fund is a particularly **important tool for increasing access to opportunity.** It can prioritize the preservation of affordable housing in neighborhoods of opportunity and allow affordable housing developers to compete with market-rate housing developers for desirable sites.

CONTEXT

Naturally occurring affordable housing (NOAH), when well maintained, offers an important source of affordable housing. Preserving the affordability of existing unregulated low-rent housing is crucial to maintaining an affordable housing inventory, especially in growing markets.

Approximately 13,000 NOAH homes exist in ACC, but ACCGov does not have a fund to preserve these homes. ACCGov can allocate one-time funds to support the preservation of existing NOAH homes and subsided affordable housing at risk of rent increases. This funding would allow partner organizations and developers, such as a Community Development Financial Institution (CDFI), Housing Authority, or affordable housing developer, to purchase unsubsidized rental properties for conversion to affordable housing. The loans to purchase housing are typically low- or no-cost in exchange for permanent affordability.

While experienced affordable housing developers may be able to access acquisition funds through bank partners or CDFIs, these capital sources typically will only provide loans for 75-80% of project cost, leaving developers with a gap to be filled before they can act. Developers must either seek support from public sector partners, which can take time, or deploy their own limited funds. Additionally, there are no CDFIs currently active in ACC.

Acquisition Strike Fund

ACCGov needs to bring more affordable housing into public and community control, enabling the community to shape the future of affordable homes.

CONTEXT (CONTINUED)

Affordable housing developers, particularly nonprofits, are generally thinly capitalized, and the acquisition of a building or site can tie up the bulk of their resources, leaving them unable to respond to other opportunities that may arise until those funds are released. These capital constraints make it very challenging for affordable housing developers to gain control of sites in desirable locations or preserve existing affordable rental properties when they come to market. Acquisition funds, in partnership with philanthropic or mission-oriented investors, motivated leaders, and municipalities acquire sites for affordable housing development, especially in strategic locations.

STRIKE FUND STRUCTURE

A short–term loan (2-4) years is made to a developer to purchase a piece of land or existing building.

The developer prepares the property for development or refinance.

The property is developed or refinanced, and permanent funding is committed. In most cases, ACCGov will need to provide permanent financing in the form of a grant or cash flow loan.



There are two broad categories of acquisition funds: strike funds and long-term preservation funds.

Strike funds prioritize short-term funding to acquire properties. The primary goal of these funds is to bring affordable homes and land into public and community control. This enables local governments and community organizations to dispose the properties to advance long-term affordability. **This is the type of fund recommended in this plan.**

Long-term preservation funds include funding to acquire and renovate properties. Because the goal is to upkeep existing housing stock, it requires more funding and administrative oversight.

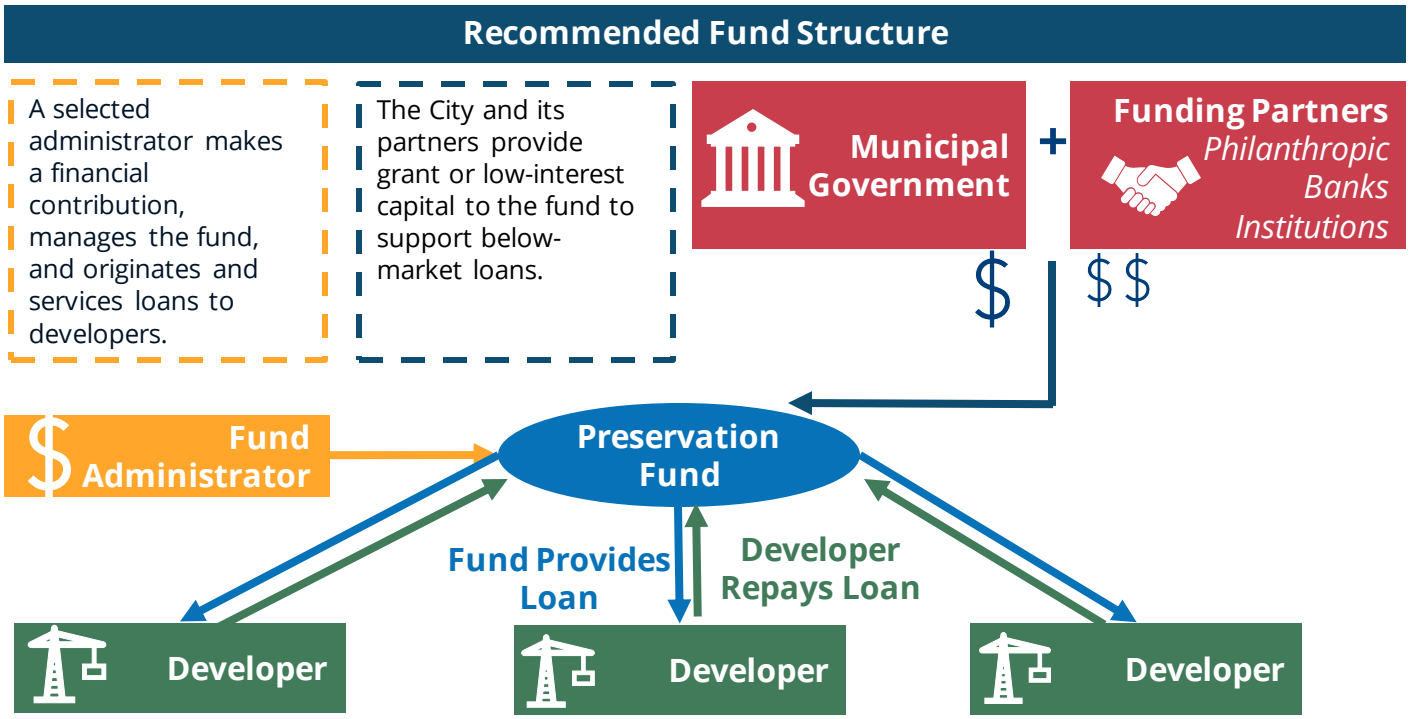
Acquisition Strike Fund

Developing a fund to acquire existing affordable homes requires coordination with local government, developers, local banks, and philanthropic organizations.

RECOMMENDATIONS

ACCGov should invest $5 million, separate from the Local Housing Fund and federal entitlement dollars, to capitalize a **strike fund** that supports local nonprofits and affordable housing developers in acquiring existing affordable homes. Preservation funds require intentional coordination, robust partnerships, and collaboration. To implement, ACCGov will need to make decisions about the following items:

- **Partners:** Which local banks (e.g., Truist, Sun Trust, Chase) could **administer a fund**? What institutions (e.g., hospitals, community foundations, local businesses, etc.) could **provide funding**? What **developers** have the capacity to participate in the fund?



Funders	ACCGov, philanthropies, anchor institutions, and financial institutions.
Fund Administrator	Experienced affordable housing lender, such as a local bank or CDFI. • The fund administrator would hold all funds and be responsible for underwriting, approving, and monitoring loans using its established procedures. • Loans made with ACCGov funds would be made within parameters established upfront via a funding agreement between with ACCGov and other investors. • The fund administrator would provide regular reports to ACCGov about the deployment of funds and performance of acquisition loans made with City participation.
Developers	Nonprofit and for-profit affordable housing developers with a track record of successful development.

Acquisition Strike Fund

Developing a fund to acquire existing affordable homes requires coordination with local government, developers, local banks, and philanthropic organizations.

RECOMMENDATIONS

- **Eligible projects:** Which types of housing and what areas would the fund target? The fund should target small multifamily apartment buildings. Most NOAH properties in ACC were built between 1960 and 1999 and are two-to-nine-unit structures. The target buildings depend on the availability of funding (larger buildings require more money and vice versa) and the capacity of participating developers to identify, purchase, and operate the properties efficiently.
- **Funding:** What public or philanthropic funding might be dedicated? Is funding available at the regional level? ACCGov should capitalize $5 million, separate from the Local Housing Fund and federal entitlements, to establish the fund. This will require matching contributions from philanthropic and institutional partners. A $5 million public investment should be able to leverage $10 million in private mission motivated capital.
- **Loan Types:** Loans that are fast-turnaround (able to be approved and closed quickly); high loan-to-value; either interest-deferred or interest-only; and as low-cost as possible. Based on precedents from other communities, loan parameters might include:
    - Loan-to-value ratio: Up to 97% loan-to-value ratio, with ACCGov funds (and potentially other capital) covering the gap between 80% LTV and the maximum LTV.
    - Overall size: Maximum loan size on the order of $2 million
    - Term: Initial term of up to 3 years, with potential to renew for 2 additional years
    - Position in the capital stack: Capacity to take subordinate position, such that the first lender provides an acquisition loan that goes up to 80% LTV and the fund provides a subordinate loan that covers the gap from 81-97% LTV.
    - Greater risk tolerance for acquisitions where takeout plans are not fully developed.
- **Affordability Goals:** There is an inherent tradeoff between creating the greatest number of affordable units and creating units affordable to households with the lowest incomes. **ACC's largest rental affordability gap is for households earning less than $35,000. ACC should prioritize projects that provide a greater number of units affordable at this level** and should set targets related to the **length of affordability, unit size,** and other affordability factors.
- **Financial Terms:** ACCGov should set underwriting criteria and evaluate submissions on the potential for financial return, funding per affordable unit, efficient use of ACCGov funds, and other criteria. The revolving loan fund should focus on filling gaps in existing financing which other lenders are not able to offer.

Acquisition Strike Fund

To develop the fund, ACC needs to establish policy goals, engage local banks who can administer the funds, and develop a process for receiving applications and deploying funds.

IMPLEMENTATION

Lead and Partners
ACCGov Housing and Community Development
Local banks
Mayor and Commission

Action Steps

1. Mayor and Commission should assess whether to evaluate establishing a strike fund that would require a $5 million investment that is distinct from the local housing fund and federal entitlements.
2. ACC HCD should determine Strike Fund policy goals, including the target geographies, type of structures (rental or for-sale homes, age, number of units, etc.), target properties by financing source (privately developed projects, LIHTC projects, public housing, etc.), affordability goals, and financial terms.
3. ACC HCD should conduct engagement to identify local banks or CDFIs who will provide funding to the acquisition strike fund and developers who will participate once the fund is established.
4. Once local partners and funding sources have been identified, ACC HCD and Mayor and Commission should launch the fund, and begin receiving applications.

Timeframe
Six to nine months to design the program. One to two years to identify partners to fund the program.

Funding Needs
$5 million up-front to capitalize the fund, which should leverage approximately $10 million in private financing.

Acquisition Strike Fund

Preservation funds range in size but are an effective tool for acquiring affordable homes and maintaining affordability.

Case Study | Washington, D.C. Acquisition Strike Fund

Formation & Goal

In 2015, Washington DC Mayor Muriel Bowser initiated the DC Housing Preservation Strike Force, an 18-member team, who were tasked with developing an action plan to preserve existing affordable housing projects with covenants set to expire in 2020. One of the initial recommendations, released in June 2016, was to create a public-private preservation fund to help preserve multifamily affordable housing. The fund was established in the Fiscal Year 2017 budget and consists of short-term loans for preservation, acquisition, predevelopment, and critical repairs. The Preservation Fund evolved from the Site Acquisition Financing Initiative which struggled to be competitive with the private market.

The goal is preserving the affordability of 100% of Washington DC's existing federally and city-assisted affordable rental homes. To do this the Preservation Fund offers eligible borrowers short-term financing for the pre-development and acquisition of occupied multi-family properties with more than five housing units and half of the households earning up to 80% AMI.

Governance & Management

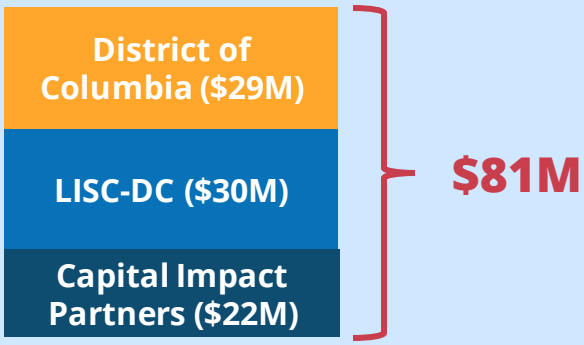
The fund sits within the DC Department of Housing and Community Development (DHCD). There are three managers for the fund: Capital Impact Partners, LISC-DC, and Low-Income Investment Fund (LIIF). The responsibilities of the fund managers include:

- Leverage public funds with private or philanthropic funds to provide loans to borrowers for eligible activities;
- Market, underwrite, originate, and service the preservation loans;
- Ensure compliance with the terms of the Housing Preservation Fund;
- And coordinate monthly with the DHCD on the use of the Housing Preservation Fund.

Each fund manager operates using public fund awards from the DC government combined with private funding from either their own balance sheet or funds which they raise using their relationships.

Funding Sources

In 2017, the fund was **initially capitalized with $10 million** from the District of Columbia and then LISC-DC and Capital Impact Partners provided additional funding. Since then, the District has provided **additional funding for a total of $29 million**.



Acquisition Strike Fund

Preservation funds range in size but are an effective tool for acquiring affordable homes and maintaining affordability.

Case Study | Washington, D.C. Acquisition Strike Fund

Programmatic Focus & Impact

The three fund managers offer slightly different terms but in general the funding is short term (less than 5 years) and has an interest rate of less than 5%.

After fundraising, the fund's initial target was to preserve 1,000 homes of their broader preservation goal. Between March 2018 and January 2020, LISC and CIP exceeded that goal through financing for 15 projects with $63.5M in funds, preserving 1,367 homes for an average of $46,500 per unit. Since 2019, approximately **$125M in funds** have been deployed to **preserve over 2,000 affordable homes.**

The Preservation Fund has worked in tandem with the Tenant Opportunity to Purchase Act (TOPA), which gives multifamily residents the first right of refusal if their building is up for sale, by providing residents acquisition financing helping them take advantage of the program and prevent displacement.

Takeaways

- Local government can lead the establishment of an acquisition strike fund and effectively create a structure to leverage other private sources of funding.
- Selecting more than one fund manager can increase the funding available and effectiveness of the program.
- Setting a specific preservation target is an effective means of monitoring progress and focusing investments as the fund is established.
- The targeting and clear priorities make an acquisition strike fund an effective tool to support anti-displacement.
- The District of Columbia provides additional funding for permanent financing that allows buildings to maintain their affordability covenants.

Sources: "Housing Preservation Fund," Department of Housing and Community Development, 2022, https://dhcd.dc.gov/service/housing-preservation-fund; "Affordable Housing Preservation Fund," Department of Housing and Community Development, 2022, https://dhcd.dc.gov/page/affordable-housing-preservation-fund; "DC Housing Prevention Strike Force," Department of Housing and Community Development, 2022, https://dhcd.dc.gov/page/dc-housing-preservation-strike-force; "Capital Impact Partners Joins with Washington, D.C. Government Once Again to Preserve and Expand Affordable Housing," Capital Impact, 2020, https://www.capitalimpact.org/capital-impact-named-housing-preservation-fund-manager-dc-government-second-round/; "New Year, New Fund Manager Joins Affordable Housing Preservation Fund Team," Department of Housing and Community Development, 2022, https://dhcd.dc.gov/release/new-year-new-fund-manager-joins-affordable-housing-preservation-fund-team

Voluntary Inclusionary Zoning

ACCGov passed a voluntary inclusionary zoning ordinance in 2022 to encourage increased development of affordable homes.

DEFINITION

Inclusionary zoning (IZ) policies **require or incentivize new housing developments to include a certain percentage of homes at below-market rents or sale prices**. In exchange for those affordable homes, most IZ policies offer developers incentives that offset, to some degree, the costs of lower rents or sale prices, such as increased building density or height, reduced parking, expedited permitting, etc.

IMPACT

From 2015 to 2020, ACC added 2,200 rental homes with five or more homes in the building. If 100% of these projects participated in the IZ policy, there would have been up to 330 new 80% AMI homes or 220 new 60% AMI homes. It is more likely that 10% to 25% of projects would participate in the program, which would yield between 30 to 80 80% AMI homes in five years if development continued at the same pace.

As of August 2023, no new affordable homes have been developed as part of the voluntary inclusionary zoning policy. That said, ACCGov has supported new affordable homes through proffers during the rezoning process. In 2021, Athens Land Trust and Atlas Development received a rezoning request for a project at 2400 Lexington Road. The rezoning approval required that they build 66 affordable units on-site. While these units weren't built directly through the inclusionary zoning process, it demonstrates how inclusionary zoning can increase the number of affordable homes in ACC.

There are **tradeoffs between a voluntary and a mandatory inclusionary zoning policy.** Voluntary inclusionary zoning policies provide flexibility for developers to provide affordable units without increasing the rent for market rate units. That said, voluntary inclusionary zoning does not guarantee any new affordable units will be produced, limiting the impact. To increase the likelihood a voluntary inclusionary zoning successfully created affordable homes, the policy needs to offer enough incentive to offset the increased cost of providing homes at lower rents. Additionally, the policy needs to balance creating enough of an incentive to allow the developer to increase income without causing a larger increase in costs. For example, if a density bonus causes a building to move from being built with wood to non-combustible materials, this will increase the cost more than can be offset with the increased incomes from additional rent.

In Georgia, local governments cannot implement mandatory inclusionary zoning. If State Law changed to allow for mandatory inclusionary zoning, this could increase the number of affordable units produced by IZ. However, mandatory inclusionary zoning has to be designed in a way that offsets the financial burden for developers including homes at lower rents. Otherwise, the cost of the affordable homes will get passed on to the market rate units, hampering overall affordability.

Voluntary Inclusionary Zoning

ACCGov passed a voluntary inclusionary zoning ordinance in 2022 to encourage increased development of affordable homes.

CONTEXT

In Georgia, local governments cannot make inclusionary zoning mandatory, but can incentivize developers to voluntarily participate. **ACCGov passed a voluntary inclusionary zoning ordinance in April 2022,** providing a pathway for developers to opt into providing affordable homes for projects with five or more homes. The ordinance allows developers to receive a density bonus, parking reductions, and/or a commercial development reduction if they provide affordable homes. Any new construction with five or more homes and renovation that adds five or more homes to the existing development can participate in the voluntary inclusionary zoning program.

	Zoning District		
	RM-1, RM-2, RM-3, C-O, and CN	**CG**	**CD**
Affordability Requirement – Option A	15% at 80% AMI	20% at 80% AMI	10% at 80% AMI
Affordability Requirement – Option B	10% at 60% AMI	15% at 60% AMI	5% at 60% AMI
Density Bonus	50% density bonus	100% density bonus	25% density bonus
Parking Reduction	20% reduction if within 1,500 feet of an Athens-Clarke County Transit Stop		
Ground Floor Commercial Development Reduction	None	None	Up to 50%

The voluntary inclusionary zoning provides the developer the choice to provide 15% of their homes at 80% AMI ($65,120 for a family of four) or 10% of their homes at 60% AMI ($48,840 for a family of four). **The rent difference between 60% AMI homes and market-rate rent is over twice the difference between 80% AMI and market-rate rent. Because of this, the voluntary inclusionary zoning policy is unlikely to provide 60% AMI homes** because it is more costly for a developer to provide units at 60% AMI, but they do not receive an increased incentive to offset the increased cost of targeting deeper affordability. The policy needs to be calibrated to increase its effectiveness if it wants to successfully provide homes at deeper levels of affordability.

Voluntary Inclusionary Zoning

ACCGov passed a voluntary inclusionary zoning ordinance in 2022 to encourage increased development of affordable homes.

CONTEXT

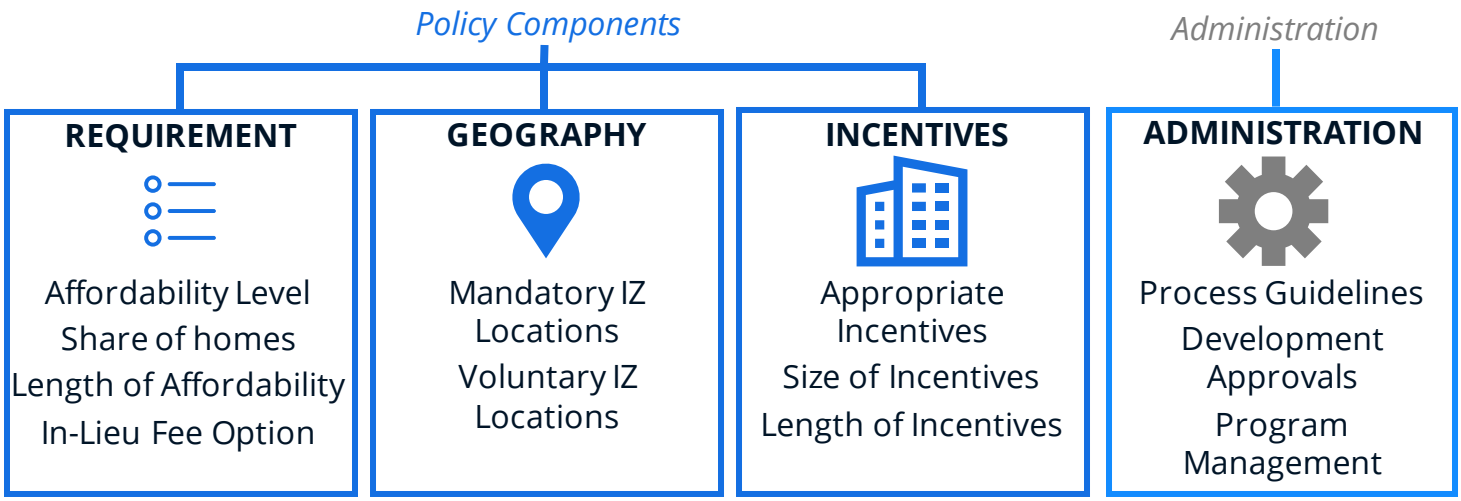
Since April 2022, the policy has not produced new affordable homes that would not have existed without the voluntary inclusionary zoning policy.

2023 Voluntary Inclusionary Zoning Rent Limits for Two-Bedroom Unit

Rental Limits include utilities and/or utility allowance

	Affordable Rent	Market-Rate Rent	Difference	Rent Difference for 100-Unit Project
60% AMI	$1,099	$1,904	**-($805)**	**-($8,050)**
80% AMI	$1,466	$1,904	**-($438)**	**-($6,570)**

Inclusionary Zoning Policy Components



Inclusionary zoning policies include four primary policy components:

- **Requirement:** Establishes the share of homes that must be affordable to comply with the policy, the income levels the homes shall be affordable at, how long the homes shall remain affordable, and any exemptions or in-lieu fee options.
- **Geography:** Determines where the IZ policy is applicable by neighborhood, zoning district, or other land use district.
- **Incentives:** Outlines the type of incentives when following the policy, such as density bonuses, parking minimum reductions, lot dimension reductions, expedited review processes, or others. Should also specify the magnitude and length of the incentives.
- **Administration:** Provides guidance for how to participate in the program, how the policy fits within the development approvals process, how to track whether households comply for affordable homes, and protects tenants through fair housing practices.

Sources: Market-Rate Rent determined by assessing the five most recently built projects in ACC, per CoStar.

Voluntary Inclusionary Zoning

ACCGov should continue assessing its inclusionary zoning ordinance and codify administrative procedures for utilizing the ordinance and monitoring compliance over time.

CONTEXT

Projects within the CD district may choose to provide a payment in-lieu of providing affordable homes on-site. If a developer chooses to provide an in-lieu payment, they must pay $135,000 per studio, one-bedroom, and two-bedroom homes, and $165,000 per three-bedroom and four-bedroom homes that would be provided under the voluntary inclusionary zoning policy.

Lastly, the voluntary inclusionary zoning ordinance establishes the requirement for a housing fund to be established to manage the funds acquired from the in-lieu payment.

Inclusionary zoning policies are an important tool in the housing ecosystem to support new affordable homes. However, inclusionary zoning alone will not solve all affordability problems, particularly those for very low-income families, and need to be implemented in conjunction with other tools, such as those recommended throughout this plan.

RECOMMENDATIONS

ACCGov should continue to monitor the efficacy of the voluntary inclusionary zoning ordinance and advance strategies to increase the number of affordable homes produced through the policy. ACCGov is beginning an update of the Comprehensive Land Use Plan, which will include an assessment of the inclusionary zoning policy.

- **Calibrate the affordability requirement and incentives offered** in the inclusionary zoning policy. The housing market has shifted quickly in recent years, with significant increases in interest rates, development costs, and rents. The City should reassess the policy and make updates as necessary to ensure the policy is responsive to market conditions.
- **Assess the unit mix the policy should require.** Currently, the option to produce either 80% AMI or 60% AMI homes enables developers to participate in the program without providing deeper levels of affordability.
- **Develop a separate affordability requirement for for-sale homes.** Because the economics of developing for-sale homes are different than rental homes, ACCGov needs a policy tailored to the financial realities of building for-sale homes.
- **Develop an inclusionary zoning manual** that outlines the administrative policies, including process guidelines, development approvals process, and monitoring and compliance mechanisms. Inclusionary zoning ordinances that do not have a supplemental administrative manual often fail to produce the number of homes expected when the ordinance was created. Manuals also support racial equity goals by providing a mechanism for encouraging fair housing practices in the tenant selection process. A manual will help ACC maintain a policy that ensures equitable access to affordable homes.

Voluntary Inclusionary Zoning

ACCGov should continue assessing its inclusionary zoning ordinance and codify administrative procedures for utilizing the ordinance and monitoring compliance over time.

IMPLEMENTATION

Lead and Partners
ACCGov Housing and Community Development
ACCGov Planning Department
Planning Commission
Mayor and Commission

Action Steps
1. ACCGov should identify staff time and/or funding resources for evaluating the market economics of the inclusionary zoning ordinance. Incorporate for-sale homes in analysis to update of the IZ ordinance.
2. As part of this process, Planning and ACC HCD should engage the Housing Advisory Committee on the goals the inclusionary zoning ordinance should pursue, including affordability levels, target geographies, and affordability terms. Balance these goals with the realities of the market dynamics assessed in the first action step.

Timeframe
1 year

Funding Needs
Approximately two FTE's working half time of their time or $150k for outside consultant to assess the IZ rental policy, develop a homeownership policy and develop an IZ manual.

Voluntary Inclusionary Zoning

Effective inclusionary zoning policies should be re-evaluated periodically to react to market conditions and have clear administrative procedures for managing the policy.

Case Study | Atlanta IZ Policy

The City of Atlanta implemented its first inclusionary zoning (IZ) ordinance in 2018. The purpose of the program is to promote affordable housing within the City of Atlanta and is designed to keep rents relatively affordable for residents within the income range of police, firefighters, teachers, government employees, and young professionals. **Atlanta's IZ ordinance is a mandatory requirement.**

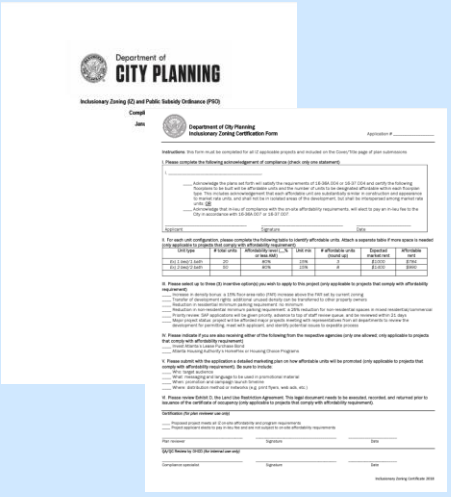
The program provides developers of multifamily rental housing three options: 1) set aside 10% of homes for households at 60% AMI; or 2) set aside 15% of homes for households at 80% AMI; or 3) pay an in-lieu fee to opt out of the program. In exchange, developers can have density bonuses, reduced minimum parking space requirements, expedited approvals, tax abatements, and fee waivers to offset costs associated with providing affordable homes.

Atlanta revisited the policy in 2021, responding to market conditions by expanding the program's scope and geography. Additionally, the City provides a manual to support developers participating in the program and certification forms to ensure developers are in compliance with the program.

As of January 2021, the Atlanta IZ program had supported the production of 362 new affordable homes. Most of the homes supported were at 80% AMI (302 of the 362 homes). The City of Atlanta noted that most of the developers pursuing homes at deeper levels of affordability were doing so because they used additional subsidy to fund those homes. In other words, when given the option, most developers prefer to provide homes at higher affordability levels unless they are receiving additional funding to offset the cost of providing cheaper homes.



Parkside at Quarry Yards, Atlanta, GA



Source: City of Atlanta

Recommendation 3: Expand Access to Homeownership and Support Existing Homeowners

Expand Access to Homeownership and Support Existing Homeowners

ACCGov should implement programs that support existing and prospective low- and moderate-income homeowners in ACC.

ACCGov should improve access to homeownership to support housing stability and wealth creation. Athens-Clarke County has a low homeownership rate caused by a disproportionately high mortgage denial rate for Black middle-income households a limited supply of quality move-in ready homes, and rising home sales prices and interest rates. Additionally, anecdotal evidence suggests a trend in single-family homes being converted from for-sale to rental (see pg. 8 for detailed explanation). In particular, stakeholders described that investors have been purchasing homes from existing owner-occupants and converting them to rental housing for UGA students. These homes are thus removed from the for-sale inventory, reducing the amount of available for-sale homes, which puts price pressure on the remaining for-sale stock.

Further, a large share of existing homeowners are low-income and face challenges in maintaining their properties. ACCGov must prioritize supporting access to homeownership, which is an essential wealth building tool and significant share of household wealth that enables households to save for retirement, college, or start a business.

Expand Down Payment Assistance Program

To expand access to homeownership, **ACCGov should establish a down payment assistance program and work to establish partnerships with lenders who offer mortgages with better terms for first-time homebuyers**. The down payment assistance will expand who can afford to purchase homes and first-time homebuyer mortgages, if designed appropriately, can expand access to those who otherwise would be denied. Addressing both of these barriers is important to addressing the low Black homeownership rate and high mortgage denial rate in ACC.

ACCGov should look to connect the down payment assistance program to affordable homeownership development programs. Connecting the two and allowing for any qualified developer to build the homes, can help to reduce the high per unit subsidy costs and allow for more affordable homes to be built.

Expand Owner-Occupied Rehabilitation

One in three ACC homeowners are lower income (make less than $50,000 annually) and many struggle to afford to maintain their home. ACCGov's owner-occupied rehabilitation and repair programs are intended to help them remain homeowners in quality homes. **Additional funding should be allocated to these programs and the scale of rehabilitation and repairs should be increased to cover the costs to fix major systems** and keep homes habitable.

Expand Down Payment Assistance

Down payment assistance improves access to homeownership by reducing the upfront cost of purchasing a home.

DEFINITION

Down payment assistance (DPA) improves access to homeownership by **reducing the upfront cost of purchasing a home** by providing grants or forgivable loans to income-qualified households to cover a portion of the down payment or closing costs. DPA improves access to affordable homeownership for households that have incomes sufficient to make mortgage payments but lack the assets required for down payment and closing costs. DPA helps low- and moderate-income households **secure stable housing and build wealth**.

DPA is often paired with **homeownership counseling** to provide first-time homebuyers assistance in planning for purchasing a home. This includes budgeting for the full cost of homeownership, including utilities, insurance, and maintenance, to ensure that households are financially prepared.

IMPACT

Homeownership remains a key means of building and accessing wealth. Racial inequities in homeownership reflect persistent inequities in intergenerational wealth transfers, and improving access to homeownership can thus **reduce racial wealth and asset gaps**. Furthermore, **dedicating $1M in annual funding** towards a down payment assistance program in ACC **could support 30-35 households earning 80% AMI** ($65,120 for a 4-person household).

CONTEXT

ACC currently has no large-scale DPA program. Athens Housing Authority (AHA) and Athens Land Trust (ALT) administer DPA on a project-by-project basis using HOME and CDBG funds, typically assisting fewer than 10 households per year. The AHA DPA program targets households earning 80% to 115% of Area Median Income (AMI) and is paired with one-on-one counseling with a professional housing counselor. ACC HCD also has a request for proposals (RFP) out to use ARPA funds for DPA. The assistance will be structured as a second mortgage loan offered at 0% interest, covering up to 10% of the total home price or up to $25,000, whichever is lower.

The Georgia Department of Community Affairs (DCA) also offers the Georgia Dream Homeownership program, which provides DPA. DCA offers a standard loan of $10,000 at 0% interest. However, uptake of Georgia Dream in ACC has remained low due to onerous documentation requirements and a long closing time compared to conventional loans.

The rising cost of housing in ACC presents a major barrier to the impact of DPA programs. Paying the median home price of $290,000 would require $58,000 for a 20% down payment. Applicants are also limited by requirements around income levels, creditworthiness, and other metrics of financial readiness. While AHA, ALT, and AAHFH complement and support DPA by building affordable single-family homes (ranging from $90,000 to $180,000 sale price) for purchase in ACC, the pipeline is extremely limited.

Expand Down Payment Assistance

Different approaches to structuring down payment assistance can support different affordable housing goals.

RECOMMENDATIONS

ACCGov should establish a DPA program that provides upfront subsidy to low- and moderate-income households to cover a portion of down payment and closing costs, thereby improving access to homeownership and supporting wealth building. ACCGov should:

- **Determine program parameters** such as level of assistance and target household income. Higher levels of assistance per household will help achieve deeper affordability levels but limit the total number of households that may receive assistance. The program should allow prospective homebuyers to apply for both **traditional and specialty mortgage products** to support a range of borrower needs.

- **Align down payment assistance with first mortgages** from Community Reinvestment Act (CRA) motivated lenders, mission-minded corporations, institutions, and philanthropies.
    - These mortgages have lower interest rates, no private mortgage insurance (PMI) requirement, and more flexible lending terms, which can expand access to Black households in ACC that have been denied mortgages at a disproportionate rate due to credit history and other factors.
    - ACC HCD should be aware of potential barriers to serving target prospective homeowners, including CRA guidelines that can occasionally work in wealthier households' favor. Given that CRA lenders earn credit for offering loans in Census tracts with 50% or lower AMI overall (i.e., annual income of $40,700 for a four-person household), many tracts in ACC could qualify given the county's widespread low-income population. Higher-income households in these tracts might receive CRA mortgages as a result.
    - Local lenders might include Regions Bank, Truist, or Wells Fargo, and members of the Athens Chamber of Commerce who offer low down payments.

- **Explore dedicating additional funding to provide homebuyer counseling** and asset building assistance to prepare households to qualify for mortgage financing. These programs should focus on communities who have historically faced discrimination in mortgage lending, which will support increased racial equity.

- Run a **competitive process for nonprofit partners** to receive funding to administer the program; multiple aligned programs may be appropriate.

- **Determine the form of assistance** (grant or loan), depending on the County's policy goals. Specifically, the way the DPA is structured can either emphasize affordability or wealth building.

Expand Down Payment Assistance

Different approaches to structuring down payment assistance can support different affordable housing goals.

RECOMMENDATIONS

Down payment assistance can support low-income households to build wealth by accumulating home equity but does not necessarily preserve the affordability of the home purchased after the homebuyer sells the house. Different approaches and their advantages and disadvantages are explored below:

Emphasis on Building Wealth ⟷ **Emphasis on Preserving Affordability**

Forgivable Loan or Grant	Unforgiven Loan with 0% Interest	Unforgiven Loan with Interest
If homebuyer remains in the home for a minimum period, the down payment assistance **loan is forgiven and becomes part of the household's assets.** **Home is sold at market rate** and affordability ends.	When homebuyer sells the home, they **repay the down payment assistance** out of sale proceeds. **Funds are redirected** to a new homebuyer.	When homebuyer sells the home, **they repay the down payment assistance**, with interest, out of sale proceeds. **Funds are redirected** to a new homebuyer. **Or** A **share of the sales value** of the home **remains with the home** to maintain affordability for the next household.

ACCGov should **consider providing unforgiven loans with 0% interest** to balance the need for building wealth while preserving long-term affordability. While the homeowner must repay the assistance, they can do so without interest and earn some of the proceeds of the sale, while supporting the next resident to afford homeownership.

The program could allow for high levels of assistance – up to $35,000 per household ($50,000 total when including assistance from DCA and other local funding sources)**.** This will enable more households to afford homeownership by reducing the upfront costs of homeownership and eliminating the need to pay for mortgage insurance.

Right to First Offer

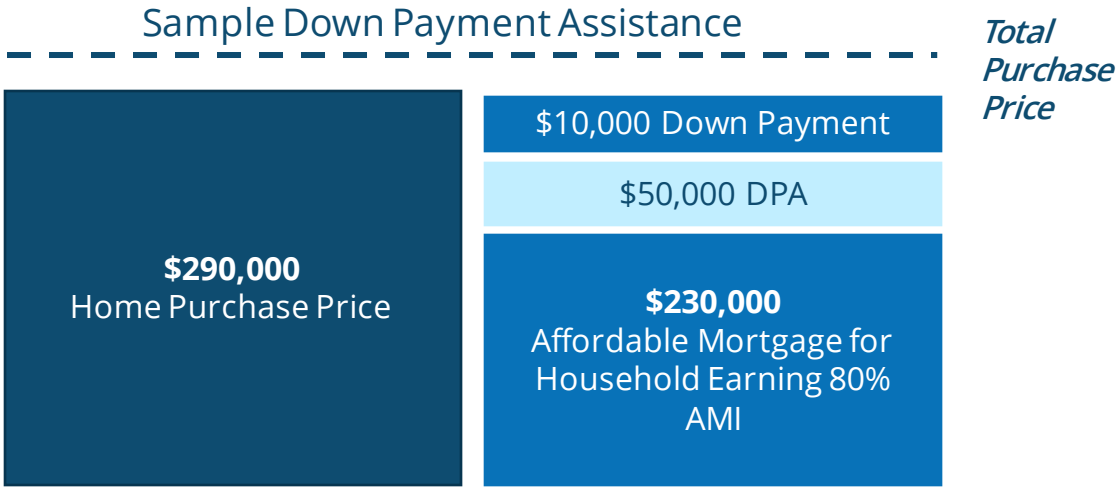
When a home supported through down payment assistance is put up for sale, homebuyers at or below 80% AMI ($65,120 for a four-person household) should have a right to first offer for 90 days. This would allow income-qualified buyers to compete in a competitive housing market that favors wealthier buyers with ready cash. A 90-day period would provide the time and flexibility to prepare an offer.

Expand Down Payment Assistance

ACCGov should establish a down payment assistance program to improve access to homeownership for low- and moderate-income households.

RECOMMENDATIONS

A sample down payment assistance of $50,000 (including $35,000 from ACCGov, $5,000 in local sources, and $10,000 from DCA) for an 80% AMI household ($65,120 for a four-person household) and its effect on the affordability of mortgages is illustrated below.



IMPLEMENTATION

Lead and Partners

ACCGov Housing and Community Development
Nonprofit partners
Private lenders and funders
Housing Advisory Committee

Action Steps

1. ACC HCD should define the objectives of the program, including specific groups eligible for down payment assistance, financing structure, and source of funds.
2. ACC HCD should conduct outreach to key mission-driven lenders and other institutions, coordinating with nonprofit partners currently administering DPA in Athens-Clarke County who have existing relationships with lending partners.
3. ACC HCD should explore dedicated additional funding for homebuyer counseling.
4. ACC HCD should begin operating competitive process for nonprofit partners to receive funding to administer the program.

Timeframe

<1 year to stand up; up to 2 years to scale

Funding Needs

Approx. $35,000 per household (for 80% AMI, i.e., $65,120 for a four-person household)

Expand Down Payment Assistance

ACCGov can pair a down payment assistance program with other programs that help low- to moderate-income households achieve homeownership.

Mortgage Loan Pools minimize risk to banks by allowing them to jointly fund a program that originates mortgages with favorable terms, such as down payment assistance. **Individual Development Accounts** directly support borrowing individuals by building their liquidity which reduces default rates more effectively than increasing borrower equity.

Case Studies| Manchester Neighborhood Housing Services Loan Pool

A mortgage loan pool allows participating financial institutions and funders to jointly fund a program that originates mortgages with favorable terms to help low-income first-time homeowners access homeownership. The program both expands options and access for these homeowners and helps to minimize risk to banks who participate in offering nonconforming mortgages, as those with lower down payment requirements and other flexible guidelines.

Manchester Neighborhood Housing Services (MNHS) in Manchester, New Hampshire works closely with local lenders to fund a participation loan pool, providing down payment and closing cost assistance to first-time homebuyers at or below 80% AMI. MNHS staff complete all loan origination and underwriting tasks, plus close and service each loan, with no fees to the lender. Lender partners approve and fund each loan on a rotating basis.

Borrowers receive a low-interest loan of up to $70,000 at a 30-year fixed rate. Buyers must have 1 percent of the purchase price from their own savings for the down payment, are subject to standard credit and employment requirements, and must complete housing counseling courses.

JP Morgan Individual Development Account

An individual development account (IDA) is a type of savings account designed to help low-income individuals build assets and achieve financial stability and long-term self-sufficiency. People use IDAs to save money to start a business, pay for education, or buy a home. The JP Morgan Chase Institute found that reducing the amount of down payment while increasing the amount of reserves a household held in the bank to three months greatly reduced the risk of foreclosure. IDAs increase borrower liquidity (i.e., the amount of cash or other liquid assets available to the borrower), which JP Morgan Chase Institute proved can be more effective at reducing default rates than modifications that increase borrower equity (i.e., the value of the home compared to the amount owed on the mortgage).

Sources: "Winning Strategies in the NeighborWorks Network," NeighborWorks America; "To Prevent Mortgage Default, Three Months of Cash is Key, According to New JPMorgan Chase Institute Research," JPMorgan Chase.

Owner-Occupied Repair

ACCGov should support and preserve homeownership by assisting income-qualified owners in making necessary home repairs.

DEFINITION

Owner-occupied repair (OOR) programs help **maintain the affordability of homeownership** by ensuring that income-qualifying homeowners can make necessary repairs to make their homes safe. Owner-occupied repair would support ACC's owner households to remain in place.

OOR typically targets single-family homes. Qualifying repairs often include structural repairs, modernization, repairs to heating and plumbing systems, weatherization, and accessibility improvements. Cosmetic improvements are typically not eligible costs.

A well-designed OOR program is important for ACC because a significant portion of affordable, owner-occupied housing in the county is **older NOAH stock** that is increasingly vulnerable to investment and redevelopment pressures. **Nearly half of low-income homeowners pay more than 30 percent of their income on housing costs,** which puts major repairs and maintenance out of reach for many. This includes **cost-burdened senior households** that would benefit from repairs that allow them to **age in place.**

IMPACT

Continued support for owner-occupied repair will improve housing quality and safety for homeowners, while also preventing displacement from homes due to an inability to pay for maintenance or repair. Energy retrofits can further support affordability by lowering utility costs, which can be a substantial cost burden for low-income households. Committing consistent funding to this program and coordinating its implementation with other homeownership support programs will increase the impact of ACCGov's overall efforts to support affordable homeownership. OOR is particularly important to address the needs of **elderly residents seeking to age in place in their homes,** and to support **people living with disabilities who require special accommodations.**

CONTEXT

ACC HCD currently offers homeowner repair and rehabilitation funds to several nonprofit partners using CDBG, and more recently, ARPA funds. It is also currently developing guidelines to use HOME funding for OOR. CDBG and HOME funds must adhere to federal funding requirements, including environmental review. Action, Inc., Athens Area Habitat for Humanity, Historic Athens, Athens Land Trust, and Athens Area Council on Aging offer homeowner repair services to homeowners.



Homeowners apply to nonprofits for repairs who approve applications and execute projects with the help of contractors.

Owner-Occupied Repair

ACCGov should support and preserve homeownership by assisting income-qualified owners in making necessary home repairs.

CONTEXT

On average, ACC HCD provided $286,000 in annual funding for OOR programs from FY2018 through FY2024, using CDBG funds. In FY2023, HCD made available an additional $830,000 using ARPA funds. HCD has funded **33 projects annually** on average since FY2018, amounting **to $8,800 per home**, including administrative costs. With the average repair project costing $5,000, administrative costs are currently high (almost $4,000). However, ACC HCD is moving to an online platform which will help speed up and streamline approval, disbursement, and monitoring processes, thereby reducing administrative costs.

Examples of eligible improvements include foundation construction and repair, electrical repair, plumbing repair, roof repair or replacement, heating system installation and repair, window and door replacement, and more. Below are example projects and funding ranges based on stakeholder interviews with local nonprofit providers.

$5,000 → **$7,500** → **$10,000+**

Small interior or exterior improvements: painting, window repairs.

Age-in place adjustments: walk-in showers, stairwell adjustments, etc.

Major structural repairs: roof repairs, subfloor replacements, etc.

HCD has revised its guidelines for OOR funding made available through ARPA, and guidelines for HOME funding are still being finalized. The ARPA proposal (due September 2023) has a minimum request of $250,000 for OOR. HCD's updated program guidelines include increasing funding amounts, offering up to $5,000 as a grant, while funding greater than $5,000 will be offered as forgivable loans for various affordability terms, depending on project cost.

Project Cost	≤ $5,000	$5,001 - $15,000	$15,001 – $25,000	$25,001 – $80,000	≥ $80,000
Structure	Grant	5-Year Loan	10-Year Loan	15-Year Loan	20-Year Loan, only within QCTs

While the addition of ARPA funds, HOME funds, and revised program guidelines will provide needed additional funding for OOR (total funding as well as on a per project basis), ACCGov should consider **funding OOR on an ongoing basis through the Local Housing Fund** and **increasing grant amounts to $10,000** to deliver longer-lasting repairs at lower administrative costs (than a loan).

Owner-Occupied Repair

ACCGov should allocate greater funding to the owner-occupied repair program, increase funding per household, and coordinate with local partners.

RECOMMENDATIONS

- **Expand funding for the program** per unit as well as to the total funding pool by dedicating dollars from the Local Housing Fund. ACC HCD should also look to layer in additional sources where possible, such as funding from the Inflation Reduction Act (IRA).
- **Consider increasing grants per homeowner household to $10,000.** With additional funding that HCD is currently pursuing alongside local sources, HCD could prioritize supporting more large-scale repair projects in the form of larger grants. While increasing grant amounts will necessarily reduce the number of households served, ACC HCD could have greater impact with large-scale projects that result in lasting repairs. Further, managing grants has lower administrative costs than forgivable loans, which require multiple touchpoints with nonprofits, contractors, and homeowners over long periods of time. Finally, ACC HCD should seek to balance broad public benefit and preserving affordability with individual and household wealth building (loans naturally lend themselves to the former goal while grants to the latter, depending on the affordability term).
- **Coordinate with Code Enforcement.** Partnering with ACCGov's Code Enforcement Division can ensure efficient utilization of resources and a reduction of code violations. The Code Enforcement Division can provide data on specific properties and geographic areas struggling to meet code compliance that the program can target.
- **Further refine the updated program guidelines to achieve greater efficiencies.** ACC HCD should ensure that its updated program provides meaningful assistance while reducing costs where possible. This might include assessing the proportion of administrative costs spent towards environmental reviews and maintaining loans of various affordability periods to create alternate approaches. Case studies included in this report offer a variety of financial and programmatic strategies for OOR that HCD could draw from.

Owner-Occupied Repair

ACCGov should allocate greater funding to the owner-occupied repair program, increase funding per household, and coordinate with local partners.

IMPLEMENTATION

Lead and Partners
ACC Housing and Community Development
ACC Code Enforcement
State and federal partners
Nonprofit partners and local contractors

Action Steps
1. ACC HCD should identify additional funding sources such as funding from the Local Housing Fund or Infrastructure Reduction Act (IRA) grants.
2. ACC HCD should collaborate with nonprofit partners, contractors, the Code Enforcement Division, and other key stakeholders to assess relevant data, set goals, and finalize an updated program design.
3. ACC HCD should begin administering funds.

Timeframe
<1 year

Funding Needs
$5,000-$80,000 per home, depending on nature of repairs and program parameters.

Owner-Occupied Repair

Municipalities across the country have implemented owner-occupied repair programs that allow for meaningful rehabilitation efforts.

Below is a selection of OOR programs from Milwaukee and Philadelphia, both of which are larger cities than ACC with larger budgets.

Case Studies | Milwaukee STRONG Homes Loan Program

The City of Milwaukee's STRONG Homes Loan Program began in 2015 and offers partially forgivable loans for emergency and essential home repairs. Funded by the City budget, loans are available for household incomes up to 150% of AMI for up to $20,000 per loan. The terms of the loan are determined by AMI level and other factors:

- <50% AMI qualify for loans at 0% interest
- 50-150% AMI qualify at 3% interest
- A deferred payment option is available to homeowners at <50% AMI and elderly homeowners (62 years or older), or disabled homeowners.
- The program contains a partial forgiveness "homeownership retention credit," which forgives 25% of the original principal amount of the loan for homeowners that own and occupy the property for ten years after completion of the project.

The program offers loans of $13,709 on average. After financial review of loan applications, homeowners are assigned a rehab specialist to provide technical assistance for developing a scope of rehabilitation work and assisting in obtaining bids from licensed contractors. Loans have been used for wide-ranging emergency and essential repairs such as roof repairs, leaking pipes, sewer problems, electrical hazards, and more. The program has been effective in helping residents age in place, serving many elderly homeowners living in aging housing stock.

Philadelphia Basic Systems Repair Program

The Philadelphia Housing Development Corporation's (PDHC) Basic Systems Repair Program (BSRP) provides grants to correct electrical, plumbing, heating, structural and roofing emergencies in eligible owner-occupied homes. BSRP's maximum grant amount is $18,000, and homeowners must earn less than 50% AMI to be eligible and are approved on a first come/first serve basis. Pre-qualified contractors are sent to homes by BSRP to complete needed work at below market prices. Total funding shifts based upon available dollars with the program primarily funded by the City of Philadelphia's Housing Trust Fund and CDBG dollars. A Temple University study found that fewer than 1% of homes that received BSRP grants were abandoned.

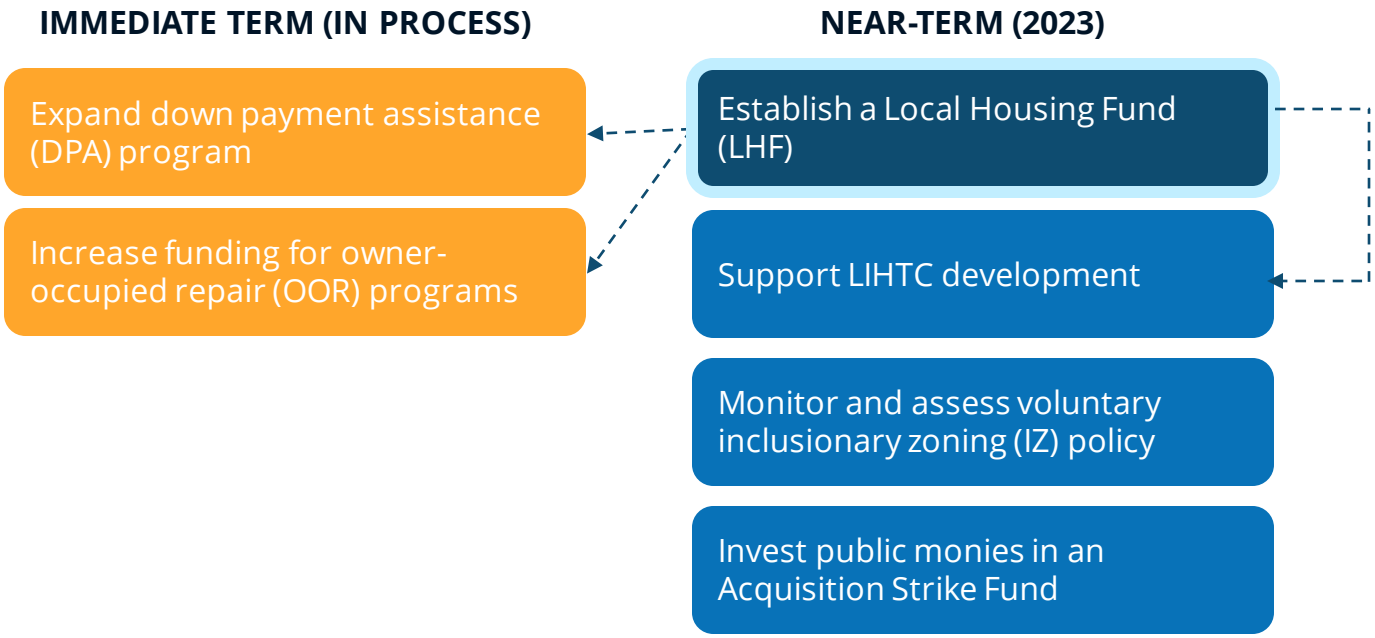
Sources: STRONG Home Loans Program, City of Milwaukee; Basic Systems Repair Program, Philadelphia Housing Development Corporation.

Implementation

Implementation

ACCGov should take immediate next steps within each strategy to meet housing need.

Timeline



Identify Ongoing Local Affordable Funding

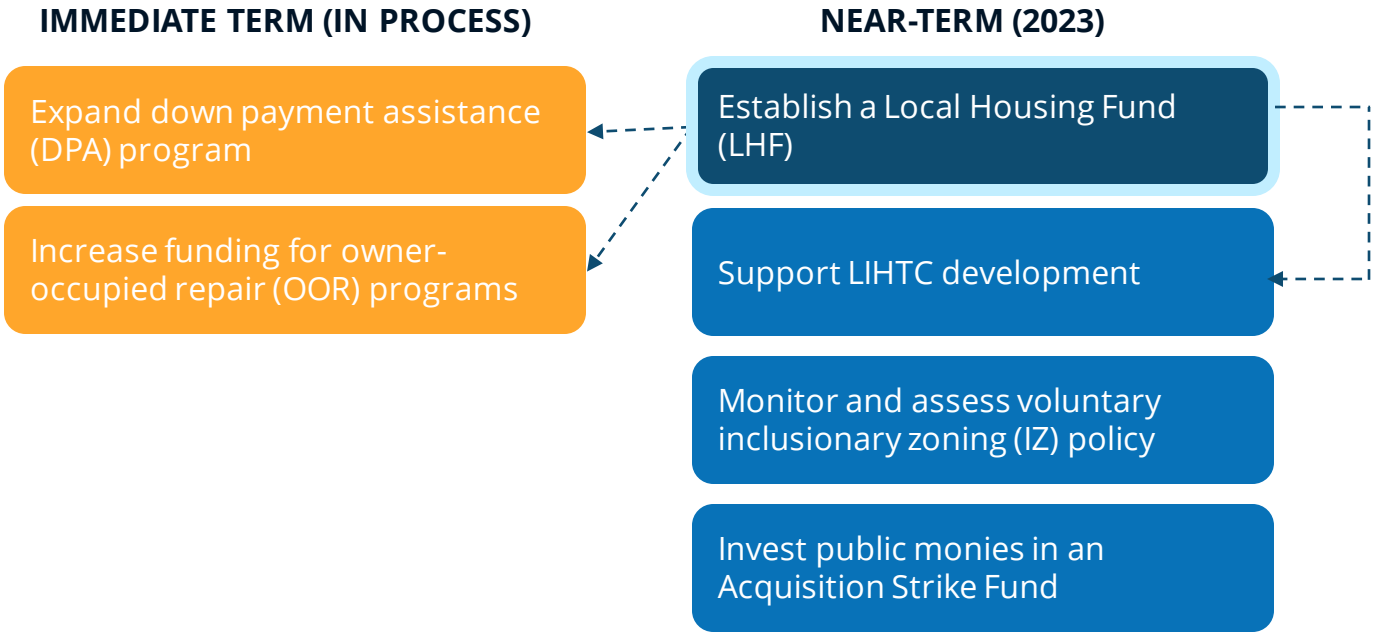
Take immediate actions to advance a Local Housing Fund to facilitate the implementation of Strategies 2 and 3.

1. ACCGov adopts the recommendation and requests an implementation plan to establish the Local Housing Fund.
2. ACCGov conducts initial research and evaluation on the availability and legality of using certain revenue sources.
3. Enabling legislation would authorize the creation of the fund and the reallocation of funds from ACC's general budget, establish the range of permitted functions and targeted purposes, and set forth the administrative decision-making structure.
4. Properly managing and overseeing the Fund requires establishing a range of key roles and responsibilities separate from existing housing initiatives.
5. The City should award funds through a competitive process, in most cases by request for proposals that are scored based on experience, capacity, alignment with public policy goals, efficiency, leverage, and other relevant criteria.

Implementation

ACCGov should take immediate next steps within each strategy to meet housing need.

Timeline



Build and Preserve Quality Affordable Rental Homes

Increase the scale of affordable rental homes in order to preserve and build new affordable housing.

1. Prioritize supporting increased LIHTC production by developing a clear application timeline and process for gap financing.
2. Streamline development approvals processes for LIHTC development, ensuring new projects can receiving zoning approval and move at a fast pace.
3. Update the voluntary inclusionary zoning ordinance to account for market shifts.

Expand Access to Homeownership and Support Existing Homeowners

ACC has a solid existing foundation to advance down payment assistance and owner-occupied rehabilitation programs.

1. Conduct outreach to key mission-driven lenders and other institutions, coordinating with nonprofit partners currently administering down payment assistance and owner-occupied rehabilitation in Athens-Clarke County who have existing relationships with lending partners.
2. Determine eligibility requirements, funding amount per household, and additional administrative expansion priorities to determine program cost.
3. Identify funding source for the two programs, likely from the Local Housing Fund.

Implementation

Governance of the AHIS will shape the efficacy and equity of decision-making, ultimately determining program implementation and community outcomes.

Overview

The AHIS requires a governance structure for successful implementation. The governance mechanism can set annual priorities and budgets, make funding decisions, and track impact.

An Advisory Board or Commission should have non-voting input into the AHIS policy goals and progress reports. The governance structure of the AHIS will be part of the local governmental structure but differs from a typical department or agency because it will have its own board of directors, advisors, or commissioners. **This could be accomplished by an existing board or committee.** For example, ACCGov could repurpose the Georgia Initiative for Community Housing (GICH) Committee to serve this role.

To reflect the needs and priorities of its community, the AHIS governance structure needs a diversity of perspectives – it should include those that participate in and benefit from housing programs as well as the housing professionals that run the programs. The governance mechanism must also reflect the racial diversity of ACC.

Best Practices

- Formalize the process to set priorities for implementation of the AHIS
- Include and empower community voices, including those who benefit from publicly-funded housing programs, in decision-making processes
- Build trust in the governance process by providing clear communication about priorities and reducing real and perceived conflicts of interest

Key Responsibilities

The primary role of the Board will be to reflect the public interest to the best of their ability in the prioritization of implementation steps and annual allocations of funds to implement the AHIS. **The Mayor and Commission will hold final decisions regarding funding allocation and disbursement.** Key responsibilities include:

- HCD's Community Impact Division and ACC Inclusion Office should oversee regular (annually or bi-annually) community engagement to gauge community priorities for AHIS;
- Review a draft Annual Allocation Plan that is produced by HCD and is reflective of community engagement. The Annual Allocation Plan is subject to approval by the Mayor and Commission; and
- Review funding priorities at a high level and provide input on the programs to receive disbursement of funds.

Implementation

The Board or Commission should be advised by key affordable housing stakeholders, including service providers, government officials, and other representative community members.

The following terms are typical for an advisory committee:

- **Membership**: 7-12 members
- **Officers:** A Board Chair and Vice Chair should be confirmed every 2 years by a majority vote of the Board. They are responsible for running meetings.
- **Term length:** 2 years
- **Working Groups:** Groups allow for in-depth discussions and exploration of topics that can be reported back to the Board. Any Board member should be able to propose a working group, in coordination with the Chair and Vice Chair, to be confirmed by a majority vote

Roles & Responsibilities

The following ongoing roles and responsibilities will need to be allocated across the different entities that will be involved in the administration, oversight, and governance of the AHIS:

Role/Responsibility	Description	Likely Responsible Party
Nomination of Board	Nomination of Board members based on the number of seats and representation as outlined in the AHIS bylaws.	Mayor and Commission
Community Engagement	Ongoing engagement to surface community needs and priorities for the allocation of money from the Local Housing Fund and implementation steps from the AHIS.	ACC HCD
Annual Allocation Plan (AAP) Recommendations	High-level recommendations for the distribution of funding across different program areas based on community input.	ACC HCD
Detailed Review of Funding Applicants	Detailed review of applications for funding within the program areas determined by the Annual Allocation Plan.	ACC HCD
Final Funding Decisions	Final decisions on both the annual allocation of funding and funding applicants.	Mayor and Commission
Administration of Meetings	Scheduling, coordination, and facilitation of regular Board meetings.	ACC HCD
Annual Report	Draft a publicly-accessible annual report of Local Housing Fund expenditures and AHIS progress that is multi-lingual and available online.	ACC HCD

Additional Tools

Public Land Disposition

Disposition of publicly owned sites can support affordable housing development either by discounting the sale price of land or providing funding through proceeds from land sales.

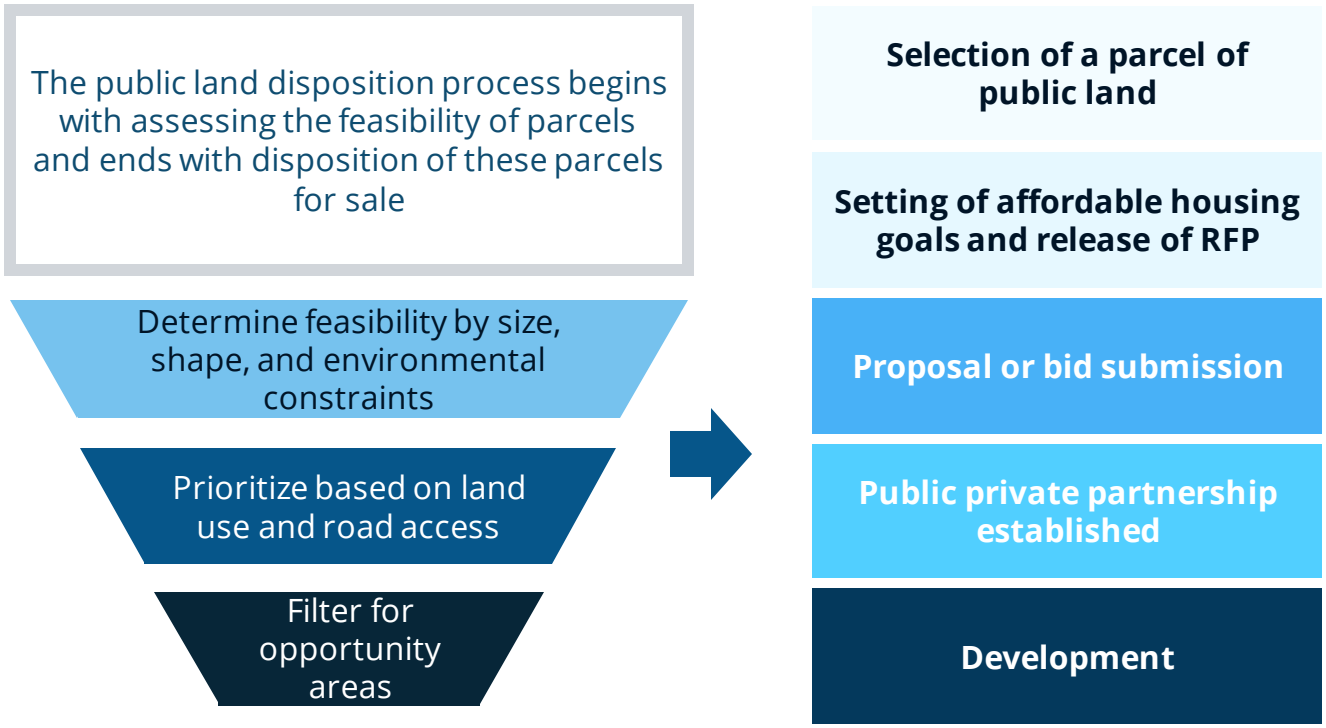
DEFINITION

A public land disposition policy for affordable housing is a process and set of criteria established by a local government **to select and sell or lease parcels of publicly controlled land at below market prices (often free) to improve affordability.** The reduced land price lowers the cost of development and allows for lower rents and greater affordability.

Planning for the disposition of public land to support affordable housing can take several forms, including:

- **Identifying suitable sites for affordable housing** and making them available at a discount to developers; and
- **Selling some sites** (including those not suitable for affordable housing) at market price and using proceeds to support other affordable housing efforts.

For projects where affordable housing is developed on-site, either as part of a fully affordable or a mixed-income project, ACCGov can offer the land at a discounted cost to provide an embedded subsidy for the affordable housing component. Particularly in strong real estate markets, land costs can pose a barrier to development of new affordable housing, often **comprising 20% of total development costs.** A discounted acquisition price can provide the margin for a developer to provide enhanced affordability.



Public Land Disposition

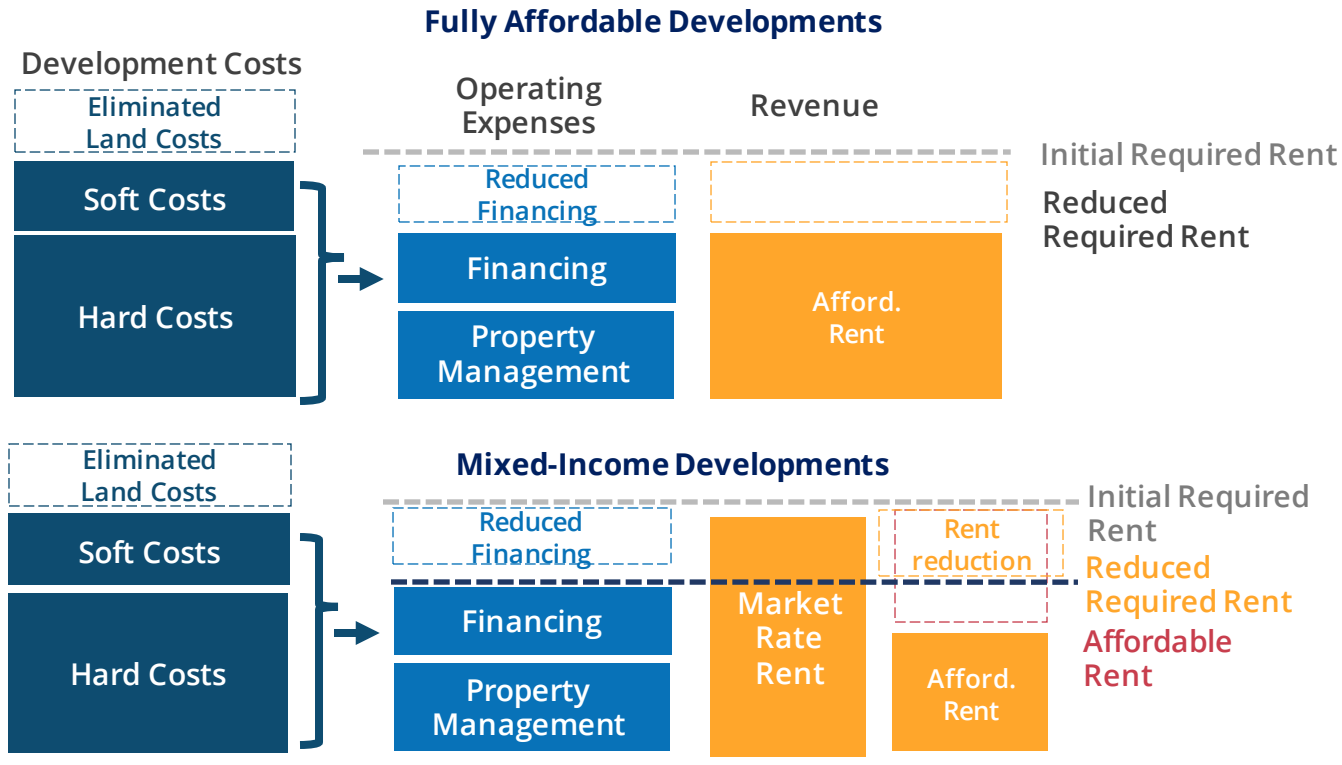
Disposition of publicly owned sites can support affordable housing development either by discounting the sale price of land or providing funding through proceeds from land sales.

DEFINITION

It is important to note that while discounted public land can help decrease the affordability gap, **for some projects, other in-kind or financial subsidies** (e.g., fast-track permitting) will be needed, particularly for housing that offers deep levels of affordability. The impact of public land disposition is directly tied to the quantity and quality of land made available for development. More and higher-quality parcels can have a greater impact on affordability. In most communities, a public land disposition policy alone, even with a significant portfolio of public land, will produce less than a hundred units annually. As such, **public land disposition should complement a larger housing affordability strategy and is not a solution on its own.** Requiring 100% affordable versus allowing mixed-income developments produce different impacts on rents:

- A requirement that 100% of the units be affordable creates more units with below market rents but lowers an individual units' rent by a smaller amount.
- If a public land policy allows for mixed-income development, the subsidy from the discounted land can be targeted to fewer units and those units can have significantly lower rents.

Reducing Land Costs Reduces the Affordability Gap



Public Land Disposition

Disposition of publicly owned sites can support affordable housing development either by discounting the sale price of land or providing funding through proceeds from land sales.

IMPACT

By making land more accessible and providing financial resources to developers, a public land disposition policy would encourage the construction of affordable housing. A disposition policy can also support:

- Increased production of affordable housing.
- Improved fiscal sustainability by returning public land to tax rolls and promoting development that increases property value.

CONTEXT

ACC used to have a **Land Bank Authority that acquired and deployed land** to advance public services. The Land Bank Authority had the power to acquire land that was deemed "non-revenue generating" and "non-tax producing." This translates to any vacant property that has delinquent taxes in ACC.

ACCGov owns land that is not necessarily positioned to support successful affordable housing because of its location. ACCGov owns 382 parcels that amount to 5,400 acres of land and at least 60 acres of that land is currently vacant. 183 of those parcels are greater than 1 acre, which can support residential development.

ACCGov may decide to sell land that is not located in priority areas but should maximize the price of these sales rather than prioritize providing subsidy to developers. The proceeds of these sales could be allocated to the Local Housing Fund. ACCGov should identify other key public landowners to locate additional land.

RECOMMENDATIONS

ACCGov should pursue restoring the ACC Land Bank Authority to advance public land disposition efforts. The Land Bank Authority is an important tool for acquiring and disposing of land because it has the regulatory backing that gives it the right to acquire vacant and abandoned property. Additionally, the Land Bank Authority will be better positioned to proactively pursue acquiring new land compared to ACCGov.

A restored Land Bank Authority should adhere to three key principles to maximize value and community benefit:



1. Include a broad portfolio of publicly-controlled land



2. Maximize the value of public land



3. Ensure a defined selection process

Public Land Disposition

Disposition of publicly owned sites can support affordable housing development either by discounting the sale price of land or providing funding through proceeds from land sales.

RECOMMENDATIONS

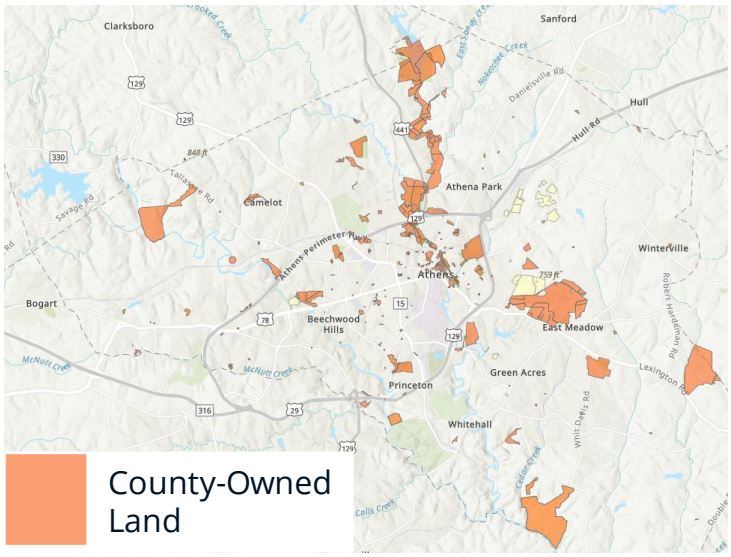
1. Include a broad portfolio of publicly-controlled land.
ACCGov should apply a public land disposition policy to land held by all governmental departments and quasi-governmental agencies under ACCGov's authority and collaborate with other public agencies (e.g., transit or redevelopment agencies, housing authorities, school districts, etc.) to advance strategic efforts in deploying public land.

ACCGov should look to prioritize high-value sites, rather than exempting sites in desirable areas. Instead of limiting the public land disposition policy to "surplus land," which only includes vacant and unused parcels, ACCGov should consider encouraging the co-location of government facilities and housing or the redesign of public facilities to support co-location.

2. Maximize the value of public land.
The greater the land value contributed to an affordable housing project, the greater the affordability that can be obtained. ACCGov should consider contributing land at the greatest possible discount to maximize affordability. ACCGov could also consider advocating for higher-density development, given that a local government is better positioned to gain approval for increased density than private developers.

3. Follow a defined selection process.
ACCGov must follow a straightforward selection process to encourage developer participation. To ensure community support, ACCGov should consider deploying a community engagement process to understand current residents' expectations and to avert opposition to development.

Public land used to improve housing affordability should be "fast tracked" through regulatory approval processes. A streamlined or "fast tracked" regulatory approvals process encourages developers to make proposals for the development of public land and speeds up the process of housing being brought online. This is another area where local governments can increase the value of the land and thus the subsidy available to support affordability.



Public Land Disposition

The City of Norfolk deployed a land disposition strategy that allowed them to turn vacant properties into affordable homeownership opportunities.

Case Study | City of Norfolk GEM Disposition Policy

The City of Norfolk's GEM disposition policy refers to vacant properties that are "hidden gems" with potential for redevelopment. GEM parcels are **properties the City of Norfolk acquired that:**

- Have nuisance abatement liens or delinquent tax liens;
- Are assessed at $50,000 or less;
- Delinquent taxes exceed 25 percent of the assessment; and/or
- The sum of delinquent taxes and liens exceed 50 percent of the assessment.

Norfolk then leverages these properties to **support affordable single-family infill development.** Program objectives include:

- Recover delinquent taxes and nuisance abatement costs
- Reduce the number of non-conforming properties throughout the City
- Increase the amount of single-family housing in Norfolk
- Enhance the safety and quality of neighborhoods through maintenance of properties
- Reduce the number of abandoned properties in Norfolk and increase the number of tax-generating properties

Before



Purchase Price: $38,600

After



Sales Price: $239,900

Source(s): The City of Norfolk Policy and Process for Disposition of GEM Lots.

Redevelopment of Public Housing

ACC should continue modernization of its public housing stock, advancing public-private partnerships to create vibrant mixed-income and mixed-use communities.

DEFINITION

Public housing is one of the primary ways to provide rental homes affordable to households making 30% AMI or lower ($24,420 for a four-person household). Reinvestment in public housing is a complex process that requires many years to plan and execute. Athens Housing Authority will ultimately decide on a program for redevelopment or rehabilitation, and ACCGov can help facilitate the process with resident priorities in mind.

IMPACT

The Athens Housing Authority (AHA) manages approximately 1,200 homes. Redeveloping these homes is one of the highest impact ways ACC can sustain affordability for the lowest income households. Further, redeveloping public housing into mixed-income community fosters more integrated and diverse communities and protects tenants from experiencing the negative health impacts of low-quality housing.

CONTEXT

Public housing authorities (PHAs) are responsible for planning, developing, and managing these developments with HUD funding. Public housing redevelopment can leverage LIHTC funds but can be funded from other sources as well and serves low- income households (50% AMI and lower). Redevelopment of public housing into mixed income communities requires extensive public funding to cover the cost of deeply affordable homes, and often to pay for infrastructure improvements and reduce the price of market-rate homes.

ACCGov and AHA have undergone two large-scale redevelopment efforts to modernize the quality of their public housing stock. Columbia Brookside was redeveloped in three phases from 2012 to 2018. The $59M project resulted in 370 units, a mixture of public, subsidized, and market-rate housing. North Downtown Athens Redevelopment Project, currently underway, is a partnership between AHA, ACCGov, and two private developers.

RECOMMENDATIONS

ACCGov should leverage the Choice Neighborhoods program to support public housing redevelopment. The program leverages public and private dollars to support redeveloping public housing sites into thriving mixed-income communities.

- The Choice Neighborhoods program provides planning and implementation grants to support public housing redevelopment.
- Planning Grants are used to develop comprehensive neighborhood revitalization plans focused on directing resources to address three core goals: housing, people, and neighborhoods. These plans are known as Transformation Plans and become the guiding document for redevelopment.
- Once communities have completed their Transformation Plan, they can apply for an Implementation Grant that will support efforts to redevelop the neighborhood.
- Funding for implementation grants range between $30 and $50 million and fund four to five projects throughout the country each year.

Redevelopment of Public Housing

ACC should continue modernization of its public housing stock, advancing public-private partnerships to create vibrant mixed-income and mixed-use communities.

RECOMMENDATIONS

Choice Neighborhoods Priorities

Housing	Replace distressed public housing with mixed-income housing
People	Improve outcome of households related to employment, income, health, and education
Neighborhoods	Foster investment in amenities and assets that are important to families

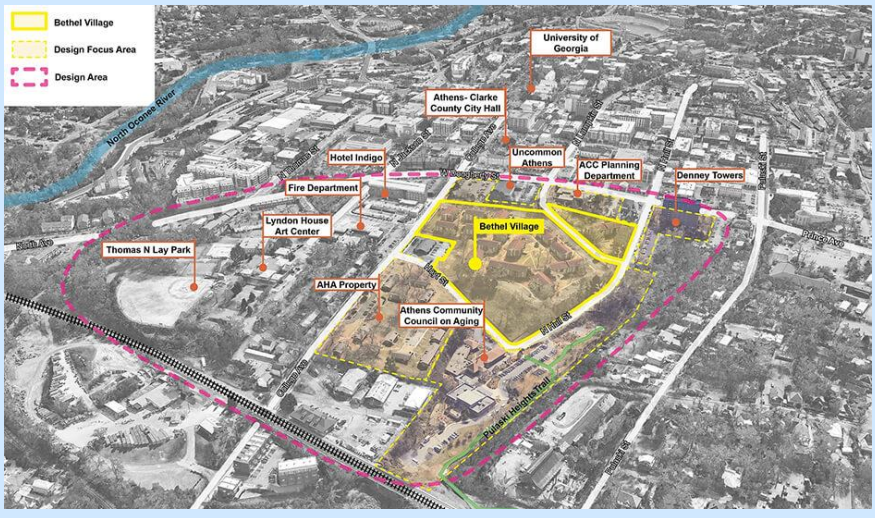
Additionally, ACCGov should:

- Coordinate its redevelopment efforts with efforts to support LIHTC projects. Most public housing redevelopment projects leverage 9% LIHTC funds because it provides the largest amount of funding. However, Athens-Clarke County can only receive one 9% award per year, limiting other LIHTC development that can occur in conjunction with redevelopment efforts.
- Assess its capacity to pursue Choice Neighborhoods funding and other non-local sources to fund public housing redevelopment.

Case Study | North Downtown Athens Redevelopment

Units: 715-875 (183 at 30% AMI / $24,420 for a family of four)
Clinic: 8,000 – 11,000 Square Feet (SF)
Active Uses and Services: 49,000 – 69,000 SF
Phase I Costs: $49.8 Million ($22M LIHTC, $11M local funding, $11M private loan, $4M GA DCA, $1M developer)
Other Local Funding: $39M in site infrastructure (SPLOST)

Note: The project is still in process, so only Phase I costs are available at this time.



Landlord Registry

Encourage landlords to register and pay a fee for rental units and provide regular reports.

DEFINITION

Local governments can create a process (registry) by which landlords register and pay fees for rental units and provide regular reports. Reporting includes the registry of rental units, updates on repairs, and business license fees.

In places where a landlord registry cannot be mandated, voluntary partnership programs can be tied to funding such as availability of funds for repairs, streamlining voucher application processes, and providing other support such as risk mitigation.

IMPACT

A landlord registry creates accountability for landlords to provide quality housing units, pay taxes, and meet other expectations; the registry can also be an important source of data for ACCGov on the number, price, and attached services of existing rental housing in their community.

CONTEXT

76% of affordable rental units in ACC are over 20 years old, creating an aging stock in need of repairs. Tenants in ACC would benefit from additional accountability for landlords to improve oversight and ensure timely and effective repairs. There is no landlord registry in ACC currently, and ACCGov can not establish a mandatory registry per Georgia law. However, ACCGov can create a voluntary registry and provide incentives for participation.

RECOMMENDATIONS

ACCGov should consider establishing a voluntary registry that provides meaningful incentives to landlords for participation. This would likely involve allocating two to three ACC HCD staff members to conduct landlord outreach and maintain the registry.

Program Design	Promote to Landlords	Operate
• Establish program guidelines and identify funding to support improvements	• Highlight incentives for landlords, which might include access to funding programs for repairs and renovations, streamlined voucher application processes, expedited inspections, and more	• Develop an efficient and streamlined reporting system for landlords to submit updates using technology • Use data to monitor and evaluate program effectiveness, regularly assessing participation rates, repairs and maintenance, tenant satisfaction, and other factors

Strategic Code Enforcement

Strategic code enforcement improves housing quality by incentivizing property owners to make needed improvements or sell noncompliant property.

DEFINITION & CONTEXT

Strategic code enforcement can be effective at improving housing quality for residents and incentivizing property owners to make needed improvements or sell noncompliant property. The process provides a mechanism to address neighborhood quality and safety concerns, while positively impacting the investments made by existing homeowners. It is important that code enforcement activities do not displace or penalize individuals who cannot afford to make repairs on their homes, by linking code enforcement activities with resources (financial, technical, or educational) for property owners (including owner occupants and often small landlords or landlords of low-income tenants) to make needed repairs.

For example, code enforcement agencies can work together with property owners between notice of a code violation and seizure of the property to support them in repairing and leasing the property (known as a vacant blighted property workout).

The recommended strategic approach typically contains three scenarios for the resolution of code compliance cases:

1. Owners can comply with building codes through publicly funded rehab programs ("fix it up");
2. The government can make repairs on behalf of owners who do not make required repairs and apply fines and liens to the property ("pay it up"); or
3. If the owner fails to pay liens or maintain the property, the property can be foreclosed and returned to the market under ownership that will invest in and maintain the property.

IMPACT

Strategic code compliance supports neighborhood reinvestment goals by reducing blight, improving property values, and increasing quality of housing for residents.

RECOMMENDATIONS

Developing a strategic code enforcement initiative typically requires two first steps:

1. First, to create a robust database of all properties with a history of code violations, including information on physical housing conditions, ownership, liens, foreclosure, past code activity, and heir status. This will assist in the prioritization of eligible properties for rehabilitation.
2. Second, local governments should develop outreach materials and community liaisons to help owners gain awareness, make repairs, and navigate the process while retaining ownership.

Strategic Code Enforcement

Strategic code enforcement works best when code enforcement officers work proactively with community members to prevent violations and get resources to resolve violations.

Case Study | Code Enforcement Partnership, Cleveland OH

In 2008, Cleveland listed 8,009 blighted and vacant homes as public nuisances. This blight was exacerbated by the ongoing foreclosure crisis, a national problem that grew to have strong local impacts. Given the considerable number of citywide properties to address, Cleveland's Building and Housing Department partnered with 19 neighborhood organizations to share information and coordinate enforcement.



This communication allowed the City to establish a code enforcement strategy that was responsive to community needs and complaints. They achieved this responsiveness by assigning Building & Housing inspectors to specific neighborhoods.

By leveraging the community groups' daily involvement with neighborhood residents and geographic expertise with local properties, the City was able to tailor its enforcement to properties that were priorities for the community. It charged its code enforcement officers not just to report violations in their assigned neighborhoods, but also to work with community groups and residents to identify and fix minor problems before they became violations. As a part of this proactive approach, code enforcement partners transferred information about City rehabilitation programs to community groups. As a result, leaders of these groups were better able to shepherd their neighbors through the rehabilitation programs, to prevent and resolve issues of substandard housing.

This partnership has resulted in a significant increase in the City's ability to quickly react to neighborhood concerns and nuisance properties. Since the program was enacted, demolitions increased by 484%, and board-up acquisitions within the City increased by 187%, suggesting the effectiveness of a strategic approach with community input can have on the availability of land or homes for infill development and renovation, and the quality of housing for existing neighbors.

Wealth Building

Housing costs are just one aspect of affordability. ACCGov can further help affordability by connecting low-income households with programs that increase incomes.

DEFINITION

Household wealth is essential for both household financial stability and economic mobility. Assets provide protection from financial shocks, such as a temporary job loss, an unexpected health care bill, or car repair expense. Households can also invest assets to help them build a better future. A study by the FINRA Foundation and SaverLife found that a household savings balance of over $250 is correlated with a 12 percent reduction in housing insecurity. Similarly, according to the Consumer Financial Protection Bureau, even a small amount of money in a savings account earmarked for education increases the likelihood that a child will enroll in and complete post-secondary education.

IMPACT

A wealth building program can support the nearly 16,000 households who make $35,000 or less (approx. 40% AMI for a family of four) in Athens-Clarke County, even when excluding university students. Nearly three out of every four of these households (72%) are renters, meaning they do not have the same access to wealth as the nearly 4,500 low-income homeowners.

CONTEXT

Several CDCs, including the Inner East Athens Development Corporation (EADC), focus on wealth building. EADC recently applied for ARPA funds to build two rental homes that come with an escrow account to support upward mobility and homeownership. ACCGov should monitor this program's progress and identify opportunities to advance similar efforts.

RECOMMENDATIONS

ACCGov needs to first assess the program goals and design it should prioritize to advance wealth building efforts.

- **Program Goals:** What households to target?
- **Program Design:** Will ACCGov create a new program or leverage existing programs? If creating a new program, will have to undergo programmatic design. If using an existing program, it will have to assess potential constraints.

ACCGov should encourage public housing residents to participate in the Family Self-Sufficiency Program or create new programs modelled off the Self-Sufficiency Program. The Family Self-Sufficiency (FSS) program is a federal program administered by public housing agencies to help households accrue savings if their rent increases. The program is designed to direct rent increases into a savings account for residents.

Under the FSS program, any rent increase caused by an increase in income will be held in an escrow (savings) account. The escrow account will accrue interest, allowing the household to build savings that they can access once they have met certain criteria. To access the funds, the program requires households to meet a set of goals they establish when entering the program, be employed, and no longer be receiving cash welfare.

Sources: FINRA Foundation and SaverLife, Consumer Financial Protection Bureau

Wealth Building

Many programs throughout the country help low-income renters build assets to position them for homeownership opportunities.

Case Studies | Homewise

Homewise is a New Mexico CDFI working with people pursuing homeownership throughout the state. The CDFI offers financial education designed to improve potential homebuyers' financial profiles, to help them access homeownership. Financial coaches help create and execute a financial action plan that includes goals such as increasing credit scores, decreasing monthly debt, and increasing savings. Homewise also offers access to the Homewise Mortgage and downpayment assistance to low- and moderate-income homebuyers, which reduces monthly mortgage payments for borrowers, who otherwise would have to pay mortgage insurance.

Compass Working Capital's Family Self Sufficiency (FSS) Program

The Compass FSS programs serve families living in federally subsidized housing. Compass partners in Massachusetts, Rhode Island, Connecticut, and Pennsylvania operate the programs. Similar to traditional FSS programs, Compass FSS participants have an escrow account that increases in value as their income and rent payments increases. Participants also receive financial coaching that helps them build their financial capability and savings, reduce high-interest debt, progress toward employment goals, and improve their credit scores.

Cornerstone Renter Equity Program

Cornerstone is a Cincinnati-based organization that helps low-income renters build wealth. Each month that residents fulfill their lease agreement, they earn "equity credits" toward a cash payment. Participants can earn additional equity credits by attending community meetings, actively engaging in family coaching, and making a community contribution. After five years, residents are vested, and the credits can be converted to a cash payment through Cornerstone. Residents average about $3,500 in Renter Equity credits in five years.

Sources: Local Housing Solutions

Single-Family Rehab and Infill

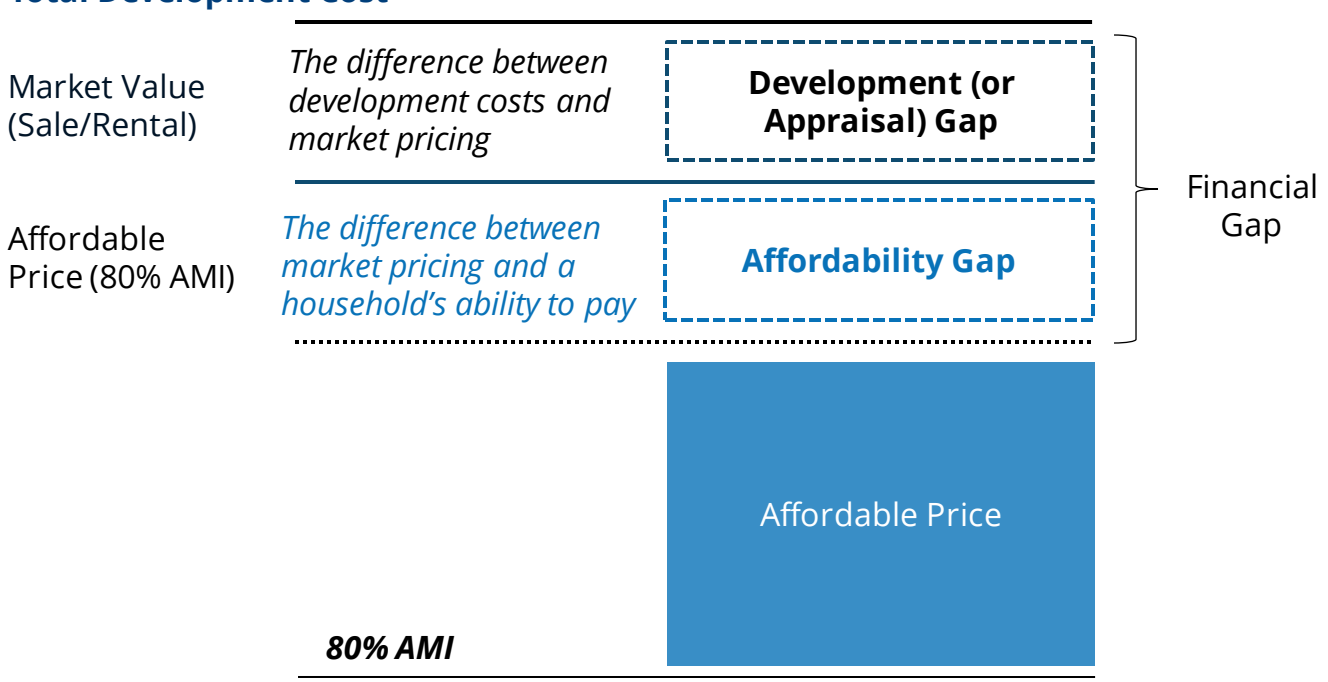
ACCGov should support large-scale rehabilitation and new construction of single-family housing in target areas to create a pipeline of move-in ready units for new homeowners.

DEFINITION

A single-family rehabilitation and infill program supports the large-scale rehabilitation and new construction of infill single family (or soft density) homes on vacant lots in target areas. **Single-family rehab and infill programs create a pipeline of move-in ready units for new homeowners and are often paired with down payment assistance.**

Houses in poor condition may require substantial renovation, and the market price of the renovated home in weaker markets may be less than the cost of renovation, requiring a subsidy. Local governments can provide this subsidy both (i) to incentivize development in neighborhoods with high vacancy, low home values, and a large supply of older housing, and (ii) to create homeownership opportunities for income-qualified households.

Developing affordable single-family housing can result in a large financial gap, comprised of the "development gap" and "affordability gap," which single-family infill programs address by providing subsidy, regulatory, or technical assistance.



IMPACT

By producing a pipeline of high-quality for-sale homes for new income-qualified homeowners, ACCGov can **increase access to homeownership** and **help residents build wealth** while **supporting housing quality in its neighborhoods.** By integrating infill affordable housing within existing neighborhoods, ACCGov **can encourage mixed-income communities of homeowners.**

Single-Family Rehab and Infill

ACCGov should support large-scale rehabilitation and new construction of single-family housing in target areas to create a pipeline of move-in ready units for new homeowners.

CONTEXT

ACCGov has been partnering with nonprofits including Athens Area Habitat for Humanity (AAHFH) and Athens Land Trust (ALT) to support the development of infill housing in existing single-family neighborhoods, but it can create a standard competitive process to provide support through consistent programs rather than individual projects.

In the case of market-rate for-sale homes, when the appraised value equals the total development costs (TDC), the homeowner does not need financial support. However, **income targeting results in an "affordability gap" between the appraised value/TDC and what a household can afford to pay.** In Figure 1 below, an 80% AMI household ($61,520 for a four-person household, HUD 2022) in ACC has a purchase capacity of $230,000, creating an affordability gap of $45,000. This example assumes a TDC of $275,000 which is at the lower end of the range of single-family TDC.

In some cases, as in weaker markets, **if TDC exceeds appraised value, it leads to a "development gap" in addition to the "affordability gap,"** as shown in Figure 2 below where the TDC is $340,000, exceeding appraised value by $65,000. In this case, the development will not happen without subsidy to fill the development gap.

Figure 1: Appraised Value Equals Total Development Costs

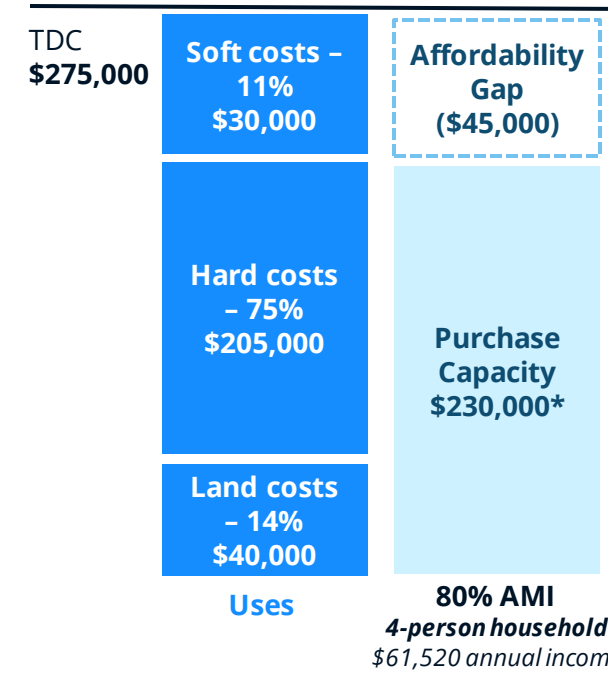
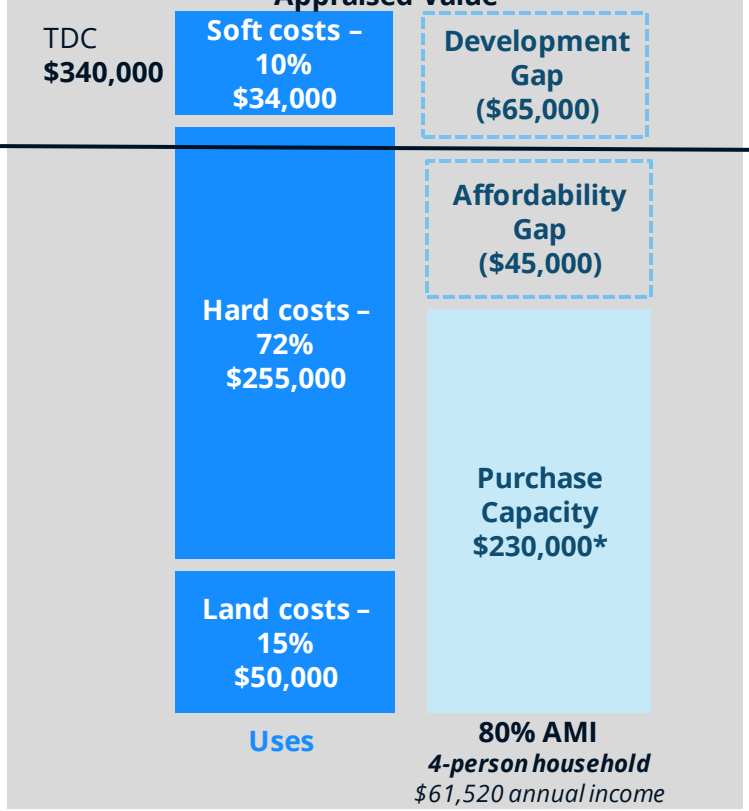


Figure 2: Total Development Costs Exceed Appraised Value



* Assuming 0% MIP, 3.5% down payment, 6.3% interest rate, 32% mortgage cost ratio, 30-year fixed rate mortgage.

Single-Family Rehab and Infill

A successful rehab and infill program will require Local Housing Fund support, greater local contractor capacity, and pairing the program with other forms of homeownership assistance.

RECOMMENDATIONS

ACCGov should support private and nonprofit developers working on single-family infill development and rehabilitation in existing neighborhoods. **Public support can include providing land, regulatory relief, technical assistance, and funding subsidies in the form of land, grants, and low-cost loans.** New homes should be sold at market value to income-qualified homeowners who receive counseling and down payment assistance.

ACCGov should establish a formal program that uses Local Housing Fund dollars, builds local contractor capacity, and pairs the initiative with down payment assistance and other homeownership support.

1. **Create a standard competitive process** to provide support (public land, subsidy, regulatory relief, etc.) through a standalone program rather than individual projects.

2. **Explore dedicated (local) funding source**, with fewer compliance requirements than federal funds. Provide up to $50K subsidy to cover the affordability gap of single-family development.

3. **Create partnerships between for-profit and nonprofit stakeholders** for greater scale and reach. ACCGov can strengthen the capacity of the program by investing in local contractors. Given their smaller scale, infill projects are naturally aligned with the skill sets of small businesses, particularly those who are already established in a given city or region. ACCGov can provide technical assistance (such as help with navigating City permitting processes) to contractors interested in becoming qualified for home repair projects. This will support neighborhood reinvestment goals through consistent and focused rehabilitation of properties, while also aiding in workforce development in ACC by providing a pipeline of construction employment opportunities and building more small businesses in the area.

4. **Pair with the down payment assistance program** to create a pathway to ownership.

Single-Family Rehab and Infill

Successful programs often target specific neighborhoods, offering programs for homebuyer support alongside subsidy for rehab and infill.

Case Studies | Baltimore Vacants to Value

Baltimore's Vacants 2 Value program is an example of how cities can use City-owned land and properties to promote renovation and infill development, while decreasing the barriers to homeownership in areas with declining population and limited housing stock. While the program began in a few select neighborhoods, as its impact on Baltimore's housing became more noticeable it received the public support necessary to scale up over time to meet growing interest in neighborhoods across the City.

In 2010, the City of Baltimore launched the Vacants to Value initiative with the goal of raising property values, attracting new residents and businesses, and increasing local tax revenue. At the time of the program's launch, Baltimore had over 16,000 known vacant properties and a declining population.

The program has helped streamline the disposition of City-owned properties and used the City's code enforcement process to promote rehabilitation without court action in stronger neighborhoods. The program also connects potential homebuyers with rehabbed homes to buy vacant properties to rehabilitate and provides properties to large and small private developers and nonprofit developers through a competitive bidding process. The program has seen success in many neighborhoods, and as of late 2018, Baltimore had rehabilitated 4,200 vacant buildings and demolished more than 2,700.

New Orleans Construction Lending Program

The New Orleans Redevelopment Authority provides land, construction financing, project subsidy, and homebuyer subsidy for the development of affordable homeownership units through its Residential Construction Lending programs.

The Redevelopment Authority provides financing and discounted land at 10% of appraised value to approved developers to eliminate blight and develop housing on vacant and delinquent lots.

The Redevelopment Authority purchased hundreds of vacant and delinquent lots in target neighborhoods and sold them to vetted developers through a competitive RFP process. Each home was eligible to receive up to $30,000 in subsidy as well as a construction loan. Developers were limited to 5 properties each. Homes were sold to qualified homebuyers at or below 120% of AMI.

Title Clearance/ Heirs Property

ACC has many older homeowners who may not have the means to navigate the legal system to pass home titles to descendants.

DEFINITION

Unclear legal ownership of a property — also called a tangled or cloudy title — most often occurs when homeowners die, and their heirs do not record new deeds for the homes. The chief concern with this is that many property maintenance assistance programs necessitate that the resident seeking help be the legal owner of a property in order to obtain assistance. To resolve and prevent tangled titles, there must be education about the problem and its consequences, funding for legal services to create tangled-title programs, and financial support to cover the out-of-pocket costs of these cases.

IMPACT

Facilitating the passing of titles from older, existing homeowners to heirs will promote intergenerational wealth transfer. The effort to resolve tangled titles is crucial to preserving ACC's housing stock and neighborhood quality. By moving home titles into the names of heirs, local programs and partnerships will support increased homeownership in ACC, build community and generational wealth, and address property maintenance issues that could have perpetuated an unsafe living environment or resulted in resident displacement.

CONTEXT

Approximately 35% of ACC's 19,370 homeowners are 65 or older, meaning **nearly 6,800 homes are eligible to be passed down to future generations in the next couple of decades**.

RECOMMENDATIONS

Untangling a title takes a tremendous amount of time and resources but is essential. ACCGov can help address heir title assistance through the following measures:

- **Identify a local partner who can support educational programs** to ensure that homeowners know what a tangled title is, how probate works, and why a will is important. Require attending courses for programs such as down payment assistance and homeowner rehabilitation.
- **Increase funding for legal assistance and title clinics** to help prevent and resolve tangled titles for those without the means to pay. In addition to title assistance, legal services can provide comprehensive will and estate planning, which is one of the most effective ways a homeowner can prevent a tangled title.
- **Develop resources for applicants turned away from support programs** for lack of a deed demonstrating ownership, and, where possible, allow provisional participation in these programs while the tangled title is being remedied.
- **Foster partnerships with local organizations** to help reduce case-costs, which may include: i) probate and estate administration fees, ii) inheritance tax, iii) transfer taxes, iv) recording fees, v) advertising fees, and vi) delinquent utilities and real estate taxes. These costs are one of the primary reasons low-income residents do not resolve their title cases; they cannot afford them.

Title Clearance/ Heirs Property

Successful programs offer funding to partners who support homeowners to resolve cases and take proactive measures to avoid tangled ownership.

Case Studies | Philadelphia's Tangled Title Fund

In recent years, the City of Philadelphia has been making efforts to prevent and solve tangled titles. With the City's Tangled Title Fund program, legal service attorneys and their clients apply to the fund for grants to cover the costs of their tangled title cases. The average fund recipient receives $1,200 toward the costs of resolving a case.

This aid empowers elderly homeowners to prepare wills so that the title to their property remains clean after their passing, and their homes do not eventually become vacant or blighted. Recently passed legislation has also required funeral service providers to tell people how to avoid muddled legal ownership of a property after an owner dies.



Athens-Clarke County Affordable Housing Investment Strategy

HR&A

Athens-Clarke County
UNIFIED GOVERNMENT

August 2023

Appendix

Appendix

The appendix provides supplementary information and background research conducted during the plan development process.

Developing the Affordable Housing Investment Strategy (AHIS) was a months-long process that included intentional community engagement and a quantitative assessment of the housing trends impacting ACC. While this information informed the entire AHIS, the detailed findings are placed in the appendix to ensure that the main body of AHIS report focuses on the recommendations and implementation steps. The appendix provides a more detailed breakdown of the community engagement process, housing conditions assessment, and supplemental explanation of the down payment assistance program.

Community Engagement

HR&A Advisors and ACCGov engaged local stakeholders and residents throughout the entire process to ensure as many voices as possible were incorporated in the AHIS' findings and subsequent recommendations. This section provides a detailed overview of the community engagement process and a snapshot of feedback received.

Housing Conditions

HR&A conducted a Housing Needs Assessment, informed by community engagement, to understand the current housing conditions in ACC. While this information is summarized in the main portion of the AHIS, the Housing Conditions section in the appendix functions as a standalone document, providing an in-depth look at the housing conditions in ACC.

Down Payment Assistance Structure

This section provides a more in-depth description of how down payment assistance programs are structured. The recommendations section of the AHIS prioritizes detailing the recommendations and implementation steps, so a more detailed understanding of the program structure is placed in the appendix for those who want to understand more specific and nuanced information.

Area Median Income Table

This section provide a table of AMI levels per HUD's 2023 income limits and a detailed explanation of the AMI definitions.

Glossary

Provides a definition of all key terms used throughout the AHIS.

Community Engagement

Community Engagement

The Affordable Housing Investment Strategy was developed over a 9-month planning process to evaluate conditions in ACC today and prioritize strategies for the future.

Developing the Affordable Housing Investment Strategy

In response to a growing need for affordable housing, Athens-Clarke County Unified Government (ACCGov) undertook a 9-month housing planning process to evaluate conditions in ACC today and create a plan to have enough housing for all. To begin, HR&A conducted an in-depth review of previous affordable housing plans and strategies produced for ACC, including the 2021 Consolidated Plan, 2019 Georgia Initiative for Community Housing (GICH) report, 2017 Envision Athens Action Agenda, 2016 Workforce Housing Study, and more. The Affordable Housing Investment Strategy (AHIS) was then completed in four major phases: (i) review and analysis of changing market conditions, (ii) discussion of community goals and priorities (throughout all phases), (iii) development of strategies, and (iv) completion of the final plan.

Planning Process

Existing Conditions Review → **Strategy Development** → **Plan Drafting & Approval**

Stakeholder Engagement

Committee Meeting #1: Overview of the Study **December 2022**	Committee Meeting #2: Housing Needs **February 2023**	Committee Meeting #3: Housing Goals and Tools **April 2023**	Committee Meeting #4: Recommendations **July 2023**

23 Interviews with ACCGov Staff and Local Stakeholders, including affordable housing developers, continuum of care and advocacy organizations, and other institutions.
January – May 2023

Community Meetings
May – September 2023

83
Survey Respondents

~17
Organizations Engaged

28
Meetings with Stakeholders

Advisory Committee Meetings: Key Themes

In Advisory Committee meetings, participants expressed interest in new ways to provide affordable housing and highlighted the lack of affordable options in ACC. There was interest overall in adjustments to current programs to better meet housing needs, as well as new programs to meet some of the more pressing housing challenges in ACC.

Community Engagement

Community engagement was central to developing the Affordable Housing Investment Strategy. There were three engagement components over 9 months.



Advisory Committee: HR&A engaged ACCGov's Affordable Housing Advisory Committee throughout the process.

Public Outreach: HR&A prepared materials and helped coordinate over two public meetings in the community, hosted by ACCGov staff. Additionally, feedback was gathered through a survey, offered in Spanish and English.

Individual Interviews: HR&A conducted interviews and held targeted meetings throughout the process to ground-truth findings and gather feedback on housing tools and potential implementation challenges. Over the course of the 9-month period, HR&A spoke with over 15 local housing experts to understand the full picture of housing need in ACC.

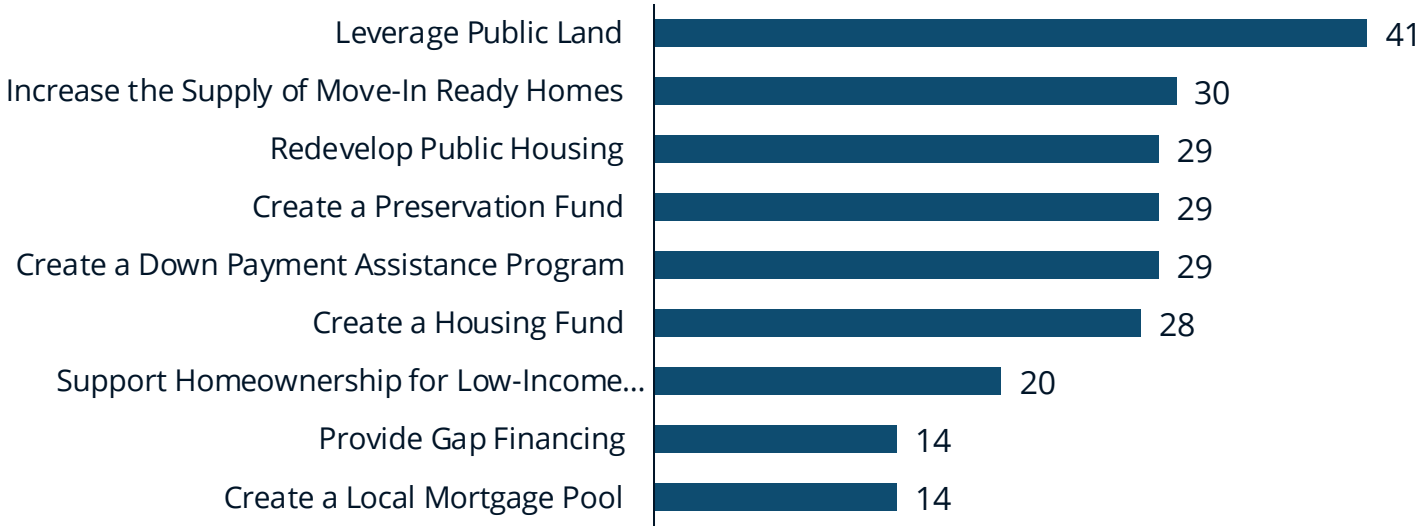
The following community organizations were engaged during this process:

- Advantage Behavioral Health
- Athens Area Chamber of Commerce
- Athens Area Council on Aging
- Athens Area Habitat for Humanity
- Athens Homeless Coalition
- Athens Housing Authority
- Athens Justice and Memory Project
- Athens Land Trust
- Athens Pride and Queer Collective Acceptance Recovery Center
- Churchill Mortage
- Columbia Residential
- East Athens Community Development Corporation
- Envision Athens
- Extra Special People
- Hancock Community Development Corporation
- Historic Athens
- Inner East Athens Neighborhood Association
- JNS Realty, LLC
- UGA Archway Partnership

Community Engagement

Survey respondents showed high levels of support for many of the recommendations in the AHIS.

PROPOSED SOLUTIONS RANKING: NUMBER OF TIMES RANKED AS TOP THREE PRIORITY (78 TOTAL REPONDENTS)



The survey was provided as a link on the ACCGov website for two months and participants in community meetings were encouraged to respond.

- **71%** of renter respondents experienced rent increases of over $100 in the past five years.
- **29%** of renter respondents experienced rent increases of over $300 in the past five years.
- **39%** of respondents said high prices have prevented them from becoming a homeowner.

"A number of units of any new housing development should be assigned to people experiencing homelessness in ACC."

"People working full time often cannot afford to live in Athens."

"Artists, musicians, and other creatives can no longer afford to live in the city."

"This issue cannot be solved without taking into account the growth of UGA's undergraduate student population and their need for student housing, which developers take advantage of and ask above market prices."

"I am concerned about not only actual low-income ACC residents, but also concerned about middle-income residents in ACC, like me. I don't qualify for subsidized housing, but I can't afford a house here."

Note: There were 83 total responses from community members.

Housing Conditions

Housing Conditions Overview

Athens-Clarke County does not have enough affordable homes to meet the need of its residents.

Based on data analysis, community engagement, and interviews with impacted individuals and those who provide services to those households, **ACC's most pressing housing needs can be understood in three major categories:**



Rental Affordability

Athens-Clarke County has many low-income renter households who primarily rely on lower-quality, market-rate, small multi-family rental properties for affordable homes. Steady population growth and limited housing development has reduced vacancy and pushed up rents faster than incomes, leading to growing affordability challenges. Additionally, student housing competes with families for rental homes, driving up prices for single-family rental homes.



Access to Homeownership

Athens-Clarke County has a low homeownership rate: 47% compared to 64% in Georgia. Multiple factors contribute to the low homeownership rate including the higher mortgage denial rate for middle-income Black households, and the limited supply of quality move-in ready homes for sale. Further, a significant portion of existing homeowners are lower income and appear to be struggling to maintain their properties. Due to recent increases in sales prices and interest rates, the median household cannot afford the median house price. Additionally, anecdotal evidence suggests investors have been purchasing homes from existing owner-occupants and converting them to rental housing for UGA students, decreasing the stock of for-sale housing.



Systems

ACCGov works with several local partners to address a variety of housing needs but does so with a modest amount of federal funding (averaging $1.7 million annually). Large affordable housing development has relied on partnerships with developers from outside the region. Improving housing affordability will require expanded funding and building mission-driven affordable housing capacity in ACC.

Racial disparities impact all aspects of housing. A history of segregationist and exclusionary housing policies at both the local and national levels have contributed to ACC's current challenges, including racial disparities in homeownership. These policies also limited access to mortgages and homeownership opportunities for Black, Indigenous, and People of Color (BIPOC) households and have kept property values depressed in BIPOC communities.

Rental Affordability

Athens-Clarke County has 11,000 renter households making less than $35,000 and not enough homes to house them, impacting both sides of the affordability coin.

Low-Income Renters	The high number of lower-income renter households in Athens-Clarke County creates a need for an equally large number of affordable rental homes.	**62%** of renters make less than $50K
Market-Rate Affordable Homes	The reliance on market-rate affordable homes means that rents and property conditions are directly impacted by market pressure.	**80%** of affordable homes are market-rate affordable, older properties
Increasing Market Pressure	ACC has experienced sustained growth, but limited housing development to accommodate that growth has led to declining vacancy rates (5% in 2021) and rising rents.	**15%** increase in average rent from 2020 to 2022
Limited Subsidized Housing	The number of subsidized rental homes is a small fraction of the need and development of new affordable homes is not keeping up with growing need.	**56** Subsidized affordable homes built from 2019 to 2021

Source(s): 2010-2020 American Community Survey, CoStar

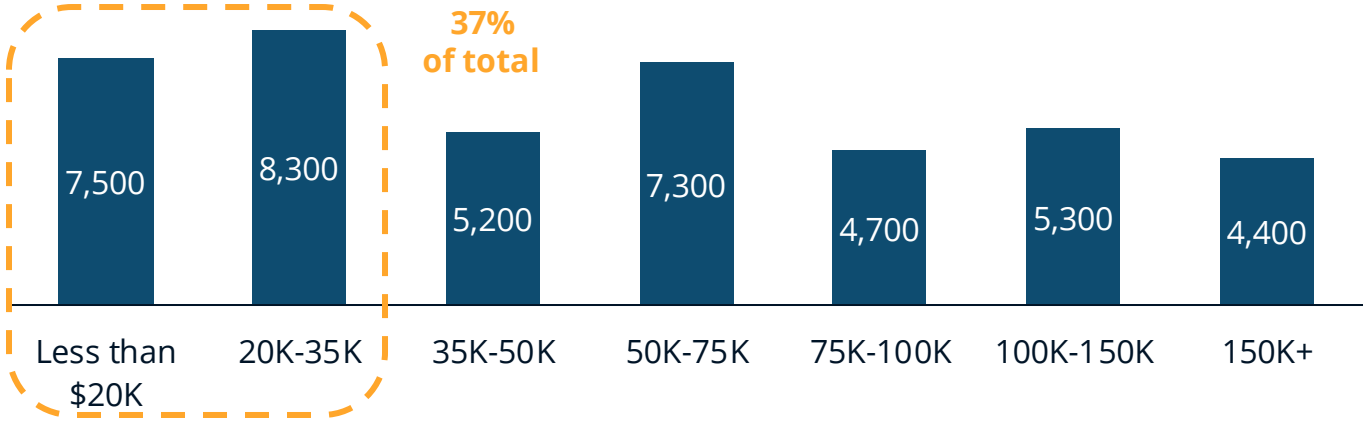
Rental Affordability

The high number of lower-income renter households in Athens-Clarke County creates a need for an equally large number of affordable rental homes.

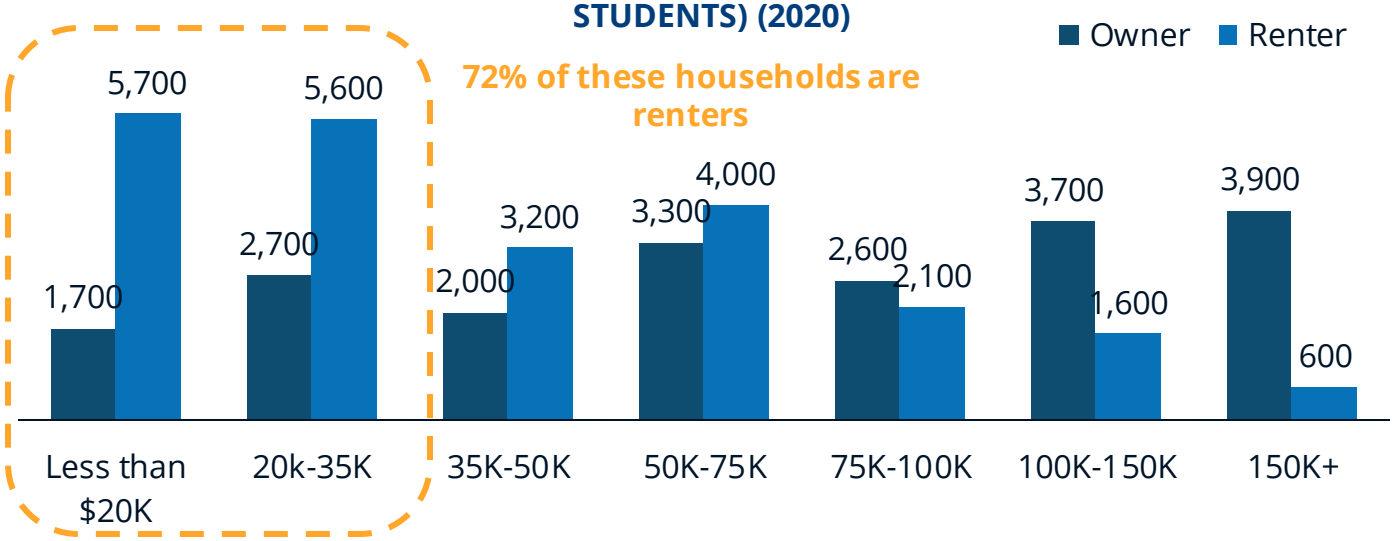
Household Incomes

Athens-Clarke County has nearly 16,000 low-income households (earning <$35K), equaling 37% of all households. This proportion is far higher compared to the State of Georgia where 29% of all households earn <$35K. The majority of ACC's low-income households – 11,300 or 72% – are renters.

POPULATION BY HOUSEHOLD INCOME (NUMBER OF HOUSEHOLDS, EXCL. STUDENTS) (2020)



POPULATION DISTRIBUTION BY INCOME AND TENURE (NUMBER OF HOUSEHOLDS, EXCL. STUDENTS) (2020)



Note: Chart excludes students
Source(s): ACS 2020 5-year estimates

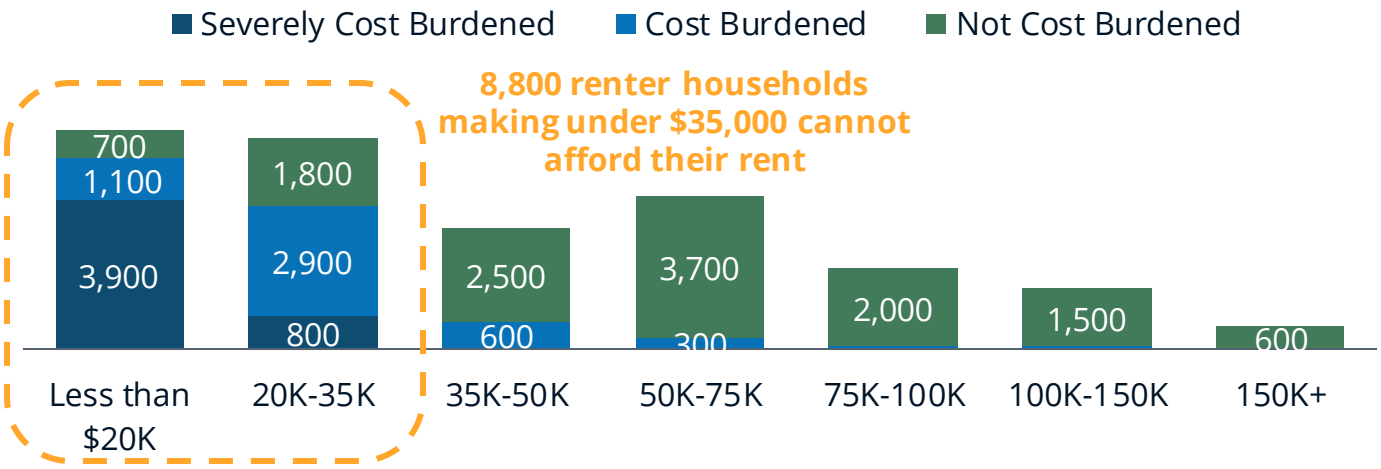
Rental Affordability

Renter households making less than $35,000 a year, single-income households, and senior households are the most likely to be cost-burdened.

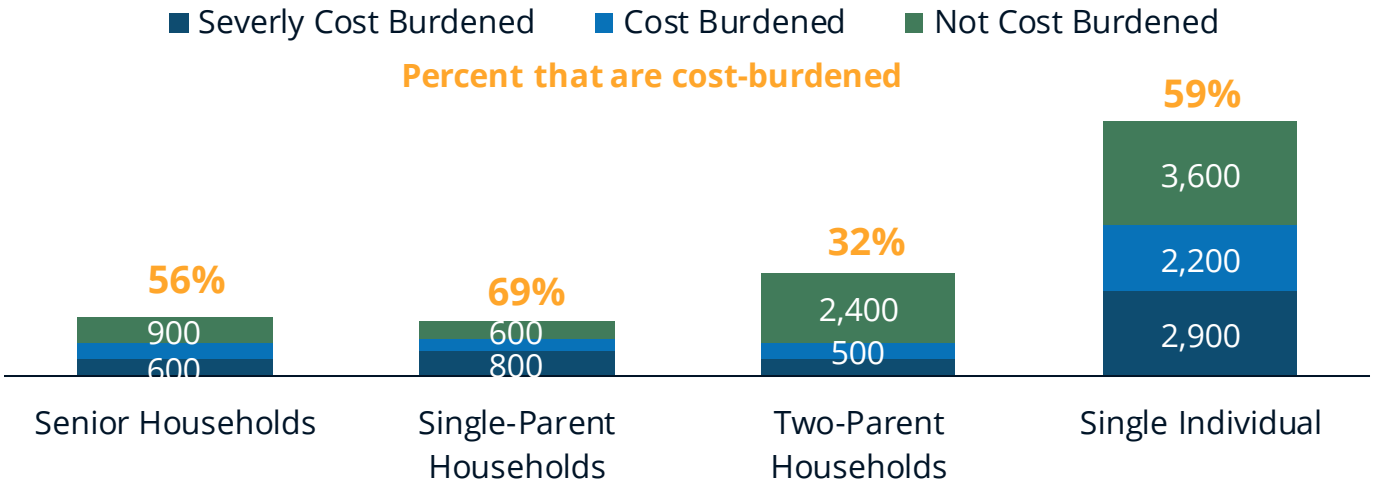
Cost Burden

The vast majority (89%) of households that are cost burdened in Athens-Clarke County earn less than $35,000. Over half of single-person households, single-parent households, and senior households are cost burdened (almost 7,500 households).

RENTER COST BURDEN BY INCOME (EXCLUDING STUDENTS) (2020)



SHARE OF COST BURDENED RENTER HOUSEHOLDS BY HOUSEHOLD TYPE (EXCLUDING STUDENTS) (2020)



Note: Chart excludes students
Source(s): ACS 2020 5-year estimates

Rental Affordability

New and existing renters are equally as likely to be cost-burdened, despite new renters having higher incomes than existing ones.

Cost Burden

While new renters in Athens-Clarke County have higher median incomes, by $9,000, they are just as likely to be cost burdened as long-time households. Cost-burdened renters are concentrated to the southeast of downtown Athens, adjacent to the University of Georgia.

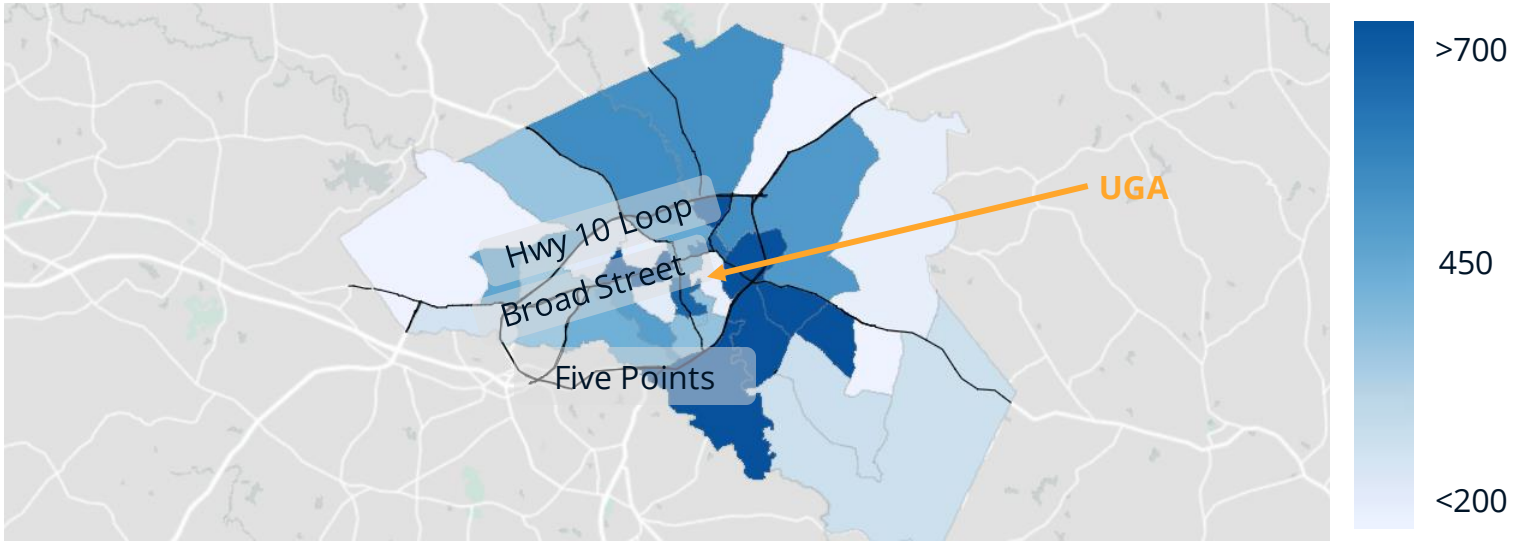
RENTER PROFILE (2020)

	New Renters *(Moved into current unit within last 2 years)*	Existing Renters *(Longer term residents)*
Total Households	10,500	12,200
Median Income	$39,700	$30,700
Share Cost Burdened	45%	45%
Share Non-White	44%	59%
Average Rent Paid	$920	$830

Despite having incomes higher than those of existing renter households, new renter households are spending more than they can afford on rent, likely because they are more likely to move in to newer, higher cost housing.

Note: Chart excludes students
Source(s): ACS 2020 5-year estimates

COST-BURDENED RENTERS (INCLUDING STUDENTS) (2020)



Note: Chart includes students
Source(s): ACS 2020 5-year estimates

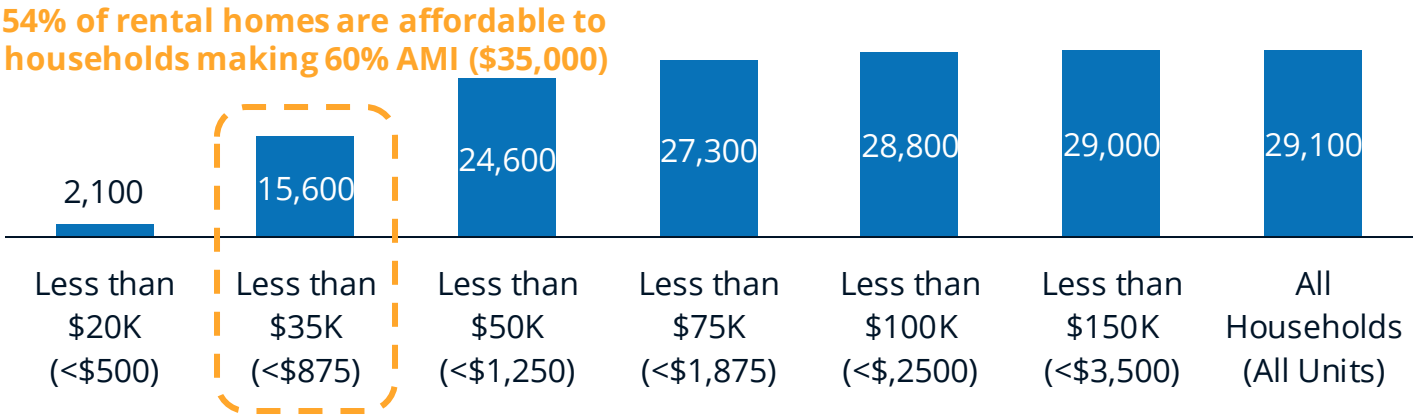
Rental Affordability

While over half of the rental homes in ACC are affordable to households making $35,000, there is still a shortage of these homes, particularly for households making $20,000.

Housing Gap

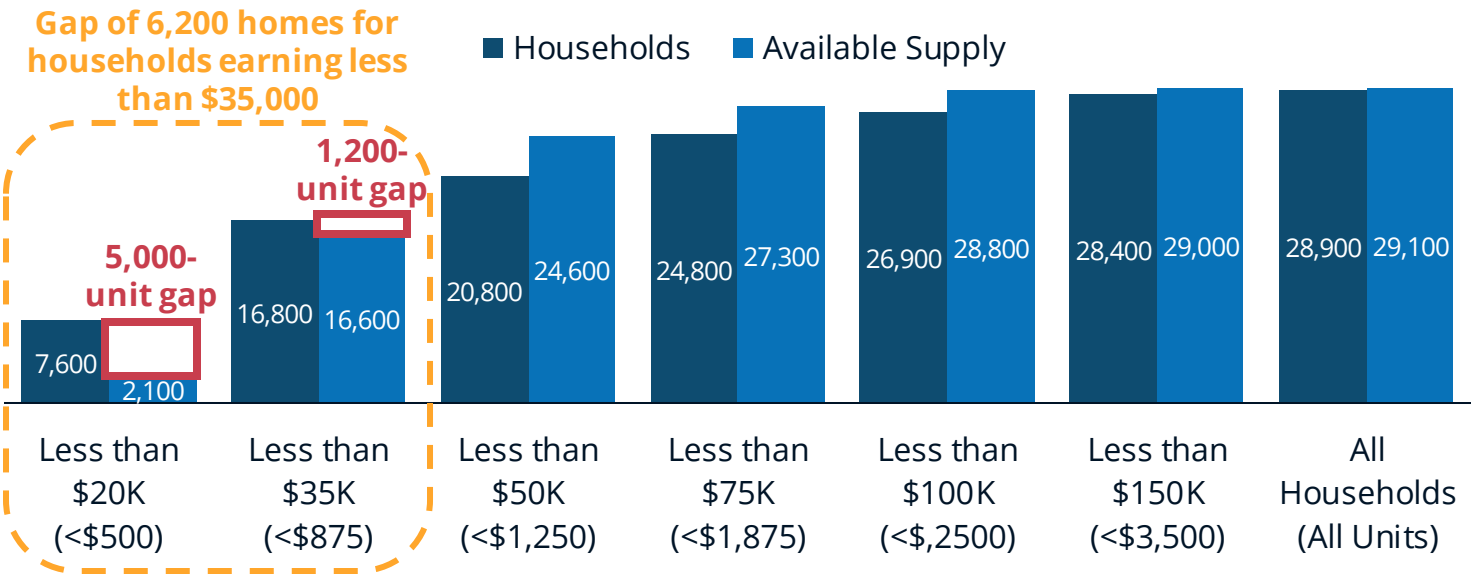
More than half of the available housing stock is affordable to households earning <$35,000. Despite this, there is still not enough affordable housing to meet the need, especially for those earning <$20,000.

CUMULATIVE RENTAL HOUSING SUPPLY (EXCLUDING STUDENT HOUSING) (2020)



Note: Chart excludes on-campus student housing, which is counted as "group quarters" per the Census.
Source(s): ACS 2020 5-year estimates

CUMULATIVE RENTER HOUSING SUPPLY GAP (EXCLUDING STUDENT HOUSING) (2020)



Note: Available housing excludes on-campus student housing, which is counted as "group quarters" per the Census. Students are included in households.
Source(s): ACS 2020 5-year estimates

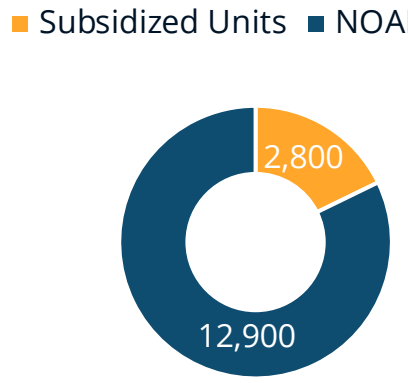
Rental Affordability

The vast majority of affordable housing in ACC is market-rate housing, meaning it is vulnerable to rent increases, making it no longer affordable.

Affordable Housing Stock

Of the affordable rental homes in Athens-Clarke County, 78% are naturally occurring affordable housing (NOAH), and only 22% are subsidized. NOAH homes are located primarily within the Highway 10 Loop.

CUMULATIVE RENTAL HOUSING SUPPLY (EXCLUDING STUDENT HOUSING) (2020)



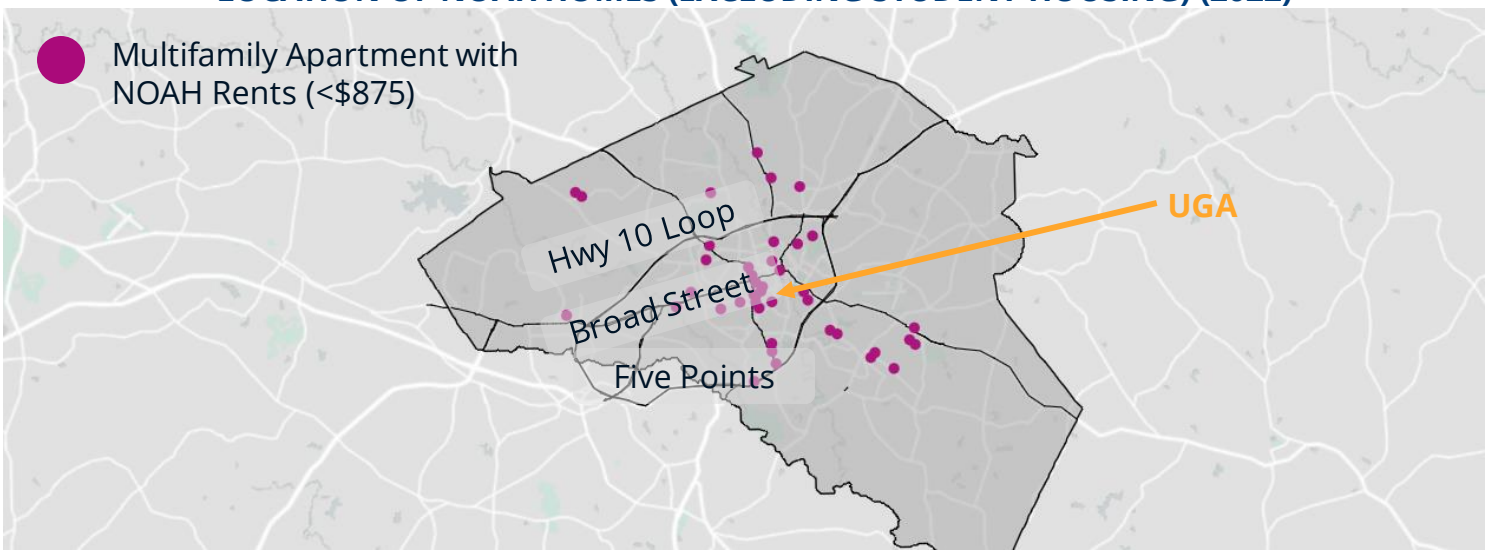
Note: Excludes on-campus student housing, which is counted as "group quarters" per the Census.
Source(s): ACS 2020 5-year estimates, NHPD

What is 'Affordable Housing'?

Naturally Occurring Affordable Housing (NOAH)
A rental home where the market rent is affordable to low-income residents, in this case less than under $875/month, and there is no public subsidy reducing the rent.

Subsidized Housing
Housing that is funded in part with public funding in exchange for a below market rent. Common public affordable housing subsidy programs include - the Low-Income Housing Tax Credit (LIHTC) program, Public Housing, or other local, state, or federal subsidy.

LOCATION OF NOAH HOMES (EXCLUDING STUDENT HOUSING) (2022)



Note: Map excludes all student housing (both on and off-campus), which is designated separately from multifamily apartments in CoStar.
Source(s): CoStar

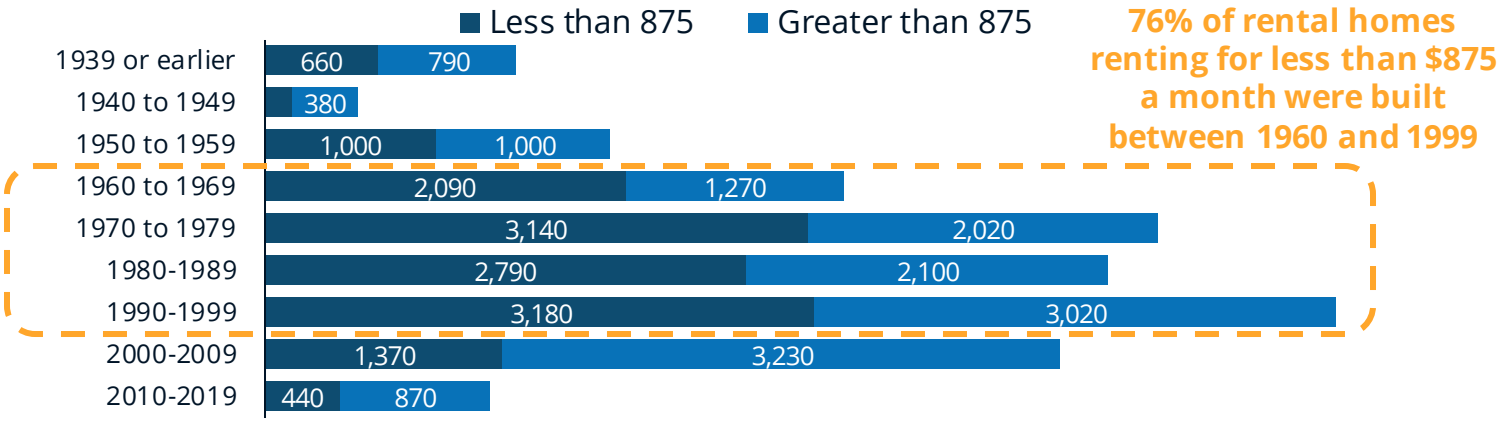
Rental Affordability

Most of the market-rate homes were built between 1960 and 1999 and are small multifamily affordable structures (two-to-nine-units).

Naturally Occurring Affordable Housing

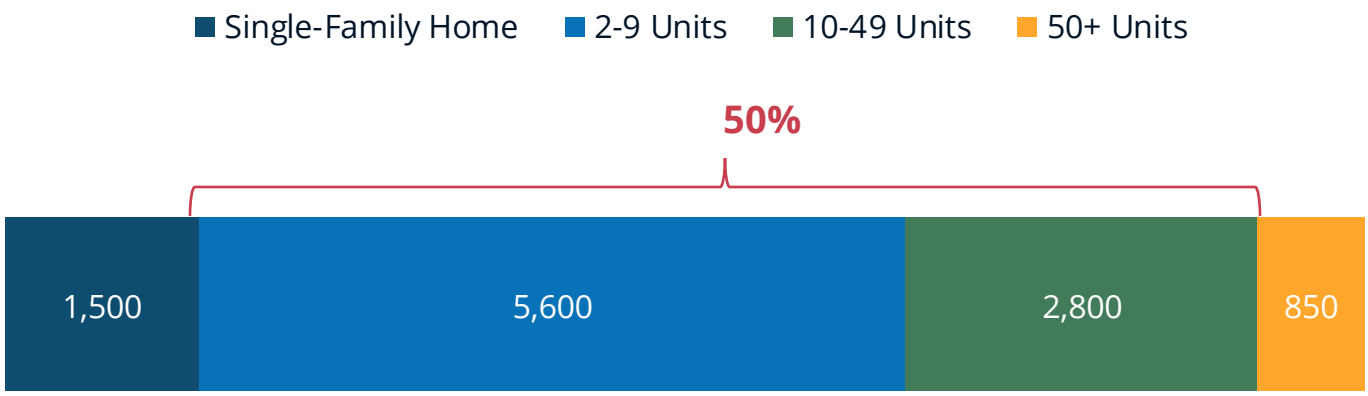
The NOAH rental homes are primarily older housing stock, built before 1999. Half of the NOAH rental homes in Athens Clark County are in small-scale multifamily buildings (2-9 units).

RENTAL HOMES WITH RENTS UNDER $875 BY DECADE BUILT (2020)



Note: The chart includes NOAH and subsidized homes. Excludes on-campus student housing.
Source(s): ACS 2020 5-year estimates

HOMES BUILT BETWEEN 1960 AND 1999 WITH RENTS UNDER $875 BY TYPOLOGY (2020)



Note: Excludes on-campus student housing, which is counted as "group quarters" per the Census.
Source(s): ACS 2020 5-year estimates

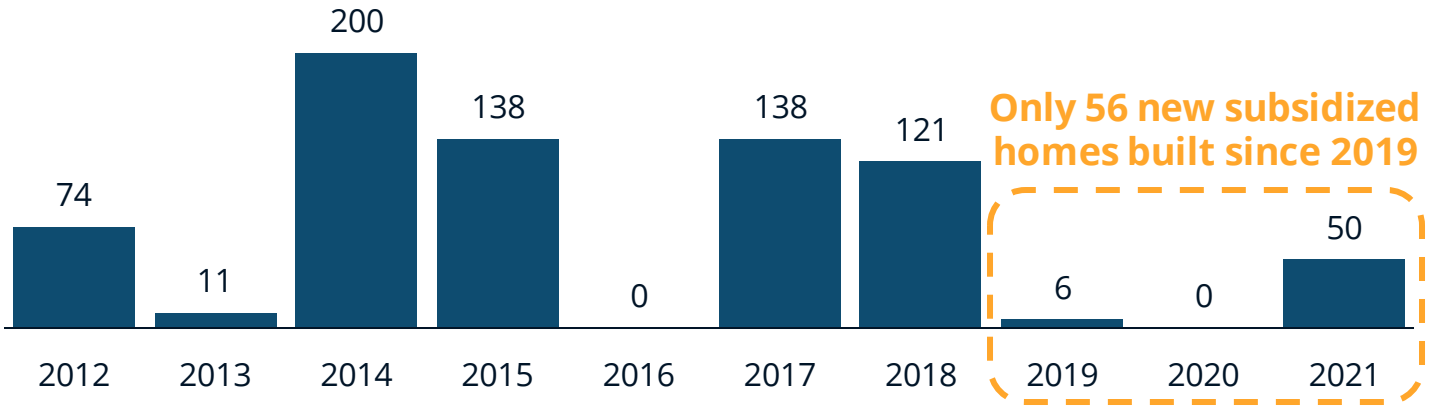
Rental Affordability

ACC has not built enough subsidized housing in recent years, contributing to the reduction in affordable housing options.

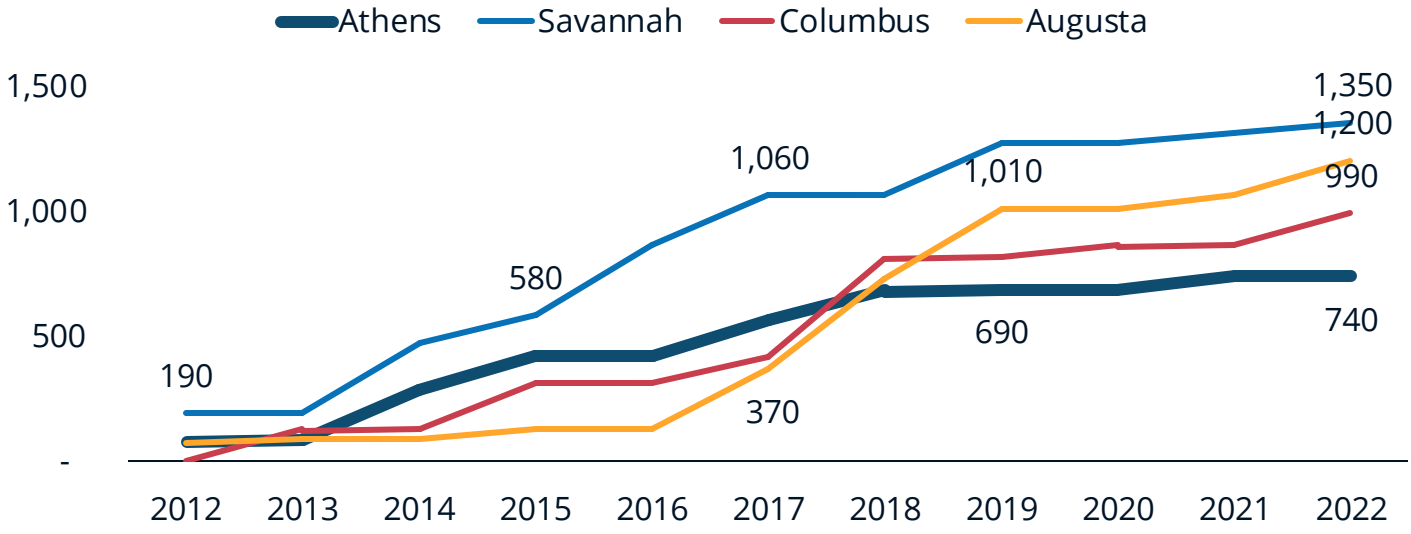
Subsidized Housing

Subsidized rental homes in Athens-Clarke County are primarily Section 8 and Public Housing that serves those at the lowest income levels. Subsidized housing unit production has declined in Athens-Clarke County, with less than 60 new homes built since 2019. Over the last decade, ACC has added less subsidized housing compared to other cities in Georgia.

SUBSIDIZED UNIT PRODUCTION (2012 – 2022)



CUMULATIVE SUBSIDIZED HOMES PRODUCED SINCE 2010 (2012-2022)



Source(s): National Housing Preservation Database, 2022

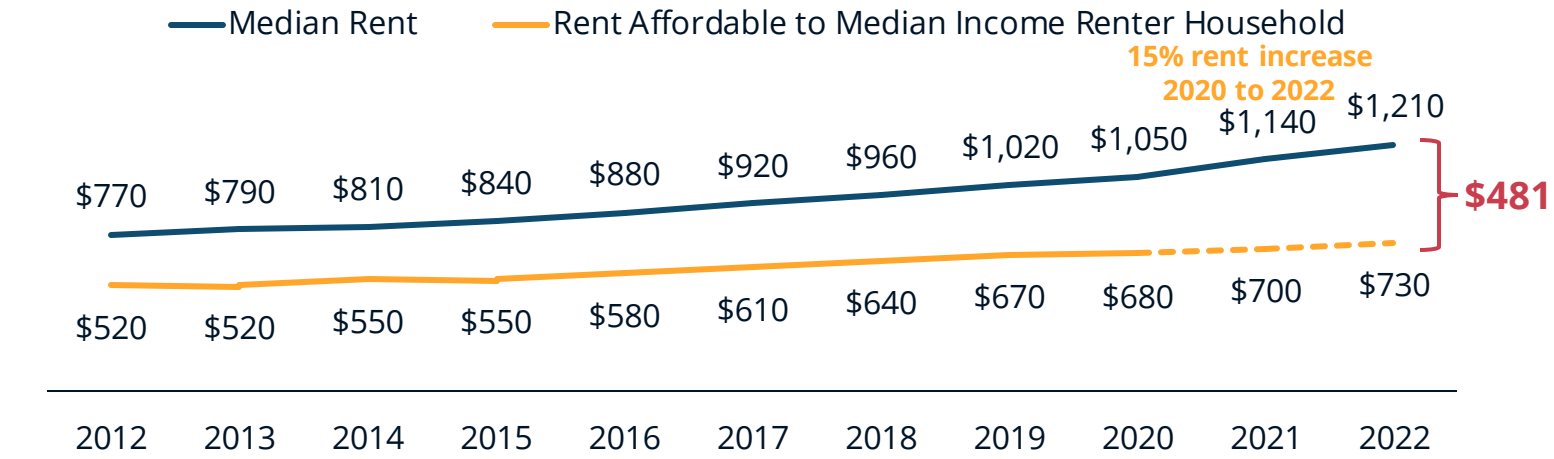
Rental Affordability

Rent growth has exacerbated the problem, with a 15% rent increase from 2020 to 2022 contributing to a widening gap between market rents and affordable rents.

Rent Growth

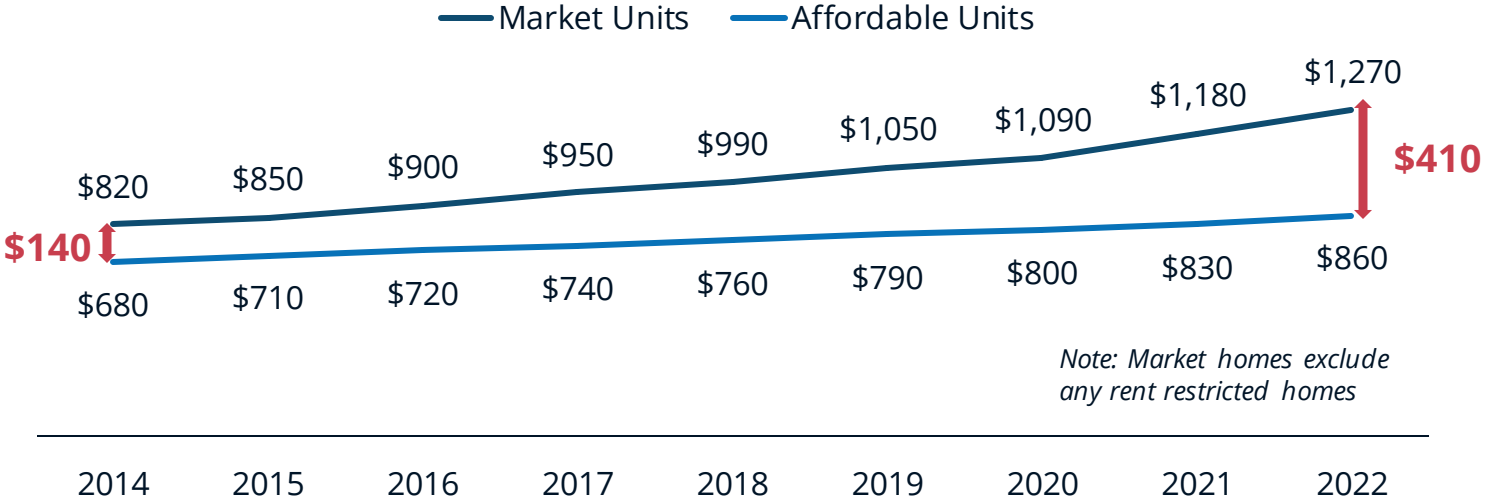
Household growth has outpaced the development of new homes in Athens-Clarke County, leading to decreased vacancy rates and increased price pressure. Rents have increased steadily over the last decade, accelerating during the pandemic, leading to a widening gap between median rent and what is affordable to the median renter. The rent gap between market rate homes and subsidized homes has tripled since 2014, reflecting the impact of growing market pressure on housing affordability.

MEDIAN RENT (2012-2022)



Note: Median renter income data from Social Explorer, last available data is from 2020. Data beyond 2020 are projections. Students are included.
Source(s): ACS 2010-2020 5-year estimates, CoStar

RENTS OF MARKET HOMES COMPARED TO RENT RESTRICTED HOMES (EXCLUDING STUDENT HOUSING) (2012-2022)



Note: Market homes exclude any rent restricted homes

Note: Chart excludes all student housing, which is designated separately from multifamily apartments in CoStar.
Source(s): CoStar

Homeownership Access

Athens-Clarke County's homeownership challenges are related to one's ability to access homeownership opportunities and their ability to sustain homeownership once attained.

Low Home-ownership Rate	Despite adding 3,100 homeowners over the last five years, the homeownership rate in Athens-Clarke County has decreased and is 17% less than in Georgia and the US.	**47%** ACC homeownership rate compared to 64% in the state
Access to Mortgages	Black households are denied mortgages at higher rates than households of other races, hindering access to homeownership.	**2 - 4x** Black households are 2-4x as likely to be rejected for a mortgage compared to white households, regardless of income
Housing Quality	The vast majority of owner-occupied housing is older, single-family housing stock built before 2000, which have low home values.	**79%** Of homes were built prior to 2000
Low-Income Home-owners	Nearly half of low-income homeowners pay more than 30% of their income on housing costs and are vulnerable to rising maintenance costs and property taxes.	**33%** of homeowners are low-income (earning <$50,000)

Source(s): 2010-2020 American Community Survey

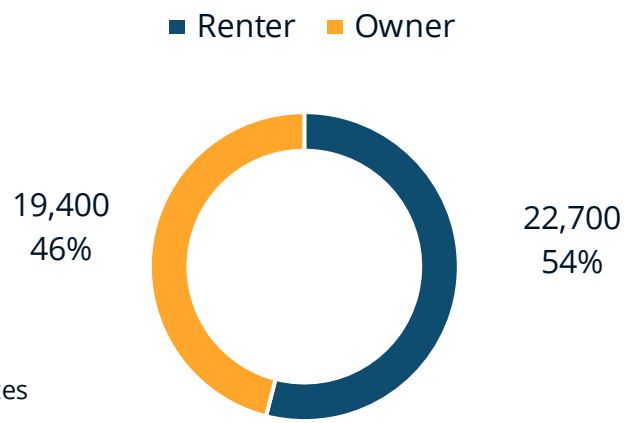
Homeownership Access

Most residents in Athens-Clarke County are renters, and the number of renters is increasing at a faster rate due to limited access to homeownership.

Housing Tenure

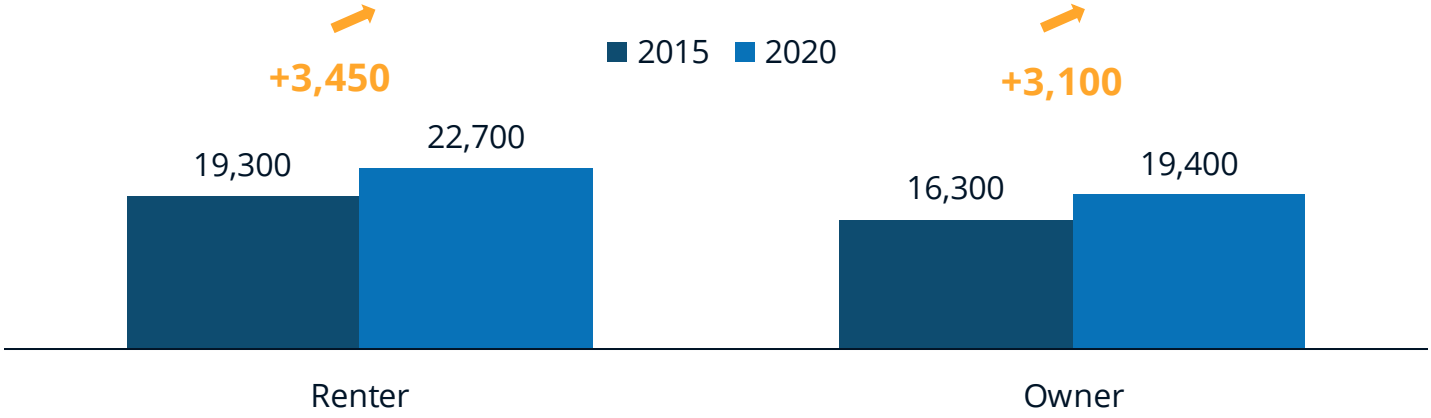
54% of households in Athens-Clarke County are renters, while only 46% are homeowners, even when students, who rent at very high rates, are excluded from data. ACC has a lower proportion of homeowners compared to the state of Georgia (64%), the US (64%), and other comparable cities in Georgia like Columbus (49%) and Augusta (51%). ACC also has a lower homeownership rate than comparable university towns like Chapel Hill, North Carolina (51.8%, including students) and Dayton, Ohio (47.1%, including students). While ACC is adding homeowners, it is adding renters at a slightly faster rate.

HOUSING TENURE (NUMBER OF HOUSEHOLDS, EXCL. STUDENTS) (2020)



Source(s): ACS 2020 5-year estimates
Note: Chart excludes students

NUMBER OF HOUSEHOLDS BY TENURE (EXCL. STUDENTS) (2020)



Note: Chart excludes students
Source(s): ACS 2015 and 2020 5-year estimates

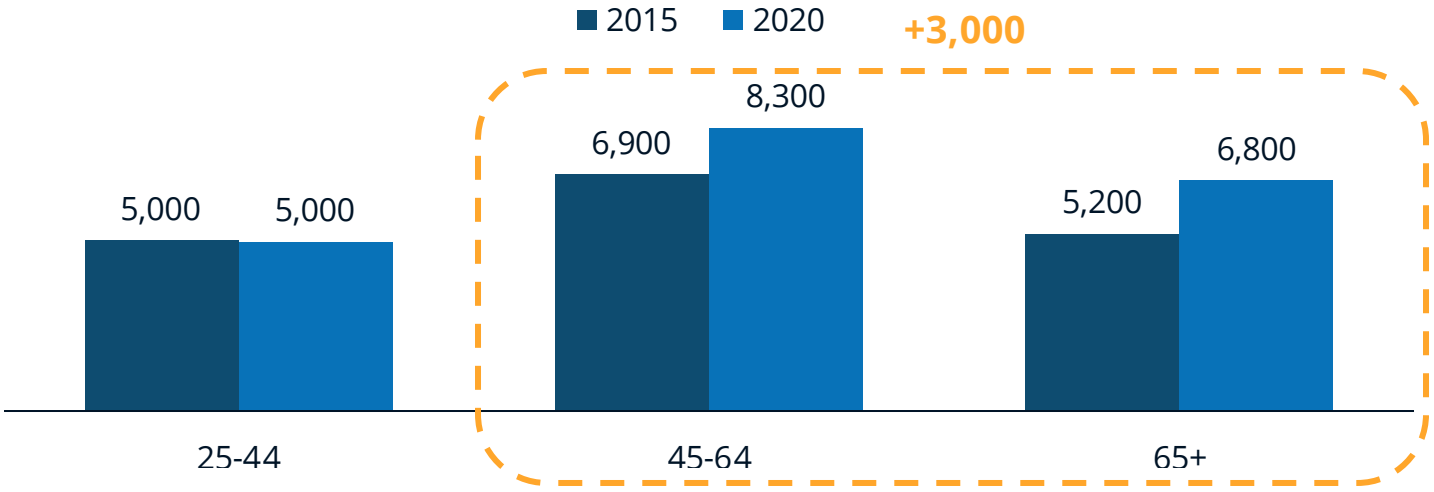
Homeownership Access

Homeownership has become less accessible to young residents and low- to moderate- income households due to rising home prices and other factors.

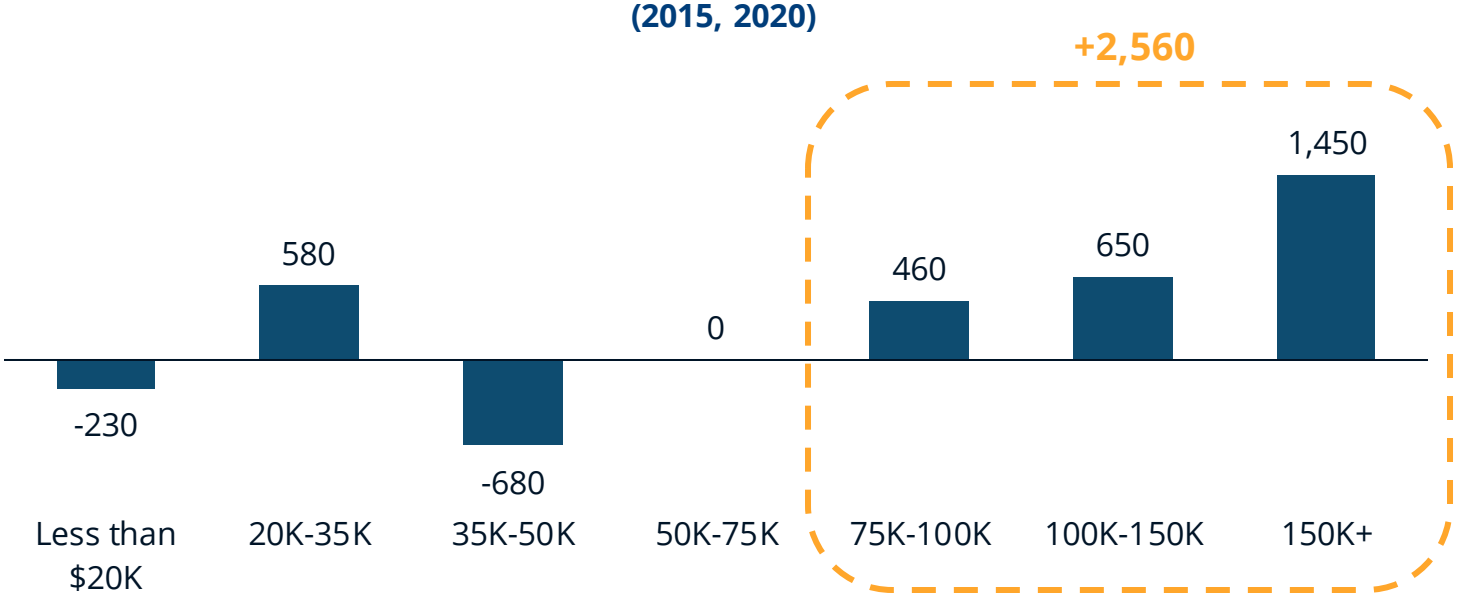
Homeownership by Age

As home prices increase, homeownership becomes out of reach for younger, less affluent residents who might be first-time homebuyers. In ACC, the increase in homeowners is comprised primarily of older (45+) and moderate- to high- income (earning more than $75,000) households.

NUMBER OF HOMEOWNERS BY AGE (2015, 2020)



CHANGE IN OWNERS BY HOUSEHOLD INCOME (NUMBER OF HOUSEHOLDS, EXCL. STUDENTS) (2015, 2020)



Note: Chart excludes students
Source(s): ACS 2015 and 2020 5-year estimates

Homeownership Access

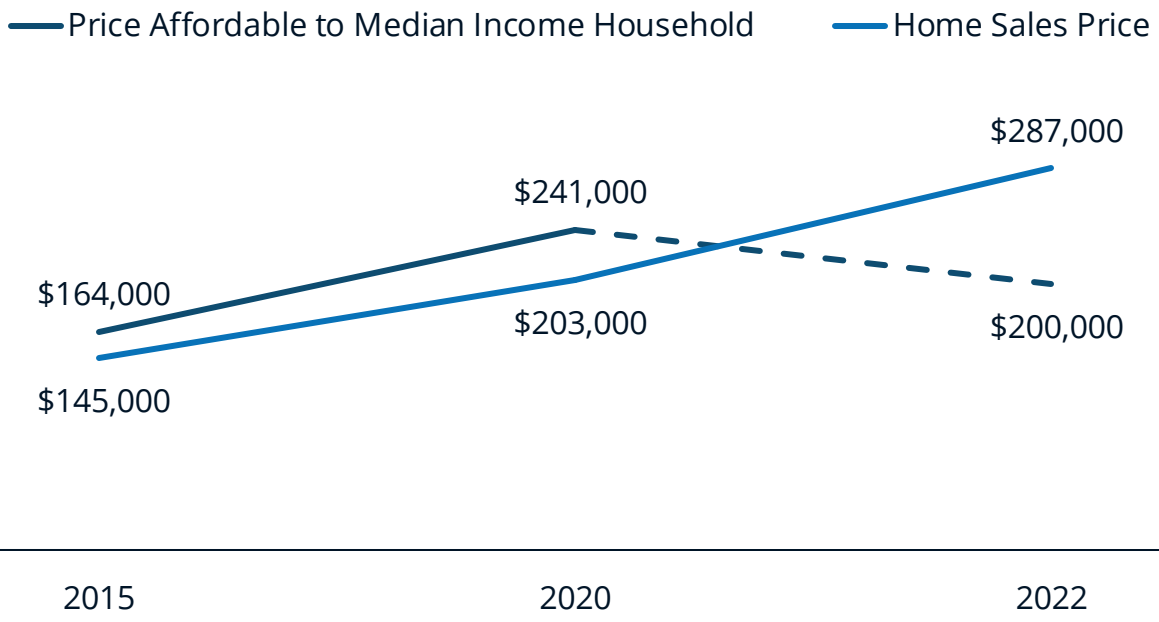
Homeownership in ACC, once relatively affordable, is strained by market pressures that drive up home prices and make purchasing a home accessible to few.

Sales Price

ACC has long been a relatively affordable homeownership market. Over the last two years, however, rising home prices and interest rates have driven up the cost to own and become a significant barrier to accessing homeownership.

Until 2020, the home price affordable to the median income homeowner household was lower than the median home sales price. In 2022, the gap between what the median household could afford versus price had grown to nearly $100,000.

SALES PRICE (2010, 2022)



Note: Assumes incomes continue to increase at the same rate they did from 2015 to 2020. The affordable price to the median income households in 2022 assumes a 6% interest rate. Excludes students.
Source(s): ACS 2015-2020 5-year estimates, Zillow, HR&A Analysis

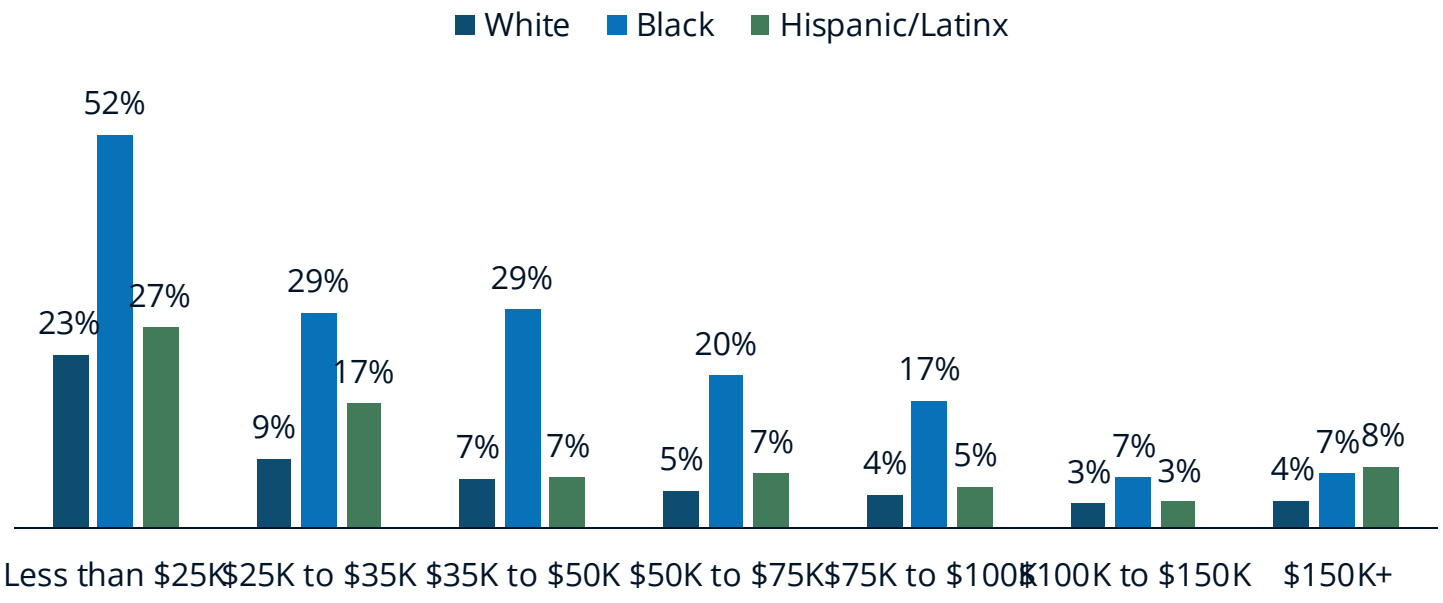
Homeownership Access

Mortgage access, a critical factor in achieving homeownership, is disproportionately denied to Black and Latinx households in ACC.

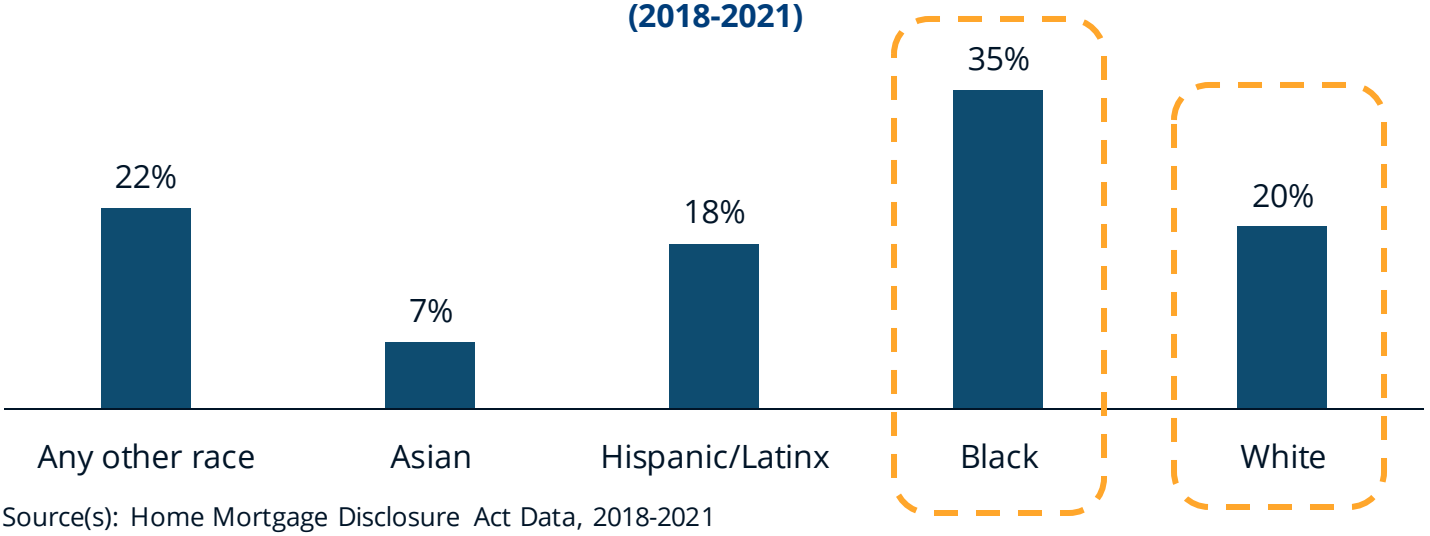
Mortgage Access

Black and Latinx homeowners are disproportionately denied mortgages, creating systemic lack of access. Black households earning $100,000-$150,000 are denied mortgages at nearly the same rate as white households earning $35,000-50,000. In 35% of cases, Black households are denied mortgages due to credit history.

MORTGAGE DENIAL RATE BY INCOME AND RACE (ATHENS-CLARKE COUNTY) (2018-2021)



HOME MORTGAGE LOAN DENIED FOR CREDIT HISTORY (2018-2021)



Source(s): Home Mortgage Disclosure Act Data, 2018-2021

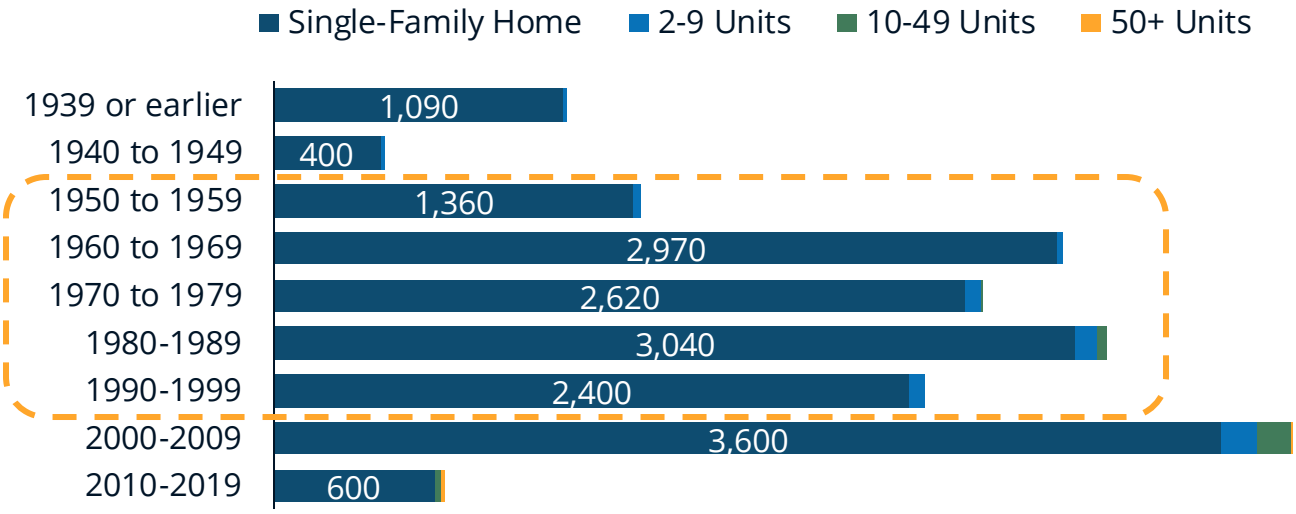
Homeownership Access

The majority of ACC's housing stock is older, creating a lack of quality, move-in-ready homes that can support a variety of housing needs, preferences, and affordability levels.

Homeownership Stock

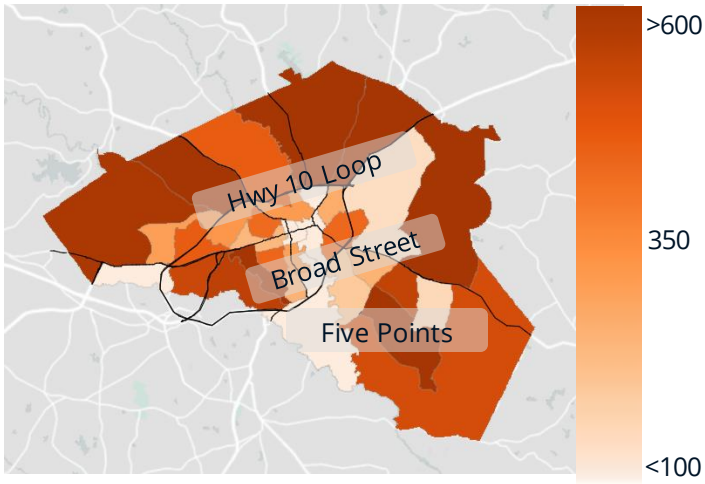
Most owner-occupied housing is older, single-family homes built before 2000. The older owner-occupied housing stock is concentrated outside of the Highway 10 Loop and overlaps with areas with low median home values in Athens-Clarke County.

OWNER-OCCUPIED HOMES BY TYPOLOGY AND DECADE BUILT (2020)

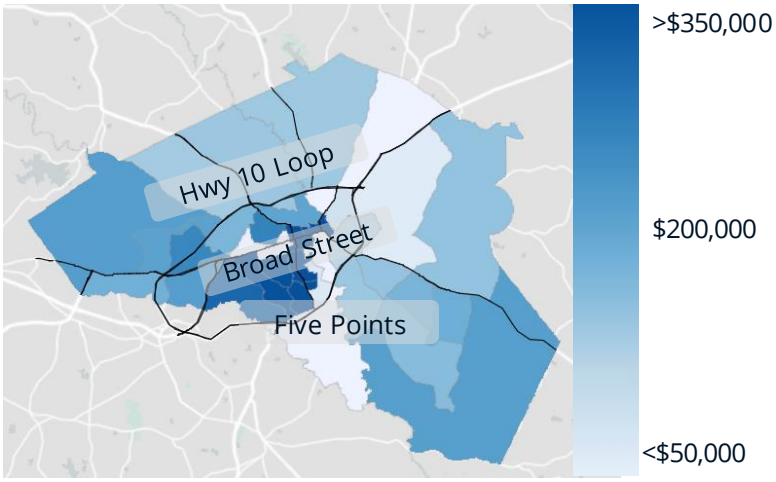


Source(s): ACS 2020 5-year estimates

NUMBER OF OWNER-OCCUPIED HOMES OVER 30 YEARS OLD (2020)



MEDIAN HOME VALUE BY CENSUS TRACT (2020)



Note: Chart includes students
Source(s): ACS 2020 5-year estimates

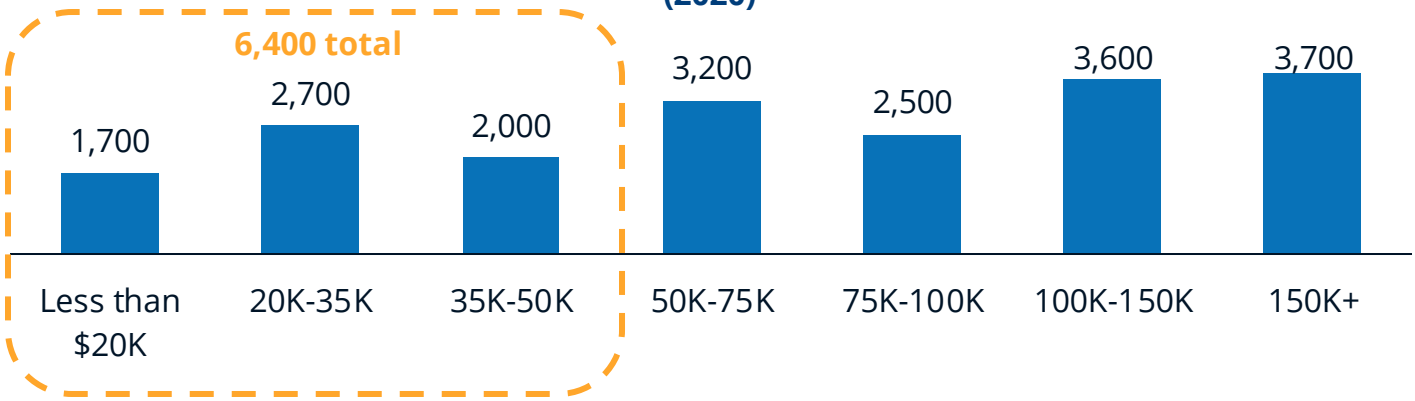
Homeownership Access

ACC has a significant number of low-income homeowners who face housing cost burden.

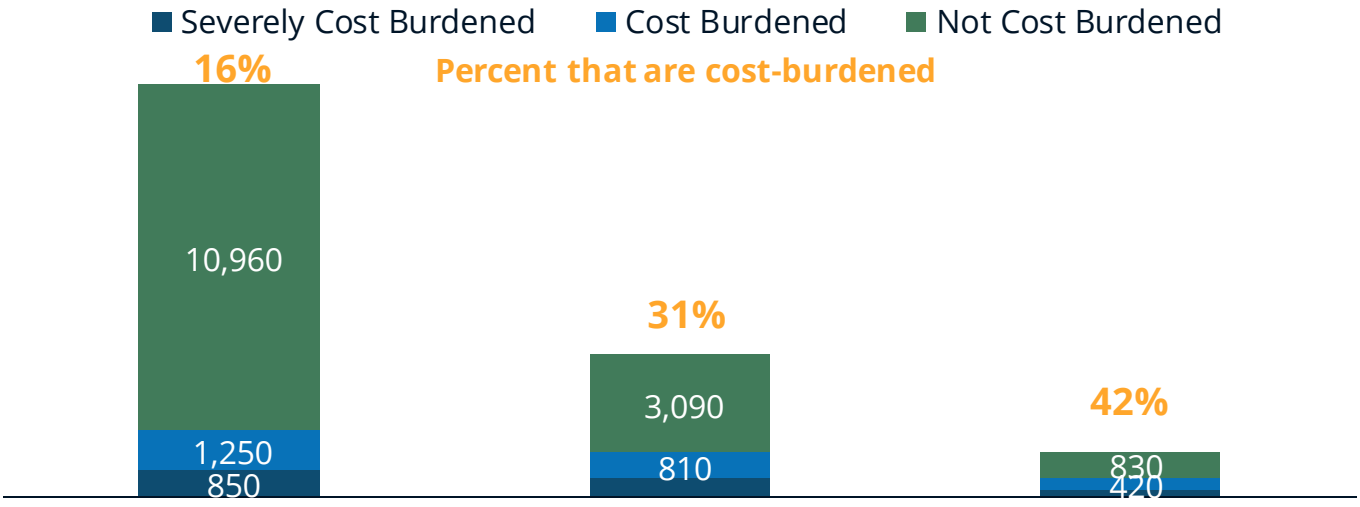
Homeowner Cost Burden

Athens-Clarke County has a significant percentage – 33% – of low-income homeowners, i.e., earning less $50,000. The vast majority (77%) of homeowner households that are cost burdened in Athens-Clarke County earn less than $50,000. Black and Latinx, single-parent, and single individual households face higher cost burdens than other homeowners. 16% of white households are cost-burdened compared to 31% of Black households and 42% of Hispanic/Latinx households. 18% of two-parent households are cost-burdened compared to 46% of single-parent households and 36% of single individual households.

HOMEOWNER HOUSEHOLDS BY INCOME (EXCLUDING STUDENTS) (2020)



COST BURDENED OWNER HOUSEHOLDS BY RACE (2020)



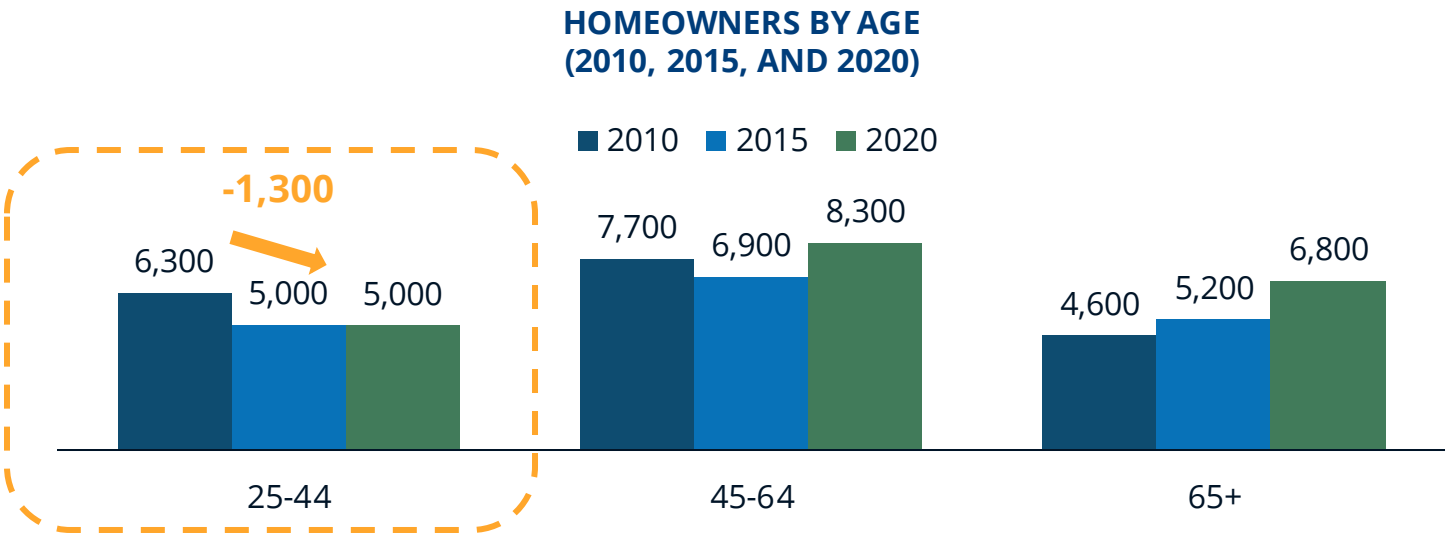
Note: Chart excludes students
Source(s): ACS 2020 5-year estimates

Homeownership Access

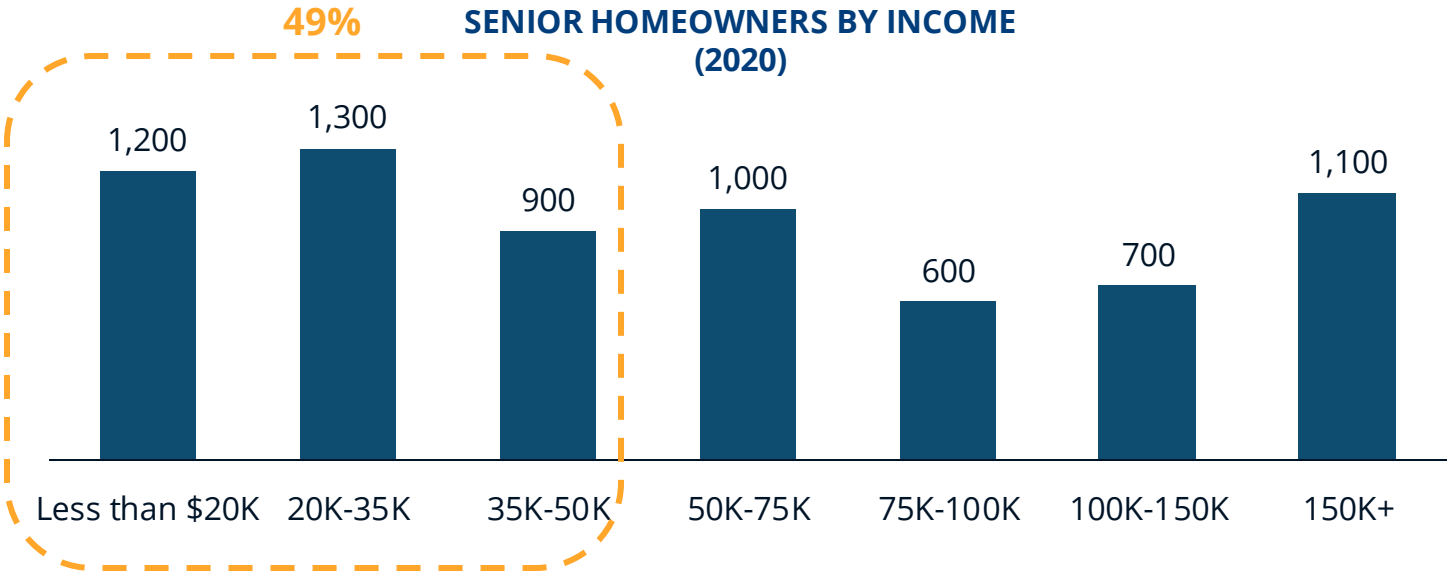
Many senior homeowners face housing cost burden, which creates challenges for aging in place.

Homeowner Cost Burden

The County's homeowner population is increasingly older. ACC has lost one-fifth of owners less than 44 years old over the last decade. A significant number of senior households are low-income, with nearly half of all senior homeowners earning $50,000 annually or less, leading to higher cost burden and other challenges associated with aging in place.



Source(s): ACS 2010, 2015, and 2020 5-year estimates



Source(s): ACS 2020 5-year estimates

Affordable Housing Systems

Athens-Clarke County's affordable housing system is constrained by limited public funding and a lack of strong regional partners.

Limited Public Funding	Athens-Clarke County relies on federal entitlement programs for the vast majority of the public funding available for affordable housing.	**$1.7M** Federal dollars entitled annually to Athens-Clarke County
Few Regional Housing Organizations	Athens-Clarke County is not near other cities that support affordable housing organizations with strong capacity outside of Atlanta.	
History of Partnering to Augment Capacity	Nearly all affordable housing development in Athens-Clarke County relies on partnerships with developers and organizations outside of the region.	
Strong Advocacy Commitment	Athens-Clarke County has a number of advocacy organizations that work with other stakeholders (ACCGov, developers, etc.) to represent the housing needs of vulnerable and underserved populations.	

Source: ACCGov

Affordable Housing Systems

Affordable housing is a complex ecosystem of players, all of whom work in collaboration to fund, develop, and manage affordable housing.

The Unified Government of Athens-Clarke County impacts housing affordability by **setting the regulatory environment** in which developers make investment decisions and **deploying public funds** for infrastructure, amenities, and development.



Regulatory Approaches

ACCGov sets regulations pertaining to land use code; zoning code, including density bonuses and inclusionary zoning; development review and approval processes, design guidelines; and the building permit process.



Information Dissemination



Infrastructure Approaches

ACCGov disburses federal and state dollars to local organizations to fund: parks, transit, streetscape improvements and other public infrastructure; affordable rental and homeownership homes; mixed-income and mixed-use neighborhoods; tenant-based rental assistance; and housing counseling.



Monetary Approaches

The Unified Government of Athens-Clarke County and its partners operate several programs to address a variety of housing needs.

Affordable Rental Housing	Gap financing through annual HOME and CDBG allocation and one-time ARPA funds; public housing program managed by AHA (approximately 1,200 units); affordable multi-family rental via ReNew Athens program managed by Habitat (approximately 126 units).
Homeownership	Long-term affordable homeownership via ALT community land trust (approximately 49 homeowners); affordable single-family homes for households earning 60-80% AMI via AHA's ACT I Homes Program; affordable homeownership opportunities through Habitat's Affordable Homes program.
Repair and Rehabilitation	Maintenance and repairs via Hands On Historic Athens (partially funded by the CDBG program); Brush with Kindness and Emergency Handicap Access Ramp Program (EHARP) managed by Habitat; job training through owner-occupied rehabilitation via ALT's Young Urban Builders Program.
Housing Counseling	Credit counseling, mortgage counseling, homebuyer delinquency and predatory lending counseling, foreclosure prevention assistance, home maintenance and financial management; rental housing counseling and fair housing counseling; offered by ALT, East Athens CDC, Hancock CDC, and UGA ASPIRE Clinic.

Affordable Housing Systems

Athens-Clarke County operates housing programs almost entirely with federal entitlement funds, which provide a modest amount of funding.

ACCGov receives a modest amount of federal entitlement dollars annually that fund affordable housing programs. In recent years, ACCGov received American Rescue Plan Act (ARPA) and Special Purpose Local Options Sales Tax (SPLOST) funds, which provided for a significant amount of funding for affordable housing, totaling $50M.

Funding Sources	Funding Amount
2023 to 2024 Federal Entitlements	
HOME Investment Partnerships Program (HOME): The Department of Housing & Community Development (HCD) creates affordable housing for low-income households through activities including new construction and rehabilitation for homebuyer and rental programs.	$767,000
Community Development Block Grant (CDBG): ACC HCD uses CDBG to fund eligible programs in public services, affordable housing, economic development, and public facilities and improvements.	$534,000
Continuum of Care (CoC): ACC HCD and the ACC Homeless Coalition provide support for self-sufficiency for the homeless.	$407,000
TOTAL	**$1,708,000**
One-Time	
American Rescue Plan Act (ARPA): In ACC, part of the funding has been set aside to create and preserve affordable housing.	$15,000,000
HOME-ARP: Under the American Rescue Plan (ARP), local governments received a supplemental, on-time allocation of federal funds to support housing stability and homelessness prevention efforts.	$1,300,000
Special Purpose Local Options Sales Tax (SPLOST): Local jurisdictions in Georgia are allowed to use sales tax proceeds to fund capital improvement projects.	$44,000,000
TOTAL	**$60,300,000**

Note: For funding sources with annual allocations (HOME, CDBG, CoC), the funding amount represents FY24 data.
Source(s): Athens-Clarke County Unified Government

Affordable Housing Systems

Over the past decade, local organizations have partnered with private developers from outside ACC to build large-scale, mixed-income housing projects.

A considerable portion of ACCGov's affordable housing funds were focused on two large-scale, mixed-income projects, the Columbia Brookside Redevelopment (completed in 2018) and the North Downtown Athens Redevelopment (under construction). Both projects received considerable SPLOST funding, and the North Downtown Athens Development received ARPA funding.



Columbia Brookside Redevelopment

- Completed in 2018
- Partnership between the Athens Housing Authority and Columbia Residential
- 370 homes
- Funding sources: LIHTC, HOME, SPLOST, and AHA funding



North Downtown Athens Development

- Under construction
- Public-private partnership between AHA, Columbia Residential, and Jonathan Rose Companies, with support from ACCGov
- Funding sources: LIHTC, SPLOST, ARPA, and AHA funds

ACCGov has relied on a modest amount of federal entitlement funds, rather than making a sustained commitment of local dollars. Therefore, these significant one-time funding sources became essential vehicles to address housing needs in the form of large-scale projects. While both projects are considered a success and will deliver many homes, ACCGov could maximize the impact of funds – and large influxes of one-time funds in particular – by expanding local capacity to execute projects and by pursuing a greater number of smaller-scale projects.

In considering strategies for expanding local capacity, ACCGov should look to its extensive local network of advocacy organizations. ACC's strong advocacy community represents vulnerable and underserved populations and works closely with housing service providers.

Down Payment Assistance Structure

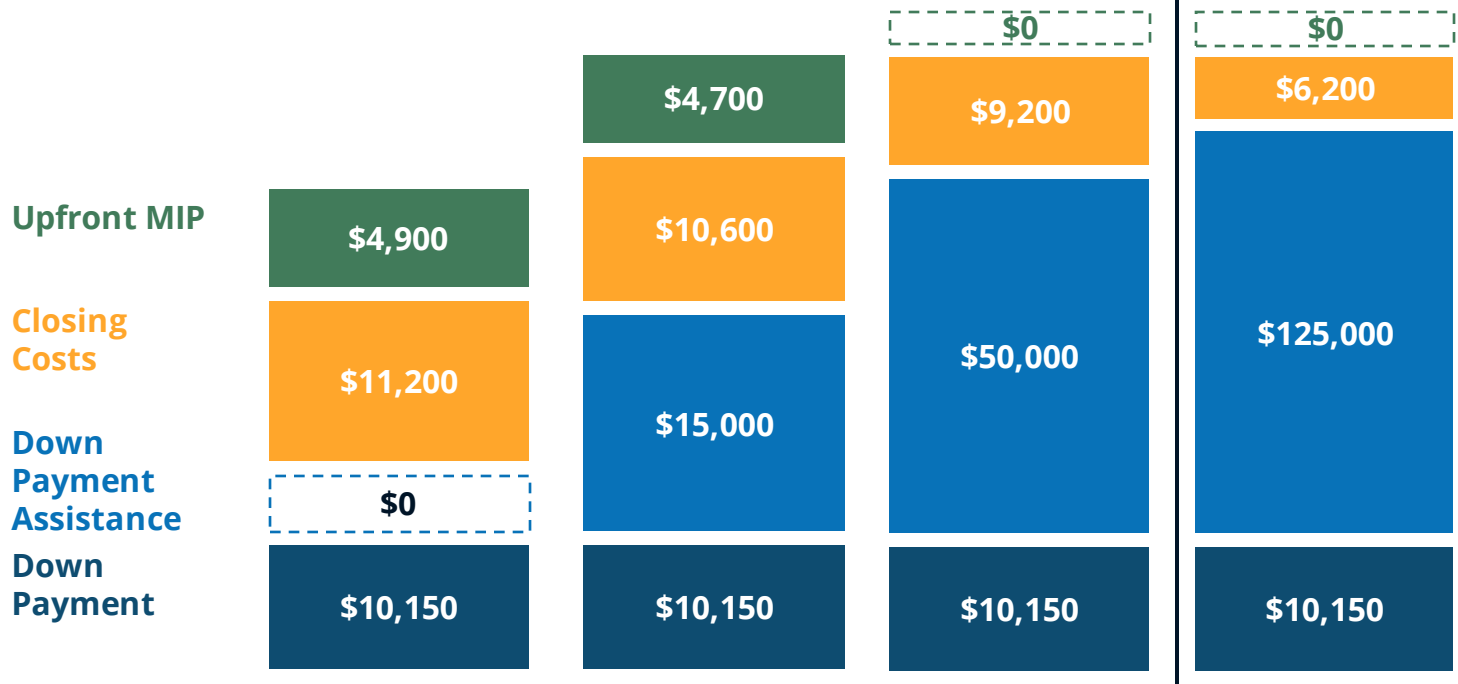
Down Payment Assistance

Down payment assistance programs improve access to homeownership by reducing upfront costs through grants/ forgivable loans to income-qualified households.

Lower Upfront Cost

DCA offers DPA of (minimum) $10,000 but providing additional assistance can lower upfront costs (mortgage insurance premiums and closing costs). When DPA amounts to 20% of home purchase price, upfront mortgage insurance premium drops to $0.

	80% AMI			60% AMI
Down Payment Assistance	$0	$10,000 *DCA Dream* $5,000 *AHA/ALT DPA*	$10,000 *DCA Dream* $5,000 *AHA/ALT DPA* $35,000 *Local DPA*	$10,000 *DCA Dream* $5,000 *AHA/ALT DPA* $110,000 *Local DPA*
Upfront costs	$26,200	$25,400	$19,350	$16,300



Note: Calculations based on the following assumptions – purchase price $290,000 (2022 median sales price, Zillow data); household DP = 3.5%; mortgage interest rate = 6.3%; loan term = 30 years; upfront MIP = 1.75%; MIP = 0.55%; assessed value = 40% of market value; property tax rate = 0.96% | For a 60% AMI household, the household's down payment contribution combined with the projected DPA amounts to nearly 50% of the purchase price; this is required to bring down the monthly payments to an affordable level. However, the DPA can be lowered if the home purchase price is lower or if monthly payments are subsidized | Calculation uses HUD 2022 AMI data, i.e., $61,520 for a four-person household at 80% AMI and $46,140 for 60% AMI

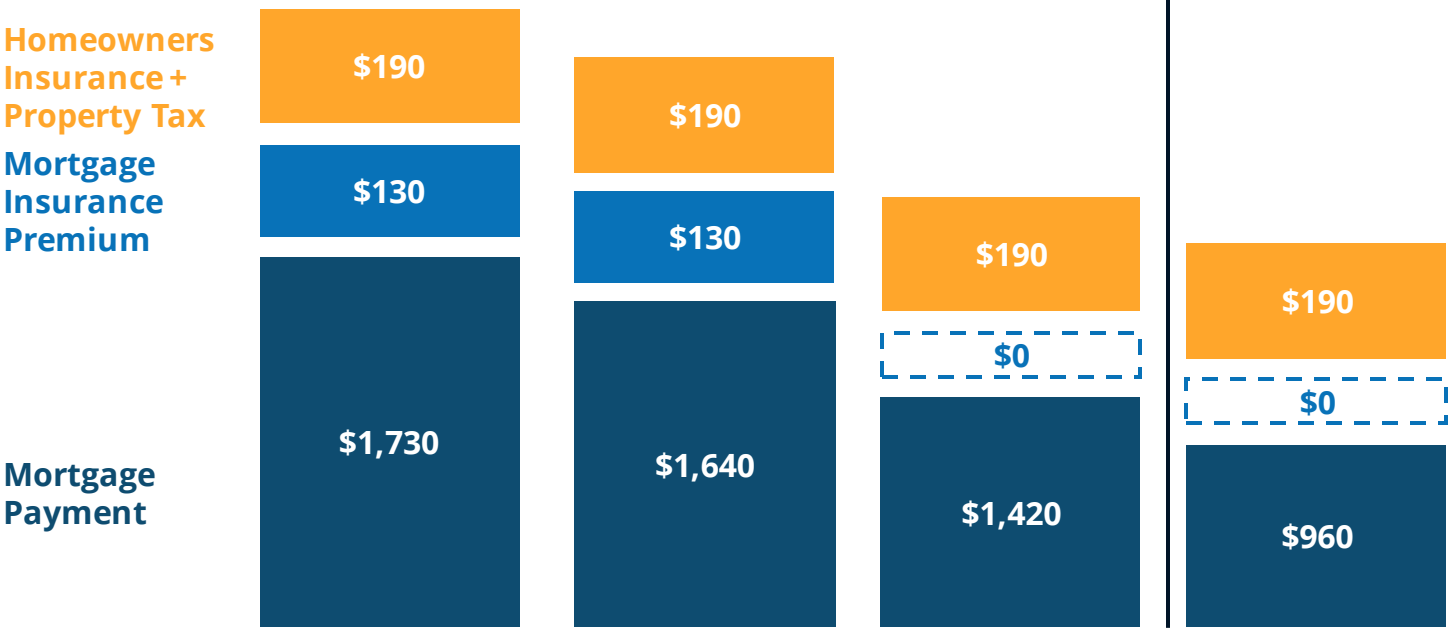
Down Payment Assistance

Down payment assistance programs also support homeowners on an ongoing basis by reducing monthly mortgage payments.

Lower Monthly Payment

DCA offers DPA of (minimum) $10,000 but providing additional assistance can lower monthly payments (mortgage insurance premiums and mortgage payments). When DPA amounts to 20% of home purchase price, monthly mortgage insurance premium drops to $0.

	80% AMI			60% AMI
Down Payment Assistance	$0	$10,000 *DCA Dream* $5,000 *AHA/ALT DPA*	$10,000 *DCA Dream* $5,000 *AHA/ALT DPA* $35,000 *Local DPA*	$10,000 *DCA Dream* $5,000 *AHA/ALT DPA* $110,000 *Local DPA*
Total Monthly Payment	$2,050	$1,960	$1,610	$1,150



Note: Calculations based on the following assumptions – purchase price $290,000 (2022 median sales price, Zillow data); household DP = 3.5%; mortgage interest rate = 6.3%; loan term = 30 years; upfront MIP = 1.75%; MIP = 0.55%; assessed value = 40% of market value; property tax rate = 0.96% | For a 60% AMI household, the household's down payment contribution combined with the projected DPA amounts to nearly 50% of the purchase price; this is required to bring down the monthly payments to an affordable level. However, the DPA can be lowered if the home purchase price is lower or if monthly payments are subsidized | Calculation uses HUD 2022 AMI data, i.e., $61,520 for a four-person household at 80% AMI and $46,140 for 60% AMI

Area Median Income Table

Area Median Income Table

Clarke County, GA MSA AMI (2023)					
AMI	**30%**	**50%**	**60%**	**80%**	**100%**
1 Person	$17,100	$28,500	$34,200	$45,600	$57,000
2 Person	$19,560	$32,600	$39,120	$52,160	$65,200
3 Person	$21,990	$36,650	$43,980	$58,640	$73,300
4 Person	$24,420	$40,700	$48,840	$65,120	$81,400
5 Person	$26,400	$44,000	$52,800	$70,400	$88,000
6 Person	$28,350	$47,250	$56,700	$75,600	$94,500
7 Person	$30,300	$50,500	$60,600	$80,800	$101,000
8 Person	$32,250	$53,750	$64,500	$86,000	$107,500

Area Median Income (AMI) represents the midpoint in the distribution of household incomes within a certain geographic region. However, AMI can be complicated to describe based on how one measures AMI. For example, median household income per the U.S. Census for ACC is approximately $51,000, median family income per HUD for the Clarke County MSA is $100,100, and AMI for a family of four is $81,400 per HUD. What accounts for these differences?

When referencing AMI throughout **this report, we a referring to the HUD AMI levels,** because these are the AMI levels most affordable housing programs must follow. Several key factors determine the AMI level set by HUD:

- HUD measures AMI by metropolitan statistical areas (MSAs), which are geographies that combine multiple adjacent counties based on commuting patterns and population size. Because of this, counties with significantly different median incomes can be grouped in the same MSA. For example, median family income in ACC in 2022 was $69,000 and in Oconee County was $121,000. Oconee County's median family income increased the overall median family income of Clarke County MSA to $82,300.
- HUD determines AMI by median family income, whereas this report often discusses median household income. Median family income only includes family households, which are defined as having multiple individuals related by birth or by marriage. Median household income in ACC was $44,000 in 2021 (including students) compared to a median family income of $69,000.
- **HUD makes multiple adjustments to its AMI metrics.** The most important adjustment when accounting for the difference between HUD's measure of ACC's median family income being $100,100 and the four-person income for 100% AMI being $81,400 is the "ceiling or floor adjustment." This adjustment ensures that AMI does not increase faster than the national family income from year to year, which prevents families from experiencing rapid rent increases. HUD makes this adjustment by comparing the AMI level from the previous year to the current year. In 2022, the HUD income limit for a family of four at 100% AMI was $76,900. By 2023, median family income had increased to $100,100. If HUD adjusted its AMI levels to account for that increase, households in HUD-funded or LIHTC homes could have experienced nearly 30% rent increases. However, by making the adjustment to make median family income $81,400 for a family of four, HUD ensured households in HUD-funded or LIHTC homes only experience a 6% increase in rent.

Source(s): Novogradac Rent and Income Calculator, HUD

Glossary

Glossary

Area Median Income (AMI)
AMI represents the midpoint in the distribution of household incomes within a certain geographic region. HUD publishes annual AMI levels for regions, adjusted for family size. The HUD-provided AMI is used to determine applicants' eligibility for both federally and locally funded housing programs where participation is dependent on income levels.

American Rescue Plan Act (ARPA)
ARPA is a stimulus package passed by the federal government in March 2021. It includes several provisions aimed at supporting housing and homelessness initiatives, such as funding for emergency rental assistance, homeless assistance grants, and homeowner assistance. Additionally, the ARPA provides funding for the construction and preservation of affordable housing, as well as resources for fair housing enforcement and rural housing programs.

Community Development Block Grant (CDBG)
The Community Development Block Grant program, authorized by the federal government in 1974, provides annual grants to participating state and local jurisdictions, called "non-entitlement" and "entitlement" communities, respectively. HUD determines the amount of each grant by using a formula comprised of several measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relationship to other metropolitan areas.

Community Reinvestment Act (CRA)
The CRA became law in 1977 and is intended to address systemic inequities in accessing credit. The CRA encourages banks to help meet the credit needs of the entire community in which they do business, with a particular focus on low- and moderate- income (LMI) communities, consistent with safe and sound operations.

Cost-Burdened
A household is considered cost-burdened when 30% or more of their household income is spent on gross housing costs (can apply to renters or homeowners).

Down Payment Assistance
Down Payment Assistance improves access to affordable homeownership by reducing the upfront cost of homeownership through grants or forgivable loans provided to income-qualified households to cover a portion of the down payment and closing costs for a home. Down Payment Assistance helps low- and moderate-income households secure stable housing and build wealth. It is often paired with homeownership counseling to help first-time homebuyers learn the homebuying process and plan for the costs of buying and owning a home.

Extremely Cost-Burdened
A household is considered extremely cost-burdened households when 50% or more of their household income is spent on housing costs (can apply to renters or homeowners), often leaving them with very little to cover remaining household costs.

Family Self-Sufficiency (FSS) Program
The FSS is a federal program administered by public housing agencies to help households build savings. If a household's rent increases in response to an income increase, the additional rent is held in an escrow (savings account) that accrues interest.

Glossary

Gap Financing

Due to high development costs, building housing often requires additional subsidy. Public entities can increase the development of affordable housing by providing below-market "gap financing" loans to bridge the gap between the cost of development and the funding sources available through typical sources including equity, developer contributions, and the traditional debt that can be supported by rental income. Gap financing can be used to meet specific housing priorities, such as longer affordability terms, more units at deeper levels of affordability, or targeting development in high-opportunity areas.

Housing Trust Fund (Local Housing Fund)

A pool of funding, usually public, that is dedicated to addressing housing issues. The focus an operations of housing trust funds vary widely across communities. As Federal funding for housing programs has declined nationally, and the need for affordable and stable housing has been growing, housing trust funds have expanded to help address growing housing insecurity. Locally-funded and controlled Housing Trust Funds can help replace lost federal funding and can help flexibly meet a range of local housing needs.

HOME Investment Partnership (HOME)

HOME was authorized by the federal government in 1990. It is a federal block grant to participating jurisdictions, which then use the funds to provide affordable rental and homeownership housing to low- and moderate-income families. When HOME funds are used for rental activities, at least 90% of the units must be occupied by households with incomes at or below 60% of AMI, with the remaining 10% are to be occupied by households with incomes at or below 80% of AMI. In rental properties with five or more HOME units, 20% of the units must be set aside for households with incomes at or below 50% of AMI. Depending on the amount of HOME subsidy per unit, HOME funding applies 5- to 20-year affordability restrictions on units.

Housing Choice Voucher

The Housing Choice Voucher (HCV) Program, also known as Section 8, is a federal program administered at the local level. These vouchers are Tenant-Based Vouchers, in which the voucher moves with the tenant, and the tenant is responsible for finding rental housing. Administered by HUD and managed at the local level by public housing agencies (PHAs), it is the largest HUD rental assistance program.

Individual Development Account

An Individual Development Account (IDA) is a type of savings account designed to help low-income individuals build assets and achieve financial stability and long-term self-sufficiency. People use IDAs to save money to start a business, pay for education, or buy a home. The JP Morgan Chase Institute found that reducing the amount of down payment while increasing the amount of reserves a household held in the bank to three months' housing costs greatly reduced the risk of foreclosure.

Landlord Registry

Local governments can create a mandatory process (registry) by which landlords register and pay for fee for rental units and provide regular reporting. In places where registry cannot be mandated, voluntary partnership programs can be tied to funding such as availability of funds for repairs, streamlining voucher application processes, and providing other support such as risk mitigation. A landlord registry creates accountability for landlords to provide quality housing units, pay taxes, and meet other expectations; the registry can also be an important source of data for cities on the number, price, and attached services of existing rental housing in their community.

Glossary

Low Income Housing Tax Credit (LIHTC)

The LIHTC Program is a federal program that provides a dollar-for-dollar tax credit to support the development of affordable rental housing. The LIHTC program distributes federal income tax credits to developers through state housing finance agencies, which are responsible for determining which projects receive tax credits under the state's allocation. There are two general types of credits that can be awarded. 9% LIHTC are higher-value credits that cover a greater percentage of projects' development costs and are awarded on a competitive basis. 4% LITHC cover a lower percentage of projects' development costs and are generally awarded to any projects that meet specific programmatic requirements and are financially feasible. 4% credits are usually paired with tax-exempt bond financing to make up the difference.

Market-Rate Affordable Housing or Naturally Occurring Affordable Housing (NOAH)

Market-rate affordable housing is housing that is priced by market forces at levels that are affordable to low-income residents. Housing is traditionally considered affordable if the total housing cost (rent or mortgage plus utilities) for the household represents no more than 30% of its income. NOAH housing often makes up a significant portion of a jurisdiction's affordable housing stock, in addition to publicly-subsidized housing.

Mortgage Loan Pool

A mortgage loan pool allows participating financial institutions and funders to jointly fund a program that originates mortgages with favorable terms to help low-income first-time homeowners access homeownership. Such a program both expands options and access for these homeowners and helps to minimize risk to banks who participate in offering nonconforming mortgages, such as those with lower down payment and other flexible guidelines.

Owner-Occupied Rehabilitation

Owner-occupied rehabilitation programs help maintain the affordability of homeownership by ensuring that income-qualifying homeowners can make necessary repairs to make their homes safe. These programs typically provide low-cost loans or forgivable loans or grants for qualifying homeowners (often low-income households and low- to moderate-income seniors) to make necessary repairs to major systems, weatherization or energy efficiency upgrades, and accessibility improvements.

Public Housing

Public housing is a type of affordable housing that has been traditionally owned by a local government agency or authority. In most places, this is a public housing authority. HUD provides federal aid to local housing authorities to operate housing for residents, who pay rents that they can afford. In the United States today, there are approximately 1.2 million households living in public housing units, managed by some 3,300 housing authorities (Source: HUD).

Public Land Disposition

Planning for the disposition of public land to support affordable housing can take several forms, including identifying suitable sites for affordable housing and making them available at a subsidy to developers, and selling some sites (including those not suitable for affordable housing) at market price and using proceeds to support other affordable housing efforts.

Glossary

Public-Private Partnership
A collaboration between a government entity and a private sector organization to jointly develop and finance affordable housing projects. The government often provides land, funding, tax incentives, or other forms of support, while the private sector partner can contribute financing, expertise, and resources to design, build, and manage the housing development.

Single Family Infill
A single-family infill program creates a pipeline of move-in ready single-family units for new homeowners. The program produces new construction of infill single family (or soft density) homes on vacant lots in existing neighborhoods.

Strategic Code Enforcement
Strategic code enforcement can be effective at improving housing quality for residents and incentivizing property owners to make needed improvements or sell noncompliant property. Strategic code compliance supports neighborhood reinvestment goals by reducing blight, improving property values, and increasing quality of housing for residents. Strategic code enforcement typically requires building a robust database of properties and developing an outreach process to help owners gain awareness, make repairs, and navigate processes to retain homeownership.

Tax Allocation District
In Georgia, a tax allocation district (TAD) is a public financing tool that allows local governments to designate a specific area for redevelopment and dedicate a portion of the increased property tax revenue generated by the redevelopment to finance public infrastructure improvements, such as roads, sidewalks, parks, and public facilities, within the district. TADs can be structured to include specific requirements for affordable housing development, such as setting aside a portion of the housing units for low- and moderate-income households or requiring that a percentage of the funds generated by the TAD be used to support affordable housing.

Title Clearance/Heirs Property
When elderly homeowners pass homes to their descendants, they often create tangled title issues when heirs do not record new deeds to a home. Without a formal deed, residents with inherited properties are often unable to access rehabilitation funds. Title clearance facilitates the passing of homeownership titles from older, existing homeowners to heirs to maintain low-income homeownership and promote intergenerational wealth transfer.



Athens-Clarke County Affordable Housing Investment Strategy

HR&A

Athens-Clarke County
UNIFIED GOVERNMENT

August 2023

Outline of Proposed Initiatives in Strategic Plan to Reduce & Prevent Homelessness (SPRPH)

In addition to providing background information on the context of homelessness in Athens-Clarke County, current funding, resources to address homelessness and housing insecurity, and the data collection process for this strategic plan, the SPRPH is organized into six overarching goals, each with specific strategies to further that goal. In order to make a maximum impact on the prevention and reduction of homelessness in the community, the SPRPH recommends that ACCGov simultaneously focus on and allocate resources toward all goal areas. The M&C will consider voting on the final draft of the SPRPH during the October 3, 2023 regular session.

Goal #1: Strengthen Continuum of Care (CoC) Capacity

- Key Strategy #1: Staff the Athens Homeless Coalition (current CoC governing board)
- Key Strategy #2: Increase Participation from People with Lived Experience
- Key Strategy #3: Improve Coordinated Entry Policy and Implementation
- Additional suggestions:
    - Increase training for the CoC board, general members, and the collaborative applicant
    - Implement written standards for every program type
    - Strengthen CoC governance and collaboration with ACCGov
    - Support steps for an independent nonprofit community

Goal #2: Reduce the Impact of Unsheltered Homelessness

- Key Strategy #4: Establish Comprehensive Street Outreach
- Key Strategy #5: Organize Housing Surges for Encampments
- Additional suggestions:
    - Establish an inclement weather policy
    - Create personal property storage

Goal #3: Improve Emergency Shelter and Transitional Housing Programs

- Key Strategy #6: Increase Low Barrier Shelter Units
- Key Strategy #7: Implement Diversion and Rapid Exit
- Additional suggestions:
    - Coordinate access to shelter across providers

Goal #4: Increase Access to Permanent Housing

- Key Strategy #8: Create a Support Fund to End and Prevent Homelessness
- Key Strategy #9: Engage in Landlord Focused Initiatives
- Additional suggestions:
    - Develop site-based Permanent Supportive Housing (PSH)
    - Establish comprehensive housing navigation

    - Enact a homeless preference for public housing authority resources
    - Create a Moving On program

Goal #5: Increase Housing Stability

- Key Strategy #10: Establish Partnerships for Employment
- Additional suggestions:
    - Expand access to case management after people are housed
    - Provide access to non-emergency mental health services
    - Establish eviction mediation resources

Goal #6: Expand System Wide Coordination

- Additional suggestions:
    - Provide public outreach and engagement opportunities
    - Incorporate partners outside of homeless services in system planning and case conferencing
    - Increase data sharing opportunities
    - Create opportunities for alignment around shared goals

###

Connections between Affordable Housing Investment Strategy (AHIS) and Strategic Plan to Reduce & Prevent Homelessness (SPRPH)

The purpose of this document is to provide an outline of the points of connection between key recommendations from the Affordable Housing Investment Strategy (AHIS) and the Strategic Plan to Reduce & Prevent Homelessness (SPRPH). Both plans were developed concurrently by HR&A Advisors and The Cloudburst Groups, respectively, in collaboration with the ACCGov Housing and Community Development Department and in consultation with local stakeholders and community members.

AHIS RECOMMENDATIONS	AHIS TOOLS/ ACTIONS	CONNECTIONS TO SPRPH
#1: IDENTIFY ONGOING LOCAL PUBLIC FUNDING	1. Establish a Local Housing Fund to support the creation and preservation of affordable homes.	The SPRPH suggests a Support Fund to End and Prevent Homelessness **(Key Strategy #8**). This fund, which would include a mix of government and private funds, is intended to provide one-time housing-related financial assistance to residents at risk of or currently experiencing homelessness (up to and including landlord incentives). M&C allocated $300,000 of ARPA Homelessness funding to the "Affordable Housing Flex Fund" as part of the FY24 budget process. This fund is expected to function similarly to SPRPH Key Strategy #8.
	2. Adopt a new public land disposition policy and process.	No direct connection to SPRPH. However, increased availability of new affordable housing would help alleviate housing insecurity.
#2: BUILD AND PRESERVE QUALITY AFFORDABLE RENTAL HOMES	1. Support LIHTC development by providing gap financing and streamlining development approvals processes. 2. Advance strategies to increase affordable housing production under the voluntary	No SPRPH strategy directly impacts the development or preservation of quality affordable rental homes. However, multiple strategies in the SPRPH *rely on adequate availability* of both subsidized and unsubsidized affordable rental units, including: • **Key Strategy #5:** Organize Housing Surges for Encampments • **Key Strategy #7:** Implement Diversion and Rapid Exit

	inclusionary zoning (IZ) policy.	• Strategies under **Goal #4:** Increase Access to Permanent Housing, including:
		  • **Key Strategy #8:** Create a Support Fund to End and Prevent Homelessness (insofar as that this fund could help pay for one-time costs such as landlord incentives, move-in costs, etc.)
		  • **Key Strategy #9:** Engage in landlord-focused strategies
		  • Other relevant suggestions under this goal are to: (a) develop site-based Permanent Supportive Housing units, (b) establish comprehensive housing navigation to local households, (c), and to create a Moving On program to help residents remain stable while transitioning to a new living environment.
		
		SPRPH **Key Strategy #6** recommends to increase the number of low-barrier shelter units through the construction or acquisition-conversion of new shelter beds (e.g., converting hotel into shelter).

	3. Invest public monies in an Acquisition Strike Fund to acquire and rehabilitate unregulated affordable rental housing.	
	4. Continue modernization and redevelopment of its public housing stock.	Under **Goal #4: Increase Access to Permanent Housing**, the SPRPH suggests that the Athens Housing Authority consider enacting a homeless preference, whereby people currently experiencing homelessness may be moved up on waitlists.
	5. Establish a voluntary landlord registry that provides meaningful incentives to landlords for participation.	The SPRPH includes the following strategies to help improve relations between and among landlords, tenants and supportive agencies: • **Key Strategy #9**: Landlord Focused Initiatives, such as proactive engagement, incentives and risk mitigation. • Under **SPRPH Goal #5: Increase Housing Stability**, Cloudburst also recommends: • Expanding access to case management after people are housed.

		• Establishing eviction mediation resources
	6. Establish a strategic code enforcement initiative to advance neighborhood reinvestment goals.	No direct connection to a specific SPRPH strategy. However, strategic code enforcement may prevent seizure of homeowner-occupied and rental properties, thus possibly preventing more housing insecurity and homelessness.
	7. Establish a wealth-building program for low-income families to improve affordability.	**SPRPH Key Strategy #10: Partnerships for Employment** suggests improving connections to well-paying jobs for people exiting homelessness.
#3: EXPAND ACCESS TO HOMEOWNERSHIP AND PROTECT EXISTING HOMEOWNERS	1. Expand down payment assistance (DPA) program by increasing assistance amount and reaching more households. 2. Increase funding for owner-occupied repair (OOR) programs. 3. Support single-family rehab and infill to create a pipeline of move-in ready units for new homeowners. 4. Address heir title assistance to help older homeowners pass home titles to their descendants.	No direct connection to a specific SPRPH strategy. However, the AHIS strategies focused on existing homeowners (e.g., OOR and heir property) may prevent future housing instability and homelessness. AHIS strategies like DPA and single-family infill might lead to affordable rental units currently used by future homeowners to become available to individuals trying to exit homelessness.

###

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

The purpose of this document is to share a summary of the comprehensive public input campaign for the Affordable Housing Investment Plan (AHIS) between August 7 and September 5, 2023. Specifically, this document includes an overview of activities offered to the public, a thematic summary of comments received, and ACCGov's staff's response to these comments. This document was also shared with M&C as part of the Agenda Report associated with the scheduled vote on October 3, 2023. To learn more about the AHIS and to download a copy of the most updated version, please visit www.accgov.com/arpa.

Summary of Activities

As outlined on pages 98-100 of the AHIS, ACC stakeholders and residents were engaged in the development phase of the AHIS between October 2022-July 2023 through activities like:

1. 23 interviews with ACCGov staff and stakeholders, including non-profit and for-profit housing developers, non-profit agencies, and business leaders.
2. An online survey to garner feedback from public on the proposed strategies; 83 responses were received between April 26-May 30
3. Two community forums at the ACC Public Library and the Athens Community Council on Aging (April 24 and May 9, 2023, respectively), where residents learned about proposed strategies and provided input
4. Collaboration with the Athens Homeless Coalition to develop and disseminate a survey specifically for landlords; 19 responses were received between May 3-July 26, 2023
5. The accgov.com/arpa website was regularly updated with copies of presentations delivered during advisory committee meetings, summaries of proposed strategies, and details of engagement activities outlined above.

Between August 7 and September 5, 2023, residents were also asked to provide input on the final draft of the AHIS before the Mayor and Commission's vote (originally scheduled for September 5, and rescheduled for October 3, 2023):

1. The accgov.com/arpa website was updated to include:
    - Full draft of plan, as well as a one-sheeter outlining key strategies in English and Spanish
    - Video recording of staff presenting an overview of the key components of the plan
    - Recording from July 28, 2023 ARPA Affordable Housing Advisory Committee meeting
    - Description and schedule of all public input opportunities related to this plan
2. Three in-person community forums whereby staff presented an overview of key plan components and accepted oral and written public comment. These events were held at locations and times accessible to stakeholders *and* residents who are most impacted by housing affordability:
    - Forum #1: ACC Extension Office, Wed. Aug. 9, 2023 (2-3 p.m.)
    - Forum #2: East Athens Triangle Plaza Resource Center, Sat., Aug. 12, 2023 (11am-1pm)
    - Forum #3: ACC Library, Wed., Aug. 23, 2023 (6-8 p.m.)
3. Online input form for individuals to provide written, confidential comment (Aug.7-30, 2023).

These activities were promoted heavily by staff through ACCGov News Flash, emails to stakeholders and non-profits (including Neighborhood Leaders), social media posts, flyers and A-frame posters in College Square, and interviews with local outlets.

Additionally, the public is invited to provide additional input and comments to the Mayor and Commission in relation to the AHIS at the rescheduled M&C Agenda Setting session (Sept. 19, 2023) and Regular Voting Session

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

(Oct. 3, 2023). Both meetings will be held at City Hall, beginning at 6 p.m. For more information, please visit www.accgov.com/publicinput.

Public Comment Received

Over the public comment period (August 7 – September 5, 2023), ACCGov staff received a total of 364 comments and questions as outlined below. Residents were encouraged to participate in as many of the activities as possible, so it is difficult to discern a unique number of residents who participated in these activities (e.g., a resident may have submitted comment via the online form, attended a forum and sent an email to staff). Please note that the analysis below does not include comments or questions emailed directly to Mayor and Commission.

Activity	Dates	# of residents	# of unique comments
Online Form	8/7-30/2023	75	232
Email to Staff	8/7-30/2023	2	2
Forum 1 @ ACC Extension Office	8/9/2023	6	128
Forum 2 @ East Athens Resource Ctr	8/12/2023	11	
Forum 3 @ ACC Library	8/23/2023	30	
Original M&C Agenda Setting	8/15/2023	2	2
	TOTALS	**126**	**364**

Themes of Comments Received:

Comment Subject	Number of Comments
Questions. See below for Frequently Asked Questions and staff's responses to them.	29
Funding source recommendations including Fire Services Tax, split rate property tax, tax on out of state investment firms, tax on student housing, and local option sales tax.	28
Efficient management and use of funding, including speeding the contracting and reimbursement process, minimizing funds spent on administration and planning, ensuring non-profits have skills to manage funds effectively, and utilization of existing programs rather than building from scratch.	21
Information access and transparency of funding, including the need for easily accessible information about the status of funds distributed, current and upcoming housing inventory, and more effort to reach average residents.	21
Ensure funds reach households most in need, including prioritization of households well below current AMI-based income limits, prioritization of homeless households	20
Creative homeownership suggestions, including development of TOPA opportunities, cooperatively owned housing, and addressing challenges to conversion of apartments to owned condominiums	18
Prioritize homeownership. Comments prioritizing homeownership recommendations over rental recommendations.	17

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Down Payment Assistance (DPA), including importance to structure program for participant success, concerns with sustainability of DPA program, general support.	16
Zoning. Comments focused on need to eliminate zoning restrictions limiting construction of new housing.	16
Tax concerns. Concerns over unaffordable property tax rates, gaining an understanding of how plan implementation will affect tax rates.	15
Tenant advocacy and protections, including a greater focus on tenants' rights, addressing barriers to renting (eviction record, credit score, criminal record, etc.) and rent control.	15
Landlord focused comments, including carrots and sticks to lower rent, accept housing vouchers, etc.	14
Overdevelopment concerns, including traffic, proliferation of student housing, over-densification, etc., within Georgia's smallest county	14
UGA. Comments advocating greater accountability from UGA, construction of student housing on campus.	14
Support homeowner repair and other help for existing homeowners.	14
Prioritize affordable rentals. Comments prioritizing affordable rental recommendations over homeownership recommendations.	10
Housing quality, including comments focused on funding Code Enforcement to connect households with repair programs.	9
Workforce focused comments, primarily focused on recruitment of higher-paying jobs to ACC, as well as raising wages of existing jobs.	9
Support Acquisition Strike Fund.	8
Voluntary Inclusionary Zoning, including need for better incentives, concern that it increases costs for others, desire to implement VIZ for single family infill.	8
Expand partnerships with banks, developers, faith-based institutions, etc.	7
Other/one-off comments.	32

Frequently Asked Questions (FAQs) Received by Staff:

1. **What is the relationship between the AHIS and the Strategic Plan to Reduce and Prevent Homelessness (SPRPH) on which M&C will also vote on fall 2023?**
   Given the inherent inter-relatedness between affordable housing and homelessness, both plans were developed concurrently by HR&A Advisors and The Cloudburst Groups, respectively, in collaboration with the ACCGov Housing and Community Development Department and in consultation with local stakeholders and community members.

   There are many connections between the strategies in both plans. These are outlined in detail on two separate documents ("overview of Connections between AHIS and SPRPH" and "Overview of Connections between SPRPH and AHIS") now available at www.accgov.com/arpa.

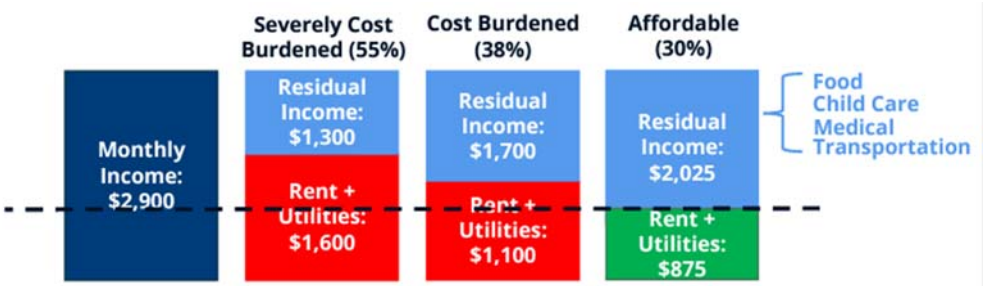
2. **How do you define "affordable"? What's affordable for rental and for-sale units?**
   As outlined on p. 19 of the AHIS, in a standard definition set by the U.S. Department of Housing & Urban Development (HUD), housing is "affordable" when housing costs are less than 30% of a household's income.

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While this definition is a helpful baseline standard, the reality is that "affordable" can mean very different things for different households based on other factors such as access to transportation, groceries, childcare, healthcare, student debt, etc.

The AHIS—as well as the majority of federally-funded affordable housing programs—use the HUD Area Median Income (AMI) to represent the midpoint in the distribution of household incomes within a geographic region (in other words, 50% of residents make less than the AMI and the other 50% make more than the AMI). In ACC, the HUD AMI for a family of 4 is $81,400. See p. 128 of the AHIS for more details.

Per the graph below (on p. 19 of the AHIS), households in ACC that make less than $35,000 per year (approx. 40% AMI for a 4-person household) are particularly impacted by rising rent costs. For such a household, "affordable" would mean that their rent *and* utilities total no more than $875/month.

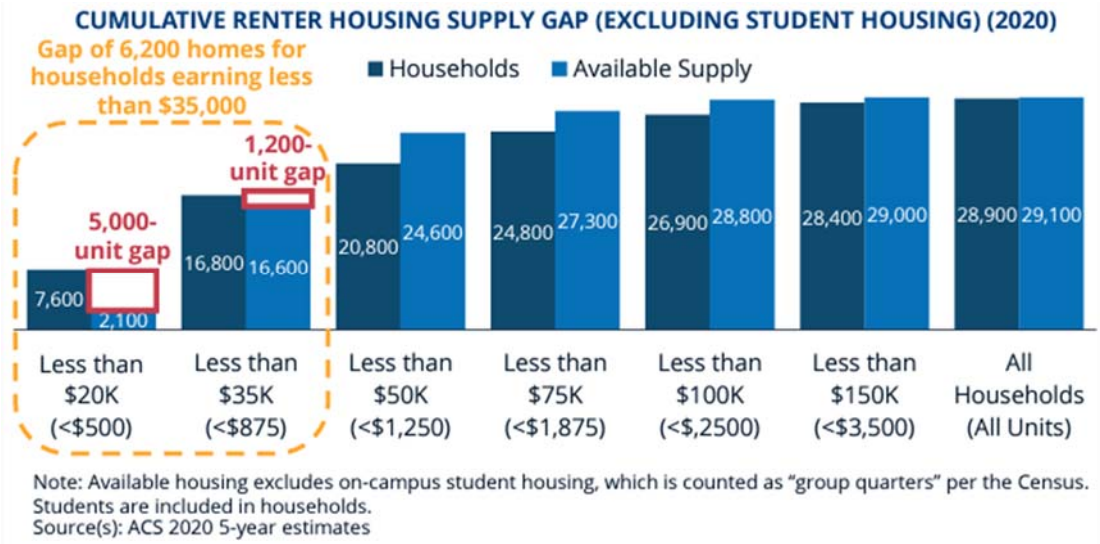


Source(s): FDR Library, Center on Budget and Policy Priorities; ACS, HUD, Zillow, Economic Policy Institute.

3. **How many more affordable rental units do we need? How did HR&A calculate the gap of 5,000 affordable rental units identified on page 36 of the AHIS?**

While over half of the rental homes in ACC are affordable to households making $35,000 (40% of the HUD AMI for a family of 4), HR&A used data from the ACS 2020 5-year estimate to identify a shortage of these homes, particularly for households earning less than $20,000/year.

Per the table below (on p. 107 of the AHIS), there is gap of 5,000 affordable rental units for households making less than $20,000/year and an additional 1,200 units for households making less than $35,000/year. Pages 103-111 include additional data and information on rental housing affordability.



Note: Available housing excludes on-campus student housing, which is counted as "group quarters" per the Census. Students are included in households.
Source(s): ACS 2020 5-year estimates

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4. **What is the gap of affordable for-sale units in Athens-Clarke County?**
   The AHIS identifies that 46% of ACC households are homeowners and 54% of households are renters, even when excluding students who rent at very high rates (p. 113). While it is relatively simple to identify a gap of affordable rental units by comparing the number of households and available rental supply, it is more difficult to quantify the number of affordable for-sale units "needed" in ACC. In part, this is because determining the ideal ratio of homeowners/renters is more dependent on community values than on simpler supply-and-demand metrics.

   Instead of establishing a goal of number of affordable for-sale units, HR&A suggests that ACCGov look at homeownership rates for comparable communities and perhaps strive toward similar rates. The updated AHIS (p. 113) now lists the homeownership rate for the state of Georgia (64%), the US (64%), other comparable cities in Georgia like Columbus (49%) and Augusta (51%), and other comparable university towns like Chapel Hill, NC (51.8% including students) and Dayton, OH (47.1% including students).

5. **How does ACCGov currently spend the $1.7M in federal funds?**
   As outlined in p. 10 of the AHIS, ACCGov receives approximately $1.7M every year from the U.S. Housing & Urban Development Department (HUD) in addition to one-time funding like American Rescue Plan Act funding (ARPA) that the ACC Mayor and Commission have designated toward affordable housing.

Funding Available to Support Affordable Housing

2023 TO 2024 FEDERAL ENTITLEMENTS		ONE-TIME	
HOME	$767,000	ARPA	$15,000,000
CDBG	$534,000	HOME-ARP	$1,300,000
Continuum of Care	$407,000	SPLOST	$44,000,000
TOTAL	$1,708,000	TOTAL	$60,300,000

   The ACCGov Housing & Community Development Department (HCD) administers these grants through a competitive RFP process to qualified and eligible entities. Once M&C make the awards, they are shared with the public via the HCD website (www.accgov.com/hcd). Program outcomes are generally reported in the Consolidated Annual Performance and Evaluation Report (CAPER), also published on the website. Year-end reports from every agency that receives funding through HCD are also available via an Open Record Request (visit www.accgov.com/4987/Open-Records-Request for more information).

   To help respond to this question as it relates to the AHIS, staff has updated www.accgov.com/arpa to include a summary of the awards and status of affordable housing projects supported by ACCGov funding since FY2020 (including through TADs, Inclusionary Zoning Policy, CDBG, HOME and ACCGov General Funds).

6. **How does the existing ACC Affordable Housing Fund work? How is the proposed Local Housing Fund proposed in the AHIS different than what already exists? Who would manage it? Would there be a competitive process in place for developers?**
   As described on page 24 of the AHIS, the singular source of local funding for affordable housing in ACC is a "Special Revenue Fund," formed in 2019 and owned and operated by ACCGov. The Athens Housing Authority has provided funding for the Special Revenue Fund with payment-in-lieu-of-taxes (PILOT) payments amounting to approximately $165,000 per year. ACCGov has spent $60,000 of the Fund per year on average, primarily towards one position in the Building Inspection Department and other administrative

costs. The Fund's balance is nearly $700,000 as of FY23 YTD. ACCGov has yet to establish policies and processes for distribution of Special Revenue Fund dollars moving forward.

While the Special Revenue Fund has accumulated a considerable amount of funding ($700,000) since its formation, ACCGov lacks a consistent source of significant local dollars that it can use to operate and expand its housing programs. To maximize impact, ACCGov must prioritize the creation of a larger Local Housing Fund and consider allocating the existing Special Revenue Fund budget, future PILOT payments from AHA and other developers when appropriate, and other sources to the Local Housing Fund.

Pages 25-30 of the AHIS outlines HR&A's recommended implementation plan, should M&C direct staff to pursue the creation of the Local Housing Fund. This includes (but is not limited to): identifying/evaluating funding sources, setting policy goals and eligible activities, establishing a competitive process to access funds, and assigning an existing board or committee to govern the fund structure.

7. **How does owner-occupied repair actually help maintain housing affordability in Athens?**
   As described on page 65 of the AHIS, Owner-occupied repair (OOR) programs help maintain the affordability of homeownership by ensuring that income-qualifying homeowners can make necessary repairs to make their homes safe. Specifically, continued support for owner-occupied repair will improve housing quality and safety for homeowners, while also preventing displacement from homes due to an inability to pay for maintenance or repair. Energy retrofits can further support affordability by lowering utility costs, which can be a substantial cost burden for low-income households.

8. **How does ACCGov Code Enforcement fit into this plan?**
   - For the owner-occupied repair tool described on p.65-69, the AHIS recommends that HCD collaborate with ACCGov's Code Enforcement Division to ensure efficient utilization of resources and a reduction of code violations. The Code Enforcement Division can provide data on specific properties and geographic areas struggling to meet code compliance that the program can target.
   - Pages 84-85 describes a suggested Strategic Code Enforcement initiative to address neighborhood quality and safety concerns, while positively impacting the investments made by existing homeowners. Such activities would help avoid displacing or penalizing individuals who cannot afford to make repairs on their homes, by linking code enforcement activities with resources (financial, technical, or educational) for property owners (including owner occupants and often small landlords or landlords of low-income tenants) to make needed repairs.

9. **How is zoning addressed in this plan?**
   - The AHIS recommends that ACCGov calibrate its voluntary inclusionary zoning to increase the number of affordable homes produced under the policy (p. 52-57)
   - The AHIS recommends more collaboration between and among relevant ACCGov departments (HCD and Planning, for example) and developers to streamline zoning approval necessary for Low Income Housing Tax Credit (LIHTC) applications (p. 38-42 of AHIS)

   The Planning Department is currently working to develop the ACC Future Land Use Plan, which will include zoning-related recommendations and be informed in part by the AHIS. Please contact the Planning Department (706-613-3515) with a any questions about the Future Land Use Plan.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

10. **Can ACCGov impose rent limits or rent increases locally?** No. Georgia law does not allow for almost any local tenants' rights requirements, including limits to rent.

11. **Who would decide eligibility requirements and manage application process for any of the programs outlined in the AHIS (e.g., down payment assistance, homeowner-repair, access to local housing fund dollars, etc.)?**
    Should the M&C accept the AHIS and direct staff to pursue any of the activities outlined within it, staff will follow the implementation steps outlined at the end of each respective section of the plan (for example, see page 63 for implementation steps for expanding down payment assistance).

12. **How will ACCGov grow the Local Housing Fund? Will my property taxes increase if the M&C accept the AHIS?** Per the AHIS, ACCGov must identify and evaluate funding sources for the strategies outlined within it. Page 32 of the AHIS outlines 12 potential sources of local funding, including tax-based and non-tax-based revenues. Should the M&C accept the AHIS and direct staff to pursue the creation of a local housing fund, staff will conduct research and evaluate the availability and legality of using certain revenue sources. M&C would ultimately make the decision as to which funding sources to pursue, and follow established processes to do so.

    Additionally, HCD staff will identify and pursue external philanthropic, and federal and state governmental funding opportunities focused on affordable housing.

13. **If M&C accept this plan, what happens next?**
    M&C will vote to accept the AHIS in fall 2023. They will then be able to give staff direction as to which strategies and tools outlined within the plan to pursue.

Full Public Comments:

The following table includes comments received from staff during the activities outlined above. They do not include comments emailed directly to Mayor and Commission. Comments submitted through the online survey or email appear here verbatim. Staff made every effort possible to capture comments shared during in-person meetings (e.g., agenda setting and public forums) as close to verbatim as possible.

Source	Goal Area	Comment
8/15 Agenda Setting	2	I have been listening, but nothing is happening. Everyone in Creek Meadows is moving out because taxes went up. The mall is being built and they are redoing the mall. Stonehenge is saying the same thing. Can't afford the new homes that are being built. Can you come up with some kind of way to keep people in their home, and off the street? Everything is same. Nothing has changed. Don't understand why it's so hard. It's easy for M&C to come up with money to do other things, but they push poor people away. I can't afford 300k homes. People need help and I know you can help us, but you refuse to help. We are the people who stay here for life. Why can't y'all help us? Do something to help. A 2b apt should NOT be 18 or 19 hundreds of dollars. People can't be paying market rents. People can barely pay 800 for rent.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
8/15 Agenda Setting	General	Can we change the title from Affordable Housing Investment Strategy? Because that is a name that doesn't have a clear definition of 'affordable'. Is there another name to describe this? A person making 100k cannot afford a million-dollar house. Change the name from affordable to 'Low-income' or 'Moderate income' or 'Elite Income.'
Email	General	I am sending this to you as the lead for ACC's affordable housing strategy. I am continuing to consider the information in the HR&A document, but I suggest a key piece of information is missing from the document that is essential to making any informed judgement about the recommendations proposed by HR&A. The strategy does not detail the current affordable housing inventory baseline and what is planned re public investment and private sector affordable housing via ACC CBA or other agreements. More specifically, I would like to understand this inventory over the past five years (2018-2023) and then what affordable housing has already been approved but not yet constructed. I suggest the Commission also needs this quantitative data to make judgments about how much is enough relative to affordability.
Email	General	Also, there appears to be some confusion as to whether this document is a plan or a strategy. While the title of the document says strategy it has been referred to in public presentation and to the public as a plan. Strategies and plans are not interchangeable. A strategy specifies a competitive outcome that you wish to achieve while plans typically have to do with the resources the organization is going to spend. So is a strategy or plan?
Forum	1	You need a certificate of habitability to assure quality. A unit is habitable when a family rents it but it loses it's quality after 5 years of inhabitance.
Forum	1	Create a one sheet regarding how much taxes will be increased to create the fund. This is how much this is going to cost you in taxes.
Forum	1	What is equitable look like?
Forum	1	What are Tax Allocation Districts?
Forum	1	There is a housing fund that exists. How much is it? and what department owns it?
Forum	1	In the Housing funds that exist now, are they exclusive?
Forum	1	Who oversees the local funding?
Forum	1	Will the local fund stakeholders or advisory board members be selected before this plan gets voted on?
Forum	1	Supporting the question above there was a question on "How do you define quality & affordability?" for housing?
Forum	1	Do you think there will be a conflict of interest with developers being in the local housing fund board?
Forum	1	How does owner-occupied repair actually help keep affordability?
Forum	2	Would we ensure that those who receive vouchers have some additional availability to LIHTC buildings - how else can we incentivize/mandate landlords to accept those with housing vouchers
Forum	2	In a state where landlords accept vouchers, that falls in the tenant protection process. ACC cannot say all landlords must accept vouchers. What other ways do we make landlords more interested? How do we make landlord incentive funds too?
Forum	2	If you ask landlords to reduce rents, you can ask for tax break.
Forum	2	Why can you not incentivize landlords to reduce rent, the same way ACC helps developers with inclusionary zoning, to help renters and sustain affordable rentals?

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Forum	2	There is no incentive to register for the voluntary landlord registry, figuring out what can be the incentives
Forum	2	Did they ever look into how to bring down the rent for renters? Like talking to landowners
Forum	2	Did they ever look into landlords who cause price hike? Maybe they can look into talking to people to reduce rent
Forum	2	Maybe landlords need to be taught how their actions (in raising the rent, student housing, etc) are the problem and it may be able to reduce the issues
Forum	2	Maybe teach landlords about the consequences of their rental property to students or high rent
Forum	2	Why would you want to attract local developers?
Forum	2	For LHF there would be a board made of residents, housing experts, etc. Would there be an acquisition strike fund board as well?
Forum	2	Are there numbers that determine affordability? Affordability differs from household, how would affordability be determined?
Forum	2	The affordable homes, affordable for rich and poor are different. What is affordable?
Forum	2	What would be the average rent for the affordable homes?
Forum	2	When you do a strike fund, would ALT be eligible? Habitat or ALT will become more competitive because of using these funds so how do we manage that?
Forum	2	Most developers use the in leu option rather than building the affordable units. So what are better incentives for developers
Forum	2	The incentive is to give more preference to students who will produce more money in rent.
Forum	2	Why do you not legislate that renters can take their rent money, if the landlord refuses to make changes, and make their homes safe with the rent money and only pay the difference
Forum	2	Legislate how tenants can use the rent money to fix the house if there is something wrong with the homes. For example, if the air conditioning isn't working
Forum	2	Why can't we create an incentive and work with landlords, it can be used to by pass state laws instead of just saying its prohibited. Have you worked with the landlords? Because voluntary landlord registry is not going to do anything. Create an incentive like $2000 voucher for rehab, or something.
Forum	2	The strike fund would reduce the capacity for nonprofits to assist with the development, acquisition, or maintenance of affordable households
Forum	2	There is no incentive for developers, you're increasing the price for others (Voluntary Inclusionary Zoning)
Forum	2	it can also ask for money to build a certain way. The community benefits agreement involved
Forum	3	How does the down payment assistance get around the gratuity clause?
Forum	3	What's the down payment percentage? if the home is 290 K, then how would they be able to afford their increased monthly mortgage? How much would the lenders make? Lenders make a ton of money from FHA. lenders are always out to make a buck. So maybe local funding can also provide more down payment

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Forum	3	Could this be a flexible fund for owners to keep it affordable? Like the owners would use the funds for their homes.
Forum	3	IS the 5000 per household from block grants?
Forum	3	Down payment - slide pg 18 - How do we decide which of the 35 houses (applicants) receive funding? what are the requirements? follow-up: Who are the agencies that will decide the funding and to who?
Forum	3	If the cap is $5,000 and you have more than one entity that has this money in this pocket - and there is $12,000 of work that is needed. Could I get the money from multiple different funding sources or can I only get money from one funding source?
Forum	3	Is the data for monitoring for housing funds audited and public?
Forum	3	Are you in conversation with planning about single infill families and to help them. How are the conversations going for single family residential inclusionary zoning policies.
Forum	3	The additional down payment access program is not enough to provide affordable mortgages for low-income residents
Forum	3	The flaw is that everyone in this city is getting money but the people who need it. The people in Athens are not getting the money, there are numerous nonprofits that are scamming Athenians who are needing additional assistance. The "little man" gets hurt by these policies and cannot get enough money for what they need. the "little man" is not getting the money, but ACC is hiring more people and not allocating additional funding to smaller Athenians
Forum	General	A resident noticed the desire to maintain affordable housing quality, but currently there are people living in affordable housing that are also living in terrible conditions. How do we fix these already standing affordable housing to increase standard of living?
Forum	General	We need to institute the fire service fee more equitably throughout ACC, but we should base the fee out of square footage and include UGA and apartment complexes - which would generate additional funds ($15-$20m/year) for the housing fund. This would be incredibly increasing for the average resident as it could also reduce property taxes a little bit.
Forum	General	How much are you paying each nonprofit when they receive the funds for this program? How much are we losing on administrative costs?
Forum	General	Someone noticed on page 11 that there was a notice that tenants rights is an important thing to focus on, but there is little to mention in the strategic plan. Why is that? Can we add additional funding for tenant protections in this plan?
Forum	General	Is there one specific place where people can see the list of all the organizations that can help, and when the funding will be available for residents?
Forum	General	What are the 1.7 million dollars being used for already?
Forum	General	what is the relationship between homeless/houseless and this strategy?
Forum	General	How do you reach out with questions? What happens if the commissioners do not listen to you? What happens if the mayor doesn't listen? What happens if nobody listens?
Forum	General	Would strategic code enforcement would this be connected with additional funding for staff for the Code Enforcement office?

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Forum	General	What are the consequences that code enforcement can enforce if they deem that a place is uninhabitable?
Forum	General	Is it illegal at a state level to restrict the amount a landlord can increase the rent or how quickly they can increase the rent (notice timeline)
Forum	General	Do you have to accept all the recommendations? Or will there be changes?
Forum	General	We need to have communications with the University of Georgia, for 1) their role and 2) ask for help with the problems they influence
Forum	General	Payment in leu taxes. The university can make payments as well. Why have we not talked to them?
Forum	General	There needs to be a time to acknowledge that we are not meeting the needs of community citizens and that we are trying to fix this.
Forum	General	Is there distinction between before and after. Is there consistent suggestions?
Forum	General	All entities have treasurers so how do they get paid?
Forum	General	We need to acknowledge that right now there are a lot of displacements happening. So the plans are long term but we need to know damage is being done right now
Forum	General	Housing is going to need to be created outside of the county because the county is so small. These kinds of plans are cookie cutter from the consultant company but not applicable to ACC
Forum	General	The need to expand out of Athens is at a high need now because Athens is small geographically.
Forum	General	This is a cookie cutter type of solution from the consulting company and it needs to be individualized. This cheat sheet should include additional information on how EACH of the policies will be financed.
Forum	General	The study is weak and the county is super small and its driven by different economic and socioeconomic factors than other counties are.
Forum	General	It is piecemeal and not a whole plan without having a plan on implementation
Forum	General	There were only superficial attempts at reaching residents and "rank and file" citizens of ACC when developing this program. There needs to be more action to speak to citizens
Forum	General	This is slanted and unfair due to the lack of public knowledge of the plan. ACC is the smallest geographic county in Georgia and it is driven by different socioeconomic factors that other counties do not have to deal with. If you do not take that into account, you will do something that has no impact. There is no mention of having discussions with UGA on enrollment, and that is indicative of the lack of understanding of ACC. Every time you talk about higher density you are only driving up traffic volume and congestion. There are issues with trying to address housing issues in ACC, which may be legitimate, but unless you understand the issues in ACC it is not legitimate.
Forum	General	There is no actual involvement with UGA and it's housing influx with the student enrollment policies. The solution to increasing housing in high density places, you will increase traffic and make it even worse

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Forum	General	HCD needs to think about how to frame this. It is not a plan, it is a strategy. There are further details of this that need to be voted on in terms of implementation. The current plan is basically going to increase property taxes (negative). Unless someone has several million dollars, the only way that this is going to be financed is through taxes. 52% of all taxes come from property taxes - so HCD cannot say that there is not going to be an increase in property taxes.
Forum	General	Property owners will be affected with the property taxes eventually because of the fund
Forum	General	Reallocate police funding into housing funds. We can always rearrange to meet current needs
Forum	General	Payment in leu of taxes -> suggesting instituting fire services fee. Uniform rate all property owners pay. But if we based it on square footage, then UGA would pay more and its more equitable. Appealing to the average resident by lowering property taxes. What are the challenges to achieving this.
Forum	1	There were questions on why is federal funding so low and if it is tied to the amount given to surrounding counties?
Forum	1	How did the 5000 units calculation come about? The calculations for 5000 units need to be provided.
Forum	1	I wanted to point to everyone that all places, there is poverty. Wages are low. The strike fund and housing fund and the planning commission need to allow and encourage new housing and jobs. Is there assistance to rental places? Is that homelessness plan or housing?
Forum	2	We have talked about republican representatives. They divided the county. We need rent control. Not discriminate against people with eviction. But a lot of it is blocked by state govt.
Forum	2	It's still hard for me to get an apartment because I have aggravated assault on a police. This record is 30 yrs old. and it's prohibiting me to get a home.
Forum	2	There are so many people in this community who can't reap this conversation on homeownership. There are people who just want to live and be happy to rent. But not at a 1 bed with rent of 970 a month. We have to address the affordable aspect of the housing situation. We need to lean on home rentals for people that need a place to rent. Homeless people will not have the 3 times your rent in the bank account to afford some places.
Forum	2	I think you made a strong case that the plan is laid out upside down. The people in Athens that can afford a home with all kinds of help, is small. But that shouldn't mean they can't own a house. The largest population is people who need a roof over their head and rent which means focus on people who will rent and produce modular homes. We need rental homes. Because of Athens and the way business works here, it adds 20% costs. You really need to be focusing on rental properties and what you can do to streamline to get the homes on the market. You don't have a constant focus on the need for rental housing. It's not all holding out the candle of homeownership.
Forum	2	For the strike fund, who exactly would be responsible? The Eligible developers, and staff would figure out how to use money? Would this strike fund be competitive?

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Forum	3	I come from mortgage side. Have you done an appraisal bias in non-white communities? The national data would dictate that 20 to 30 % loss for non-white homeowners. There are lending limits according to the home costs. Florida ran out the money this year with their strike fund. Have you thought about how to allocate the units to 30 to 40 people from DPA program? GA dream down payment is complicated too.
Forum	3	Well, they don't advertise it that much. Well people can get a second job to get that house if they knew about it. And that's not being advertised.
Forum	3	How much did it cost for homeless people to be put in hotels? I want to know how much was spent. Looking at these numbers, there are no numbers. There's no numbers. I would like to see Spencer Fry and everyone to be given 30 minutes. That's what public comment is. This is unbelievable, the 2.5 k. Let's just say it's $800 rent, per month, but it's a house and any mortgage is considered rent, then you'd be having a house, yard and community. Would people be interested in that community? If you work 40 hours and salary of $31k. But they can be in a place with $800 per month. Don't you think it's attractive? If you have these small homes, a small home community. The homes didn't cost that much. I wouldn't charge. Lets start this right now. How about 30 units. Nobody is listening. (Side comment: Habitat will be furious.)
Forum	3	Lack of discussion on zoning reform. Why are we not talking about this, like the Down Payment Assistance (DPA). If you make prices go down, DPA can be affordable for the govt. too. If we don't talk about zoning, I'm worried it will be ignored. I was hoping that land use reform will be discussed in this Forum because it was ignored or not highlighted in the plan that much.
Forum	3	Habitat model creates a house like that
Forum	3	Are we going to get the assessment before the vote? I hope it's not right before the vote. We want to make sure people are having a home. I have a home but I have been seeing some people regressing. This is regressing not progressing. We have seen people invest and put equity into a home. Now, there would be a totally different mindset. All we do is pretty words on paper. All this is in the 180 pages? But I would sit here 8 hours if I thought it would help people. If people can see a community where you are a part of the multiple homes with lots of space, let's call them starter homes. You get some equity, you get to sell that home that you invested in when you want to move out.
Forum	3	I have never made more than 40 k/year and still managed to purchase a house. 200k is not affordable either. Take a different approach. Building needs to have space and peace. We can get density rich apartment. When has density gotten better? Never. You need space. You need to own land. You need something for the people. Obviously for-sale homes is what I'm talking about. I make money but the home was really small. You can start small and make an affordable option.
Forum	3	What is the affordable amount for a $200k house? What happens to people making less than 20 k a year? Essentially what you are saying is poor people can't afford a house in Athens. Really, the house isn't for us then.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Forum	3	Are you saying that you just now realized that $250 k is too much? Why aren't you looking for these people (People who can't afford the 200k houses). Why aren't you looking at these populations? is it because they heard it and they don't believe you?
Forum	3	Of existing homeowners 62% have a less than 3% interest rate. The federal interest rate and inventory can't be controlled so I appreciate that in the plan.
Forum	2, 3	I wanted to bring out two anecdotes. The problem is undefined. 1. Spencer Fry started a cement house a long time ago and that project has weeds in that property. When I talked to him, he said there aren't buyers. The data and analysis aren't complete and I see this story with the cement house. Another story is, I met a couple who lived in hotel for 4 yrs. He works 50 hours a week but he lived there for 4 yrs. The hotel gives the couple a discount but his rent is still $2.4k a month. It got me thinking, why is he paying this much? He either has eviction on his record, or a criminal history or credit score that is hindering him from getting a place.
Forum	General	When the community comes together, no matter what come out of it, it's important and in the next 3.5 years, I want to see 90 homes. 30 for the veterans, 30 for low-income, 30 for the elderly. They're staying in hotels. I am going to leave this here and John Ossoff will speak about housing soon. I will leave these there on the table please take them. (Leaves papers with information about John Ossoff speaking)
Forum	General	I just want to point out that state laws control local laws because they control the rental and ownership laws. Unless you change the state, we can't do much because we have no control. Rental isn't sustainable or stable.
Forum	General	Do you communicate with the housing financing agency? Maybe there are certain areas in ACC, where they are eligible for a home loan.
Forum	General	There is a lack of urgency around this and when people are in a hurry and desperate, it doesn't translate into what goes into this. There's a need for change in zoning and I've been in meetings for the last two years but there's no urgency, largely that's why houses cost so much. One of the reasons we see the 290k is because of the zoning. There's a lack of urgency.
Forum	General	The mayor of Atlanta talked about this too. He has reached out to partners and getting that loan. We don't have that in Athens. We can't just walk around and do a study. We need someone to set some goals and work towards those goals.
Forum	General	I did want to address UGA. When I put money, I look at where it will be beneficial. I wouldn't want to give money to kids drinking and partying, but would if they showed they were being responsible and working hard. If UGA saw what the money is going to, then they will realize, and we can all address it.
Forum	General	I appreciate this passion. To counteract the happy talk, there are 2 issues. Issue 1: We don't know how much is in the pipeline. We don't know how much is needed. We don't know how long these things take to get it done. Issue 2: Whatever we do in the future, we have got to address this by using land use zoning policies and how to increase revenue. If ACC really wants to do something, we need to count how to streamline bureaucracy.

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Forum	General	We don't reach out to obvious partners. It needs to be shared intentionally to developing partners such as banks and landlords or developers. This can't be a social service from the government. I don't see public people who have a vested interest in getting educated. Our state reps need to see this. It's too much on community when they're struggling with day to day. You need to get unusual possible partners.
Forum	General	Just to piggyback on Enterprise and they are doing work right now. Why don't we reach out to them and they have had success? We don't need to recreate the wheel. Where are the churches and some people came to the housing conference back in April. There's stuff going on already and folks want to be part of the solution and outreach and I want to see more on church or faith-based orgs. Banks have investment money.
Forum	General	Is there any way to get HUD to talk about this?
Forum	General	Is there anyway to get Marcia Fudge (US Secretary of Housing and Urban Development) or Micah to come talk to us? Can you call them and say, “we cordially invite them to come to talk to us.”
Forum	General	People need to understand distribution of funds. Like federal funds can only go to local gov. Local gov has restrictions and they have control. That's the issue. We talk about leveraging private funds. The problem is the student body and university. When we talk about partners and private funds, and they(University of GA) have only built 500 units.
Forum	General	There must be previous projects HR&A worked on. Can you give me example of their successful work?
Forum	General	Bethel was built like that on public lands.
Forum	General	I just want to ask people how many people who are paid by ACC are here? (not many people raise hands. It was mostly the community members or residents)
Forum	General	I looked up US censes, and median gross rent is 900 per person. Also, where they are getting the 65k?
Forum	General	Am I correct that for the AMI, HUD included Oconee County in that amount ($100k)?
Forum	General	The beneficial circle goes forward, the poor goes back to poor. When you can do that with 100 people, if they are also paying taxes and homeowners taxes.
Forum	General	I just want to follow-up on what's on the books now? Because Bethel is (expresses numbers of units at the location). Lexington is on the front too with (# of units). It's all close to 100k and Habitat will be another 100 units. when I start looking on the books. I am counting 1000 units with nothing built. We need to address where we are in the books. Enrollment has decreased slightly this year. They are building and addressing some of these issues. I want to say also that ACC is smallest in the state, and we are small. We have smallest geography with the largest university and can't except affordable homes. We have to look outside county and no discussions with other counties.
Forum	General	The funds are not the problem. If you think Habitat is good, then you put money into them not put money into creating more strategies.
Forum	General	Like this year, we get surveyors (consultants), what did you pay the survey people? Why are you wasting the money on them? I mean consultants.

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Forum	General	I've been around this area for 4 yrs. So ACCGov gives out all the money to build, I've spoken to people who live there and they say, "We're working Mrs. Johnson. But it's too much" I see how you have so many programs. So why should we support you because you keep bragging about how you're doing so much but its unacceptable. And we aren't getting nothing. You guys are giving the money to the wrong people. Some people just living on money you guys giving out. They be in homes with domestic violence. You've got to stop bragging on your projects because you aren't really making changes. Just dressing pretty isn't doing it. It's not enough.
Forum	General	Earlier you said Oct. 3rd is M&C. I heard you say that they will accept it is that true? Because you've got these beautiful slides but you don't have any pictures of people moving in, houses being built or anything important.
Forum	General	You have tons and tons of staff. You need something practical. In my perspective, if you go ahead with this plan, you would waste time and money.
Forum	General	I'm not from here but these programs like Salvation Army, Habitat, they have to come over here and they constantly send me to different places and they building homes. I speak to people and you guys, ACC, and everyone in Athens. You'll need to be sitting together to do this. We are going to help to see people exist. You'll got to come together. You should be calling the nonprofit organizations before you get the public to comment, I talked to everyone today and there's nothing.
Forum	General	Why don't you have the numbers or stats. You need to have explanation on the numbers too not just the numbers.
Forum	General	The meeting that was last year. You guys haven't built anything since then? Where are they building them? Are they for sale or rent? Are they really serving low to moderate income people?
Forum	General	I'm coming back to looking at problem, we have to look at accurate data. I see 1000 units and no timeline for development. I see Athens Land Trust doing nothing on Dublin St. They've had this money for so long. I asked the mayor. Spencer Fry is sitting on the money. My question is how many units are in the books and what is the timeline for the build-up. You need to keep track of this because you hired three people with this money. Ask yourself what data do you have to determine the need.
Forum	General	The most concern is that we are leaving out the least of these. The average or median income, that's not a representative of ACC. They're not making 60k a yr. Per capita income is around 27k. Median household income is about 43k and persons per household = 2.2 per the census bureau but if we can look at census instead of HUD b/c its skewed. The realistic data is the census. We are leaving a lot of people left out. There will be a bigger problem in the future until we get a representative number.
Forum	General	Even if the house is built, it's not for us then.
Forum	General	I got a call Friday, last money we allocated for four groups to do housing. This was 6 months ago. They have not received money. ARPA phase 1. You can't get mad at folks for not doing stuff when we as local govt. hasn't done its part. We should have seen seeds grow by now. If you're going to ask for opinions, from the time we allocated money to now, there are so many loopholes from the govt to prevent them from building. We need to fix ourselves.
Forum	General	What happened to the 7.5 million that you allocated some time before? So you guys haven't used this money yet. They are just allocated and sitting a bank account?

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Forum	General	What does slide 13 say? I heard you say something about building places. Stop trying to look for something new. Look at existing buildings.
Forum	General	We need to take this to our state representative not just local people. I don't think affordable housing is impossible. You know my vision. I don't know what it will look like, duplexes or triplexes. I don't care. It will be good anyways. Do something.
Forum	General	People think Athens is... we own corner lands. We own places and we don't have to wait to build stuff. We are talking about traditional homes. Some people love living in a modular home. I mean manufactured homes. There are different types of homes we can do on a small scale to meet recommendations. There are little things we can do. HCD has a lot more staff now than before. It's long overdue, this convo. Let's talk to people. I don't think I should sign anything if the contract is that complicated. You should know ahead of time what those contractors need to get work starting.
survey	1	Older existing apartments seem like a great resource for more affordable housing, especially as newer apartments continue to be built. I would prefer this happen thru private investment / markets unless government can aid this effectively. Helping people sort out titles to "heir properties" is also a worthy goal.
Survey	1	I think we need more business and jobs in Athens and for the mayor to demand the movie studio 40% of those jobs go to locals
Survey	1	This sounds good, but who are you taxing? I was very shocked by my recent property tax statement and I appealed the value of my home.
Survey	1	A proposal that fits the Goal #1 dynamic was created by a community member. That plan has been overlooked for years and continues to be promoted and substantiated. Local business buy-in has been acquired and community support is growing as news of this unique plan becomes public. Truly affordable home ownership for low-income residents cannot exceed a yearly salary of above approximately $31,000. Home ownership is doable at that level when there is steady work, partnership that supports the ability to gain equity building through home ownership, supported by local government, local business stakeholders, along with local/state legislation action and/or legislates avenues available for hard-working, low-income residents. Equity that builds and the incentives to work hard to maintain that ownership increase. The cycle of home ownership versus the cycle of generational poverty are at two distinct ends of a spectrum. A-CC has an opportunity to be a model for other cities and counties.
Survey	1	LHTC is good, as is the rental assistance... But neither really fix homelessness. Housing the homeless wholesale allows them to actually get jobs and participate. Everywhere just giving the homeless homes has been done has always cut down on all the associated crime that comes with homelessness and remedied the overwhelming majority of homeless people. Much better than the concentration camp style we have been doing. And shelters, likewise, are dens of criminality and rape.

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Survey	1	The proposal to create a housing fund is admirable. The way that the it is proposed does not appear to be likely accepted by most property or business owners of ACC. The way this reads is that we want to establish a housing fund so we plan to tax the very people that we depend on to employ our citizens, pay the taxes to keep our community running, increase building permit costs (oh wait, this proposal is to increase housing, doesn't this increase the cost of housing?). You reference Savannah as an example. They did not go from 0 to 60, it was a gradual increase. They grew their fund over 10 years and are still growing it. The proposal indicates ACC needs a fund of $5MM. How about we start where we are with the $1.7MM that we have and look at the allocations/uses. Those should be evaluated to see if the funds are being used as effectively as possible. Possibly discuss the excess funds that the BOE insists on holding on to as a source of funding if it is "necessary" to have $5MM.
Survey	1	Good luck. Don't really understand this plan.
Survey	1	Purchasing an apartment building that could be kept affordable is one thing, but the government purchasing houses is taking away home purchase opportunities from those who have saved, maintained their credit and wish to purchase on their own. It seems unfair to use taxpayer funds to purchase homes thus reducing the amount of stock available to those who have saved their own money and been good with their credit.
Survey	1	Again ACC does not see the root cause of the program with affordability. The average salary in Athens is $58,000, which means there are few good-paying jobs in the area. We should invest in business growth instead of adding more taxes to already stressed households. We have a tier-one research school at our doorstep that can provide a workforce for innovative science and technology industries and other above-average-paying career fields that follow those industries. This Government caused this problem when you have a blank canvas for outside companies to bulldoze and erect those monstrous and hideous buildings to accommodate student housing. The consequence was less housing stock raising the prices of rather average homes to the current unaffordable limit. While I am for helping those in need, you can only help the community by providing companies to come to Athens vs. neighboring counties. If you tax anyone, it should be the student housing owners.
Survey	1	ACC should not get involved and needs to not implement this local funding strategy. ACC property taxes have almost doubled in the last 7 years. If property taxes were lower, it would make it easier to afford 'Affordable Housing'.
Survey	1	Nope. Abolish property taxes.
Survey	1	I'm not in favor of this strategy that has been put in place because its really not to help the poor black this is just something to keep money from HUD and using us to get it
Survey	1	Not sure why a new fund is being created. Isn't this the purpose of the Athens Housing Authority?

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Source	Goal Area	Comment
Survey	1	"Capacity" means more staff, staff…At least 3 new HCD staff have been hired with ARP $. How is ACC going to "sustain" those salaries? How many units are on the books to be built at various percent of AMI? & the "5,000 unit need" is based upon bogus stats. How was it calculated? What is the number of units on the books currently (Bethel, the Mall, Athens Land Trust - Bray St and beyond, Habitat's Micah Creek, and now something new in West Athens?, Athens Land Trust hasn't even built the homes on Dublin Street! What is the timeframe for these units coming on line? This Mayor. & 3 Commissioner are pushing "social housing for all" which means subsidies for all-flat out socialism. Roughly 900 affordable units were pulled from the market with Bethel and Prosperity Capital Partners. ACC has max'd out property tax revenue, sales taxes. You don't have the money except to impose stupid fees. Ever hear of tax payers leaving-Ask CA how that is working out for them.
Survey	1	First and foremost, ACC must reduce the number of housing projects! We are the smallest county and have 11 housing projects...why so many? And why do we have so many homeless people? Rumor has it that in the past, bus loads were bringing homeless people from surrounding counties! Local funding is not the "band aid."
Survey	1	Why aren't we holding UGA accountable?
Survey	1	NO - must include density and ADU components.
Survey	1	Totally opposed.
Survey	1	This is a terrible idea. Most of the funding looks to come from increased taxes and fees making it even less affordable to live within Clarke county. To remove this from the general budget means that you are still using the additional tax revenue to commit these funds to the program and it is not sustainable. The zoning restrictions, cost of permitting and regulation are likely the highest causes of a lack of affordable building. The overt support to try to supply housing to homeless has created a mecca for all in the region to come to Athens exacerbating the problem. Deal with that issue and our hosing crisis will diminish substantially.
Survey	1	Where will this money come from? I am already paying double in property taxes. Our schools are not good, we have street begging on every corner and our crime is way up. Not to mention that the homeless encampment has been a disaster in terms of leadership- which many citizens spoke up about their concerns.
Survey	1	This fund should not subsidize rent. More rentals are not the best way to help this problem. Paying rent keeps people without control of their housing situation. Temporary solution at best Construction costs way to high to build anything that would be deemed affordable.
Survey	1	You have got to be kidding that:"WE NEED ADDITIONAL AFFORDABLE HOUSING". Athens has ENOUGH!! LETS TAKE CARE OF OUR COUNTY FIRST NOT THE ONE WHO DON'T ADD ANYTHING!!
Survey	1	This is a real easy question, please show me in the Athens / Clarke county charter where it states that this government is responsible for building and maintaining housing. Our government should not be in the housing business.

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Survey	1	this is very important but there will be a lot of work to do to sell people on this need. one aspect of motivating people is by the ACC working with complete transparency and integrity in the process. this will only be able to be done if it is done without regard to political leanings so that it cannot be disregarded as a "leftist" policy. Make it about human dignity and the goal of truly improving lives. The committee needs to be honest with themselves about any motivations other than truly helping.
survey	1	I believe that we need a local housing fund. We should look carefully at expenses to minimize the percentage of such a fund that ends up being spent on administration. We need to be sure we utilize all additional sources of revenue to limit the burden on property taxes.
Survey	1	A payment in lieu of taxes could help support such a fund. The university of Georgia, and other non profit organizations can pay a certain amount annually that would go into the local housing fund. Asking HUD for more home funds and other resources to add to our affordable housing projects and programs. Community benefits agreement ordinance needs to address when and how to apply CBAs on large scale local development that has housing components. This needs to happen simultaneously while we are working on local funding sources for housing.
Survey	1	I would support an additional local sales tax initiative towards this fund - giving an exemption for those using food vouchers. Also, I wonder what the possibilities are to increase the property tax rate on homes/properties, which are not primary households, but which are held as rental properties? And could that property tax rate increase incrementally based on the number of rental properties one individual owns (i.e., first increase on 1st 5 rental homes. 2nd increase on rental properties >5 - based on date of purchase)? Thank you all for your great work on this!
Survey	1	Great work. I would add that another potential income source would be changing our property tax collection to a split-rate system. This would place a higher property tax rate on land value, which could increase our revenue while maintaining (or potentially lowering) taxes on low-income houses with smaller lot sizes. This would also incentivize higher density housing to be built.
Survey	1	I support this goal. ACC government has the authority to implement taxes on out-of-state investment firms (hedge-funds etc.) to fund affordable housing in Athens.
Survey	1	I strongly support creating this fund. One avenue for doing so is a Fire Services Tax. I would love to see large institutions that are not on the tax rolls paying their share - UGA, churches (like mine), and others.
Survey	1	Following the lead of Chatham County, I think that implementing a Fire Services Tax based on square footage is a good start to force developers of multiple-story student housing complexes to contribute an additional share into the housing fund. It would be incredible if we could also get UGA to have to contribute as well, but I think that putting the pressure on the developers who want to come in and build big developments is a good start.
Survey	1	Institute a Fire Services Tax calculated by square footage to generate the revenue needed to fully fund the local housing fund.

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Survey	1	I think that's a great idea - I think the idea going around about a fire service fee is excellent, and it would potentially lower the excessively high property taxes that have many homeowners struggling.
Survey	1	Instituting a fire service fee calculated by square footage of all ACC properties could generate enough revenue to not only ensure that the fire department can receive some much needed improvements but also to fully fund the proposed $5 million (annually) Housing Fund and the Acquisition Strike Fund to seriously invest in putting out the fires of housing insecurity. This would be highly favorable for the average resident as it is a more equitable calculation, and if done right, it could result in a slight rollback of property tax for the average ACC resident. This policy is practical, and it has been done in other Georgia counties such as Chatham and McDuffie County. Our representatives must be willing to take bold and practical steps to increase our affordable housing, and this is a sure-fire way to do so. See example here: https://fireservice.chathamcountyga.gov/#:~:text=How%20is%20the%20Fire%20Services,to%20parcels%20without%20burnable%20structures
Survey	1	Instituting a fire service fee calculated by square footage of all ACC properties could generate enough revenue to not only ensure that the fire department can receive some much needed improvements but also to fully fund the proposed $5 million (annually) Housing Fund to seriously invest in putting out the fires of housing insecurity. This would be highly favorable for the average resident as it is a more equitable calculation, and if done right, it could result in a slight rollback of property tax for the average ACC resident. The greatest increase in payment would come from UGA and large churches, which do not currently contribute to fire services. We believe over time they too will benefit from a healthier and more housed community. This policy has been done in other Georgia counties such as Chatham and McDuffie County. Our representatives must be willing to take bold and practical steps to increase our affordable housing.
Survey	1	I support a Fire Services Tax to provide funding for a Local Housing Fund. This is a practical policy that has already been done in other Georgia counties like Chatham and McDuffie.
Survey	1	We can't build affordable housing without spending money. The local government needs to find the money. Let's invest local money into housing and let the police rely on federal grants for a change. DOJ has plenty to share. A commission that won't spend the money is a commission that doesn't actually care about affordable housing - AT ALL.
Survey	1	This sounds like a good idea, I wonder if in addition to making housing more affordable we are also looking at trying to pass laws for higher wages.
Survey	1	This option could have the most possibilities. e.g. not only a fund for affordable housing but a fund for repairs that keep people in existing homes.

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Survey	1	The three way split between down payment assistance, homeowner repairs, new homes, and low income housing tax credits, seems like a good beginning. Athens needs a landlord based registration of rental homes. This should already be a requirement in Athens-Clarke County with the amount of renters. A yearly fee to be Certified for Occupancy and an inspection. Code enforcement should verify the rentability of each home, and suggest repairs and improvements to remain certified for occupancy. There is no protection for renters against landlords who paint over mold and ignore leaks and needed repairs.
Survey	1	I feel that this may work as long as the non-profits that gain and then give funding are well established in knowing these particular skills to distribute this funding.
Survey	1	As a concerned citizen, realtor, and co-founder of Hive Mind Co-operative, I have closely observed the challenges faced by many of our fellow residents in accessing decent and affordable housing. I propose that any Local Housing Fund created for Affordable Housing is fueled by carefully allocated public funds and the following principles: Rental Assistance and Subsidies - A portion of the fund could be allocated to provide rental assistance or subsidies to eligible low-income families, helping them access safe and affordable housing options. Transparency and Accountability - The fund will uphold the highest standards of transparency, with regular reporting and public disclosure of its activities, expenditures, and outcomes. Long-Term Sustainability - Strategies will be devised to ensure the fund's longevity by exploring alternative funding mechanisms and maintaining flexibility in adapting to changing circumstances.
Survey	1	I feel that at least the 1st 5 years of the plan need to focus predominately on rental affordability. Access to affordable rentals will have a significant positive impact on homelessness and risk of homelessness in our community. Many families and individuals that are identified as homeless in Athens have jobs or other income, but simply cannot afford to rent in our area.
Survey	1	For this recommendation to work, the county will need to work through the gratuities issue that is currently stopping local dollars from being used for these purposes. Until ACC has internally capacity to manage a fund like this, it might make sense to place the money with the Housing Authority, United Way, or the Community Foundation to administer the dollars. The recommendation that $50,000 is used per house to make them affordable seems out of line. If it costs $300,000+ to build a home, $250,000 is not an affordable price for families below 80% of AMI.

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Source	Goal Area	Comment
Survey	1	I do not have an issue with the goal. I do have a problem with the data used to define Athens Median Income. I understand Federal programs may require the HUD Metropolitan data but if we can run this locally, I would like to see us use Census Data which helps us assist residents who are mostly affected by the housing issues, doubling of rent, evictions - many Athenians do not make the salaries to pay 1100 - 1800 dollars amount for rent. I believe this should be addressed first.
Survey	1	As I am always for affordable housing. The issue becomes who will pay for it, the taxpayers. Since Athens Clark County already owns several housing units it may be better that you stop allowing Private investors buy everything up for rental properties that target university students.
Survey	1	I support creating a $5 million a year fund for affordable housing. Perhaps we can use that money to leverage even more affordable housing by private developers. Next to the absence of quality health care for so many people, housing is the most important issue.
Survey	1	This is a good idea
Survey	1	Please do this
Survey	1	Yes
Survey	1	Yes! Great ideas
Survey	1	this is a wonderful idea
Survey	1	I think this wonderful!
Survey	1	I vehemently support this. Athens needs affordable housing desperately.
Survey	1	I strongly support the solution of creating a local housing fund.
Survey	1	I think this would be a crucial step to addressing the lack of affordable housing in Athens. Having dedicated funds that would help create more housing capacity would enable new dwellings to be built that we have a lack of that would help decrease homelessness as well as enable people to be more flexible in where they live in Athens. As well, this would help current renters as the additional housing stock would help stabilize rents and not lead to increases of as high as it could be since there is greater housing supply for people to enter so there would be less competition for current low-cost housing allowing for these houses to not have rents increased. These would all be positive effects of the local housing fund
Survey	1	I think this is a very important goal and should be worked towards.
Survey	1	I agree only if the money is used, only on low-income housing!
Survey	1	A noble cause. But the devil is in the details.
Survey	1	I fully support the creation of this fund.
Survey	1	I like this idea!
Survey	1	I am in favor of this.
Survey	1	I agree with this goal
Survey	1	I absolutely support this goal. ACC housing access has swung wildly from available and affordable to limited and unaffordable. Without fast, targeted intervention, ACC will become even more unaffordable for residents and we will be faced with a worsening homelessness and housing emergency.
Survey	1	I support using public tax dollars to increase affordable housing.

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Survey	2	This section did not show improved home ownership. Every new apartment complex that is built or building converted to apartments must include the requirement of becoming condominiums for future purchase. If existing apartment communities could be converted to condominiums and home ownership could be achieved, that would fill a need. Can developers be rewarded for building apartments that will be converted to condominiums? Can most new apartment buildings include this provision, condominiums for home ownership, in the planning process? Most condominiums in Athens are not eligible for bank financing because the builders did not comply with HUD regulations during the building process. (I have been told this by many lenders) and existing condos can only be purchased with cash, which is not feasible to most folks wanting to purchase any of the condos.
Survey	2	Ban air B and B or at least set limits on it
Survey	2	I wanted to express my support for the initiative to incentivize Tenant Option to Purchase opportunities within our community. This innovative approach not only empowers tenants but holds the potential to strengthen our neighborhoods and promote a more inclusive and equitable housing landscape. This effort represents a remarkable avenue for tenants to transition from renters to homeowners, fostering a sense of stability and investment in the areas they call home. offering incentives encourages more landlords to participate in these type of arrangements, which ultimately paves the way for numerous positive outcomes: Quality Affordable Housing, Neighborhood Stability, & Positive Economic Impact
Survey	2	Zoning, within reason, should be abolished. Obviously the home next to a nuclear powerplant is bad and why zoning should exist in the first place. But the majority of zoning restrictions tend to just create dead buildings, mummified in red tape that could have been made into either housing or a business.... But the zoning restriction caused the building to just dilapidate.
survey	2	County requirements to provide street frontage, minimum lot acreage, etc. while not allowing shared driveways make many potential home lots unbuildable, despite the county's extensive investment in streets and utilities that could serve these now-unbuildable lots. Street construction is one of the biggest costs of housing (usually built by developers then deeded to the county for perpetual maintenance). In many cases an additional home could be built with little or no street frontage, along an existing street--but our zoning does not permit this. Please consider that many of our treasured local buildings could not have been built under today's zoning! Zoning was originally intended to separate industrial from residential areas, not to enforce socioeconomic segregation as it has become. What is wrong with duplexes or small apartment buildings mixed among single-family homes? And more density should be allowed in the AR zone.
Survey	2	I'm zoning laws should be changed to allow for tiny houses, duplexes and smaller acreage outside the loop for home construction.

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Source	Goal Area	Comment
Survey	2	Look at ordinances like the infill housing ordinance and how it disproportionately affects low income Black and Latin X neighborhoods. It it doesn't cover Black and Latin X neighborhoods, why not? Code enforcement needs to be better staffed and directed in terms of supporting tenants occupancy rights. There needs to be accountability standards for landlords who allow their properties to fall into hazardous and unsafe living conditions. The process to get code enforcement to hold landlords accountable needs to be communicated clearly so people know what evidence to gather and how to present the evidence. When using affordable housing in CBA negotiations please make sure developers use ami for Athens and not the region because places like Oconee skew the numbers and cause the percentage of the ami affordability to be much higher than it would be without Oconee included.
Survey	2	Property tax is factored into rent. Abolish property taxes and watch rental rates go down.
Survey	2	I am skeptical that 10 million could be leveraged from private mission funding sources without that money being pulled from existing affordable housing causes. Would like to know more about how that would play out. Providing support for tenant advocacy and tenant unionization will help with this goal in a way that empowers people to care for their own housing.
Survey	2	It is critical to show exactly how this will be paid for. Right now I am not able to understand where the dollars are coming from. The idea is a good one, but we could also give money to habitat who know exactly what they are doing.
Survey	2	These have to be affordable for people making minimum wage as wages are stagnant. Below-market value is not affordable for the working poor.
Survey	2	Why aren't we holding UGA accountable?
Survey	2	Probably the biggest factor in this is UGA and the building companies wanting to take over properties
Survey	2	Developing publicly owned property is one thing. But, what limitations exist for developing privately owned property for low income housing?
Survey	2	Government interference in the private market inevitably causes problems. Let the free market determine housing availability and price.
Survey	2	Purchasing an apartment building that could be kept affordable is one thing, but the government purchasing houses is taking away home purchase opportunities from those who have saved, maintained their credit and wish to purchase on their own. It seems unfair to use taxpayer funds to purchase homes thus reducing the amount of stock available to those who have saved their own money and been good with their credit.

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Source	Goal Area	Comment
Survey	2	Uhhh, Again, some more rules and regulations that do not alleviate the problem. This proposal is a bandaid for a gunshot wound. Why is there a need for low-income tax credits? When ACC celebrates more fast food business openings rather than being motivated to create and foster relationships with good-paying companies, you will have a good portion of your population below the poverty line at $15/hr. Perhaps instead of worrying about useless bike lanes in the wealthy part of town, we should refocus that energy on bringing jobs that pay $70,000 or more to the area. DO NOT issue another permit to companies planning to build student housing or ensure these developments are for everyone with the amendment that they must rent subsidized based on income. Go to UGA and get their alumni list; I am sure one of the many business owners would relocate to Athens!
Survey	2	LIHTC developers make tons of money, they don't need subsidies, I know, my cousin is married to very wealthy one. Gee why is it I have to plan for repairs on my house yet others don't? Inclusionary zoning subsidies are paid for with future tax revenue through the use of CBAs in TADs. Holding developers hostage if they don't play the game. Developers are not going to pay for subsidies. So you disguise it and mortgage future revenue. Good plan (not).
Survey	2	ACC should not get involved and needs to not implement this local funding strategy. ACC property taxes have almost doubled in the last 7 years. If property taxes were lower, it would make it easier to afford 'Affordable Housing'
Survey	2	NO - ACC must not increase public housing but seek to acquire/refurbish/build affordable units for qualified buyers.
Survey	2	This is not feasible in current climate due to land and construction costs. Placing people in rentals historically perpetuates unstable living situation.
Survey	2	Your proposal suggests streamlining the development and approval process for the projects that are specifically mentioned in this document. A better idea might be to streamline the process across the board so that market rate developers might be more interested in building here if the cost is less and the process is less cumbersome. Why streamline it only for a specific few? ACC does not need to obtain any more property. AHA already has enough units and are adding more with their (almost failed) project with Columbia. Additional government owned units are not needed nor is the "strike fund" to purchase them.
Survey	2	Again you are taxing some to the benefit to others. They are likely unable to afford these homes for a reason and will not be able to sustain the payments and repairs necessary. This is creating a perpetual welfare group associated with housing being funded by the city and other tax payers. Again to use taxpayer dollars to create the strike fund is the same thing. You are manipulating the market causing prices to continually increase. If you do not know what you are doing and there is no proof of these efforts working in a similar size city with similar demographics you are setting yourself up for failure
survey	2	I doubt that inclusionary zoning will succeed, given the complicated process. It seems like a waste of time as long as the state is prohibiting many aspects of it.
Survey	2	You are NOT TAKING CARE OF THE LOCAL ZONING LAW NOW. Why in the world would you even consider putting low income in areas that pay the taxes to support CLARKE COUNTY.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Survey	2	No, this is not the local governments job.
Survey	2	I was at the Library last week and I heard noting to help the poor are the homeless.
Survey	2	Low income housing money subsidies needs to makes its presence in athens. I do not understand these plans but i hope that more information is provided and more meetings are help. Bring those tax credits in here and builders with vision in the mix.
Survey	2	A first step on IZ would be to require projects funded with local dollars - like the Classic Center and the Mall Redevelopment - to include a minimum of 20% affordable units.
Survey	2	The lack of affordable rental units puts many members of our community at imminent risk of being homeless. It is critical that the Mayor and Commission fund the acquisition strike fund in ADDITION to the local housing fund as recommended by HR&A. This is the only way that mission-driven developers will be able to compete with traditional investors. Develop and incentivize additional Tenant Option to Purchase (TOPA) Opportunities. Fund Tenant's Rights Education in collaboration with increasing efforts in code enforcement, a Tenants Bill of Rights with teeth, and legal counsel for those facing eviction. Work closely with nonprofits focused on eviction prevention (e.g., Family Promise).
Survey	2	I strongly support the creation of an acquisition strike fund in addition to the local housing fund. Develop and incentivize additional Tenant Option to Purchase (TOPA) Opportunities such as https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/service_content/attachments/TOPA%20Program%20Fact%20Sheet%202018%20a_0.pdf Earmark local housing fund monies for Tenant's Rights Education in collaboration with increasing efforts in code enforcement
Survey	2	We recommend the local housing fund be used to incentivize funding projects that will include tenants being given the opportunity to purchase buildings before they go to public sale. The fund can then be used to provide gap financing needed for the tenant(s) to purchase the property. To aid in cooperative housing development, the local housing fund's down payment assistance program can be used for cooperative loans (i.e., share loans).

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Source	Goal Area	Comment
Survey	2	I think the strategies outlined here are good, but fall short. You mention how we cannot by law have forced inclusionary zoning, but we could remove single family zoning all together. While this would not have the immediate impacts we need to create housing now, it will put us in a better position going forward as our population continues to grow. An example you provided in the plan was showing how building a single family home for students would be more profitable than building a home for a family. You don't really ever provide a solution to this issue throughout the document, as inclusionary zoning would not apply. The obvious solution is to remove single family zoning, which would provide developers the financial incentive to build a duplex/triplex/quadplex in place of a student oriented house. This would increase housing supply and lead to more affordable units. We need to increase our density and single family zoning is an impediment to affordability.
Survey	2	this is so important. one of the reasons that I understand prevents people from wanting to invest in this is because the properties are not properly maintained and the residents do not take care of the properties. Can there be expectations of the residents, even education about what it means to properly care for a home both the interior and the exterior. But it also means treating the residents with respect and the properties being maintained in such a way that gives the residents pride in their living quarters.
Survey	2	The streamlining of housing development would help with increasing housing stock and help allow for a more stable rental market. As well, many low cost housing is underfunded and often need many repairs for quality of life and safety. So, more funding to these already existing homes would allow for people to keep living in there homes they have been living in and help with neighborhood cohesion too.
Survey	2	key word quality homes
Survey	2	We should explore more middle housing options -- focusing on dense solutions for 1-3 bedroom apartments that are not geared toward students. It would be awesome to tie in some sort of incentive to affordability with a Fire Services Tax so that, if a majority percentage of rental units in a development were accessible to middle-income families, perhaps that development could have an exception to the Fire Services Tax. There are great intentions with some of the development, but without intentionality, they all end up being overpriced student housing units. We should also implement an Athens-Clarke County Tenant's Bill of Rights that also includes ensuring a right to counsel for tenants facing evictions. Throwing money at evictions doesn't solve the systemic problem that tenants are facing -- we need to resolve the abuse and increase the accountability of landlords to provide housing with dignity. ACCGov should publicly support HB 404, Georgia's Tenant Protections Bill.
Survey	2	See above comment regarding fire service see. Acquisition Strike Fund must be funded in tandem with the Local Housing Fund in order to compete with private market. Again, we need bold and practical steps from our Mayor and Commission. We need to take this strategic plan seriously and invest accordingly.
Survey	2	Yes very good idea. Please go after landlords who are charging astronimical rents.

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Source	Goal Area	Comment
Survey	2	Agreed - ACC has in recent years wanted private developers to essentially lose money by charging less in rent than what it would cost to build. There need to be financial mechanisms in place for private developers to actually build affordable units.
Survey	2	In my opinion, this is the most important aspect of using this funding. Not only should this funding be directed towards creating accessible and affordable rental housing, but also to funding Code Enforcement to the point where it is able to fully enforce regulations for current rental homes.
Survey	2	This is the most important aspect of the plan for me. There isn't an adequate supply of rental units - houses or apartments - in Athens that are remotely affordable. Anything over $1200 a month isn't affordable for a majority of our residents, and that's out of reach for many. We need to stop focusing on student housing as well.
Survey	2	I fully support this initiative to keep rental properties affordable for those who love and are loyal to this city.
Survey	2	Focused funding to support affordable rentals is absolutely necessary. While long term we should focus on home ownership, the current housing affordability crisis means ownership is currently out of reach for many families. Affordable rental properties are an emergency stop-gap solution on the long term path for an affordable housing market.
Survey	2	I support expanding / streamlining LIHTC projects, acquisition strike fund, and strengthening inclusionary zoning.
Survey	2	I think this is also important, but it would be better to increase home ownership rather than rentals.
Survey	2	Would it be possible to create a system of evaluating properties that have fallen to a certain level of disrepair to be turned over to the city? Perhaps via code enforcement/court methods? Then the fund could be used to improve the property and it could be sold to a private owner with rent restrictions in place as part of the deed. The county could recoup its investment while the new property owner could see a decent profit.
Survey	2	Invest public monies in an Acquisition Strike Fund to acquire and rehabilitate unregulated affordable rental housing! It is critical that the Mayor and Commission fund the acquisition strike fund in ADDITION to the local housing fund as recommended by HR&A. This is the only way that mission-driven developers will be able to compete with traditional investors. Furthermore, develop and incentivize additional Tenant Option to Purchase (TOPA) Opportunities. Use the local housing fund to incentivize funding projects that will include tenants being given the opportunity to purchase buildings before they go to public sale. The fund can then be used to provide gap financing needed for the tenants to purchase the property. To aid in cooperative housing development, the local housing fund's down payment assistance program can be used for cooperative loans (i.e., share loans).
Survey	2	I support this goal. ACC can invest public money in the Acquisition Strke fund in efforts to preserve or expand affordability.
Survey	2	Invest public monies in an Acquisition Strike Fund to acquire and rehabilitate unregulated affordable rental housing

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Survey	2	If Inclusionary Zoning (IZ) is a goal, then land use should include the rezoning of appropriate areas that have been traditionally targeted as commercial. This means"including" some of those zones to apportion for actual affordable housing which includes home ownership of homes that do not exceed $76,000, a truly affordable home for low income hard working residents. The above mentioned proposal breaks it down into components that support this model. ACCgov owns land that is ideal for a large community of homes (100) that can be owned by low income ($31,000 salary yearly) residents. When leveraged with resources that can include both public and private entities, long demanded and long promised homes that go beyond villages of apartment buildings and translates into attractive homes with a yard and a community that can be proud of maintain their surroundings. Home ownership, we are told, will solve more than one challenge. A nice home can transform a whole family and a whole community.
Survey	2	This need is very pressing.
Survey	2	Yes
Survey	2	This is a good idea
Survey	2	Please do this
Survey	2	Yes
Survey	2	Yes! Great Idea
Survey	2	i think this would create a drastic improvement
Survey	2	I think this amazing!
Survey	2	I also support this.
Survey	2	Affordable and quality homes are a right of the Athens community.
Survey	2	This is very important.
Survey	3	This is slippery slope if not done by people well versed in real estate. FHA loans require less than 5% down and we have no condos in town that qualify for FHA loans. This can be fixed by working with home owner associations to get the complex qualified which would open up opportunities to people with less cash. Due to current financing requirements, only people witj 20% or more to put down can buy a condo in Athens. Giving away cash causes other problems and we have almost no inventory in town due to local policies on development that have deterred new building for years. Why not acquire older apartment buildings and turn them condo as low costs buying options for people. Stable monthly payments and building equity for a family.

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Survey	3	There's an incredible model in Seattle called Frolic -- https://www.frolic.community/ "The Frolic model emerged after 2 years of research at the Center for Real Estate at MIT, with input from over 180 innovators and experts in housing, finance, and community-driven development and support from The Terner Center for Housing Innovation, MIT, The Chan Zuckerberg Initiative, and the Brookings Institution." This is a data-driven and supported model that would provide for more "mini" developments that provide multi-family dwellings instead of infill/mega mansions that house one family and gentrify neighborhoods. Cooperatively owned housing is also the best way to keep housing costs down and improve conditions of neighborhoods. The HIVE MIND Co-Operative is a non-profit in-formation that hopes to provide an avenue for cooperatively-owned investments that build community wealth for populations that have historically been locked out of wealth-building opportunities.
Survey	3	This may or may not work and is solely based on what kind of job they have. No bank is going to issue a loan with an affordable interest rate. Specifically, banks ask, "How did you get your downpayment, or did you get any assistance with your down payment?" That is a flag for them to raise the interest rate to a higher level because it quantifies a higher risk on their end of the deal. This will set people up for failure in the long run. How about you cut their property taxes by 90% in return, take the downpayment money, and use it for educational benefits instead? Homeownership is great, but when you consider rising property taxes and the cost of running a house, this idea seems like you might be setting someone up for failure. What happens when the home is foreclosed? Does ACC get the downpayment back?
Survey	3	What funding will be used to address these needs if general funds are ineligible because of the Gratuities Clause?
Survey	3	Land back program. Partnering with a non profit to figure out what land was taken or seized through foreclosure or eminent domain. Land That is not being used and or is vacant and figuring out what family did that land belong to and working with the family to get their vacant land back. Recognizing that labor and income are related to home ownership and housing affordability. How can we increase wages and benefits so more people can attain homeownership.
Survey	3	You need jobs jobs jobs from Athens studios
Survey	3	Again the agencies applying to get this funding out to folks need to be well established and financial responsibility. I can only think of a few that can pull this off.
Survey	3	These programs, as well as those mentioned above, can certainly go much further if we are intentional on ensuring recipients are truly qualified. Like many government programs, they can often be abused and funds are sent to those who do not really need it while those who do go unnoticed.
Survey	3	Yes to repairs - which can effect health and safety - and no to down payments. ACC should not buy homes for people.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
survey	3	How about raising the homestead exemption, as a means of encouraging home ownership as opposed to absentee landlords?
Survey	3	We appreciate the Eviction Prevention Program, but I feel like it's not being as effective as it could be. There's very little rental assistance that's readily available and publicized. There's absolutely NO help for people who are being taken advantage of by landlords, having rent doubled with zero notice and then evicted when they can't afford it.
Survey	3	all depends on 1 which I dont understand why.
Survey	3	You are subsidizing high risk borrowers that the professionals understand cannot be financed because of the poor credit and low income. This is not a sustainable model and will become a money pit. If you plan on spending tax payer money again then you should not be able to restrict this by income level or zoning.
Survey	3	Where is the money coming from? I know that I sound like a broken record, but it is important and we are asked to be good stewards of the tax payer funds.
Survey	3	Purchasing an apartment building that could be kept affordable is one thing, but the government purchasing houses is taking away home purchase opportunities from those who have saved, maintained their credit and wish to purchase on their own. It seems unfair to use taxpayer funds to purchase homes thus reducing the amount of stock available to those who have saved their own money and been good with their credit.
Survey	3	ACC should not get involved and needs to not implement this local funding strategy. ACC property taxes have almost doubled in the last 7 years. If property taxes were lower, it would make it easier to afford 'Affordable Housing'.
Survey	3	There are no "homeowners" as long as property taxes exist. Big daddy government will take the property if the extortion is not paid.
Survey	3	I suggest reaching out to the local lenders and asking what programs already exist. The local government does not need to establish programs when there are many already available thru local mortgage lenders. Yes, these programs are sometimes cumbersome but if you want to purchase a home it does require work. The counseling programs are already in place locally -- why not use the resources we have. ALT and Habitat have programs, they access funds via CDBG requests. Habitat, ALT and others already have home repair programs in place. Why spend funds to recreate programs that our partners already successfully run?
Survey	3	If someone doesn't have skin in the game, any "program" will fail. "Income Qualified" does that include seniors on fixed incomes? When is enough enough? It is interesting that $50k per household displaced at Bethel was in the deal if the project didn't meet deadline. Obviously the project has not met the deadline. And now the recommended down payment is $50k?
Survey	3	NO!! THIS IS PUTTING MORE ON THE TAXPAYERS OF CLARKE COUNTY ALREADY.
Survey	3	No, this is not our local governments job.
Survey	3	This again is still not to help the the poor black people in Athens Georgia

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Source	Goal Area	Comment
Survey	3	Most areas closer to Atlanta include down payment assistance programs from those cities and counties. Many of Athens current condos are not eligible for normal bank mortgage financing because of HUD stipulations that were not followed during the building event. (Told to me by Lenders) A focus on existing units that can't be traditionally financed through a lender, and repairing whatever occurred to make them ineligible for traditional financing would immediately help many looking to purchase a condo as their home.
Survey	3	These two strategies are vital to continue once ARPA funding runs out. Invest public monies in projects where existing homeowners convert their single-family homes into cooperatively-owned multi-family units
Survey	3	Leverage local housing fund monies in projects where existing homeowners convert their single-family homes into cooperatively-owned multi-family units
Survey	3	The owner-occupied repairs dollars should be eligible to be used specifically for conversions of larger multi-bedroom houses into physically separated multi-unit housing cooperatives. This strategy works particularly well for senior citizens who cannot make full use of their homes, and thus would be able to downsize in place, and create additional housing, without any new construction.
Survey	3	Invest public monies in projects where existing homeowners convert their single-family homes into cooperatively-owned multi-family units. "As their democratically-elected representative body, cooperative housing boards of directors have a much greater ability to make and enforce house rules than do tenants associations of renters or even condominium association boards. This democratic influence—and, ultimately, collective control over the details of ones living situation— has proved meaningful, especially for low- and moderate-income residents for whom control or even influence over their housing situation is often quite limited." -National Cooperative Business Association
Survey	3	I strongly support the local housing fund to be used to incentivize funding projects that will include tenants being given the opportunity to purchase buildings before they go to public sale. The fund can then be used to provide gap financing needed for the tenant(s) to purchase the property. To aid in cooperative housing development, the local housing fund's down payment assistance program can be used for cooperative loans (i.e., share loans). Support single family to cooperative conversions. Housing co-ops are a proven way to expand access to affordable housing, particularly for limited-income residents. Housing co-ops can access a single underlying mortgage. Mortgage, improvements and repairs can be financed collectively through funds borrowed by the cooperative, rather than assessed individually to homeowners. Overall, cooperative homeownership presents fewer risks to a household than conventional single-family homeownership, and offers more control than rental housing.

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Source	Goal Area	Comment
Survey	3	I support expanding downpayment assistance. There also need to be more options for people to access mortgages and more help for people to navigate the mortgage system. Repair assistance should be needs-based rather than capped at a certain amount per home, so that people who need major repairs doesn't slip through the cracks.
Survey	3	Great, but perhaps down payment assistance should be prioritized over repair assistance.
Survey	3	A large way that people and families are able to move up their socioeconomic status and build generational wealth is through home ownership. Since the housing market is so expensive, it excludes lower income people from building wealth. Helping with downpayment assistance would expand social mobility. This will go along way in improving many families lives in Athens.
Survey	3	When traditional "mortgage lending" restrictions are bypassed by a local government leveraging those restrictions with cost of down payment with unique funding that circumvents for profit lending institutions, home ownership then becomes a possibility. When the private sector can see a successful project with these dynamics, creating an impressive community of home owners on their own piece of property, they will jump at the change to invest. ACCgov could gain a high level of notoriety if they fulfilled the dynamics of the above mentioned community led proposal.
Survey	3	Oftentimes, downpayment assistance efforts are exclusive. My suggestions for this area include: Income Tiering: Expand eligibility criteria to include a wider range of income levels, ensuring that more individuals and families qualify for assistance. Graduated Assistance: Implement a tiered system where the amount of assistance is higher for households with lower income levels. This ensures that those with the greatest need receive the most help. Flexible Use: Allow assistance funds to be used not only for down payments but also for closing costs, mortgage insurance, and other related expenses.
Survey	3	Providing repairs to allow homeowners to stay in their homes is crucial! But often we rely on the kindness of local companies to provide free/discounted labor. Would it make sense to budget for some full-time staff to do maintenance?
Survey	3	New homeowners need to afford a home before they try to buy. Existing homeowners could use some help to keep their homes.
Survey	3	Downpayment assistance seems like an important step for low income families to move into a home but it does seem that there should be a limit to the house cost. The potential resident also should have a "buy in" including being employed if they are not disabled. In terms of owner occupied repair, it makes a lot of sense but that seems like an area to get local nonprofits involved instead of trying to manage this through the government. But again, the resident needs to have a "buy in" and not just get a "handout".
Survey	3	This is an integral aspect to housing issues in our county, but I feel that affordable rentals should be the first focus with the heaviest amount of funding.

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Source	Goal Area	Comment
Survey	3	Expanding downpayment assistance is counter productive until we have sufficient housing supply I think. Very very supportive of owner occupied repair assistance, especially in conjunction with strategic code enforcement
Survey	3	I think expanding down-payment assistance and owner occupied repair programs are 2 of the best tools we have to creating and maintaining wealth for low-income families and communities. Great work.
Survey	3	I think this sounds the most exciting for long-term wealth building and sustainability.
Survey	3	This part of the plan is the one that will actually make a lasting difference for families. Effective education about homeownership and assistance with maintenance is an essential part of it. Also, helping families get clear title to properties is very important.
Survey	3	Step 1: Ensure the families who need this support can receive it. Back to defining "affordability" for working poor. How many people make 65K a year. Also, use everything legally to protect and purchase property for working poor and working class people. Outsource to organizations who are currently doing the work and put in provisions for forever affordable and not allow organizations to sell at market value at the end of a term. This hurts us as well. Don't allow organizations to hide behind "Affordable Housing" with the plan only to sell at market value whenever they get the chance thus lessening the housing stock for working poor and working class.
Survey	3	I am ok with small down payment assistance of 5% or less. I am also ok with some assistance to homeowners that can't afford repairs.
Survey	3	This is a good idea
Survey	3	Please do this
Survey	3	Yes
Survey	3	Yes! Great idea
Survey	3	This would drastically improve the situation
Survey	3	We need this!
Survey	3	I also support this.
Survey	3	I strongly support this measure.
Survey	3	I think this is very important and should be worked towards.
Survey	3	Helping low- and moderate-income household ownership is the way to go.
Survey	3	I support a yearly $5 million account for housing in Athens Clark County. As a social worker, my son could not afford to buy a home here and instead is buying one to Walton County. I cannot imagine with those who make even less are doing. We have one of the lowest home ownership communities in the state. That's a shame.
Survey	3	This sounds great!
Survey	3	Could be beneficial on a case by case basis.
Survey	3	Helping citizens build equity is vital to our healthy economy.
Survey	3	Fully support creating less barriers to purchasing a home.
Survey	3	I support this goal. ACC can expand opportunities for tenants option to purchase homes.

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Source	Goal Area	Comment
Survey	3	I moved to Athens in 2010 with hopes of making this town my home and buying a house here. I have found the process to be much more difficult as a first-time home buyer than it should be, and mostly because these assistance programs are hard to access and amazing programs like the Athens Land Trust are understaffed and spread very thin. Being able to easily access assistance for first time home buyers would be incredibly helpful to me and others who want to make a home here. I consider myself an Athenian now - this is my home, and I want to own a house here, but I'm starting to feel very discouraged. I have worked my way up to a moderate income and I want to buy a house while that income can still afford me one in this town.
Survey	3	i agree
Survey	3	Rising inflation within the housing market and wider economy means the money families are able to save for down payments or upkeep and repairs has been severely limited. We absolutely need to work to keep families in their homes and help them maintain safe homes while also working to expand ownership.
Survey	Additional notes	Please go after anyone who is profiting on inflated rent and home prices. Or let us know who to go after.
Survey	Additional notes	Would love to see the 3x the rent requirement demolished. Rent continues to increase (while you're living in the property) but wages are stagnant. Doesn't make sense to keep this requirement.
Survey	Additional notes	This is all well and good, but if we do not undertake comprehensive zoning reform before any of these proposals, we'll fail miserably. We really need to work towards eradicating the RS zoning designation. RS zoning literally inhibits the construction of affordable housing. We also need to increase the areas where developers can build RM housing by right. The resource and time drain that is going through the arbitrary planning commission/county commission process is exorbitant and unpredictable. Commissioners are incredibly susceptible to rich NIMBY's and will be the big barrier to enough housing being built in the county.
Survey	Additional notes	I have heard from builders that the rules and regulations to build homes is very taxing on building different types of housing such as tiny homes and such. If smaller homes could be built and different material homes could be built etc then builders could pass down the savings and more people would be able to afford smaller homes etc. Why is no one addressing that.
Survey	Additional notes	Demand jobs for locals at Athens studios
Survey	Additional notes	In the original plan, there was mention of tenant's rights being protected - it's not anywhere in the rest of the published plan. That is essential - housing should not be a privilege - housing is a right and a necessity. If you want fewer homeless people, you need to have more available and affordable housing.
Survey	Additional notes	We have unique challenges in Athens Clarke and more rentals are not the best way. Improving existing property to create home ownership opportunities from existing properties would be more beneficial. Land acquisition and building costs make creating "new" affordable housing next to impossible.

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Source	Goal Area	Comment
Survey	Additional notes	Consider what "affordable" means in the context of people's actual incomes here in Athens, and make sure that there is housing available for very low income people, not just 50-80% of AMI—programs should be based on the actual need in the community. Look for ways to leverage federal funding and make housing affordable over the long term with energy efficiency, solar, and EV charging.
Survey	Additional notes	Using local Area Median Income rather than the MSA would be extremely beneficial to meet the needs of the citizens.
Survey	Additional notes	Give the homeless homes. It's so obvious that we did it that way before 1492, and so blatant a solution that a child can see how it works.
Survey	Additional notes	Start working with the private sector in creating an environmnet that attracts builders that can be a part of the solution to any housing issues.
Survey	Additional notes	Please reimburse quickly. Some ACC Gov agencies are known to be slow to reimburse. This could cause agencies to not want to apply for the funding.
Survey	Additional notes	Fair housing is an issue that definitely affects the lower income families the most. But the fact that apartment complexes are constantly being built, there is less space for free=standing homes. Also, the building of luxury homes with no smaller homes being built is unfair and driving up prices of even the average priced homes. Encouraging developers to build communities of homes 1200-2000 sq feet is essential.
Survey	Additional notes	We need rent control in Athens. As out-of-state interests continue to come in and buy up real estate, they are pricing locals out of their homes by not only pricing rentals with college students in mind, but also by driving up property values and forcing lifelong Athenians to sell their homes and move further away. This college housing bubble WILL burst and we WILL be left with swathes of ugly high-rise apartments that no locals can afford. We need to protect low-income renters from predatory companies who buy their rentals then double the price and force them out. It's a black mark on the reputation of a town built on local art and culture.
Survey	Additional notes	The ability of out of city or out of state investment groups with no interest in living in Athens to extract wealth from this city while incresing the cost of living for actual residents can and should be constrained by taxing non-local investment only landlords and real estate groups.
Survey	Additional notes	Is there a way to tap into the student housing market through property taxes or other (dis) incentives? For example, if a multifamily unit is rented as furnished, could the city assess it differently, or impost an additional surcharge? And this money would go into the affordable housing fund.
Survey	Additional notes	i think its very important for us to use the resource wisely instead of thinking of all these ideas with no action
Survey	Additional notes	Use the funds you have - there is not a need to request/obtain more from your already stressed tax base. Requesting more will result in more of your tax base leaving the community for the adjacent counties.

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Source	Goal Area	Comment
Survey	Additional notes	Sadly ACC abides by the common trend dealing with people experiencing homelessness and affordability. Stop patronizing the county's citizens by barely providing "assistance" while taxing others to death. Create a business plan that entices businesses to relocate here, not Whataburger or any other franchise. 60% of the homes are rentals because student parents and others in town buy multiple homes here and then keep them as an asset. How about a rental tax of 10%, that forces sales, the market will be flooded with houses hence prices drop. Take this money and recruit businesses to set up here with desirable tax incentives. This is what happens when you approve outside developers to come in and build student housing. The workforce suffers! Why are we appeasing UGA, the largest land owner in ACC, with close to 900 acres? So no one in ACC ever asked them why they can't build a tower or a housing complex on their 900-acre estate? Really?
Survey	Additional notes	Stop it with the Smart City (density, no cars) and “social housing for all” which is what I guess is the new name of “Athens for all”. Fix the AHA system so ambitious people using vouchers can get ahead. Tweak some DCA processes. And please start looking at accurate data, not some stupid plan pasted from templates used by a consultant geared to tell you what you want to hear (implied consent). We are the smallest county in the state with the largest university in the state. Housing is regional unless of course you plan to build “a wall” around ACC. Athens should be a city within a larger county. Pick your choice of counties. Oconee thus far wouldn’t want ACC . Residents are not stupid.
Survey	Additional notes	Back off the property taxes!
Survey	Additional notes	At the Affordable Housing Strategy meeting held at the Clarke County Library August 23, the level of disappointment and disdain for the continued use of promises that have heretofore not been kept was palpable. The audience was very vocal that the presentation was "same song, second verse - promises made but not kept,' and the consensus was that without a uniquely new way of approaching "affordable" housing, nothing significant will take place. The funds that flood into A-CC both to the local government and to myriad non-profits is enough to fix housing problems. However, there is no common sense "strategic" plan of priority for distribution and implementation of millions of dollars. A common theme at the meeting was, "show us where all this money is being spent."
Survey	Additional notes	I want to know were is all the money that has been received for a couple of years to build for the low income this is certainly not to help the poor black in Athens Georgia.
Survey	Additional notes	It appears that on every square inch of private land available to builders in ACC, duplexes or quadplexes are being erected overnight. Students, students, students may apply. The Athens Atlas development on Lexington Rd has, what 497units? And I imagine that each of the 2 bedrooms in each unit comes with a car!!! 994 cars spilling out into Lexington Rd each day? Carmageddon in Athens is here. Tell us more about the use of “infill”. Give examples. And what changes do you envision to current RS Zoning Regs. I am sure single family residential areas in Athens will be thrilled with a major increase in housing density across the street from their home.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Survey	Additional notes	This is another example of Clarke county not understanding the market forces and impact of their decisions on the housing and workforce problems of the county. You want to continue to tax the residents and redistribute through questionably legal means to promote your agenda. Please just stop trying to do anything and we will all be better off.
Survey	Additional notes	Stop throwing money around. What are you going to do about the $250 million boondoggle Classic Center expansion?
Survey	Additional notes	IF YOU JUST LOOK AROUNG TO ALL THE APARTMENTS THAT ARE BEING BUILT IN THE PAST 3 YEARS SOME OF THESE WILL BE YOUR NEXT AREA FOR THE "AFFORDABLE PEOPLES ACT YOUR COMMITTEE WANTS!!"
Survey	Additional notes	This is a bad idea that will end up costing all citizens of ACC more money.
Survey	Additional notes	I know that more units need to be built. I know that many units exist that if converted to condos would immediately be able to be sold as traditional housing units.
Survey	Additional notes	I would additionally like to advocate that the city undertake the necessary research to uncover whether or not there is a state pre-emption on Tenant (or Community) Option to Purchase Act, such as they have in DC, Chicago, and elsewhere (https://www.policylink.org/resources-tools/tools/all-in-cities/housing-anti-displacement/topa-copa). This is a proven strategy for helping renters become owners, by specifically tapping into units that would otherwise go onto the market, to give right of first refusal to tenants. We need this kind of bold thinking, in order to preserve affordability permanently in Athens-Clarke County. Outside housing speculators are driven largely by the profit motive, but people who want to live here are more willing to invest in the long-haul of ensuring future generations can also access affordable housing. We should be investing in renters. I applaud this plan as it stands, and think it can go farther. Thank you for your work on this strategy.
Survey	Additional notes	I think everything listed in this plan is great, but you really do not discuss the importance of planning and zoning at all. ACC is continuing to grow. The idea that we can meet our future housing needs without addressing zoning in preposterous. We need to build density and we need to allow for that to happen by, first and foremost, removing single family zoning everywhere in the county. Single family zoning has been racist and exclusionary and is one of the main reasons we are having a housing affordability crisis nationwide. Other tools to use would be to removing parking minimums for housing (and businesses), especially near our urban core and public transit. This increases density and affordability. Also, we should consider using a split-rate property tax system. This would place a higher tax rate on land value than on the value of the structure. This also incentivizes dense affordable housing. These have all been done successfully elsewhere, so please research these options.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Survey	Additional notes	I support all of these recommendations and look forward to it being implemented. I wish there was more discussion about zoning (i.e., parking requirements, setback requirements, single-family zoning) and how that impacts what can/cannot be built. In my neighborhood, there is what I suspect to be naturally occurring affordable housing (split one-story duplex, very common in Athens) - but I wish we could build much nicer, larger, more dense townhomes or multifamily buildings, but my sense is that zoning restrictions make that not feasible. I do understand that zoning might be in a different department or different master plan, but they are definitely tied, and I would like to look into that more. There are many naturally occurring affordable homes outside of the urban core in Athens, but because they are far from resources (stores, restaurants, schools, parks, etc) it makes us car-dependent and also creates neighborhoods that don't have a nice "feel"
Survey	Additional notes	While these are great ideas for funding housing affordability, we can't ignore alternative policy solutions that could expand housing availability. On top of targeting funding, ACC should be working toward smarter housing policies like allowing accessory dwelling units and expanding multifamily/mixed-use zoning. Historic zoning policies in ACC directly (and intentionally!) correspond to limited affordable housing access in our community by keeping moderate and low-income families out of certain neighborhoods. Without acknowledging and fixing these zoning issues, I'm afraid funding new housing is just bandaging over the larger forces that have gotten us to this current crisis.
Survey	Additional notes	People experiencing homelessness need opportunities for employment with low barriers to entry so they can make money and start to reintegrate into society. A program in Athens at the Sparrows nest offers this through their clean up program. The allow people to show up each day and work on the days they choose to work. They get paid $15/per hour at the end of each shift. The more programs and opportunities like this that exists can assist some of the rapid rehousing programs or other programs.
Survey	Additional notes	Some funds should be directed toward local housing advocacy groups to provide education and advocacy to tenants on tenant rights, and to advocate for more tenant rights within the confines of state law. Some possible local tenant protections: - strengthening code enforcement. Focusing code enforcement's resources more on issues of tenant habitability. With the understanding that if a property is condemned, there is already a plan in place for where those tenants are going to be rehoused. - Lengthening the amount of time that a landlord is required to give notice of a rent increase to 6 months. It is my understanding that this would be legal to do as a locality in Georgia.
Survey	Additional notes	Please pass these fully funded, and increase their funding as need year over year in the budget. These measures will go a long way toward decreasing poverty in Athens and improve the lives of so many people here in the city!
Survey	Additional notes	Affordable housing is my number 1 concern for making Athens a more wonderful community.

Summary of Affordable Housing Investment Plan (AHIS) Public Comment Period

Source	Goal Area	Comment
Survey	Additional notes	Thank you for focusing on affordable housing.
Survey	Additional notes	Re the county's homeless camp: let's consider building "pods" instead of tents as Oregon has done with apparent success. These are small buildings (similar to a storage building) with electricity, bed and AC. They are grouped around shared baths and kitchen for residents to use. Instead of rent, residents may do maintenance and chores on the site.
Survey	Additional notes	I would also like to see some assistance with property taxes for low income owners of property. The rapidly rising values in my neighborhood and increased property taxes have forced some owners to sell.
Survey	Additional notes	I strongly support this plan!
Survey	Additional notes	These are all wonderful, very important ideas that will improve the quality of life of numerous of residents.
Survey	Additional notes	Affordable housing is boss.

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CDO on The Strategic Plan to Reduce and Prevent Homelessness Plan
October 3, 2023 - Agenda Item 20
(Thornton)

Add the following provision:

Direct the manager to compile a summary report for all previous studies and/or reports undertaken by ACCGov related to the homeless (such as Strong Day Recovery funded by CDBG in 1993) which summary shall also include the funding costs and outcomes of any resulting program and why the program ended.

CDO on The Strategic Plan to Reduce and Prevent Homelessness Plan
October 3, 2023 - Agenda Item 20
(**Thornton, Fisher, Link, and Myers)**

1. Accept plan as presented in agenda report, modeled after nationally-recognized homelessness programs like Built for Zero and others dedicated to caring for and reducing the homeless population.
2. Accept funding requests with the addition of $195,000 from ARPA homeless funds for the physical health care of the homeless in accordance with key strategy #4 related to establishing comprehensive street outreach and use $195,000 ARPA workforce funds for "partnerships for employment" (strategy 10).
3. Direct the manager to create RFPs for funding #2 within 90 days, after having reviewed them with commissioners in a work session.
4. Direct the manager to work with the mayor to identify opportunities for regional coordination to reduce homelessness and report back to the commission within 180 days.
    a. Direct the manager to communicate with surrounding hospitals, local governments, and local authorities that Athens-Clarke County intends to enforce the provisions of Senate Bill 62* that went into effect on June 1, 2023, as it pertains to dropping off homeless individuals in counties other than such person's county of residence or the area or the area of operation or jurisdiction of the hospital, local government, or local authority.
5. Request that hired Homeless Coalition staff a) explore opportunities with faith-based organizations to help with our homeless population, b) work with neighboring community leaders and state representatives for regional coordination, and c) engage philanthropic and additional non-profit entities, including educational & healthcare institutions and neighborhood organizations, as well as for-profit entities including major employers, financial institutions, developers, and property owners to invest in strategies to reduce homelessness in Athens-Clarke County.
6. Request that the Homeless Coalition report back to the commission every 180 days.

* To amend Titles 31, 36, and 50 of the Official Code of Georgia Annotated, relating to health, local government, and state government, respectively, so as to prohibit hospitals, local governments, and local authorities from dropping off homeless individuals in counties other than such person's county of residency or the area of operation or jurisdiction of the hospital, local government, or local authority.

CDO on The Strategic Plan to Reduce and Prevent Homelessness Plan
October 3, 2023 - Agenda Item 20
(**Thornton, Fisher, Link, and Myers)**

1. Accept plan as presented in agenda report, modeled after nationally-recognized homelessness programs like Built for Zero and others dedicated to caring for and reducing the homeless population.
2. Accept funding requests with the addition of $195,000 for the physical health care of the homeless and use ARPA workforce funds for “partnerships for employment” (strategy 10)
3. Direct the manager to create RFPs for funding #2 within 90 days, after having reviewed them with commissioners in a work session.
4. Direct the manager to work with the mayor to identify opportunities for regional coordination to reduce homelessness and report back to the commission within 180 days.
5. Request that hired Homeless Coalition staff a) explore opportunities with faith-based organizations to help with our homeless population, b) work with neighboring community leaders and state representatives for regional coordination, and c) engage philanthropic and additional non-profit entities, including educational & healthcare institutions and neighborhood organizations, as well as for-profit entities including major employers, financial institutions, developers, and property owners to invest in strategies to reduce homelessness in Athens-Clarke County.
6. Request that the Homeless Coalition report back to the commission every 180 days.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Acceptance of Strategic Plan to Reduce and Prevent Homelessness

DATE: ~~August 25, 2023~~ September 29, 2023

BUDGET INFORMATION:

REVENUES:	$ 9,867,691	ARPA SLFRF M&C Designation for Homelessness
EXPENSES:		
ANNUAL:		
CAPITAL:		
OTHER:	$ 2,542,691	Previous allocation to Sanctioned Homeless Encampment
	$ 2,425,000	Previous allocation to Eviction Prevention Program
	$ 300,000	Previous allocation to Homeless Flex Fund
	$ 133,116	Strategic Plan to Address Homelessness Consultant (not to exceed)
	$ 4,465,000	Allocation of ARPA Homelessness funds, as described in **Attachment #2**
	$ 1,884	Remaining in ARPA SLFRF M&C Designation for Homelessness

FUNDING SOURCE: American Rescue Plan Act (ARPA) Coronavirus State and Local Fiscal Recovery Funds (SLFRF)

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission:

a. Accept the Strategic Plan to Reduce and Prevent Homelessness developed by The Cloudburst Group in collaboration with staff and in consultation with the ARPA Homelessness Advisory Committee (**Attachment #1)**;
b. Approve the proposed allocation for the remaining $4,466,884 of ARPA Homelessness funds and associated RFP process for ARPA Homelessness and HOME-ARP funds, a described in **Attachment #2**;
c. Award a total of $1,080,000 of ARPA Homelessness funding to the Athens Homeless Coalition to implement Key Strategies #1, 2, 3 and 8, as described in **Attachments #1 & 2**; and
d. Authorize Mayor and staff to execute all related documents.

HISTORY:

1. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic.

2. In March 2020, and in response to the COVID-19 pandemic, the Mayor & Commission (M&C) allocated $150,000 in Indigent Services funds from General Fund Balance to provide relief to the homeless in Athens-Clarke County. These funds were used to provide emergency shelter through local hotels.

3. On April 8, 2020, the U.S. Department of Housing and Urban Development (HUD) notified Housing and Community Development (HCD) of an allocation of $829,383 of CDBG-CV funding; this was the first allocation for Athens-Clarke County. CDBG-CV funding was created as a part of the federal response to the COVID-19 pandemic (Allocation I).

4. On May 5, 2020, the M&C approved funding allocations for FY21 CDBG annual funding. After the awards were modified to match final HUD funding, $75,000 of the HUD-capped $204,000 in Public Service funds were allocated to homeless services.

5. On July 7, 2020, and in response to the COVID-19 pandemic, the M&C approved the Resiliency Package, which in part allocated an additional $150,000 in Indigent Services funds from General Fund Balance after an RFP process to provide relief to the homeless in Athens-Clarke County. These funds were used to provide emergency shelter through local hotels.

6. On September 15, 2020, HUD notified HCD of a second allocation of $893,937 of CDBG-CV funding (Allocation II).

7. At the January 12, 2021 Mayor and Commission (M&C) Work Session, HCD presented recommendations for $829,383 in CARES Act (CDBG-CV Allocation I) funding. Athens Area Habitat for Humanity, Athens Land Trust, Casa de Amistad, and the Ark UMOC all received CDBG-CV (Allocation I) funding to support financial assistance programs and successfully carried out these programs. All funds were utilized as of August 2021, assisting 660 households.

8. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

9. In mid-March 2021, ACCGov was granted $57.6 million of ARPA Coronavirus State and Local Fiscal Recovery Funds (SLFRF) funding to allocate across defined categories by virtue of being both a city and a county.

10. On April 6, 2021, the M&C approved an additional round of funding in the amount for indigent services and relief to the homeless, allocating General Fund Balance from the Resiliency Package.

11. On April 6, 2021, the M&C approved funding allocations for FY22 CDBG annual funding. After the awards were modified to match final HUD funding, $86,543 of the HUD-capped $201,720 in Public Service funds were allocated to homeless services.
12. On April 8, 2021, the Department of Housing and Urban Development (HUD) announced the award of $4.925 billion in HOME-ARP funding to give "states the flexibility to best meet the needs of people experiencing or at risk of experiencing homelessness, including through development of affordable housing, tenant-based rental assistance, supportive services, and acquisition and development of non-congregate shelter units."

13. On June 15, 2021, the M&C approved the FY22 ACCGov General and Operating Budget, which included a Mayor-recommended Homeless Specialist position in the Housing and Community Development Department using CDBG-CV funds. Through Commission Defined Option, the Commission also approved an allocation of $220,000 to the Athens Area Homeless Shelter.

14. On June 15, 2021, the M&C adopted a Resolution to Address Homelessness with Immediacy and Strategic Planning. This resolution identified the goal to develop a strategic plan related to homelessness.

15. On August 3, 2021, the M&C authorized up to $250,000 in FY22 General Fund Operating Contingency be used to prepare the North Athens School site to support a Sanctioned Homeless Encampment. The M&C also authorized $50,000 of FY22 General Fund Operating Contingency to be used in the creation of a Strategic Plan to Reduce and Prevent Homelessness (SPRPH).

16. On September, 22, 2021, ACCGov received a grant agreement from HUD to accept the $2,506,309 in HOME-ARP funding for Athens-Clarke County. HOME-ARP funds must be used by September 30, 2030 to benefit qualified populations identified as:
    a. Individuals who are homeless;
    b. Individuals at risk of homelessness;
    c. Individuals who are fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; and
    d. Other populations where providing supportive services or assistance would prevent the family's homelessness or would serve those with the greatest risk of housing stability.

17. On October 4, 2021, the M&C authorized staff to apply for $400,912 in Continuum of Care (CoC) funds to support homeless housing in Athens. The CoC is an annual award that ACCGov has received annually since 1995.

18. On November 21, 2021, the M&C voted to accept the HOME-ARP funding and authorized staff to execute related HUD grant agreements.

19. On November 22, 2021, the Mayor executed the grant agreement for HOME-ARP funding.

20. On December 7, 2021, the M&C awarded $2,542,691 to the Athens Alliance Coalition to operate the Sanctioned Homeless Encampment at 1000 Barber Street. This award provided for a maximum of 22 months of service (ending December 31, 2023), and is in partnership with Advantage Behavioral Health Service to provide case management.

21. On December 7, 2021, the M&C awarded $2,425,000 to the Athenian First Development Corporation to operate the Eviction Prevention Program. This award provided for 12 months of service, but may be extended for two additional one-year periods at the direction of the M&C.

22. On January 6, 2022, the U.S. Department of the Treasury released the Final Guidance for ARPA SLFRF.

23. On March 1, 2022, the M&C approved a budget allocating ARPA SLFRF to various programs, including a budget of $5,000,000 to address homelessness. This action included a strategic planning process, followed by an RFP, and the associated timeline. The M&C also designated the existing Athens Homeless Coalition (AHC) as the advisory committee for the homeless ARPA allocation.

24. At the same March 1, 2022 meeting, the M&C also approved a budget allocating ARPA SLFRF to various programs, including a budget of $11,000,000 for affordable housing. This action included a strategic planning process, followed by an RFP, and the associated timeline. The M&C also designated the existing Georgia Initiative for Community Housing (GICH) Committee as the advisory committee for the affordable housing allocation.

25. On March 29, 2022, the members of the AHC met to discuss ARPA funding. At this meeting, they finalized a project scope for the SPRPH. At this time, the group decided to develop an Ad-Hoc Committee to guide plan development. AHC applications for Ad-Hoc Committee participation were due by April 19, 2022.

26. On April 5, 2022, the M&C voted to approve funding allocations for FY23 CDBG annual funding. After the awards were modified to match final HUD funding, $102,853 of the HUD-capped $195,463 in Public Service funds were allocated to homeless services.

27. On April 22, 2022, the AHC Board of Directors voted to approve an ad-hoc Committee membership to guide the development of SPRPH.

28. On April 25, 2022, ACCGov released a request for proposals for the SPRPH. This plan will serve as the strategic plan that will inform the ARPA allocation for homelessness.

29. On May 17, 2022, no responses were received for the RFP for a consultant to develop the SPRPH.

30. On June 7, 2022, the M&C approved the FY23 ACCGov Operating Budget, which included an allocation of $220,000 to the Athens Area Homeless Shelter.

31. On June 10, 2022, the Manager's Office distributed a Notice of Proposed Administrative Action to the M&C regarding CDBG-CV (Allocation II). This memo outlined a staff proposal to deploy remaining CDBG-CV funds with a limited focus to address homeless services.

32. On June 13, 2022, ACCGov re-released a request for proposals for the SPRPH.

33. On July 10, 2022, HCD released a request for applications for CDBG-CV (Allocation II) funding to address homeless emergency service activities.

34. On July 22, 2022, HCD received 14 notices of intent totaling $1,874,838 in funding request for CDBG-CV (Allocation II). This accounts for approximately 210% of the available funding.

35. On July 26, 2022, ACCGov received a single response from The Cloudburst Group for the SPRPH RFP.

36. On August 8, 2022, a review team composed ACCGov staff and representatives from the AHC completed the review of the Cloudburst Group proposal response.

37. During the regular voting session on August 2, 2022, M&C authorized staff to issue a purchase order to HR&A Advisors (sole respondent to a competitive RFP) to complete the Affordable Housing Investment Strategy (AHIS) as a part of the ARPA strategic planning process, at an amount not to exceed $160,550 as per agenda report revised July 29, 2022; and authorize staff to execute all related documents. The motion passed by unanimous vote.

38. On August 10, 2022, representatives from HCD and the Cloudburst Group met to review minor clarifications to improve the strength of the overall proposal. These clarifications were focused on the project deliverables of funding analysis, encampment guidance, stakeholder engagement, the advisory committee, and addressing needs on the full spectrum of homelessness.

39. On August 12, 2022, The Cloudburst Group submitted a no-cost project addendum to add detail to the proposed project approach and deliverables. This addendum became part of the binding project scope.

40. On September 6, 2022, the M&C authorized staff to contract with The Cloudburst Group for the development of the SPRPH. As a part of its scope, this plan would develop the HOME-ARP Allocation Plan by the fall of 2023.

41. Between October 2022-July 2023, staff collaborated with HR&A Advisors to develop the Affordable Housing Investment Strategy.

42. On October 25, 2022, ACCGov issued a purchase order to the Cloudburst Group for the development of the SPRPH.

43. On October 31, 2022, HUD released Notice CPD-22-13 which notified all Participating Jurisdictions of a March 31, 2023 deadline for the submission of all HOME-ARP Allocation Plans.

44. On November 15, 2022, under suspension of rules, M&C authorized the use of $150,000 of existing Eviction Prevention Program funding to provide financial assistance to program participants who were approved at the time that the project administered by the Athenian First Development Corporation was suspended due to federal noncompliance on October 24, 2022.

45. On November 30, 2022, after participating in their first meeting with the ARPA Homelessness Advisory Committee, The Cloudburst Group raised concerns about possible real or perceived conflicts of interest if the role of the ARPA Homelessness Advisory Committee (composed of mostly homeless service providers) was more than advisory in nature. Specific to the committee's role in the development of the HOME-ARP Allocation Plan, Cloudburst cited Section IV of HUD's HOME Program Conflict of Interest Provisions:

    "No covered person who exercises or has exercised any functions or responsibilities with respect to activities assisted with HOME funds or ***who is in a position to participate in a decision making process or gain inside information with regard to these activities****, may obtain a financial interest or benefit from a HOME-assisted activity, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family ties, during their tenure and for one year thereafter."* (bold emphasis is staff's)

46. On the week of December 5, 2022, the ACCGov Attorney's Office confirmed that given the composition of the ARPA Homelessness Advisory Committee (i.e., mostly homeless service providers who could stand to benefit from the strategies and proposed funding allocation in the final plan), the committee should only be advisory in nature and have no decision-making power in "approving" either the HOME-ARP Allocation Plan or the Strategic Plan to Reduce & Prevent Homelessness prior to their submission to M&C for acceptance. This decision was communicated via email and forthcoming meetings with the committee.

47. Between December 7, 2022 and January 20, 2023, Housing & Community Development (HCD), supported by the Cloudburst Group, conducted stakeholder and public engagement for the development of the HOME-ARP Allocation Plan. This engagement included a community survey, a survey and interviews of individuals experiencing homelessness, service provider focus groups, and a focus group of individuals experiencing homelessness.

48. On December 13, 2022, M&C directed staff to create and release an RFP structured around the previous eviction prevention program that will utilize at least $800,000 of the remaining

ARPA funds previously allocated to the program administered by the Athens First Development Corporation.

49. On February 3, 2022, HCD released an RFP for a second eviction prevention program based on direction from M&C (History #48).

50. On February 14, 2023, HCD provided a work session presentation to the M&C to review the draft HOME-ARP Plan and launched a public input process (thru March 7, 2023) that included online survey and community forum.

51. During the March 7, 2023 Regular Session, M&C approved staff's proposed allocation of $2,506,309 of HOME-ARP funds that ACCGov received from HUD. The approved allocation included:

Acquisition, construction & rehabilitation of affordable rental housing	$1,300,000
Supportive services (e.g., financial assistance, mental health, etc.)	$ 625,000
Non-profit operating costs (must be tied to another HOME-ARP activity)	$ 125,315
Non-profit capacity building (must be tied to another HOME-ARP activity)	$ 125,315
ACCGov administration and planning costs	$ 330,679

52. On March 21, 2023, HCD submitted the HOME-ARP Allocation Plan to HUD. The plan was subsequently accepted and approved by HUD.

53. On May 2, 2023, M&C approved the 2023 Eviction Prevention Program contract award to Family Promise of Athens in the amount of $800,000 from the ARPA SLFRP Allocation to EPP, as well as an additional $100,000 from the same fund for use by the agency for additional direct financial assistance to program participants, as needed.

54. Between November 2022-August 2023, HCD staff collaborated with The Cloudburst Group to complete the Strategic Plan to Reduce & Prevent Homelessness in consultation with the ARPA Homelessness Advisory Committee. Relevant activities of this process are outlined in Facts & Issues #9.

55. On June 6, 2023, as part of a Commission Defined Option, the M&C approved the FY2024 ACCGov Annual Budget including, but not limited to:
    a. Allocated $300,000 of the ARPA homelessness funding toward a "Flexible Housing Fund" to support individuals experiencing or at risk of homelessness;
    b. Moved $100,000 from the ARPA homelessness funding to help balance the General Fund budget; and
    c. Increased funding for Homeless Street Outreach program by $100,000 from general funds.

    After these changes, $4,466,884 of ARPA homelessness funding remains to be allocated according to the SPRPH.

56. Between August 7-30, 2023, staff coordinated several opportunities for stakeholders and residents to provide input on the Affordable Housing Investment Strategy draft. The timing was designed to lead up to the original September 5, 2023 M&C vote to accept the plan.

57. On August 10, 2023, HR&A Advisors and staff presented an overview of the Affordable Housing Investment Strategy to M&C during a Work Session meeting (see **Attachment #4** for an outline of points of connections between the AHIS and SPRPH). At that meeting, M&C discussed the possibility of pushing the vote to October 3, 2023 to coincide with their vote on the SPRPH.

58. On August 16, 2023, The Cloudburst Group presented the final draft to and requested feedback from the ARPA Homeless Advisory Committee. As part of follow-up with the Committee in the days after the meeting, staff reminded members of the advisory nature of the group and were re-encouraged to submit any additional feedback via email.

59. On August 25, 2023, a quorum (12 of 16) of ARPA Homeless Advisory Committee members and an additional *ad hoc* member submitted formal written feedback to the final draft of the SPRPH that was presented during the August 16, 2023 committee meeting. Staff submitted a response to the feedback received on September 5, 2023 (**Attachment #3**).

60. Between September 5-27, 2023, staff provided ACC residents and service providers several opportunities to provide input on the SPRPH draft to be presented to M&C for the October 3, 2023 vote, as outlined on Facts & Issue #17. Staff plans to provide M&C with a summary of all public comments received by September 29, 2023.

61. On September 12, 2023, The Cloudburst Group presented an overview of the SPRPH to the M&C during a regularly scheduled Work Session meeting.

FACTS & ISSUES:

1. Since the onset of the COVID-19 pandemic, HCD has deployed more than $8.8 million to address the homeless crisis in Athens-Clarke County. A summary of these activities is listed in the table below:

Deployed Funding for Homeless Services

Activity	Funding Amount	Status
COVID Indigent Services Funds (all rounds)	$600,000	Completed
CDBG-CV (Allocation I)	$829,383	Completed
Continuum of Care Grant (FY2021)	$$880,335	Underway
CDBG (FY23)	$66,943	Completed
Homeless Specialist	$60,300	On Staff
Athens Area Homeless Shelter FY23 GF Support	$220,000	Completed
ABHS Street Outreach FY23 GF Support	$30,000	Completed
Sanction Homeless Encampment Site Preparation	$250,000	Completed
Continuum of Care Grant (FY2022)	$879,338	Will begin October 2023
Sanctioned Homeless Encampment - Operations	$2,542,691	Underway
Eviction Prevention	$2,425,000	2022 program with Athenian First Development Corporation – Completed 2023 program with Family Promise of Athens - Underway
CDBG (FY24)	$93,000	Underway
Athens Area Homeless Shelter FY24 GF Support	$220,000	Underway
ABHS Street Outreach FY24 GF Support	$130,000	Underway
Total Allocations Since March 2020	**$9,226,990**	

2. Additionally, ACCGov has $9.2 million+ from at least five different funding sources available to address homelessness in the community. Much of this funding may be used to create or

expand facilities such as shelters, supportive housing, or rapid rehousing. A strategic plan is needed to make the best use of these funding sources. A summary of each funding source is listed in the table below:

Additional Funding Available Homeless Services

Activity	Funding Amount	Status
CDBG-CV (Allocation II)	$893,937	5 of 6 projects Completed- ABHS will operate hotel voucher program until December 31, 2023.
HOME-ARP	$2,506,309	Utilization Pending Completion of Strategic Plan or Additional Instruction from M&C
Remaining ARPA-SLFRF Homeless Allocation	$4,466,884	
Continuum of Care Grant (FY2023)	$$879,338*	Application and Planning Underway
CDBG (FY25)	TBD	Application Release in October Planning to Begin in December
Total Available for Future Use	**$8,746,468**	

* - Anticipated award based on HUD formula.

3. The U.S. Treasury Department requires that ARPA SLFRF funds be obligated by December 31, 2024 and spent by December 31, 2026. At the March 1, 2022 meeting, the M&C approved five focus areas for the use of SLFRF funding in the community. These include Affordable Housing, Youth Development, Homelessness, Business and Workforce Development, and Behavioral Health. At this meeting, the M&C also approved general timelines for the designation and use of ARPA funds in the community, and designated the AHC as the advisory group for the ARPA Homeless Allocation.

4. The U.S. Treasury Department strongly encourages communities to guide the implementation of ARPA SLFRF funds through a strategic planning process. This process permits SLFRF utilization be informed by a needs assessment and strategies to enhance community equity and provides a platform by which decision makers can determine priorities for funding based on data and community context

5. Staff issued a request for proposals to select a consultant to develop the SPRPH. The scope of this RFP was developed in partnership with the AHC. In total, the RFP was posted twice to the Athens-Clarke County website and the Georgia State Procurement Registry for periods of 30-45 days.

6. At the end of the second RFP period, one proposal was received. The review team recommended the proposal from The Cloudburst Group as the most responsive proposal. In

total, this proposal was awarded 89 of 100 possible points. In their review, the review team noted the following items regarding this proposal:

- The project team's skills, education and background are diverse, which is important for this project. Two of the team members have ties to Georgia, having attended Georgia universities.
- They seem to understand the project well and have outlined a nine-month process to complete all of the necessary deliverables. Their approach seems to be inclusive of a number of relevant stakeholders.
- Project Team has expertise in program evaluation, systematic analysis, measurable goal development, data analysis, live experience engagement, domestic violence, addressing issues of racial and gender equity, and needs assessment/gaps analysis.
- The proposal is primarily focused on unsheltered homelessness, the scope will need to be clarified to ensure they are including families experiencing homelessness (*staff note, this is a point of discussion for the August 10th meeting*).
- Project team has strong experience in housing and community development to include HUD federal funded programs, local governments, human service & shelter facilities, policies, grant writing, data collection, analysis, management, gender equity. Personnel manage a minimum of two projects at a time with the majority of projects ending in 2022. Project team has maintained a track record of success through the completion of projects annually.
- The budget is reasonable for the proposed scope of work.

7. Per the local purchasing ordinance, M&C approval is not traditionally required for purchases under $200,000. However, the agenda report for the March 1, 2022 ARPA concept approval states "*The primary advisory group for affordable housing (GICH) is charged with creating a community-wide Housing Affordability Investment Strategy. This would involve the group returning to the M&C for the approval for a qualified facilitator for development of such an investment strategy, after a competitive procurement process."* For this reason, staff returned to M&C on September 6, 2022 to request authorization of $133,116 for the Cloudburst Group to facilitate the development of the SPRPH. M&C voted to authorize funding for the Cloudburst Group to complete the plan.

8. HCD staff collaborated with The Cloudburst Group throughout the SPRPH development process November 2022-August 2023 (History #54), including:
   a. Held weekly calls between The Cloudburst Group and key staff
   b. Held 4 in-person meetings with the ARPA Homelessness Advisory Committee on November 30, 2022, April 5, 2023, May 3, 2023 and August 16, 2023.
   c. A comprehensive review of administrative data, to include grant administration and operations of local homeless service programs, the Homeless Management Information System (HMIS, a database required by HUD for many homelessness programs that includes demographics and outcomes of services), the Point-in-Time count (PIT, annual census of people experiencing homelessness), the Housing Inventory count (HIC, includes number of shelter, transitional housing and some permanent housing beds), data on

eviction prevention programs, calls to police for assistance, students experiencing homelessness, and other sources.

d. Between December 2022 and March 2023, held 8 listening sessions with stakeholders and residents:

Date	Audience	Purpose
January 18, 2023	Homeless service providers	HOME-ARP & SPRPH
January 18, 2023	Non-health support services	HOME-ARP & SPRPH
January 18, 2023	Victim service providers	HOME-ARP & SPRPH
January 19, 2023	Health support services	HOME-ARP & SPRPH
February 28, 2023	Faith-based & low-barrier providers	SPRPH
March 7, 2023	Student support and educators	SPRPH
March 8, 2023	Local businesses	SPRPH
March 17, 2023	Neighborhood associations	SPRPH

e. In January 2023, conducted in-person interviews with 20 individuals currently homeless, who had experienced homelessness, or were at risk of homelessness in ACC (Appendix A of **Attachment #1** includes detailed information on demographics and themes from interviews)

f. Between April and May 2023, Cloudburst interviewed 27 representatives from 20 different local homeless service providers, supportive service providers (e.g., medical services) and partners outside the homeless services that support this community (e.g., library). Appendix B of **Attachment #1** includes more detailed information and themes from interviews).

g. In spring 2023, conducted two targeted surveys to collect written input from key groups:
   - Business community: 240 responses from business owners and managers were received in an effort to understand impact of homelessness on business community and how local businesses can be part of the solution. Appendix C of **Attachment #1** describes responses.
   - Students: To ensure perspective of students experiencing rental cost burden, housing instability and homelessness, a survey was administered for students 18+ years. 60 responses were received, as outlined in Appendix D of **Attachment #1.**

9. The HOME-ARP activities, which included community surveys, surveys from housing and homelessness stakeholders, listening sessions, and community meetings, helped inform the final draft of the SPRPH (History #46-49).

10. The SPRPH provides background information on the context of homelessness in Athens-Clarke County, current funding, resources to address homelessness and housing insecurity, and the data collection process for this strategic plan. It suggests 6 overarching goals, each with specific strategies to further that goal.

11. The SPRPH also includes a proposed allocation plan for the remaining $4.46M of ARPA Homelessness funds (**Attachment #2**, also pp. 58-60 of **Attachment #1**):

Strategy	Proposed Allocation
Key Strategy #1: Staff the Coalition	$400,000
Key Strategy #2: Increase participation from persons with Lived Experience Engagement	$30,000
Key Strategy #3: Improve Coordinated Entry Policy and Implementation	$350,000
Key Strategy #4: Establish Comprehensive Street Outreach	$200,000
Key Strategy #5: Organize Housing Surges for Encampments	$150,000
Key Strategy #6: Increase Low-Barrier Shelter Units	$2,200,000
Key Strategy #7: Implement Diversion and Rapid Exit	$200,000
Key Strategy #8: Create Support Fund to End and Prevent Homelessness	No additional allocation, given that M&C already allocated $300,000 through FY24 budget process.
Key Strategy #9: Engage in Landlord-Focused Initiatives	$240,000
Key Strategy #10: Establish Partnerships for Employment	$195,000
All other strategies	$500,000

12. Staff considers the Athens Homeless Coalition as the best-positioned local entity to implement Key Strategies # 1, 2, 3 and 8, given their role as the governing body of the Athens Continuum of Care. Per the proposed ARPA allocation, staff recommends that M&C Award them a total of $1,080,000 (including the $300,000 previously allocated for the Flex Fund as part of the FY24 annual budget process, per History #55).

13. Staff proposes releasing competitive RFPs for the remaining Key Strategies (#4, 5, 6, 7, 9 and 10) in mid-October 2023, through a process that will largely mirror the timeline for the FY25 CDBG RFP process. This approach will encourage agencies to leverage different funding sources.

14. HOME-ARP funds do not have an allocation deadline but must be spent by 2030. To extend availability of one-time federal funds, HCD recommends delaying the RFP process for HOME-ARP until Fall 2024 to coincide with the FY26 CDBG RFP cycle.

15. **Attachment #4** provides an overview of the points of connection between the SPRPH and the Affordable Housing Investment Strategy.

16. ACC residents were engaged both in the development phase of this process (History #60) and through a comprehensive public input campaign in the 4 weeks leading up to the M&C vote on the plan scheduled for October 3, 2023. Activities during the final public input period (September 5-27, 2023) included:
    a. The accgov.com/arpa website was updated to include:
        - Full draft of plan, and a one-sheeter outlining key strategies in English and Spanish

- Video recording of staff presenting an overview of the key components of the plan
- Recording from August 16, 2023 ARPA Homelessness Advisory Committee meeting
- Description and scheduled of all public input opportunities related to this plan

b. Four in-person community forums whereby staff presented an overview of key plan components and accepted oral and written public comment. These events were held at locations and times accessible to stakeholders *and* residents who are most impacted by housing affordability:
   - Forum #1: Heard Park, Tuesday, September 5 (11am-1pm)
   - Forum #2: Snipes Water Resource Center, Wednesday, September 13 (3-5pm)
   - Forum #3: ACC Library, Wednesday, September 20 (11am-1pm)
     - Added to the schedule on September 5, in response to public concerns about not having been given enough advance notice about Forum #1.
   - Forum #4: ACC Library, Wednesday, September 20 (6-8pm)

c. Online input form for individuals to provide written, confidential comment (available September 5-27, 2023).

These activities were promoted heavily by staff through ACCGov News Flash, emails to stakeholders and non-profits (including Neighborhood Leaders), social media posts, flyers and A-frame posters in College Square, and interviews with local outlets.

17. This recommendation supports the following ACCGov Strategic Plan Goals and Strategies:
    - Organizational Improvement Goal, Strategy D: *Increase resident engagement in the decision-making process to give greater emphasis to information and power sharing, mutual respect, and reciprocity between residents and their government.*
    - Quality, Stable, Affordable Housing Goal, Strategy D: *Prevent and reduce homelessness by enabling supportive housing options that meet a variety of needs.*

OPTIONS:

1. Mayor and Commission:
   a. Accept the Strategic Plan to Reduce and Prevent Homelessness developed by The Cloudburst Group in collaboration with staff and in consultation with the ARPA Homelessness Advisory Committee (**Attachment #1)**;
   b. Approve the proposed allocation for the remaining $4,466,884 of ARPA Homelessness funds and associated RFP process for ARPA Homelessness and HOME-ARP funds, a described in **Attachment #2**;
   c. Award a total of $1,080,000 of ARPA Homelessness funding to the Athens Homeless Coalition to implement Key Strategies #1, 2, 3 and 8, as described in **Attachments #1 & 2**; and
   d. Authorize Mayor and staff to execute all related documents.

2. Mayor and Commission choose not to authorize initiation of the project.

3. Commission defined option.

DEPARTMENT RECOMMENDED ACTION: 1 a, b, c & d

DEPARTMENT: Housing & Community Development
Prepared by: Alejandra Calva

Roderick Wallace

Roderick Wallace
Director

8/30/2023
Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c & d

Manager

September 14, 2023
Date:

ATTACHMENTS:

Attachment #1: Final draft of Strategic Plan to Reduce & Prevent Homelessness
Attachment #2: Proposed ARPA Homelessness Allocation Plan and RFP process
Attachment #3: Staff's responses to feedback from ARPA Homelessness Advisory Committee
Attachment #4: Overview of connections between SPRPH and AHIS
Attachment #5: Summary of SPRPH Public Comment Period

Attachment #1



ATHENS-CLARKE COUNTY
UNIFIED GOVERNMENT

STRATEGIC PLAN TO REDUCE AND PREVENT HOMELESSNESS

August 2023

This plan would not have been possible without the collaboration of Athens-Clarke County Government and community stakeholders. We would like to thank the numerous individuals who contributed to the development of this plan. In addition to the individuals named below, we also thank the numerous people with lived experience of housing instability and homelessness, as well as the providers who serve them, who were interviewed confidentially for this plan.

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Catherine Gurak, St. Mary's Healthcare System

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Jason Leonard, Athens Downtown Development Authority

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Executive Summary

This plan outlines ambitious strategies to prevent and reduce homelessness in Athens-Clarke County, Georgia. Stakeholders from across the community, including residents currently experiencing or at risk of experiencing homelessness, were invited to participate in the development of this plan (for a full description, see the section on the Strategic Planning Process). Informed by this community-driven process, this plan articulates common goals across local government, the nonprofit sector, and other community stakeholders.

Background

In March 2022, the Mayor and Commission for the Athens-Clarke County Unified Government (ACCGov) allocated approximately $5 million of American Rescue Plan Act (ARPA) funds to address homelessness and housing insecurity in the community. The Mayor and Commission also appointed the Athens Homeless Coalition as the ARPA Homelessness Advisory Committee for these funds and tasked them to work with ACCGov staff to develop this community-wide five-year strategic plan. To determine how to best invest these and future funds, ACCGov contracted with The Cloudburst Group (Cloudburst), a mission-driven consulting firm, to commission this strategic plan. Jointly, Cloudburst and ACCGov staff conducted data review, interviews, listening sessions, and surveys to analyze the current state of homelessness in Athens and to solicit broad feedback on potential solutions described in this plan.

Given the inherent connections between homelessness and affordable housing, ACCGov purposefully worked with HR&A Advisors to develop a separate Affordable Housing Investment Strategy (AHIS) over the same time period as this plan. There are several points of connection between both strategies, which are highlighted throughout each document. Copies of both plans are available via www.accgov.com/hcd.

Overview of the Strategic Plan

The first part of the plan provides background information on the context of homelessness in Athens-Clarke County, current funding, resources to address homelessness and housing insecurity, and the data collection process for this strategic plan. The rest of the document is organized into six overarching goals, each with specific strategies to further that goal. In order to make a maximum impact on the prevention and reduction of homelessness in the community, ACCGov will simultaneously focus on and allocate resources toward all goal areas. Where appropriate, case studies and additional data analysis are included within each section. The six goals are:

GOAL 1 | Strengthen the capacity of the Continuum of Care through staffing of the Athens Homeless Coalition, engaging people with lived experience of homelessness, and investing in training and community-wide collaboration.

GOAL 2 | Reduce the impact of unsheltered homelessness by investing in comprehensive street outreach, organizing housing surges, and other actions to increase the safety of people living unsheltered

GOAL 3 | Improve emergency shelter and transitional housing programs by supporting low-barrier emergency housing,engaging clients in homelessness diversion case management, and coordinating access to shelters.

GOAL 4 | Increase access to permanent housing through a support fund to end and prevent homelessness, landlord-focused initiatives (e.g., incentives), and supporting other affordable and supportive housing resources targeted to help people exit homelessness.

GOAL 5 | Increase housing stability through employment, case management, mental health, and eviction mediation resources.

GOAL 6 | Expand system-wide coordination with public outreach, case conferencing, and data sharing.

Within these goals are ten key strategies that form the basis of the proposed ARPA allocation plan contained in this document. In order to maximize the impact of any given strategy, it is important that ACCGov consider implementing as many of these simultaneously or as close to simultaneously as possible. The ten key strategies are:

Key Strategy #1: Staff the Athens Homeless Coalition. This will allow the Coalition to take on more leadership of the local homelessness response and support many of the strategies outlined in this plan.

Key Strategy #2: Increase participation from people with lived experience. By establishing consistent and well-defined ways to seek feedback from people with lived experience of homelessness and housing insecurity, ACCGov and service providers can support an equitable homelessness response and improve programs.

Key Strategy #3: Improve coordinated entry policy and implementation. A well-implemented coordinated entry (CE) system facilitates access to homeless services, assesses housing and service needs, prioritizes housing resources and services for those with the greatest need and vulnerability, and refers individuals to available resources. By strengthening CE, ACCGov and service providers can optimize the use of resources and move people into housing.

Key Strategy #4: Establish comprehensive street outreach. By consistently reaching out to people living unsheltered, providers can begin to establish the trust necessary to engage with people to enter shelter, housing, and other services.

Key Strategy #5: Organize housing surges for encampments. Leveraging emergency management collaboration models, the community can develop a comprehensive approach to resolving encampments that is both humane and effective.

Key Strategy #6: Increase low-barrier shelter units. Low-barrier shelter increases access to housing and services for vulnerable populations through new construction, acquisition/conversion of existing structures, or rehabilitation of existing shelter space.

Key Strategy #7: Implement diversion and rapid exit. By identifying people who may be able to resolve their homelessness quickly and providing flexible, short-term support, providers can free up more resources to invest in those who need more assistance.

Key Strategy #8: Create a support fund to end and prevent homelessness. By providing access to flexible funding, providers can help house and stabilize more people exiting homelessness.

Key Strategy #9: Engage in landlord-focused initiatives. Engage landlords through incentives, risk mitigation, and relationship building to increase access to private market rental units for people exiting homelessness.

Key Strategy #10: Establish partnerships for employment. Stable employment will help people maintain housing long-term.

In implementing any strategy outlined in this plan, it is important that ACCGov and service providers consider the specific needs of specialized populations at risk of or currently experiencing homelessness. Examples of such specialized populations may include but are not limited to: families with children, survivors of domestic violence/interpersonal personal violence, human trafficking, and sexual assault, individuals living with behavioral or physical health limitations, un-/under-documented immigrants, members of the LGBTQIA+ community, etc.

This plan does not include recommendations specific to the ACCGov-sanctioned encampment on Barber Street, given that the transition of those residents will likely have to begin before this plan is implemented (the contract with the agency managing that encampment expires in December 2023, unless renewed by Mayor & Commission). However, Cloudburst recommends that ACCGov collaborate with the agency managing the sanctioned encampment to follow the principles and guidelines described in the proposed key strategies to ensure a humane and effective transition for residents.

The Strategic Planning Process

This plan is the result of in-depth data analysis from all corners of the Athens-Clarke County community. Leaders from across ACCGov, the nonprofit community, businesses, homeless service providers, health care providers, victim advocates, educators, neighborhood leaders, and other community members agree that Athens-Clarke County needs to take comprehensive action to meet the needs of those currently experiencing and those at risk of experiencing homelessness and to address the challenge in a coordinated, effective way. To understand and articulate that vision within the planning process, ACCGov and Cloudburst conducted multi-faceted data collection between December 2022 and June 2023. Each activity is described in further detail below.

Administrative Data

ACCGov and Cloudburst analyzed the data collected as part of routine grant administration and program operations. A primary data source for this analysis was information from the Homeless Management Information System (HMIS)1, a database required for many homelessness programs funded by the U.S. Department of Housing and Urban Development (HUD) that includes the demographics of people served and the outcomes of those services. Data review also included many elements from the Point-In-Time (PIT) count, an annual census of people experiencing homelessness on a single night in January, and the Housing Inventory Count (HIC), which has information on the number of shelter, transitional housing, and some permanent housing beds. Other data sources included information on eviction prevention programs, calls to police for assistance, students experiencing homelessness, and other local programs. Where appropriate, all data sources are cited throughout this strategic plan.

Lived Experience Interviews

ACCGov and its partners value the experiences of people who have received homeless services in Athens-Clarke County. To ensure their perspectives were included in this strategic plan, in January 2023, ACCGov and consultants interviewed 20 individuals who were currently homeless, had recently experienced homelessness, or were at risk of homelessness in Athens-Clarke County. Questions were focused on causes of homelessness, sources of support, and experiences with local service providers. Appendix A includes detailed information on the demographics of participants and themes from these interviews.

Provider and Partner Interviews

Throughout April and May of 2023, consultants conducted interviews with homeless service providers, supportive services providers (e.g., medical services), and partners outside of homeless services that were nonetheless in contact with those experiencing housing instability, such as the public library. In total, 27 representatives from 20 different local organizations participated. Questions included recommendations for addressing unsheltered homelessness, perspectives on current shelter and transitional housing programs, ways to increase permanent housing access, and available supportive services. Appendix B includes more detailed information on the themes from these interviews.

[1] HMIS is a local information technology system used to collect client-level data and data about homeless services. Data collection in these systems are mandated by HUD and locally controlled. HMIS is considered the system of record for homeless services.

Business Survey

To understand the impact of homelessness on the business community and how local businesses can be part of the solution to end homelessness, ACCGov administered an online survey that was promoted throughout Athens-Clarke County via email blasts to local business owners and managers, the county website, and on social media. ACCGov also partnered with business leaders to encourage their networks to respond. The survey received 240 responses, which are detailed in Appendix C.

Student Survey

To ensure the perspectives of students who are experiencing rental cost burden, housing instability, and homelessness were reflected in this strategic plan, ACCGov administered an online survey specifically for students 18 years and older. The survey was promoted throughout Athens-Clarke County via A-frame posters placed in College Square, flyers posted in local downtown businesses, posts on social media, and directly with student services representatives from local high schools, colleges, and universities. The student survey received 60 responses. The full results of this survey are included in Appendix D.

Provider Survey

Through data analysis and community engagement, draft strategies for this strategic plan were presented to the ARPA Homelessness Advisory Committee in a public meeting in May 2023. The draft strategies and goals were included in a survey to allow for broad provider feedback during May and June 2023. This survey received 27 responses and informed the final version of this plan. Appendix E includes detailed information on the survey results.

Community Listening Sessions

Between December 2022 and February 2023, ACCGov and consultants held eight listening sessions with community members. Each session was targeted to a specific audience, though one session was dedicated to neighborhood associations and local leaders representing Athens-Clarke County residents. The sessions were designed to understand specific barriers and challenges the community is facing related to homelessness, as well as recommendations to address those challenges. Appendix F provides more detailed information on the themes discussed in these sessions.

The HOME Investment Partnerships American Rescue Plan Program Activities

The HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) is a one-time federal program with a strong focus on serving people experiencing or at risk of experiencing homelessness. To access these funds, HUD required that communities complete an allocation plan that included a community engagement component. Due to HUD deadlines, a portion of the engagement for the HOME-ARP allocation plan and this strategic plan overlapped. The HOME-ARP activities, which included community surveys, surveys from housing and homelessness stakeholders, listening sessions, and community meetings, helped inform this strategic plan. A full description of these activities can be found in the HOME-ARP allocation plan. Additional information on HOME-ARP is also included in the Funding Analysis section of this plan.

Homelessness in Athens-Clarke County

Athens-Clarke County has a unified city-county government that receives direct federal funding for homeless services. Athens-Clarke County contains most homeless services available in the region, leading many local service providers to consider Athens a “service hub” for neighboring counties. The following sections provide an overview of the scope of homelessness and homeless programs in Athens-Clarke County using data from multiple sources. Data about persons experiencing homelessness in the county came from sources such as the 2022 and 2023 PIT counts, HMIS, the Athens-Clarke County School District, individual providers, and the Athens-Clarke County Police Department.

Scope of Homelessness

In recent years, there has been an increase in the number of people experiencing homelessness in Athens-Clarke County (sheltered and unsheltered). HMIS data indicates that between 2021 and 2022, there was a 22 percent increase in the number of people experiencing homelessness, increasing from 3,295 people to 4,003 people. Similarly, data from the 2023 PIT count indicates there has been a 61 percent increase in the number of people experiencing homelessness within the last five years. Although Athens is a relatively small community, homelessness (sheltered and unsheltered) is increasing at a faster rate than what is seen statewide.

Table 1: Comparison in PIT Trends Across Georgia, 2018–2023

COMPARISON IN PIT TRENDS ACROSS THE STATE, 2018-2022				
Year	**Total Number of People Experiencing Homelessness**		**Percent Change in Homeless Population from Previous Period**	
	Athens-Clarke County	Rest of Georgia	Athens-Clarke County	Rest of Georgia
2018	212	9,287		
2019	237	10,206	12%	10%
2020	210	10,024	-11%	-2%
2022	283	10,406	35%	4%
2023	342	Not Available	21%	Not Available

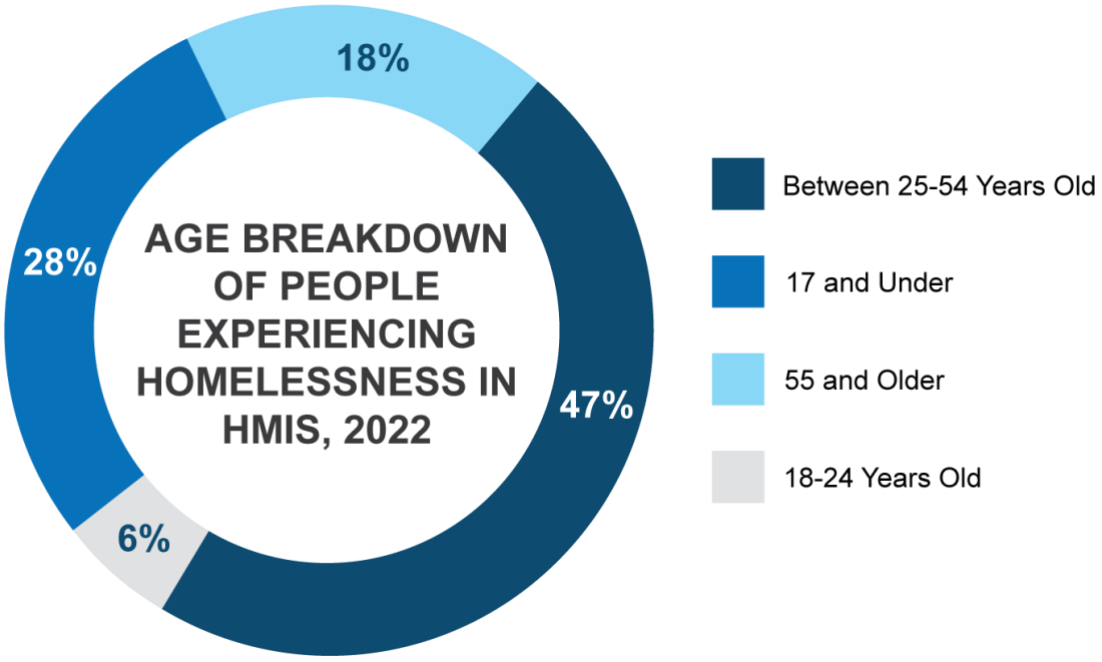
Source: PIT count

NOTE: A complete PIT count was not conducted in 2021 due to the impacts of COVID-19.

Demographics of People Experiencing Homelessness

According to HMIS data, in 2022, 2,625 households comprising 4,003 individuals experienced homelessness in Athens. While 80 percent of households consisted of adults only, 20 percent of households included children. Over one-third of people experiencing homelessness were identified as youth or minors, and nearly one-fifth were older (55+) adults. This points to an ongoing need in the community for family services, as well as accessible services for those who are aging.

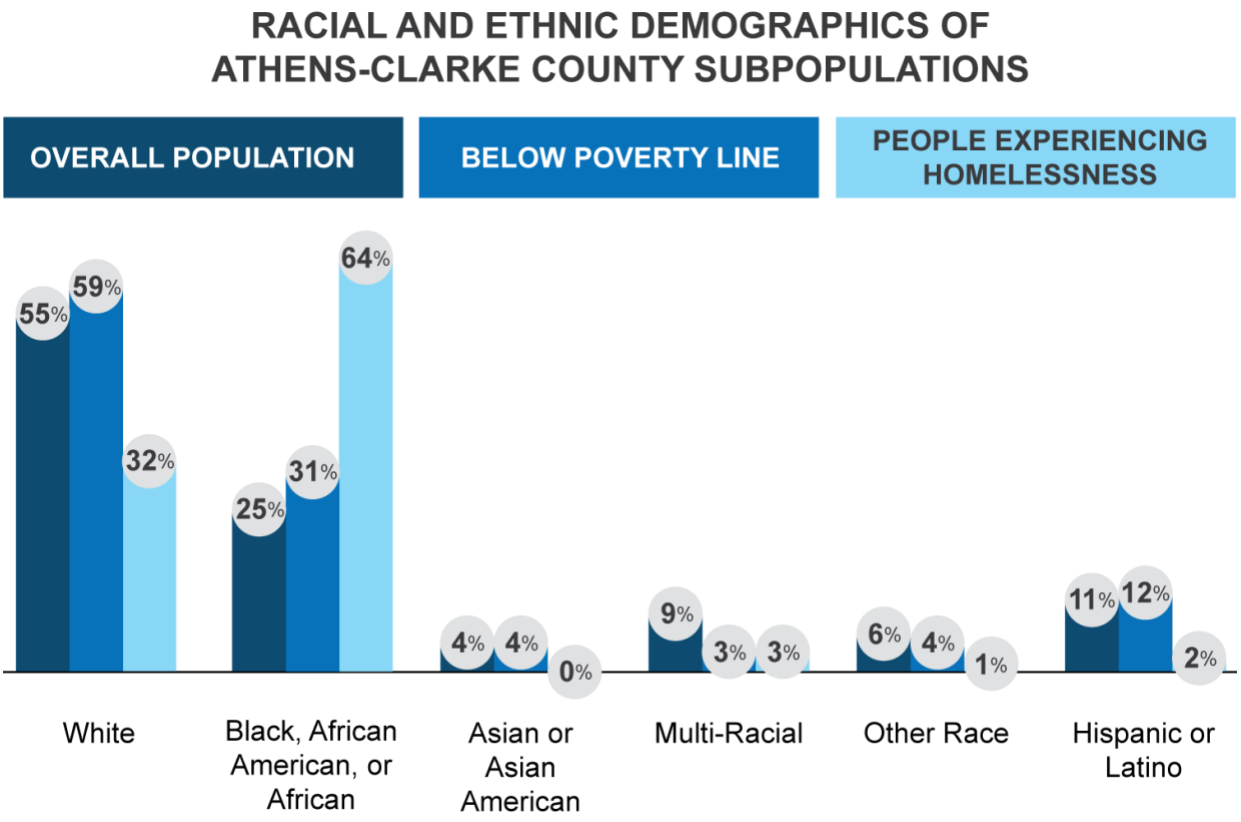
Figure 1: Age Breakdown of People Experiencing Homelessness, 2022



Source: 2022 HMIS data

People experiencing homelessness were more likely to be female (54 percent) than male (45 percent), with 1 percent of people identifying as trans, non-binary, or questioning their gender identity. Additionally, 43 percent of people reported having a disability and 14 percent of people were chronically homeless, meaning they had a disability and had experienced homelessness for at least 12 months or more on at least four separate occasions in the last three years. Significant racial disparities exist in who experiences homelessness. Specifically, Black or African American populations in Athens are more likely to experience homelessness and are more likely to live below the poverty line.

Figure 2: Racial and Ethnic Disparities, 2021



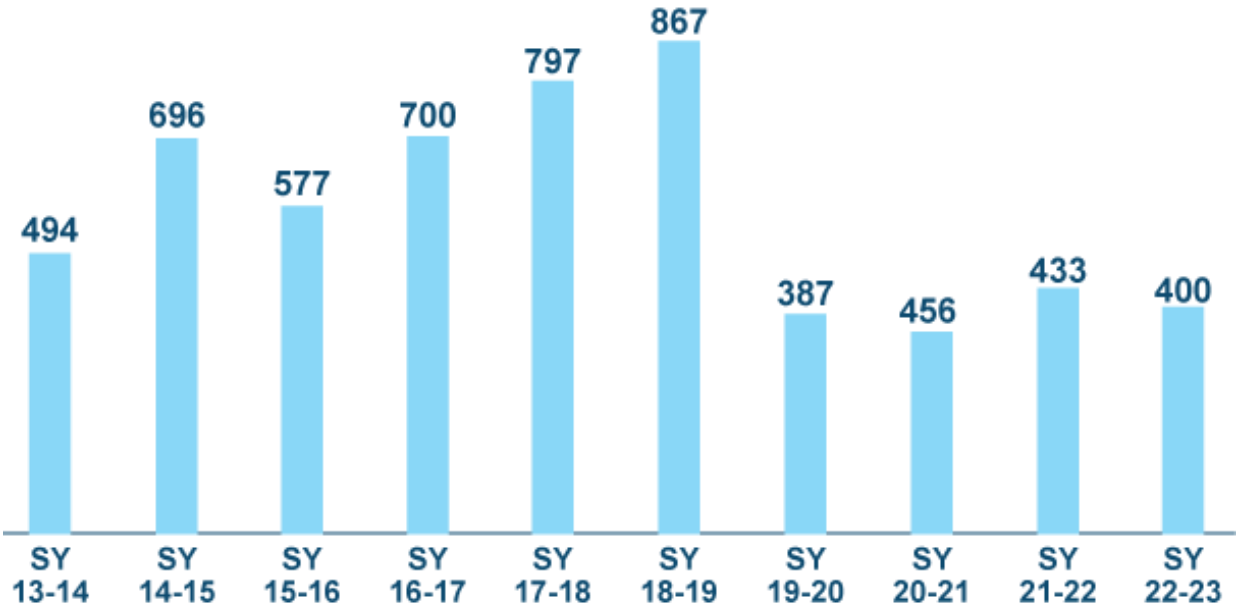
Source: 2021 HMIS data, 2021 American Community Survey (ACS) data

Student Homelessness

The U.S. Department of Education provides data on the number of enrolled pre-K through grade 12 students experiencing homelessness, as well as their living conditions and characteristics. Student homelessness has a broader definition than HUD's definition of homelessness for adults as it also includes those who are doubled up, couch surfing, or in other unstable housing situations.2 Homelessness among K–12 students increased in Athens until the 2019–2020 school year, when the number of reported students experiencing homelessness dropped by more than half. During the 2019–2020 school year, there was a transition to online learning for many across the country due to the COVID-19 state of emergency beginning in March 2020. For students experiencing homelessness, the shift to online learning may have prevented some students from staying connected to their schools, which may account for the significant decreases shown in the data. The U.S. Department of Education has noted that many public schools changed their instructional schedules and modes, indicating that ways of tracking attendance, chronic absenteeism, and enrollment may have changed.

[2] Data taken from the U.S. Department of Education.

Figure 3: Homelessness Among K–12 Students, 2013–2020



Source: U.S. Department of Education, Clarke County School District

There are also significant racial disparities in student homelessness. During the 2019–2020 school year, the first year in which racial and ethnic demographic information was collected, Black or African American students made up 79 percent of students experiencing homelessness, with 7 percent of students identifying as White, 5 percent as multi-racial, and 8 percent as Hispanic or Latino. The remaining one percent of students were from other racial groups. Since 2013, an average of one-fifth of students experiencing homelessness (21 percent) had one or more disabilities and 11 percent of students were unaccompanied youth, meaning no parents or guardians were in their household.

To understand the experiences of older high school and college students, ACCGov distributed a survey to students over the age of 18 in Athens-Clarke County. There were 60 total responses; 30 percent of respondents reported experiencing housing instability or homelessness and 17 percent experienced a housing crisis (e.g., eviction, inability to pay rent) in 2022 or 2023. Detailed results of the survey are available in Appendix D.

Unsheltered Homelessness

The percentage of all people experiencing homelessness who are unsheltered (e.g., living outdoors) more than doubled in Athens between 2018 and 2023, increasing from 22 percent to 52 percent, according to the annual PIT count. The rate of unsheltered homelessness in Athens is slightly lower than that of the rest of the state, though this figure is skewed by high levels of unsheltered homelessness in Atlanta and the surrounding suburbs. Additionally, homelessness overall (both sheltered and unsheltered) is increasing faster in Athens than in other areas of Georgia. It is important to note that the PIT count likely does not capture the total number of individuals experiencing homelessness and should be considered a significant underrepresentation of unsheltered homelessness.3 For additional data on unsheltered homelessness, see Goal Two: Reducing the Impact of Unsheltered Homelessness in this plan.

Table 2: PIT Count Data, 2018–2023

Percentage of People Experiencing Homelessness Who Are Unsheltered		
Year	**Athens-Clarke County**	**Rest of Georgia**
2018	22%	38%
2019	23%	37%
2020	32%	41%
2022	26%	52%
2023	52%	N/A

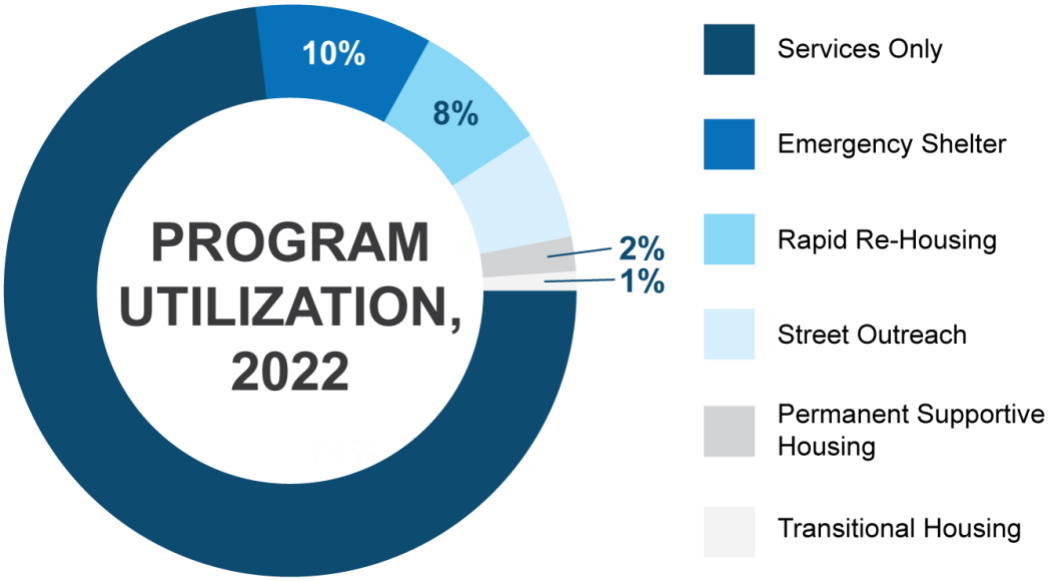
Source: PIT count

[3] According to the National League of Cities.

Homeless Services and Response

According to HMIS data, there were over 4,679 unique program enrollments4 in 2022, a 22 percent increase from the previous year. The most utilized program type was “services only,” which accounted for 74 percent of enrollments. These projects include outreach, supportive services (e.g., referrals to health providers), and service coordination, including access to workforce, education, and training programs. Figure 4 displays the breakdown of enrollments by project type. For additional data on emergency shelter and transitional housing, see Goal Three: Improve Emergency Shelter and Transitional Housing Programs. Goal Four: Increase Access to Permanent Housing has additional analysis on rapid rehousing (RRH) and permanent supportive housing (PSH) programs.

Figure 4: Enrollments by Program Type, 2022

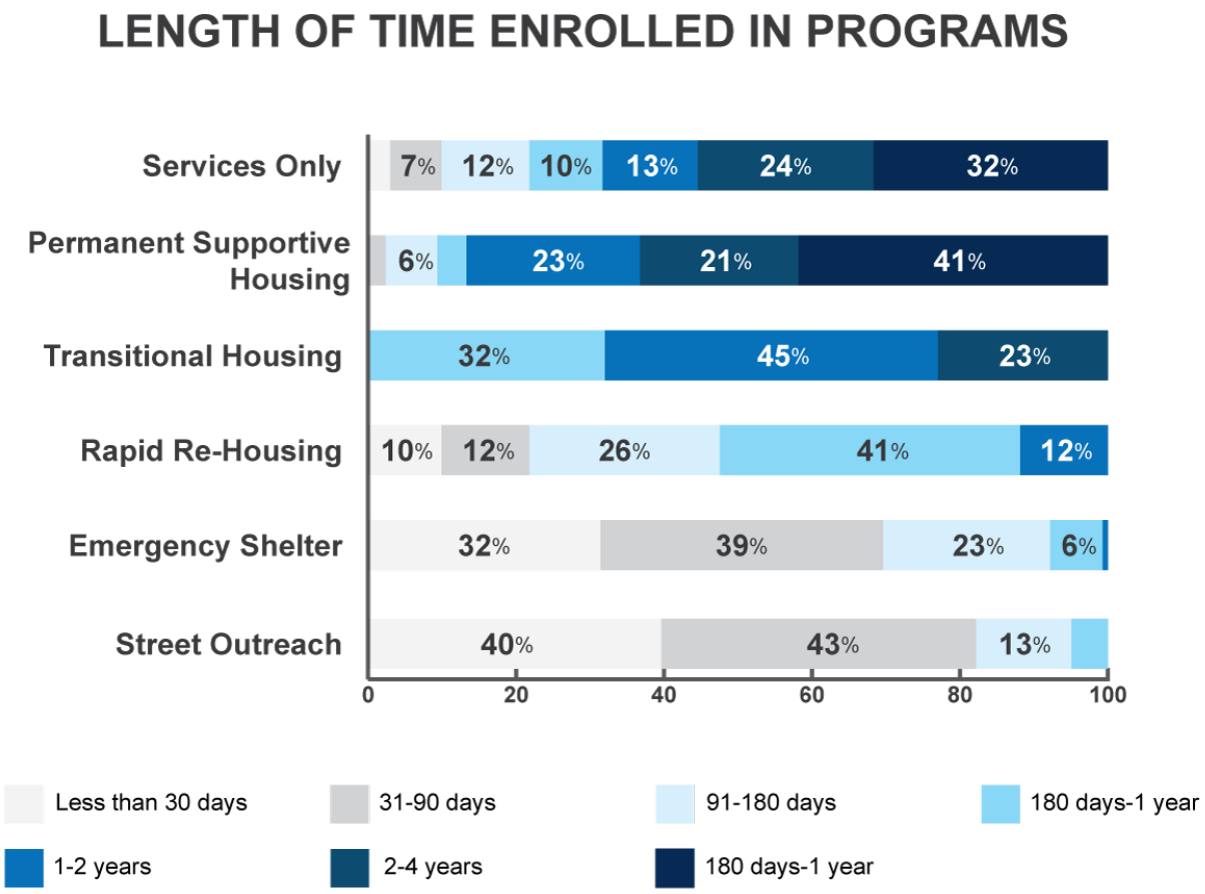


Source: 2022 HMIS

Most participants enrolled in emergency shelter and street outreach programs spent less than three months in the program. PSH, which is a non-time-limited housing solution for people with disabilities, has over 40 percent of enrollees staying in the program for more than four years. This suggests that there is some bed turnover for emergency shelter programs, but decreased bed and unit availability for PSH, as program participants tend to stay in these programs longer. With the increase of homelessness in Athens-Clarke County in recent years, it is expected that more people may be eligible for PSH, but fewer units will be available due to the low turnover rate. A potential factor that may be influencing longer lengths of stay in programs is the lack of availability in other non-PSH low-income and affordable rental housing (see the ACCGov 2023 AHIS at www.accgov.com/hcd for more information on this topic).

[4] Program enrollments are a deduplicated count of client enrollment within each program type. For example, if a client was enrolled in two different emergency shelter programs during 2022, only the first enrollment would be counted. However, if a client was enrolled in emergency shelter and transitional housing during 2022, this would count as two enrollments.

Figure 5: Length of Program Enrollments, 2022

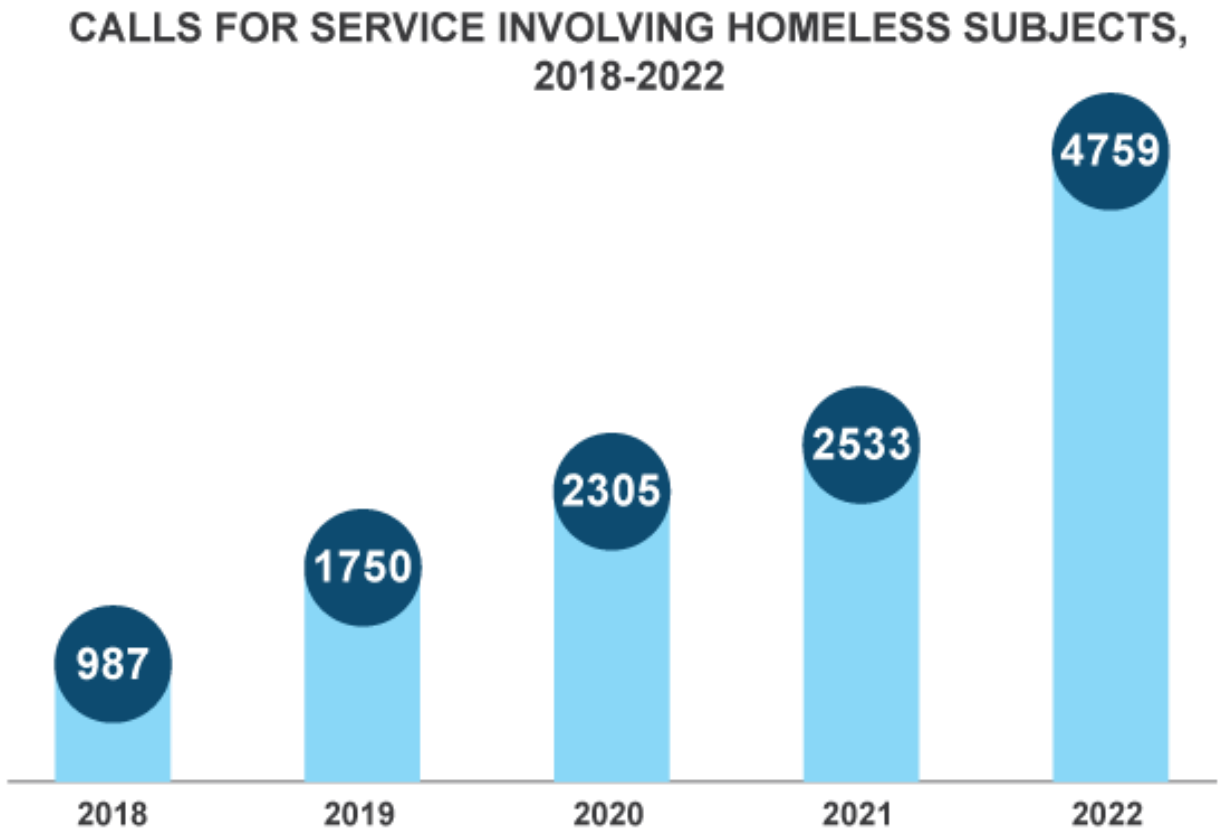


Source: 2022 HMIS data

Interactions with Law Enforcement

The Athens-Clarke County Police Department has tracked the number of calls for service involving homeless subjects since 2018. Since that time, police have responded to more than 12,334 calls for service and have encountered over 1,200 people experiencing homelessness, as shown in the figure below. It is important to note that the following figures represent calls for service, and not crimes committed. Homeless status was determined by the address (or lack of address) given by the subjects.

Figure 6: Calls for Service with Subjects Experiencing Homelessness, 2018–2022



Source: Athens-Clarke County Police Department

Note: There is missing data in early 2021 (January–April) due to data loss. The 2021 figures are an undercount.

Although the overall call volume to the police for incidents involving people experiencing homelessness has increased, the vast majority of these calls are not for violent crimes. In fact, many calls may simply be a consequence of the experience of homelessness itself. Analyzing the top thirty incident types involving people experiencing homelessness in 2023, out of the 1,057 incidents recorded, just over a quarter were trespassing-related and only 5 percent were violent crimes (e.g., battery, threats, stalking, assault).

Table 3: Rate of Top 30 Incident Types of Police Calls for Subjects Experiencing Homelessness, 2023

Incident Type	Rate
Trespassing-related	28%
Suspicious person/vehicle	13%
Welfare/house check or health-related	15%
Providing assistance	8%
Theft/shoplifting	6%
Violent crimes (battery, threats, stalking, assault)	5%
Other incident types	25%

Source: Athens-Clarke County Police Department

This data shows an increasing need in the community to respond to homelessness, including improving the lives of people experiencing housing loss and instability as well as reducing the impact of this experience on the Athens community. This plan outlines six goals intended to prevent future increases in the number of people experiencing homelessness and to support those who are currently experiencing homelessness with housing, services, and employment.

Funding Analysis

Resources to prevent and reduce homelessness in Athens-Clarke County include a network of federal, state, and local funds, each with their own eligible uses and requirements. These sources include both competitive and entitlement funds. ACCGov currently administers the listed below, individual nonprofit providers may have other funding available through private donors, grants, or philanthropic institutions. The Mayor and Commission may also allocate discretionary funding in the annual budget to homeless services or affordable housing. It is important to note that the funding outlined below represents funding directly intended for homelessness, affordable housing, and low-income households. It does not include costs associated with addressing homelessness that are outside of traditional service providers, such as funding used by the library, hospitals, schools, police, and other community services.

Roles of Key Partners in Funding Decisions

Different entities make decisions about homelessness funding in Athens. Each plays a key role in responding to the needs of people experiencing homelessness. Current roles and responsibilities include:

Mayor and Commission: Develop and execute policies regarding homelessness response. The Mayor and Commission also set the annual budget, which includes local funds dedicated to homelessness and housing, and approve funding recommendations stemming from requests for proposals (RFPs).

ACCGov staff, primarily in the ACCGov's Housing & Community Development Department: Act as administrative oversight for funding, including developing, issuing, and scoring RFPs. Staff distribute funds for local providers and contractors. Together, the department acts as the collaborative applicant to the Continuum of Care (CoC).

Athens Homeless Coalition: Governs the CoC to set and implement policy about continuum operations and funding. Acts as a coordinating entity among providers. The Coalition provides input to the consolidated planning process, which sets funding priorities.

ARPA Homelessness Advisory Committee: Composed of 16 members of the Athens Homeless Coalition, which was named by the Mayor and Commission as the initial advisory group for ARPA funds allocated toward homelessness. The Committee provides feedback on the use of ARPA homelessness funding and funding priorities, including this strategic plan.

Table 4: Housing and Homelessness Funding in Athens

Source	Amount[5]	Current Use	Recommendation
Annual Funds			
Community Development Block Grant (CDBG)	CDBG: $1,220,765 Reprogrammed CDBG funds: $34,388 Reprogrammable CDBG funds: $44,333 (FY 2024)	Public services: $183,000 Neighborhood revitalization & economic development: $294,000 Affordable housing: $534,000 CDBG administration & planning: $244,153	Consider ways to prioritize the use of CDBG public service dollars to support homeless services in the next Consolidated Plan cycle. Consider the use of CDBG funds designated for public facilities for homeless shelters and service facilities.
HOME	$852,608 (FY 2024)	Affordable housing development: $767,347 HOME administration & planning: $85,261	Explore ways to support the development of affordable rental housing and build developer capacity to build and manage affordable rental housing through Community Housing Development Organization operating support.
Continuum of Care (CoC)	$879,338 (FY 2022)	RRH projects: $53,180 PSH projects: $800,547 Planning grant: $25,611	Improve system performance for a more competitive application.
Emergency Solutions Grants (ESG)	$389,901 (FY 2020)	RRH: $149,125 Shelter: $77,164 Shelter services: $33,200 Street outreach: $30,412 Case management: $25,000	Assist in capacity building to apply and compete for additional state funding.
ACCGov General Funds	$350,000	Street outreach: $130,000 ($30,000 in FY 2023, with additional $100,000 allocated in FY 2024) Athens Area Homeless Shelter: $220,000	
One-Time Funds			

5 Next to some funding amounts, the corresponding fiscal year is provided. It should be noted that the federal fiscal year does not align with the local fiscal year.

Source	Amount[5]	Current Use	Recommendation
HOME-ARP	$2,506,309	Affordable rental housing development: $1,300,000 Supportive services: $625,000 Non-profit operating: $125,315 Capacity building: $125,315 HOME-ARP admin & planning: $330,679	Use HOME-ARP supportive services funds to sustain homeless supportive services in 2026–2030. Use non-profit and operating and capacity building support dollars to build organizational capacity to develop affordable rental housing to support HOME-ARP qualifying populations.
ARPA	$24,900,000	Strategic plan: $133,116 Future homelessness initiatives: $4,466,884 Eviction prevention: $2,425,000 Sanctioned encampment: $2,542,691 Support fund to end and prevent homelessness: $300,000 Affordable housing: $15,033,333	Allocate homelessness initiative funding according to priorities identified in this plan.
Special Purpose Local Option Sales Tax (SPLOST)	$500,000 (SPLOST 2011 Project 24) $44.5M (SPLOST 2020 Project 2) $5.325M (SPLOST 2020 Project 28)	Infrastructure improvements for affordable housing programs Affordable Housing Project – North Downtown Athens Mental Health Recovery Facility Project	Propose homelessness and housing projects before the next allocation cycle.

CDBG and HOME Resources

Athens-Clarke County receives annual entitlement allocations of CDBG and HOME funds. CDBG can be used for programs and services targeted to low- and moderate-income households that improve the living environment and expand economic opportunities. HOME is the largest federal block grant exclusively intended to provide affordable housing to low-income households. It can be used for building, acquiring, or rehabilitating affordable housing (to rent or own), as well as providing direct rental assistance.

Priorities for the use of these funds are guided through the development of a Five-Year Consolidated Plan. ACCGov's current Consolidated Plan utilizes these funds for a wide range of eligible activities with both CDBG and HOME funds. Ample evidence of significant needs for services, shelter, and housing should be considered in the prioritization of these funds in the future. These resources will be particularly important in 2026 and after, given that all ARPA funds must be expended by the end of 2026.

CoC Resources

The Continuum of Care (CoC) program is federally established and aims to promote community-wide collaborations to end homelessness through the use of mainstream resources and to encourage self-sufficiency. Communities establish local CoCs, currently administered by ACCGov in Athens-Clarke County. Agencies apply for these federal funds (available through HUD) collaboratively as a CoC. CoCs are governed by a board, which in Athens-Clarke County is composed of nonprofit homeless service providers; however, other community organizations and service providers, such as the library, are always welcome to participate in meetings.

ESG Resources

ESG is a federal entitlement program through which allocations are given based on formula funding to states, metropolitan cities, urban counties, and U.S. territories. It may be used to fund programs and services for people experiencing or at risk of experiencing homelessness, including street outreach, emergency shelter, homelessness prevention, and rental assistance.

ACCGov does not directly receive ESG funding. Instead, local providers may apply for these funds through the state. Agencies in Athens-Clarke County are fighting for a small amount of annual ESG resources needed to serve people throughout the entire state. The State of Georgia's ESG office, the Department of Community Affairs (DCA), uses a scoring system to rate each application. Agencies within the CoC that are looking to increase their points in order to receive ESG funding should ensure that their program type is a priority each funding year, work to increase quality data entry into HMIS, participate in CoC meetings, and take advantage of trainings conducted by the CoC or the Department of Community Affairs. The Department of Community Affairs has two priorities through which the CoC can assist applicant agencies to potentially obtain more funding in the CoC's geographic area: 1) the CoC could work with agencies to lower barriers to programs and suggest that agencies apply for more RRH dollars in lieu of prevention dollars, and 2) if ESG-funded agencies are experiencing difficulty in spending all of their awarded dollars, the CoC could step in with suggestions on how to spend the dollars before the award term ends.

Goal #1: Strengthen CoC Capacity

Since 1994, HUD has required that local communities form coalitions called Continuum of Care (CoCs) to apply for funding through a collaborative application process. Since 2009, CoCs have been required to implement a HMIS for data collection. Since 2013, CoCs have been delegated additional responsibilities, including to:

- Plan and conduct the annual PIT count of sheltered and unsheltered homeless persons and HIC.
- Participate in local Consolidated Plans and consult with ESG recipients.
- Establish performance targets, monitor performance, evaluate outcomes, and take action against poor performers.
- Establish and operate a CE system.
- Establish written standards for providing assistance.

Effective coalitions are able to fulfill HUD requirements and bring together stakeholders across sectors—including schools, faith communities, local businesses, property owners, healthcare providers, and many others—to develop a homeless response system that not only stably houses persons with long histories of homelessness, but also prevents individuals and families from experiencing homelessness even once.

Each year, the Athens-Clarke County CoC is scored by HUD on its collaborative application and system performance alongside all CoCs in the nation. Based on this scoring, CoCs may lose programs, maintain the same level of funding, or successfully apply for bonus funding. Over the past five years, the Athens-Clarke County CoC's funding level has been consistent but, with increasing costs of housing and services, this has translated to a net loss of three units.6 In the 2022 Notice of Funding Opportunity competition, the Athens-Clarke County CoC scored slightly below the median. Areas for score improvement include coordination with community partners and system performance.

Recommended Actions to Strengthen CoC Capacity

The following strategies are intended to build the capacity of the local CoC to increase overall funding and coordination of homelessness programs in Athens-Clarke County.

Key Strategy #1: Staff the Coalition

The Athens Homeless Coalition was incorporated in 2018 as the Governing Board of the Athens-Clarke County CoC. The Coalition has expressed a desire to take on leadership of homeless response efforts in Athens-Clarke County with their own staff and with a long-term goal of serving as the collaborative applicant, which is the administrative entity for a CoC. Currently, ACCGov serves as the collaborative applicant for the CoC as well as the applicant for four of the six CoC-funded housing

[6] This analysis includes all units in the CoC, including those that are managed by the State of Georgia. While there have been modest increases in the dollar amount of CoC awards, this is reflective of rent increases acknowledged by federal programs rather than actual increases in awards, hence the term "consistent" was used.

programs in Athens-Clarke County. This provides the Coalition access to support through ACCGov employees dedicated to housing and homelessness initiatives, but the Coalition does not currently have any of their own staff.

Similar-sized CoCs led by non-profit organizations vary in the number of staff dedicated to the administrative and oversight responsibilities required of a CoC lead agency, implementation of CE, and community leadership of the homeless response system. One such CoC in West Virginia, led by Harmony House, contracts with a part-time consultant for tasks such as the annual collaborative application and submission of PIT/HIC data. Harmony House employs one individual who serves as the CE Specialist and one as the HMIS Administrator. Other community leadership tasks are undertaken by the Executive Director but are not funded with the CoC Planning Grant. The CoC has a robust Steering Committee and subcommittee structure that supports monitoring and evaluation, CE, HMIS, funding competition, training, advocacy, and the diversity, equity, and inclusion work of the CoC. Similarly, the Homeless Coalition of Jasper and Newton Counties in Missouri have selected the Economic Security Corporation of Southwest Missouri as their collaborative applicant and CE lead agency. They also operate with minimal dedicated staff and an active committee structure.

This ambitious Strategic Plan, however, will require full-time staffing. Athens Homeless Coalition staff will be tasked with establishing a successful lived experience committee and an effective CE system, implementing written standards, and strengthening relationships between the governing board and the collaborative applicant. Particularly in the first two years, the Coalition staff will need to focus on building trust and a shared vision for ending homelessness in Athens-Clarke County. This will require a leader with strong community organizing and cross-systems coordination skills, as well as the capacity to understand and apply HUD regulations to a complex environment. The Coalition will also require administrative staffing to develop the organizational infrastructure needed to effectively support staff and volunteers for years to come.

Additional resources:

HUD, Building Effective Homeless Coalitions

University of Kansas, Community Toolbox: Coalition Building II: Maintaining a Coalition

Key Strategy #2: Increase Participation from People with Lived Experience

HUD has long required that at least one CoC board member have lived experience of homelessness. Many communities are now moving beyond this requirement to engage in meaningful decision-sharing with groups of people who have lived experience. Emerging research7 has shown partnerships with people with lived experience have improved outcomes from homeless services, increased staff

[7] Research from Methods and Emerging Strategies to Engage People with Lived Experience.

knowledge, and provided professional development opportunities for people exiting homelessness.

To learn more about how to implement a lived experience committee in Athens-Clarke County, Cloudburst spoke with two Midwest communities that have had standing committees for nearly four years. To preserve the confidentiality of interviewees, these communities are referred to as Community One and Community Two. Their best practices for getting started are:

1. Be clear about the role of people with lived experience and their domain of decision-making.

The first step in getting started with a lived experience committee was determining what the role of the committee could be. In Community One, nearly everything related to CE was locally determined. This made CE an ideal domain to give to the lived experience committee, as their recommendations would not be subject to too many regulations. Having a clear role for people with lived experience and a scope for their committee was important to be able to ensure that recommendations could be implemented, helping to build trust and effective working relationships. In Community Two, the CoC charter was amended to define governance and policy topics that would be subject to review and approval by the lived experience committee.

2. Pay people for their time and provide resources to participate.

People with lived experience should be compensated for their time serving on committees. This may be a stipend or hourly rate. Community One paid people hourly using online gift cards. In Community Two, payment was organized by the collaborative applicant and issued via a W-9. In this community, private philanthropy had offered a source for payment, though the community had fundraised from a variety of sources to get started. The initial seed fund was only $1,500 in Community One but was sufficient to gain momentum for other investments. This community found payment alone was sufficient for people to participate and did not provide refreshments or other services. However, the meetings were held primarily online, eliminating the need for transportation and childcare costs. For people with lived experience who did not have access to technology for online meetings, both communities applied for low-income cell phone programs on their behalf and secured donations of used laptops from local nonprofits.

3. Engage in meaningful power sharing.

Like in many CoCs, people with lived experience had served on the board prior to the effort for a dedicated committee in these communities. They found that voices could be drowned out and simply adding people with lived experience to existing committees continued “business as usual.” Having a dedicated committee was important for meaningful power sharing. In both communities, the committee is supported by a single staff member of the local homeless coalition who attends meetings as administrative support (e.g., notetaking) rather than as a facilitator. This supports the committee to act as a decision-making body that provides independent recommendations to the CoC board rather than allowing the committee to be overly influenced by nonprofit leaders.

The communities have tried different approaches for setting the lived experience committee agenda and meeting schedule. Currently, the committee in Community

One meets twice per month for one hour and focuses on a single topic during the agenda. This allows the committee to explore issues in depth, engage in learning and creative exploration, and discuss innovative approaches rather than needing to move through many topics at a surface level. Community Two has been successful with once-monthly meetings.

4. Take time for one-on-one conversations.

The lived experience committee members were recruited through the local nonprofit community by providing flyers and talking points to CoC members to share with clients. Clients could then contact the staff coordinator with the local coalition. That staff member would go out to meet people and have one-to-one conversations about the committee and provide an overview of the CoC structure and CE using visuals and plain language. The coordinator in Community One found that because of their lived experience, most people had a working knowledge of homeless services. These one-to-one conversations served to build interest and trust, laying the foundation for a positive working relationship. When needed, members can request one-to-one meetings to learn more about specific topics or answer questions they may have.

Both communities have seen improvements in CE outcomes since the start of the lived experience committee. If implemented in Athens-Clarke County, the specific performance measures to monitor will depend on the domain of the committee. To measure progress on implementing a lived experience committee, consider tracking:

- The number of people engaged for participation.
- The number of people expressing interest.
- The number of orientation conversations held with potential participants.

Additional resources:

U.S. Department of Health and Human Services, Methods and Emerging Strategies to Engage People with Lived Experience

HUD, Paying People with Lived Experience and Expertise

HUD, Guidance for Recruiting, Hiring, and Retaining People with Lived Experience and Expertise of Homelessness

HUD, Engaging Individuals with Lived Experience

Key Strategy #3: Improve CE Policy and Implementation

HUD requires every CoC to maintain a CE process that: facilitates access to the homeless response system; assesses individuals' housing needs, preferences, and vulnerabilities; prioritizes housing resources and services for those with the greatest need and vulnerability; and refers individuals to available resources according to the policies established by the CoC. Within HUD's core requirements for CE, CoCs are encouraged to adopt strategies that meet the unique needs and resources of their communities. The Athens-Clarke County CoC's current CE process is unclear, as there is no publicly available information on how individuals can access CE, and CE policies and procedures have not been published on either the Coalition or the

collaborative applicant's websites. The Athens-Clarke County CoC should engage in an intentional planning process for developing CE policies and procedures and implementation strategies that meet HUD guidelines, service provider capacity, and, most importantly, the needs of individuals and families experiencing homelessness in Athens-Clarke County. This work can start with the support of HUD technical assistance or a contracted consultant and may result in dedicated staff at the Coalition providing training and administrative support to the Athens-Clarke County CE process.

One CE process Athens-Clarke County may consider is that of Lane County, OR. Lane County uses a "No Wrong Door" approach in which numerous providers in the community—including homeless access centers, outreach teams, youth programs, senior programs, 211, and others—can complete front door assessments (FDAs) with individuals and families experiencing a housing crisis. FDAs are completed in HMIS or Cognito Forms (which are uploaded into HMIS). The local victim service provider completes FDAs in their comparable database and sends an anonymous profile, including their assessment score, to the CE staff. Households are prioritized for housing referrals based on their Vulnerability Index—Service Prioritization Decision Assistance Tool[8] score and the length of time they have been experiencing homelessness. Some key strategies and approaches adopted in Lane County include:

1. Utilizing a by-name list and case conferencing.

Lane County maintains a dynamic by-name list of households at the top of the agenda to discuss at biweekly case conferencing meetings. As openings are reported to CE, they are brought to the case conference call where call participants will discuss what is going on with households on the list and determine which household is referred to each opening. Households are removed from the list if there has been no contact with the system for six months.

2. Referrals to PSH.

This community employs two community health workers who focus on engaging individuals from the by-name list and preparing them for a PSH housing referral. These dedicated staff will work with the individual to prepare all the documents they will need (e.g., verification of disability and homelessness) and to reduce barriers to housing.

3. Integration of diversion.

One staff person is focused on diversion for individuals identified in FDAs as lower priority and in need of minimal assistance (e.g., first month's rent and deposit) to end their housing crisis. This position supports eligible people to stabilize quickly, freeing up resources for those with more acute service needs. For more information on diversion, see Goal Three: Improve Emergency Shelter and Transitional Housing Programs.

[8] At the time of this plan's publication, Lane County is about two months away from having developed a localized assessment tool.

4. Connection to shelter.

Lane County-funded shelters are required to be connected to CE for receiving referrals. CE will refer unsheltered individuals to these shelters while they await a housing referral. This provides a safe space for people to stay while also maintaining engagement in diversion services or preparation for a PSH housing referral.

5. Use of HMIS.

Implementation of CE should be fully integrated with HMIS data collection. This is no different in Lane County, where CE is highly dependent on the use of HMIS by assessing agencies and housing providers. Although Lane County providers complain about using HMIS, they have ultimately found value in its ability to track down clients, coordinate services across provider agencies, and ensure equitable access to housing opportunities filled through CE. For outreach workers, they have added the ability to use Cognito Forms, which is more user-friendly on smartphones.

6. Robust staffing.

Lane County employs five full-time staff including a CE and outreach supervisor who oversees all CE work, an administrative analyst who makes referral connections, two staff who focus on PSH referrals, and one diversion staff member. Staff positions are funded through the County General Fund and state CE-specific funding. Lane County hopes to leverage Medicaid expansion billing for the work of the PSH staff.

7. "Don't let perfect get in the way of progress."

Lane County has prioritized flexibility and community engagement in the development of its CE system. CE staff believe it is better to have an agency involved with less than 100 percent compliance than for them to not be engaged at all. The relationship creates a platform to identify what in the system is not working and how to make it more effective for all involved. Lane County CE often works with allies to try initiatives or pilot projects before rolling them out system wide. As a result of this approach to forward movement, and despite the bumps, Lane County has had many grassroots and non-county-funded groups come to the table because of the tangible benefit to their clients.

Improved CE implementation should lead to increased exits to permanent housing and reduced length of time homeless, both of which are standard HUD performance measures. Additionally, Athens-Clarke County CoC may consider tracking:

- The total number of people assessed in CE.
- Distribution of CE assessment scores among different populations (e.g., racial equity, people with disabilities).

Additional resources:

HUD, Coordinated Entry Core Elements

HUD, Coordinated Entry Community Samples Catalog

HUD, Outline for a Continuum of Care's Coordinated Entry "Policies & Procedures" Document

Lane County, Coordinated Entry Written Standards

In addition to these three key strategies for Goal #1, other actions that may support and strengthen the Athens CoC include:

Training for the CoC board, general members, and the collaborative applicant. The Athens-Clarke County CoC should receive training so that each individual and agency fully understands their roles and responsibilities. As regulations have shifted and staff have turned over in recent years, every active CoC member should receive training that will enable them to fully contribute.

Additional CoC training resources:

HUD, CoC Program Toolkit

HUD, CoC 2.0 Training Materials

HUD, CoC and ESG Virtual Binders

Implementing written standards for every program type. CoCs are required to create written standards, which are policies and procedures outlining how households will be assessed and served, as well as how programs will be evaluated. Written standards help ensure that every household served, regardless of the agency they are served by, has a consistent experience.

Sample written standards:

Mississippi Balance of State

Wake County, North Carolina

Central Florida

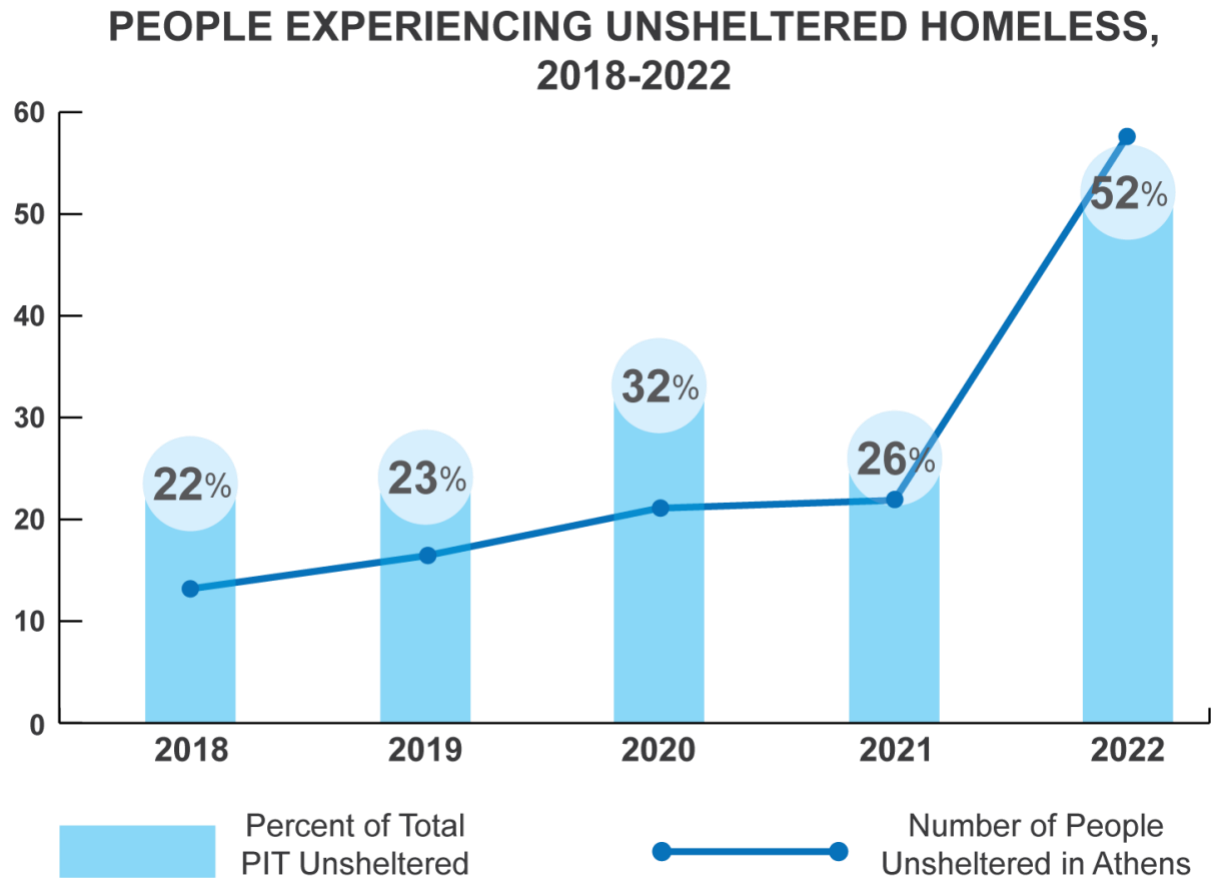
Strengthening CoC governance and collaboration with ACCGov. Every CoC should be led by a governing body and elected by the membership of the CoC that consists of a variety of stakeholders, including homeless and other service providers, persons with lived experience of homelessness, government and philanthropic funders, elected officials, faith and cultural communities, landlords and business owners, among others. One of the governing board's key duties is to select and oversee the work of the collaborative applicant. Highly effective CoCs have boards and collaborative applicants that operate on a shared vision for how their CoC will end homelessness. The governing board takes ownership of the direction of the homeless response system while the collaborative applicant takes on the day-to-day operations of HUD compliance and implementation of initiatives identified by the board. ACCGov currently participates as a non-voting member on the Coalition Board and works with homeless service providers to obtain input on funding strategies and to develop strategic plans such as this one. ACCGov and the Coalition should build on these efforts to further develop a shared vision and intentional decision-making procedures.

Supporting steps for an independent nonprofit community. During the feedback process for this plan, the Athens-Clarke County community stakeholders expressed a desire for CoC services to be led by the nonprofit community rather than ACCGov, which currently serves as the collaborative applicant for the CoC. Local nonprofit organizations should collaborate with ACCGov to understand the scope of collaborative applicant responsibilities and the resources required to undertake these activities. Together, the CoC should determine the necessary steps to build the capacity of providers to be able to start shifting responsibilities in a way that enables the nonprofit community to fully lead the CoC.

Goal #2: Reduce the Impact of Unsheltered Homelessness

Aside from a brief decrease during COVID-19 lockdowns, unsheltered homelessness—which includes people living outdoors or in places not meant for human habitation (e.g., abandoned buildings, cars)—has been increasing in many communities throughout the country.9 Athens-Clarke County has been no exception to this trend and increasing numbers of people in the community have been living unsheltered. Living unsheltered has been linked to poor mental and physical health outcomes.10 Unsheltered homelessness can also contribute to environmental health and safety concerns for other community members.

Figure 7. Unsheltered Homelessness in Athens, 2018–2023



Source: PIT counts

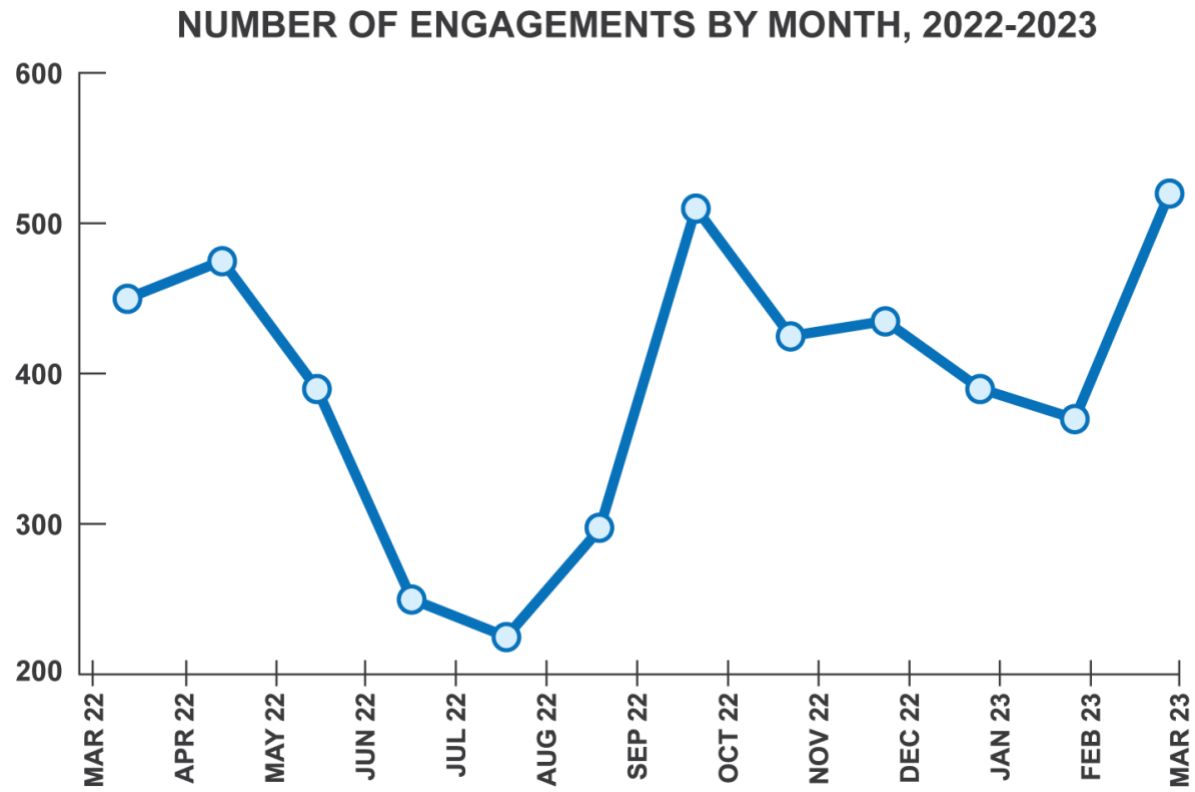
The Athens-Clarke County community is aware of the importance of addressing unsheltered homelessness. One way this is accomplished in the community is through street outreach. Street outreach services assist people experiencing homelessness to access programs and address their immediate needs. Often, these programs help to build trusting relationships with

[9] According to data collected by the Urban Institute.

[10] From Unsheltered Homelessness and Health: A Literature Review.

individuals experiencing homelessness, helping to create greater involvement in housing opportunities and services. Street outreach workers often engage in partnerships with law enforcement, health providers, and other community members, facilitating opportunities for coordination of care and addressing issues before more intensive interventions, such as arrest, are needed. The existing street outreach program in Athens-Clarke County maintains a high level of activity, helping individuals connect to housing resources and other important services. Despite current efforts, the need for additional street outreach in Athens-Clarke County remains high.

Figure 8. Street Outreach Engagements[11] by Month, 2022–2023



Source: Internal street outreach program data

In addition to street outreach, ACCGov established a temporary sanctioned encampment in 2022. The encampment is intended to provide low-barrier access to a legal place to sleep and connect people to needed services, such as mental health care. In 2022, this encampment served 156 individuals. Of those served, 51 percent were living with a disabling condition and 24 percent were chronically homeless. Residents come from diverse backgrounds, including those who have recently lost their housing, people exiting jail or prison, and those who are moving in from another unsanctioned encampment. As of August 2023, when this plan was written, the encampment is still in operation. Because the contract with the agency managing the encampment ends in December 2023 (unless renewed by Mayor and Commission), it is

[11] An engagement is defined as a street outreach worker having a verbal interaction with a client.

expected that by the time this strategic plan is implemented by ACCGov, the transition of those residents will already have begun.

Recommended Actions to Reduce the Impact of Unsheltered Homelessness

The following strategies are intended to reduce the impact of unsheltered homelessness on both those experiencing it and the community.

Key Strategy #4: Establish Comprehensive Street Outreach

Comprehensive street outreach strategies promote more efficient use of resources and intentional relationship-building with people experiencing unsheltered homelessness. Street outreach professionals can help ensure newly unsheltered people are supported to move into safe housing options and highly vulnerable people are connected with appropriate housing and services. These workers can also serve as a point of contact to numerous systems (e.g., behavioral health, city officials) to address increasing rates of homelessness.

Drawing on information from three communities with highly coordinated street outreach programs,12 the following are themes that emerged as central considerations for Athens-Clarke County to implement a comprehensive street outreach strategy:

1. Approach to outreach teams.

Coordinated systems must consider the structure of their outreach zones and teams. Approaches to structuring outreach zones include designating each neighborhood in the city as a zone, using geographical features (e.g., rivers) to mark boundaries, or using service centers frequented by people living unsheltered as epicenters and creating unique boundaries for each intake point. In addition to assigning outreach by geography, some cities also have specific teams for different populations. For example, some providers may be better equipped to engage youth through a specially trained team. Two people are generally dispatched on each team, especially if outreach is occurring at night or to serve larger encampments. In addition to behavioral health agencies, many cities incorporate peer specialists from homeless service agencies or social workers to provide outreach options to as broad a population as possible.

2. Leadership roles.

Coordination should be led by a central agency. In some cities, outreach is funded through contracts that require coordination among agencies. Although Athens-Clarke County currently has only one funded street outreach provider, other nonprofits and community groups are engaging in outreach on an informal basis. To the extent

[12] To protect the confidentiality of interviewees, the three communities are not identified. However, these communities represent cities in three different regions of the U.S. with diverse populations.

possible, these groups should be invited to coordination forums, in addition to any providers funded in the future.

The lead agency is commonly responsible for facilitating ongoing communication and collaboration, developing and assigning coverage zones, ensuring any requests for outreach have been addressed, operating any hotline and outreach dispatch functions, establishing policies and procedures for street outreach, and monitoring contracts. Training should be available to all participating agencies, including the lead agency.

As a result of fulfilling multiple functions, lead agencies generally have larger budgets than their outreach partners. In some places, this has led to tensions among partners that need to be mitigated through consistent, clear communication channels. Partners can convene through workgroups governing outreach functions, case meetings, and training opportunities. Uniforms or other outreach worker identification with the same branding and design for staff of all agencies also contributes to team cohesion.

3. Outreach engagement.

Moving people into services from outreach often requires multiple conversations to build trust. Teams with the strongest relationship with an individual will make repeated visits, even if that client has moved out of the team's assigned zone. With long waitlists for housing resources in many cities, coordinated outreach workers also assist with housing applications, CE calls, and treatment referrals. Often, the outreach worker can serve as an interim case manager until a long-term option can be identified.

4. Dispatch and prioritization.

Coordinated outreach teams are often asked to respond to requests that address encampments or the behavior of specific individuals. Outreach teams may be asked to respond to known encampments or areas where people living unsheltered congregate, or specific requests from city or county agencies and the community. Outreach workers often provide an assessment of what may be needed. For example, in cold weather emergencies, outreach workers may need additional assistance moving people into warming centers. If an encampment has been abandoned, the outreach workers will need to communicate to the appropriate entity what types of mitigation efforts are needed.

Some coordinated outreach systems also develop their own prioritization lists, including individuals known to the workers as well as people from whom they have received multiple requests to address issues. Clients on these prioritization lists are discussed at case conference meetings and are the target of additional case management services.

5. Data and outcomes.

Tracking outcomes from street outreach services can be challenging, and not all coordinated outreach efforts are logging data into HMIS. Outreach agencies generally track the number of individuals they are engaging, the number of contacts with each person they have had, and case management data such as applications and referrals. Since the CE system is often separate, many outreach agencies do not know what the exact housing status is once an individual is moved into shelter, nor do they

necessarily receive "credit" for housing that individual. Capacity building efforts should include resources for appropriate data entry training for outreach workers as well as access to any required technology to be able to more easily and accurately track outreach activities.

Outreach is funded through a variety of sources across communities. Often, multiple funding sources, including ESG and local funding, are blended to create comprehensive programs. The primary cost associated with outreach is staff salary and benefits. Outreach programs often provide basic necessities such as hygiene and harm-reduction items. These materials can often be obtained through in-kind donations.

HUD measures the performance of street outreach programs by the number of people who are successfully sheltered and placed into housing programs. ACCGov and providers may also measure the success of a comprehensive outreach program by:

- The number of people served each month.
- The number of people connected to services (e.g., mental or behavioral health).
- The number of people connected to CE.

Additional resources for street outreach:

United States Interagency Council on Homelessness (USICH), Core Elements of Effective Street Outreach to People Experiencing Homelessness

HUD, Housing-Focused Outreach

USICH, The Role of Outreach and Engagement in Funding Homelessness: Lessons Learned from SAMHSA's Expert Panel

Key Strategy #5: Organize Housing Surges for Encampments

Multiple communities have implemented a Housing Central Command (HCC) in recent years to quickly identify housing and place people experiencing homelessness into units. An HCC uses national disaster response approaches and personnel to rapidly implement changes within local homeless response systems. This is one model of a housing surge that has shown promising results in many communities, especially those with high rates of unsheltered homelessness. Most recently, Bangor, Maine utilized this structure to resolve two encampments within their jurisdiction. Activities include:

1. Establishing a team of teams.

An HCC is a team of teams that emphasizes quick, specific goal setting and accountability as well as an iterative process for determining workflows that are tailored to the local context. The HCC includes a leadership team that represents a housing agency, the community being served, and a representative with lived experience. In addition to this team of directors, the HCC contains multiple functional teams. Functional teams that make up an HCC may include a field team, data

management team, housing acquisition team, finance and administration team, and a communications team. HCCs require expert support, and while every implementation is unique, HUD has a team of experts available who have experience working within and across communities to successfully move unhoused persons into units to help guide this setup process. These HUD training and technical assistance providers facilitate the development of HCCs at the local level to ensure successful implementation and sustainability.

2. Communicating frequently.

HCCs meet frequently, often daily, to document and continually improve processes and to analyze the problems of individuals and families experiencing homelessness through an emergency response lens. During these meetings, the teams report on their progress, address challenges, identify potential opportunities, and set realistic goals for the day. The teams also meet separately on a regular, or ad hoc, basis depending on their needs.

In addition to constant internal communication, an HCC should also engage the community they serve from the onset. Early discussion with the community will provide an understanding of their perception and garner support for successful implementation. Communication also includes the identification of people experiencing homelessness, the establishment of a by-name list, and frequent outreach to those individuals.

3. Focusing on action.

Through the iterative process of developing, implementing, and refining workflows to progress toward, and achieve, these objectives, the HCC establishes priorities, delegates responsibilities to the various encampment response teams, and analyzes the effectiveness of the strategies it employs. The work of the HCC is squarely focused on the HCC objectives using an emergency response lens:

a. Identify eligible households.

b. Identify available housing units, including shelter, transitional housing and permanent homes.

c. Move eligible households into available housing units.

Because this approach encourages quick daily action, mistakes are to be expected. Iterating, failing, and adapting are all necessary parts of the culture of a successful HCC. Long-term, successful HCC implementation will lower the number of people experiencing unsheltered homelessness (as measured by the PIT count) and the total number of people experiencing homelessness, as well as increase the rate of exits to permanent housing. Other measures to track for implementation include:

- The number of housing units identified.
- The number of people experiencing homelessness engaged.
- The number of people living in encampments who are moved to shelter or transitional housing.
- The number of people living in encampments who are permanently housed.

While this plan does not include recommendations specific to the ACCGov-sanctioned encampment on Barber Street (given that the transition of those residents will likely have begun before this plan goes into effect), ACCGov should collaborate with the agency managing the sanctioned encampment to follow the principles and guidelines described above to help ensure a humane and effective transition for residents.

Additional resources on housing surges:

Los Angeles Homeless Services Authority, An Introduction to Housing Central Command

Community Solutions, Built for Zero

HUD, Housing Surges—Special Considerations for Targeting People Experiencing Unsheltered Homelessness

In addition to these key strategies for Goal #2, other actions that may reduce the impact of unsheltered homelessness include:

Establishing an inclement weather policy. People living unsheltered are particularly vulnerable to extreme weather, including significant storms, heat waves, or cold temperatures. An inclement weather policy defines the kinds of weather events that warrant activating an emergency response for people experiencing homelessness. This policy often outlines the roles different service providers and key staff will fulfill during emergency weather situations, as well as physical spaces that can act as emergency response shelters. These policies help prevent serious injury or death for people who are unsheltered during extreme weather.

Examples of inclement weather policies:

Lexington, Kentucky Emergency Winter Weather Plan

Washington County, Oregon Severe Weather Shelter Response Plan

Nashville, Tennessee Cold Weather Community Response Plan

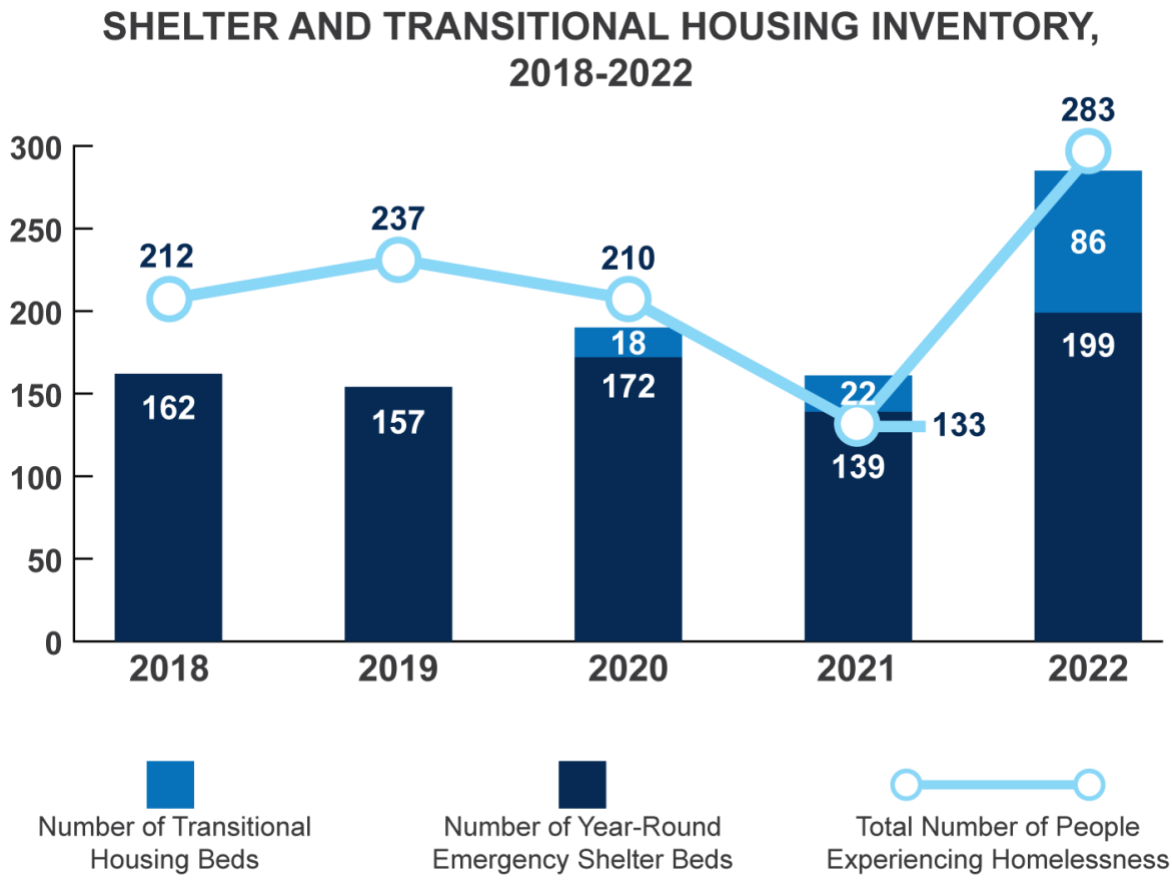
National Healthcare for the Homeless Council Surviving Severe Weather Tools

Creating personal property storage. People living unsheltered often do not have anywhere safe to leave their personal belongings. This can often lead to the loss of personal documents required for services and housing (e.g., birth certificates). Additionally, people experiencing homelessness may be prevented from entering buildings with a backpack or other personal property, creating situations where people must choose between leaving items unattended or seeking assistance. A safe personal property storage area for people experiencing homelessness may mitigate some of these challenges. This may include lockers or similar storage that is accessible to people experiencing homelessness.

Goal #3: Improve Emergency Shelter and Transitional Housing Programs

Access to emergency shelter and transitional housing is important for people experiencing homelessness so they may be in a safe environment, connect with services, and begin to stabilize their lives. Emergency shelter is a temporary solution, often primarily providing a place to sleep. Transitional housing can last for up to two years, providing a supportive environment intended to bridge the gap between the experience of homelessness and permanent housing. Though Athens-Clarke County has increased the total number of shelter and transitional housing beds available, it has not kept pace with the need in the community. During the feedback process to develop this plan, shelter providers often reported having to turn people away due to lack of space, and people experiencing homelessness reported similar difficulties securing shelter.

Figure 9. Shelter and Transitional Housing in Athens, 2018–2022



Sources: HUD HIC, PIT count

Note: The 2021 PIT count did not include unsheltered individuals due to COVID-19 restrictions, resulting in a lower overall count.

Many providers in Athens-Clarke County consider the community to be a "service hub," meaning many people from outside of the area travel here to seek services. In the 2023 PIT count, only 13 percent of people living unsheltered[13] had been in the Athens-Clarke County area for less than six months. Over half of the people experiencing unsheltered homelessness had been living in the county for more than six years. This indicates that, while at least some people are traveling to Athens-Clarke County while experiencing homelessness or becoming homeless shortly after arriving in the community, they are not the majority. One factor that supports this belief, however, is the lack of identified shelter and transitional housing in nearby communities.

Table 5: Housing Inventory in Neighboring Counties, 202114

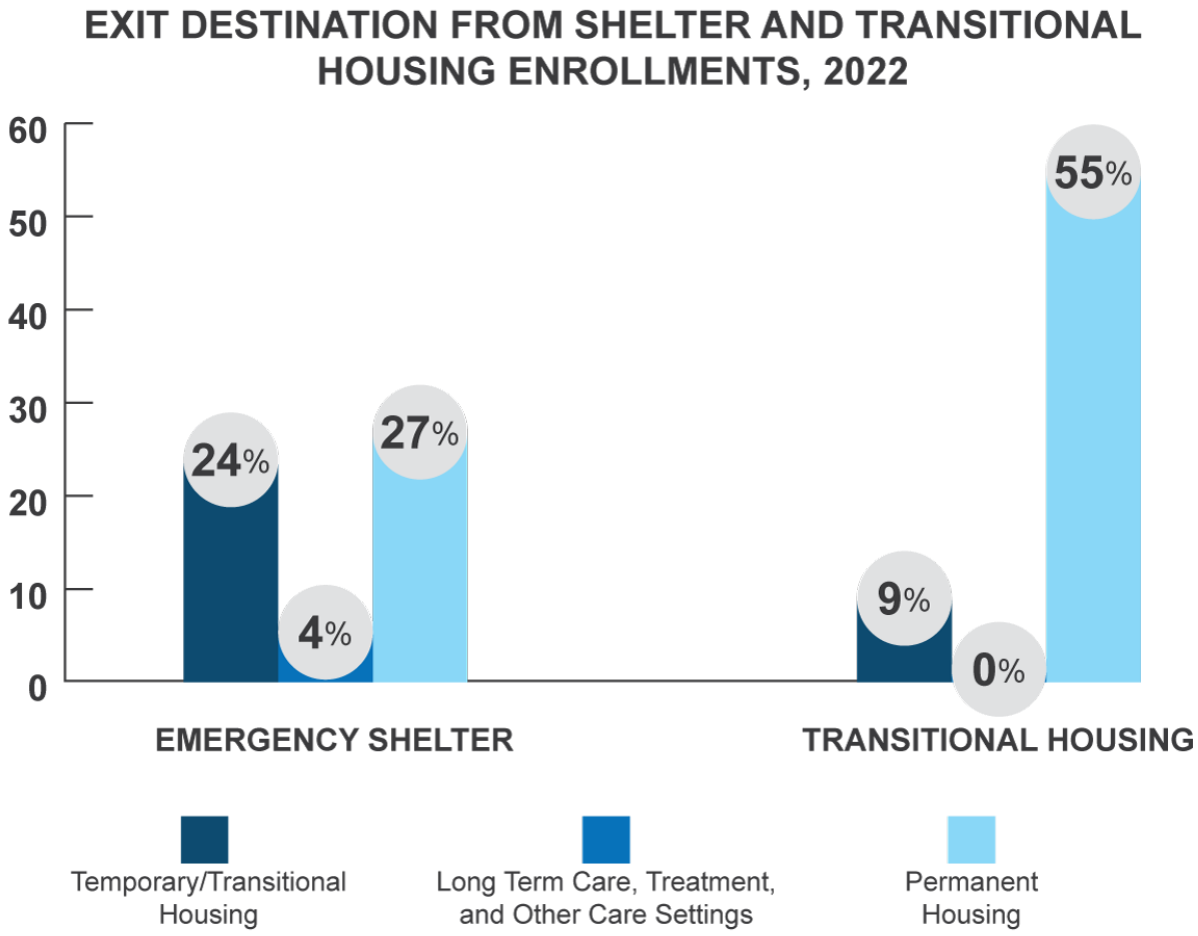
County	2021 Year-Round Shelter Beds	2021 Transitional Housing Beds
Barrow	0	25
Jackson	0	0
Madison	0	0
Oconee	0	0
Oglethorpe	0	0
Clarke	139	22

Source: HIC

Effective emergency shelter and transitional housing programs are focused on activities that move people into permanent housing. The rising cost of housing in Athens-Clarke County (further described in ACCGov's 2023 AHIS, available at www.accgov.com/hcd) poses a challenge for people to exit homelessness, though local programs still work toward permanent housing solutions. In 2022, approximately half of the entries into shelter resulted in an exit to either temporary or permanent housing. Over half of the people in transitional housing exited to permanent housing.

[13] This question was not asked of people living in shelter and transitional housing.
[14] 2021 is the most recent year in which county-level data was available.

Figure 10: Exit Destination from Shelter and Transitional Housing Enrollments, 2022



Source: HMIS 2022 data

Recommended Actions to Improve Emergency Shelter and Transitional Housing

The following strategies are intended to improve the effectiveness of emergency shelter and transitional housing programs, creating more access to these resources, improving service delivery, and increasing access to housing.

Key Strategy #6: Increase Number of Low-Barrier Shelter Units

ACCGov has allocated ARPA funds to operate a temporary sanctioned encampment made up of 55 tents, and the encampment has been operational since March 2022. In interviews, guests of the encampment expressed that they choose to stay there because shelters that currently exist were considered unsafe, inaccessible due to the need to check in at specific times of the day, or unavailable due to capacity

constraints. The ongoing demand for such an encampment is indicative of the need for low-barrier shelter. Low barrier shelter: eliminates preconditions to entry such as income, sobriety, or lack of criminal background; allows individuals to stay in shelter with their partners (or other adult family members), pets, and possessions; and is open 24/7 without required check-in times. Over the past few years, many communities turned to non-congregate shelters as a way to reduce the risk of COVID-19 transmission and learned that giving households their own sleeping spaces and bathrooms further reduced barriers to entry. The following are principles that guide the implementation of low-barrier shelters:

1. **Configure space to meet a variety of needs.**

Sleeping spaces should be set up so they can be shared by couples, friends, or multi-generational adult families, as well as accessible to individuals/families with mobility, mental health, or other disability-related spatial needs.

2. **Low barrier does not mean there are no rules.**

Rules should be based on behavior while *in* the shelter. For example, many people cause no harm to themselves or others while under the influence of substances. Only those who do cause harm should experience consequences.

3. **Termination should only be used as a last resort.**

Guests should not be kicked out for non-participation in services, not completing chores, or being under the influence of drugs or alcohol. When rule violations occur, staff should engage in motivational interviewing to address incongruence with housing plans.

4. **Shelters should have sufficient staffing to support individuals with higher needs to move into permanent housing.**

Low-barrier shelters are—by definition—more accessible to individuals who have higher barriers to accessing permanent housing. As a result, shelters need to recruit, train, and retain staff who are "bought in" to the model and can engage in creative housing-focused problem-solving.

Athens-Clarke County may promote the implementation of low-barrier shelter through a combination of funding construction or acquisition and conversion of new shelter beds (e.g., the acquisition and conversion of a hotel or motel into shelter units), as well as supporting the operations and services of currently existing shelter beds if barriers to accessing shelter are severely reduced and/or eliminated (e.g., rehabilitating shelter units currently not in use due to physical conditions of space). Metrics to track for implementation and outcomes include:

- The number of people experiencing unsheltered homelessness.
- The number of people in shelter.
- The length of time in shelter before housing.
- The number of people banned from shelter.

Additional resources for low-barrier shelter:

HUD, Emerging Practices to Enhance Safety at Congregate Shelters

National Alliance to End Homelessness, Emergency Shelter Learning Series

USICH, Key Considerations for Implementing Emergency Shelter Within an Effective Crisis Response System

Key Strategy #7: Implement Diversion and Rapid Exit

Diversion and rapid exit are targeted motivational interviewing and case management efforts that result in reduced inflow into homelessness and thus ease the demand for limited shelter and housing resources. Diversion practices help people experiencing homelessness access alternatives to shelter or living unsheltered. Rapid exit refers to finding alternatives soon after entering homelessness. In practice, there is a great deal of overlap between these case management practices, and both are focused at the "front door" of homeless services.

One example of a successful diversion and rapid exit effort is in the Grand Traverse Area in Northwest Michigan, serving five rural counties and one small city. Administered by the Northwest Michigan Coalition to End Homelessness and implemented by the CE call center and two shelter providers, these practices have resulted in 23 percent of people calling for shelter being successfully diverted and 19 percent of people who do arrive in shelter exiting to housing within two weeks. The community experiences heavy tourism and has been able to accomplish this with limited housing resources through the following practices:

1. Leading calls for shelter with diversion questions.

Shelter providers in the community came together to review common causes of housing loss in the community and patterns in alternatives to shelter. Through this, they developed a diversion call framework that offers a structure to conversations when someone calls CE for shelter resources. All providers answering calls follow this framework, which successfully diverts nearly a quarter of the people who call in.

2. Targeting services when people arrive in shelter.

Diversion and rapid exit services are available to everyone in the shelter, but specialists target those who have no history of homelessness or who have not experienced homelessness in the past 18 months. Local data has shown that this group tends to have the highest success rates. Workers make contact with these individuals at least every other day for an individual's first 14 to 30 days in shelter. The specialists use intensive motivational interviewing to identify safe alternatives to homelessness and to provide support to follow through on exploring those options.

3. Provide flexible funding sparingly.

While flexible diversion funds are available, the community has found they are not necessary for many people. Last year, of 53 people diverted, only nine needed flexible funding to do so, totaling less than $8,500. The amount of flexible funding per person is decided on a case-by-case basis for what is necessary, which is sometimes as little as a bus ticket for family reunification and is at other times covering security deposits and other move-in costs.

Originally funded through local sources as a pilot, the Northwest Michigan Coalition to End Homelessness recently received a $500,000 grant from the state to continue the diversion and rapid exit program. This covers three diversion workers, one at each shelter and one in the CE agency who acts as a floater, as well as the flexible support fund. The community reports that, even among those who do not successfully divert, the program helps to build trust and provide key information to shelter case managers or street outreach workers as they continue engagement with individuals.

HUD performance measures include tracking reductions in the number of people experiencing homelessness for the first time, which diversion may improve. The Grand Traverse area also uses the following performance measures for diversion and rapid exit:

- The percentage of all people seeking services who are diverted.
- The percentage of households who divert and do not return to homelessness in 30, 60, and 90 days.
- The average number of days in shelter following the diversion interaction.
- The average number of days engaged in diversion.

Additional resources for diversion and rapid exit:

USICH, Prevention, Diversion, and Rapid Exit

HUD, Housing Problem-Solving: Prevention Strategies

USICH, Adopting Housing Problem-Solving Approaches with Prevention, Diversion, and Rapid Exit Strategies

Diversion First, Shelter Diversion 101 Training Slides

In addition to these key strategies for Goal #3, other actions that may increase access to permanent housing include:

Coordinate access to shelter across providers. Many people experiencing homelessness in Athens-Clarke County report difficulty accessing emergency shelter due to the varying intake processes across shelters. Individuals may need to call several shelters each day at different times of the day and relay the same information about their situation repeatedly. Many communities have addressed these struggles by implementing coordinated access to shelter. In these communities, individuals are able to make one phone call or complete one intake visit to be matched to an available shelter bed that best meets their needs. Communities may choose to prioritize individuals or families who are literally homeless ahead of those at imminent risk of homelessness depending on shelter availability.

Coordinated access to shelter relies on having a robust CE system that allows for consistent information at different access points to homeless services and an effective data system (e.g., HMIS) to track bed inventory and openings with a high level of accuracy. Consultants providing guidance on this plan recommend pursuing Key Strategy #3: Improve Coordinated Entry Policy and Implementation as a key step toward coordinated shelter access.

Additional resources for coordinated access to shelter:

Hennepin County Adult Shelter Connect

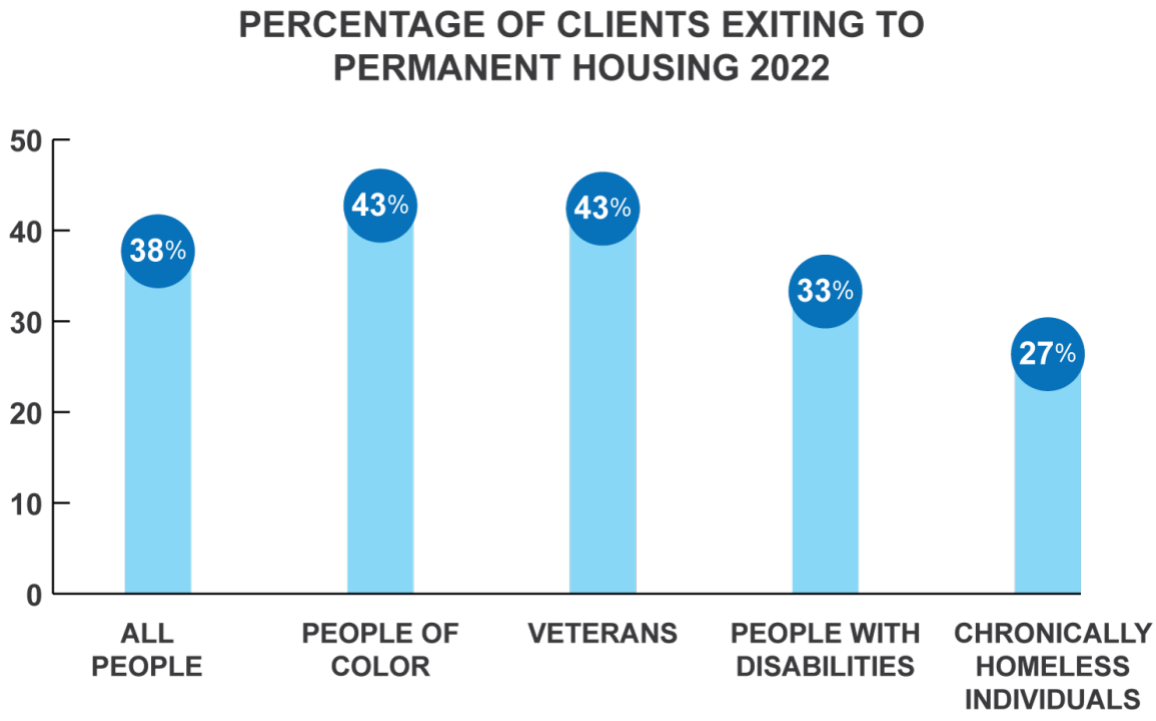
Homelessness Solutions in Alameda County
Milwaukee Continuum of Care Coordinated Entry

Goal #4: Increase Access to Permanent Housing

Homelessness is ended through access to permanent housing, and like many communities, Athens-Clarke County is facing a shortage of affordable housing. A full data analysis and action plan for the county to increase affordable housing for all community members is presented in the AHIS. A specific analysis of needs for people experiencing homelessness and people at risk of homelessness is also available through the Athens-Clarke County HOME-ARP Allocation Plan.

People trying to exit homelessness are also greatly impacted by the affordable housing shortage. As the rental market tightens, competition for units increases, further driving up prices, making it more difficult for people with poor credit, a history of eviction, or other barriers to housing to be accepted by landlords.[15] When asked for feedback during the development of this plan, local providers reported that landlords are increasingly screening out their clients and have become less willing to accept vouchers and other forms of housing subsidies intended to help low-income households afford housing. The chart below shows exits to permanent housing from homeless services for different populations.[16]

Figure 11: Exits to Permanent Housing from Homeless Services, 2022



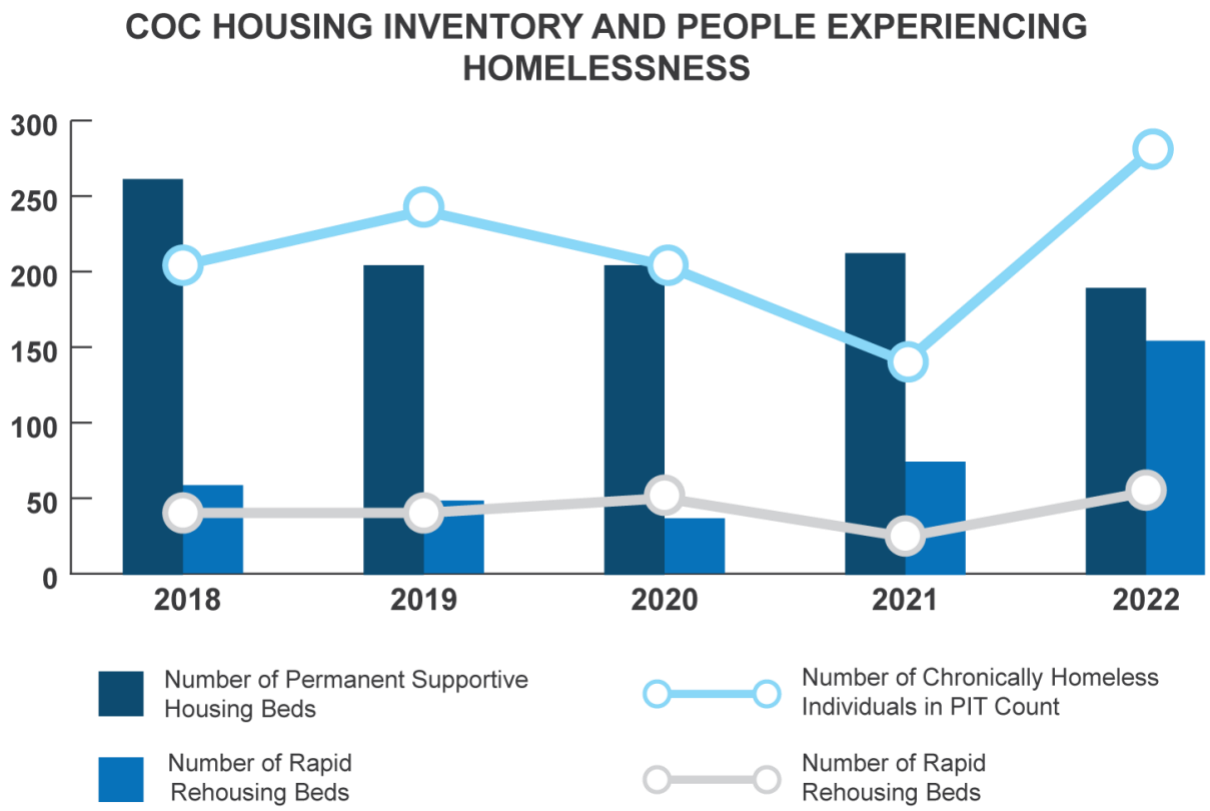
[15] HUD Policy Development and Research, Apartment Market Conditions, Housing Forward Virginia.

[16] This is based on the number of all people who exited the system and does not include those who exited because they were deceased or needed long-term care. This includes all exits to permanent housing, including permanent tenure with family and friends.

Source: HMIS data

Athens-Clarke County receives federal resources to help people exit homelessness. Through the CoC, two of the main resources available to Athens-Clarke County are PSH, which is intended for people with disabilities experiencing chronic homelessness, and RRH, which is a time-limited subsidy designed to support people to exit homelessness while they become self-sufficient. However, for both of these resources, the program capacity is exceeded by the number of potentially eligible people. PSH resources in Athens-Clarke County have decreased since 2018. There is very little turnover in these units, though counts of chronic homelessness (households likely eligible for these units) remain consistent in the PIT count. This shows that some households in need of supportive housing are continuing to experience homelessness due to a lack of appropriate housing. While RRH resources have increased, they have not kept pace with the total number of people experiencing homelessness.

Figure 12: Housing Inventory and PIT Counts, 2018–2022



Sources: HIC, PIT count

Note: The 2021 PIT count did not include unsheltered individuals due to COVID-19 restrictions, resulting in a lower overall count.

Recommended Actions to Increase Access to Permanent Housing

The following strategies are intended to increase access to permanent housing for people exiting homelessness. These strategies are intended to complement the community-wide strategies found in the AHIS.

Key Strategy #8: Create a Support Fund to End and Prevent Homelessness

The number of households experiencing homelessness in Athens-Clarke County exceeds the capacity of housing programs. However, for some households, all that is needed to exit homelessness is one-time housing-related financial assistance up to, and including, landlord incentives. Several communities have had great success in reducing homelessness by implementing flexible support funds to end and prevent homelessness that pair one-time financial assistance with ongoing supportive services. These funds can be funded incrementally using a mix of government and private funds, and as part of its FY24 budget, ACCGov has allocated $300,000 of its ARPA dollars dedicated to this type of fund.[17] Flexible support funds are typically administered by a single entity, such as a CoC, with supportive services provided by community partners.

One region that has successfully implemented a support fund to end and prevent homelessness is the 11-county CoC in southeast Tennessee led by the Chattanooga Regional Homeless Coalition (CRHC). Its fund was established in 2019 with an investment of $400,000 from the City of Chattanooga, and since its inception, has received ongoing city, state, and philanthropic support to serve 354 households in exiting homelessness. The fund currently supports individuals and families experiencing literal homelessness in Hamilton County with a one-time payment for the first month's/last month's rent, rental or utility deposits, application fees, rental or utility arrears, identification fees, moving company fees, relocation assistance, renter's insurance, and/or move-in assistance. Eight partner organizations assist households in locating appropriate and affordable housing, determining the least amount of funding needed, seeking out other funding sources, and submitting the request to CRHC. CRHC verifies that all funder-required documentation is present and issues checks weekly for pick-up by the partner agency. Some lessons learned from CRHC include:

1. Keep eligibility and documentation requirements as minimal as possible.

CRHC's fund is intended to be low-barrier and based on RRH and progressive engagement principles. The only documentation requirements for the program are those required by the funding source, such as W-9s from recipients of federal funds. Because of these low-barrier principles, CRHC was able to open the program up to

[17] In the future, if ACCGov general funds were used for this type of program, it would be restricted to households living at or below 30 percent of Area Median Income.

undocumented individuals and engage Latinx communities in the homeless response system for the first time.

2. Adopt program requirements in collaboration with community partners.

Each year, CRHC identifies eligible expenses and yearly assistance maximums in collaboration with partner agencies based on funding availability and community needs. This yearly process helps build relationships and ownership of the program by partner agencies. Partner agencies may make requests for other expenses throughout the program year, to be approved by the CRHC Executive Director. This flexibility allows the program to adapt to changing community needs and priorities.

3. Use HMIS for data collection and performance metrics.

CRHC has been able to strengthen its community's use of HMIS through the flexible support funds, including use by organizations that do not receive HUD funds and have not traditionally participated in the homeless response system. This enables the community to have a more complete picture of homelessness and housing insecurity, improving available data used for planning and decision-making.

HUD system performance measures include exits to permanent housing and returns to homelessness, which may improve as a result of flexible support fund participation. Other data points to track for progress include:

- The number of community partners.
- The number of households served.
- The support funds distributed.

Additional Resources for support funds to end and prevent homelessness:

CRHC, Flexible Housing Fund Guidelines and Forms

HUD, Flexible Subsidy Pool Fundamentals: Essentials and How to Get Started

Maricopa Association of Governments, Flexible Housing Subsidy Pools/Funds

Key Strategy #9: Engage in Landlord-Focused Initiatives

Landlord-focused initiatives include engagement, incentives, and risk mitigation.[18] Proactive landlord engagement with targeted incentives can be a highly effective way to increase the housing supply for people exiting homelessness. Open Doors Atlanta is a nonprofit organization dedicated to implementing best practices for landlord-focused strategies. These include:

1. Develop connections in real estate

As part of the feedback process for this plan, providers noted that local landlords who own a small number of properties are more willing to engage with homeless services, but there are fewer of these property owners compared to larger management

[18] Risk mitigation may also be part of a support fund to end and prevent homelessness.

companies. One approach Open Doors uses is to make relationships with key property managers and developers who have access to large numbers of units. This has included adding real estate professionals to the organization that understand how property management companies operate. Other CoCs have surveyed landlords and property managers about the incentives that would be most appealing to them to develop connections and offer mutually beneficial programs. The Athens Homeless Coalition recently undertook a similar effort, distributing a survey to local landlords and property managers that received 19 responses. Open Doors, similar to other CoCs with successful landlord programs, takes time to publicize positive relationships with landlords or property managers. This may be via a recognition event or newsletter.

2. Be collaborative

Open Doors has found that landlords are much more likely to engage when combining the efforts of multiple homeless service organizations than when working one-off with single providers. This also saves homeless service organizations time and money by sharing resources between multiple providers. In other communities, public housing authorities (PHAs) are able to bring together coalitions of providers and lead landlord engagement. Individual service providers may not have the resources to implement a robust landlord engagement effort, but coalitions can often pool resources to develop and implement successful programs.

3. Sustain relationships with landlords

Maintaining positive relationships with landlords will help ensure units remain available for people exiting homelessness. Successful landlord-focused efforts, including Open Doors, emphasize the importance of ensuring payments are made on time, landlord questions to providers are answered promptly, and tenants are supported when issues arise. This can often include risk mitigation when a tenant damages a unit through funding to repair units after moving out or offered as additional damage deposits prior to move-in.

Landlord-focused efforts are funded through flexible pools, and some federal resources may be eligible to offer landlord incentives. In many communities, staff are hired specifically for landlord engagement. This staff person can work through a coalition, local government, or PHA to offer support to multiple homeless service providers.

HUD system performance measures include exits to permanent housing, which may improve as a result of landlord engagement efforts. Other data points to track for progress include:

- The number of landlords engaged.
- The number of units committed.
- The risk mitigation funds distributed.

Additional resources for landlord-focused strategies:

Florida Housing Coalition, Landlord Collaboration Guidebook

Employment and Social Development Canada, Landlord Engagement Toolkit

U.S. Department of the Treasury, Intentional Landlord Engagement

HUD, Leveraging ESG-CV Landlord Financial Incentives to Expedite Engagement

In addition to these key strategies for Goal #4, other actions that may increase access to permanent housing include:

Develop site-based PSH. Throughout the strategic plan process, community members, service providers, and ACCGov staff have identified limitations with reliance on privately held rental housing to place people who have experienced chronic homelessness and have needs that require housing and services. PSH is a form of affordable housing that incorporates Housing First principles. Many communities are utilizing HOME-ARP funds to build their capacity to create and manage site-based PSH. Effective development and ongoing management of site-based PSH requires partnerships among affordable housing developers, funders, and service providers to bring together the resources necessary for these projects. Developing permanent housing is of high importance to local providers and there is a demonstrated need in the community. This strategy is a focus of the HOME-ARP allocation in Athens-Clarke County, available at www.accgov.com/hcd.

Additional resources on site-based PSH

Homeless System Response: Long-Term Financing of Permanent Supportive Housing Projects

Primer on Homelessness and Supportive Housing

Atlanta HomeFirst PSH Initiative

Establish comprehensive housing navigation. Feedback provided by people experiencing homelessness during the creation of this plan indicated that one of their primary challenges was navigating the local housing market. Housing navigation is a service that is intended to lower barriers to housing by assisting households with finding units, completing applications, coordinating with landlords for required information, and creating housing stability plans as people move into their units. Housing navigation may be embedded in case management or be a separate role within service provider organizations.

Additional resources on housing navigation:

HUD, Housing Navigation

National Alliance to End Homelessness, Housing Navigation and Landlord Engagement

Veteran Affairs Housing Navigator Toolkit

Enact a homeless preference for PHA resources. The Athens Housing Authority manages public housing units and some voucher programs. As a PHA, the Athens Housing Authority has the flexibility to establish policies and procedures regarding waitlists and tenant selection. One of these flexibilities is the establishment of preferences or criteria that move households up on the waitlist. HUD allows the experience of homelessness as a preference, moving people who are currently without housing up on waitlists to receive PHA resources. These preferences may be universal and apply to all resources, or they may be limited, setting aside a specific number of waitlist spots or resources (e.g., units, vouchers) for people experiencing homelessness. Preferences have been shown to be an effective tool for reducing homelessness in communities.[19]

Additional homeless preference resources:

HUD, How PHAs Can Assist People Experiencing Homelessness

[19] USICH.

USICH, Establishing Wait List Preferences

Corporation for Supportive Housing, PHA Toolkit

Create a Moving On program. After people have been living in supportive housing and have had the opportunity to stabilize their lives, sometimes they no longer need or want the intensive services provided in these units. Moving On programs and strategies help clients remain stable while transitioning to a different living environment. In some cases, clients may be able to support themselves entirely. In others, the client may wish to exit supportive housing and need to transition to a public housing unit or other affordable housing to remain stably housed. In all cases, Moving On programs should be voluntary and driven by client choice. These programs can help match clients to the resource they are best served by while creating vacancies in supportive housing for new tenants to exit homelessness.

Additional Moving On resources:

HUD, Moving On resources

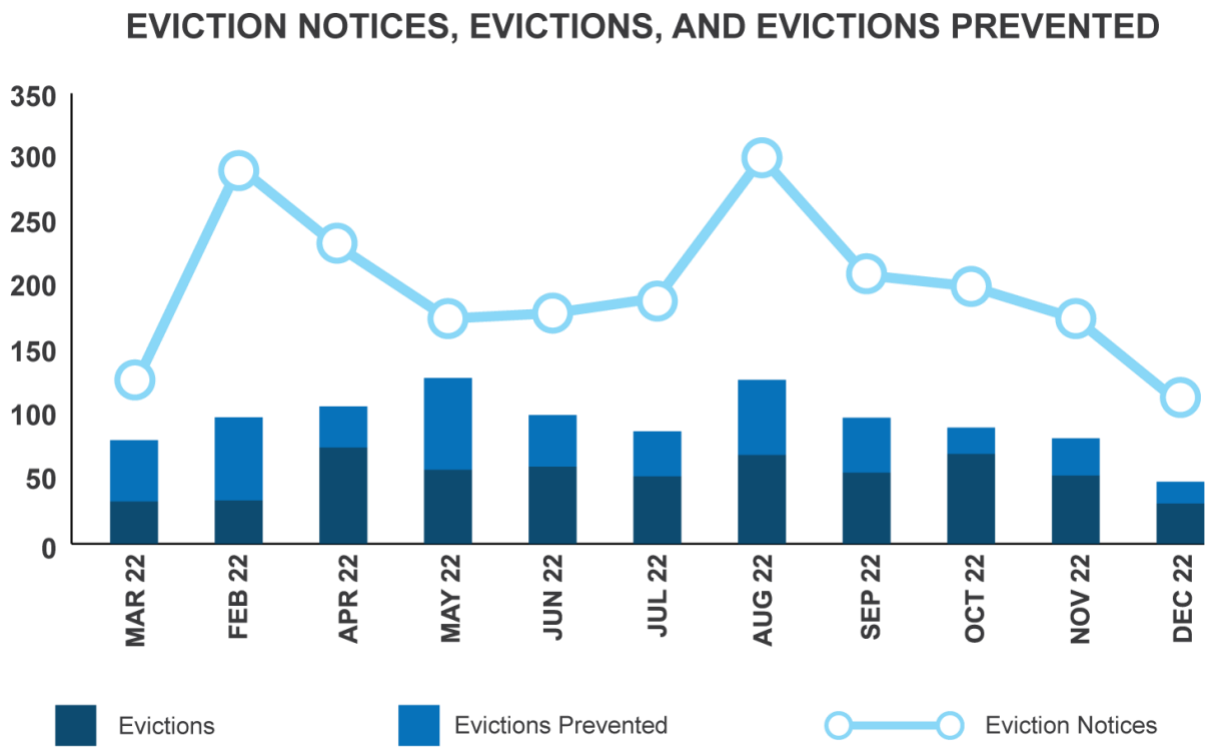
HUD, Moving On webinar series

Goal #5: Increase Housing Stability

Prevention programs that keep people in their housing are less expensive, not only for the household experiencing possible housing loss but also for public service systems.[20] Additionally, reducing the number of people entering homelessness reduces pressure on homeless service providers, allowing them to more effectively house and treat people and prevent people from experiencing the trauma of homelessness.

One form of preventing homelessness is primary prevention that stops people from *ever* having to experience homelessness. Though housing loss can happen for several reasons, eviction is a common pathway to experiencing homelessness. In Athens-Clarke County, approximately 200 evictions are filed every month, disproportionately impacting Black and Latinx tenants.[21] Funded through ARPA, ACCGov administered an eviction prevention program during calendar year 2022 that prevented 425 evictions and distributed over $830,000 in direct assistance. The chart below shows the number of eviction notices, evictions, and prevented evictions during this time. An additional $900,000 in ARPA funds were allocated for a second eviction prevention program in 2023.

Figure 13: Eviction Notices, Evictions, and Prevented Evictions in Athens-Clarke County, 2022



Source: Athens Clarke-County Sheriff's Office, ACCGov ARPA Outcomes Tracker

[20] National Low Income Housing Coalition

[21] According to Athens Housing Advocacy; Eviction Prevention Program Outcomes Dashboard; and Athens Community Mapping Lab.

As people exit homelessness and obtain housing, they may face further challenges to maintain that housing. For a variety of reasons, households may exit but then return to homelessness. Many forms of financial assistance for those exiting homelessness are temporary, leading to households needing to pay for market-rate rents with no subsidy assistance within a short period of time. In other cases, households may not have the appropriate support, such as mental health care, to be able to effectively manage a tenancy. The table below shows the proportion and number of households that exited homelessness and then became homeless again.

Table 6: Returns to Homelessness, 2018–2022

	Returns in Less Than Six Months	Returns in Six to 12 Months	Returns in 12 to 24 Months	Returns in Two Years
2018	4% (12 households)	2% (6)	5% (14)	10% (32)
2019	1% (4)	1% (4)	3% (9)	6% (17)
2020	4% (8)	1% (2)	8% (15)	13% (25)
2021	3% (17)	2% (11)	6% (32)	10% (60)
2022	4% (9)	<1% (1)	6% (13)	10% (23)

Source: HMIS System Performance Measures Report

Recommended Actions to Increase Housing Stability

The following strategies are intended to increase housing stability, reducing the number of newly homeless and households returning to homelessness.

Key Strategy #10: Establish Partnerships for Employment

Housing affordability is an issue in many communities across the country, and Athens-Clarke County is no exception. While actions need to be taken to increase the amount of affordable housing available in the community (see the AHIS), it is also important to support households to increase their income so they are able to pay for housing. This includes improving connections to well-paying jobs for people exiting homelessness.

Some people experiencing homelessness face barriers to employment. While people experiencing homelessness are not more likely to commit serious crimes than housed people,[22] they are more likely to have been arrested for homelessness-related offenses, such as loitering or trespassing (see *Interactions with Law Enforcement* section of this document for local data). The resulting criminal record can be a barrier

[22] Washington Low Income Housing Alliance; Urban Institute; Criminality and Homeless Men.

to finding quality employment. Additional barriers may include the need for training and behavioral support, access to clean clothing, and transportation.

The Heartland Alliance in Chicago is a leader in integrating CoCs with workforce programs, such as workforce boards. Based on its experience and extensive research, it recommends the following to improve collaboration between CoCs and workforce programs, such as those in Athens-Clarke County:

1. Dedicate a staff person to the collaboration.

Public workforce providers and the CoC can share a dedicated point person. This person could be employed by either a CoC representative or a workforce provider. The role of this individual is to be knowledgeable about both systems and services available, thus facilitating knowledge sharing and helping people experiencing homelessness navigate employment. The staff person can also participate in shared governance, attending CoC board meetings and any workforce board meetings. The Heartland Alliance has found that, when CoCs share governance, it improves outcomes for people experiencing homelessness and benefits local businesses.[23]

2. Engage in case conferencing.

Case conferencing helps build trust between partners. Formalizing partnerships with case conferencing, including defining the roles and responsibilities of each party, can help improve the service experience for job seekers experiencing homelessness. Resulting referrals and service plans could then incorporate goals related to both housing and employment. Case conferencing can highlight where there are service gaps in the community and where further partnership or investment is needed.

3. Co-locate services.

Some homeless service-employment partnerships share physical space for service delivery. For example, some American Job Center locations are also entry points for CE. Co-location of services helps improve collaboration and services, as it cuts down on the number of different locations an individual must travel to receive the care they need. For staff, it also facilitates information sharing and increases opportunities for shared learning.

HUD measures CoC performance with employment and income growth for people enrolled in CoC program-funded projects. To evaluate employment partnerships, the community may also measure:

- The proportion of people experiencing homelessness who are employed.
- The number of commitments from local employers to work with people experiencing homelessness.
- The length of tenure in employment for people experiencing homelessness.

The primary cost of employment partnerships is staff time. Staffing for these efforts may be an eligible cost under federal homeless service grants and awards.

[23] Creating Economic Opportunities for Homeless Job Seekers.

Additionally, employment agencies, such as the local workforce board or nonprofit career centers may have access to funding to provide staff for these efforts.

Additional resources for employment partnerships:

Heartland Alliance, Systems Work Better Together: Strengthening Public Workforce & Homeless Service Systems Collaboration

Substance Abuse and Mental Health Service Administration, Homeless Resources: Employment

HUD, Employment Strategies in Rapid Rehousing Programs

In addition to facilitating employment partnerships, other actions that may increase housing stability include:

Expanding access to case management after people are housed. In some cases, intensive case management services end when people are permanently housed. Many clients expressed the desire to continue services that would support them in maintaining their housing. Tenancy support services can include goal setting to become self-sufficient, financial literacy and budgeting, assistance with school registration or other changes because of moving, classes to teach good neighbor behavior and life skills (e.g., cleaning), and support to become reintegrated into the community.

Additional tenancy support resources:

Corporation for Supportive Housing, Tenancy Support Service Model

Tenancy Support in Three States' Medicaid Waivers

United Healthcare, Tenancy Support May Lead to Better Housing—and Health

Provide access to non-emergency mental health services. Both providers and clients who shared feedback for this analysis agreed that there is access to emergency mental health services in Athens-Clarke County. However, some people noted that accessing ongoing, non-emergency services, including access to common medications to help improve mental health such as antidepressants, can be very difficult for people with low or no income. Some communities have found that providing tele-mental health services for people experiencing homelessness helps lower barriers to care and costs for providers.[24] Recently, ACCGov allocated $4 million of ARPA funding (separate from that included in this plan) to provide additional financing for the development of a Mental Health Recovery Facility (SPLOST 2020 Project 28) in the county. This facility will help address the mental and behavioral health needs of people experiencing homelessness and people with limited financial resources.

Additional mental healthcare resources:

Counseling Today, Homelessness

American Psychological Association, Health and Homelessness

Establish eviction mediation resources. As of May 2023, ACCGov has allocated a total of $2.45M in ARPA funds to provide financial assistance to households facing, or at risk of facing, eviction through a program that is supported by findings in the AHIS. In addition to financial

[24] Telemental Health for Homeless Population.

resources, however, some evictions may be able to be prevented through access to legal assistance or assistance mediating situations with landlords. Mediation can help landlords and tenants resolve disputes without the need to go in front of a judge. These programs are sometimes established through the courts, where an officer of the court contacts both parties within a short time after an eviction is filed. Other programs are established through low-cost legal aid networks or law schools. These programs have been shown to be effective in reducing eviction rates.[25]

Additional eviction mediation resources:

City Monitor, To Halt Evictions, U.S. Cities Turn to Mediation Programs

Eviction Innovation, Eviction Diversion Programs

Resolution Systems Institute, Eviction Mediation

[25] National Low Income Housing Coalition.

Goal #6: Expand System-Wide Coordination

The National Alliance to End Homelessness states that communities should take a coordinated approach to planning and delivering housing and homeless services. This means moving from a collection of individual providers to a system of care. This should be inclusive of services that are likely to have contact with people experiencing homelessness, even if they are not traditional homeless providers, such as schools, hospitals, police officers, and other community services.

Recommended Actions to Expand System-Wide Coordination

The following strategies are intended to expand system-wide coordination, resulting in a service system that is more strategic and data-informed.

Provide public outreach and engagement opportunities. In the outreach sessions to develop this plan, many community leaders, service providers and business owners were not familiar with the work of the CoC. The CoC and member organizations should consider organizing information nights to inform the public about what local providers are doing to address homelessness and to share success stories. The information should include ways the community can support efforts to end homelessness, whether through donations, fundraising, or volunteering.

Incorporate partners outside of homeless services in system planning and case conferencing. Case conferencing with health providers, employment supports, and other services can help build holistic support for clients and reduce duplication in services and referrals. The Athens-Clarke County CoC should work to build comprehensive case conferencing for clients. These partners should also be invited to CoC meetings, helping to engage in system planning and to bring new ideas and resources to the table.

Increase data sharing opportunities. Data sharing can help service providers build a comprehensive view of what is happening with their clients. It can also identify high utilizers of multiple systems (e.g., shelter and the emergency room) to target for housing interventions, lowering costs for multiple services. Additionally, shared data can help improve system planning efforts. While building new technology systems can be costly and challenging, communities have found success with low-tech solutions. This includes providing exports to partners via HMIS, granting HMIS access to healthcare providers, and incorporating exports from other systems into local HMIS databases (e.g., exports from Veterans Affairs housing programs).

Additional data sharing resources:

HUD, Leveraging Integrated Data to Support and Enhance COVID-19 Responses

Actionable Intelligence for Social Policy, Data Sharing in Action

Corporation for Supportive Housing, Data Sharing to End Homelessness—Challenges and Solutions

Create opportunities for alignment around shared goals. Some communities create coordinated investment plans to fund goals, aligning multiple resources to fund a mutually agreed-upon housing strategy. These coordinated investments start with a goal that the community wants to accomplish together, then the community looks at how to combine multiple

funding streams to accomplish that goal. ACCGov and providers could collaborate to develop these shared goals, targeting resulting RFPs to obtain funding based on stated objectives and partnerships.

Additional coordinated investment resources:

HUD, Rehousing and Coordinated Investment Planning Tool

HUD, Coordinated Investment Planning Case Studies

USICH, Aligning Affordable Housing Efforts with Actions to End Homelessness

ARPA Allocation Plan

In order to maximize the impact of any given strategy contained in this plan, it is important that ACCGov consider implementing as many of these simultaneously or as close to simultaneously as possible. As such, based on the goals and key strategies identified in this strategic plan, ACCGov staff proposed the below allocation for local ARPA funds dedicated to homelessness. This allocation plan provides resources to support capacity building, services, and shelter to help prevent and reduce homelessness in Athens-Clarke County. This plan was developed through multiple workshops with ACCGov staff facilitated by Cloudburst to identify key priorities[26]. These priorities were selected because they complement the focus on creating and increasing access to permanent, affordable housing. Funding amounts were estimated based on the anticipated number of people served, programmatic needs, and overhead costs. As part of the county's FY24 budget process, the ACCGov Mayor & Commission allocated $300,000 of ARPA funding toward an "affordable housing flex fund" intended to function similarly to the proposed Support Fund to End and Prevent Homelessness (Key Strategy #8); as such, ACCGov staff does not recommend allocating additional ARPA funding toward this strategy.

ARPA funds must be obligated by December 31, 2024 and expended by December 31, 2026. The below allocations are intended to support the designated strategies through that date.

Table 7: Proposed ARPA Allocation

Strategy	Description	Funding Amount	Anticipated Components of Funding
Key Strategy #1: Staff the Coalition	Providing dedicated staffing for the Athens Homeless Coalition.	Year 1: $200,000 Year 2: $200,000 Total: $400,000	Salary, benefits, and workstation costs (e.g., technology, space)

[26] Although a support fund to end and prevent homelessness was identified as a key priority in this plan, it is not included in this allocation because $300,000 in ARPA funding has already been earmarked by the Mayor and Commission for this purpose, as part of the county's FY24 budget adoption process.

Strategy	Description	Funding Amount	Anticipated Components of Funding
Key Strategy #2: Increase participation from persons with Lived Experience Engagement	Dedicated committee and resources for engaging people with lived experience of homelessness.	Year 1: $20,000 Year 2: $10,000 Total: $30,000	Stipends and support staff time
Key Strategy #3: Improve Coordinated Entry Policy and Implementation	Streamlining CE access and implementation.	Year 1: $150,000 Year 2: $150,000 Total: $350,000	Salary, benefits, consulting support, training, and software upgrades
Key Strategy #4: Establish Comprehensive Street Outreach	Creating and implementing a comprehensive outreach plan.	Year 1: $100,000 Year 2: $100,000 Total: $200,000[27]	Salary, benefits, training, software upgrades, and program materials (e.g., toiletries for people experiencing homelessness)
Key Strategy #5: Organize Housing Surges for Encampments	Standing up a multidisciplinary team to decommission sanctioned and unsanctioned encampments through housing and shelter access.	Total: $150,000	Salary, benefits, and move-in assistance for people experiencing homelessness
Key Strategy #6: Increase Low-Barrier Shelter Units	Funds for the creation, expansion, or rehabilitation of low-barrier emergency shelter.	Total: $2,200,000	Acquisition, rehabilitation, modifying existing space, staffing, and other shelter operations costs (e.g., acquisition & modification of a hotel, etc.)

[27] As part of the FY24 Annual Operating & Capital Budget, the Mayor and Commission allocated a total of $130,000 funds ($100,000 increase from FY23) for an existing street outreach managed by a single local agency. These $200,000 are additional ARPA funds intended to expand the program for new providers and support cross-agency collaboration.

Strategy	Description	Funding Amount	Anticipated Components of Funding
Key Strategy #7: Implement Diversion and Rapid Exit	Funds to support intensive case management techniques.	Year 1:$100,000 Year 2: $100,000 Total: $200,000	Salary, benefits, and training
Key Strategy #9: Engage in Landlord-Focused Initiatives	Funds to increase engagement and unit commitment from landlords and property managers.	Year 1: $160,000 Year 2: $80,000 Total: $240,000	Salary, benefits, incentives, and risk funds paid directly to landlords
Key Strategy #10: Establish Partnerships for Employment	Engagement with local employers and business owners to provide employment opportunities for people experiencing homelessness.	Year 1: $120,000 Year 2: $75,000	Salary, benefits, training, and incentives paid directly to employers
All other strategies	Open funds to support other actions and priorities identified in this plan.	Total: $195,000 Total: $500,000	Costs will vary depending on the strategy.

Tracking Progress

This plan outlines an ambitious set of strategies to reduce homelessness in Athens-Clarke County. Implementing this plan will require strong partnerships between ACCGov, service providers, other public services (e.g., hospitals), and the community at large. In order to communicate clearly about progress made on this plan, ACCGov and the ARPA Homelessness Advisory Committee should collaborate on a system of tracking, reviewing, and reporting the outcomes of this plan. This is important to:

1. Have transparent accountability regarding the status of the plan.
2. Understand the impact of these strategies and make implementation corrections if necessary.
3. Identify areas of investment for the community to match to potentially available resources.

Tracking and reporting should include both implementation and outcomes. Each is described further in the sections below.

Implementation Tracking

A public dashboard should show the status of each strategy in this plan. One approach to tracking implementation is a red/yellow/green dashboard to show the progress toward implementing specific goals. Each strategy could be broken down into action steps, with each step given a color for current status: green for work being started and on track, yellow for still on track but experiencing barriers, and red for not on track and possibly needing course correction. An example of a red/yellow/green dashboard is below.

Table 8. Sample Implementation Dashboard

Strategy: Establish a Lived Experience Committee				
Action Step	**Action Needed**	**Target Completion Date**	**Status**	**Notes**
Recruit members for the committee	Distribute flyers to agencies to inform clients of opportunities	2/15/2024		Flyer has been approved by committee and is being printed.

Outcome Tracking

Except for Key Strategy #1: Staff the Coalition, each of the key strategies includes suggested metrics for tracking key actions and short-term changes as well as related performance measures (as defined by HUD) that should improve in the long term because of implementation. The table below summarizes these metrics and measures for each strategy.

Table 9. Key Strategy Metrics and Measures

Strategy	Suggested Metrics	Related Performance Measures
Key Strategy 2: Increase Participation from People with Lived Experience	Number of people engaged for participation. Number of people expressing interest. Number of orientation conversations held with potential participants.	CE system performance. Other locally identified domains for the committee.
Key Strategy #3: Improve Coordinated Entry Policy and Implementation	Number of people assessed in CE. Distribution of CE assessment scores among different populations (e.g., race equity, people with disabilities).	CE system performance. Exits to permanent housing. Length of time homeless.
Key Strategy 4: Establish Comprehensive Street Outreach	Number of people served each month. Number of people connected to services (e.g., mental or behavioral health). Number of people connected to CE.	Successful street outreach program exits.
Key Strategy #5: Organize Housing Surges for Encampments	Number of housing units identified. Number of people experiencing homelessness engaged. Number of people living in encampments who are moved to shelter or transitional housing.	Number of people experiencing unsheltered homelessness. Total number of people experiencing homelessness. Exits to permanent housing.
Key Strategy #6: Increase Low Barrier Shelter Units	Number of people in shelter. Length of time in shelter before housing. Number of people banned from shelter.	Number of people experiencing unsheltered homelessness.
Key Strategy #7: Implement Diversion and Rapid Exit	Percentage of all people seeking services who are diverted. Percentage of households who divert and do not return to homelessness in 30, 60, and 90 days. Average number of days in shelter following the diversion interaction. Average number of days engaged in diversion.	Number of people experiencing homelessness for the first time.
Key Strategy #8: Create a Support Fund to End and	Number of community partners.	Exits to permanent housing.

Strategy	Suggested Metrics	Related Performance Measures
Prevent Homelessness	Number of households served. Support funds distributed.	Returns to homelessness.
Key Strategy #9: Engage in Landlord Focused Initiatives	Number of landlords engaged. Number of units committed. Risk mitigation funds distributed.	Exits to permanent housing.
Key Strategy #10: Establish Partnerships for Employment	The proportion of people experiencing homelessness who are employed. The number of commitments from local employers to work with people experiencing homelessness. Length of tenure in employment for people experiencing homelessness.	Income and employment growth.

The outcome measures of the implemented strategies should also be tracked, with ACCGov and the ARPA Homelessness Advisory Committee reviewing a dashboard and discussing these at least quarterly. The following measures should be tracked for the overall impact of the plan's implementation. These are broadly consistent with HUD's System Performance Measures for CoCs:

- Length of time persons remain homeless, measured from the date of first program entry to the date of permanent housing.
    - Capture both average and median time.
- Returns to homelessness, defined as an individual or household exiting to permanent housing and later losing housing and seeking homelessness services.
    - Capture within six months, six to 12 months, 13 to 23 months, and two years.
- Total number of people experiencing homelessness.
    - Measured by enrollments in HMIS and the PIT count.
- Employment and income growth for people experiencing homelessness, which would include both paid employment and enrollment in benefit programs (e.g., disability income).
- Number of people who experience homelessness for the first time.
    - Based on self-reported data within HMIS.
- Successful placements from programs, with an emphasis on exits to permanent housing.

Appendices

Appendix A: Client Interview Summary

Between January 18 and January 20, 2023, ACCGov staff and consultants conducted interviews with 20 people who were experiencing homelessness or housing instability, including those recently housed from a homeless situation. ACCGov made strong efforts to recruit diverse participants, representing people of different demographics, family compositions, backgrounds, and needs (e.g., disabling conditions), including those who had been both sheltered and unsheltered. Participants were compensated with a $20 gift card for their time. The following were common themes across the interviews as they relate to strategic plan goals.

Experiencing unsheltered homelessness. Approximately half of the interviewees were currently unsheltered, though more had experienced unsheltered homelessness. This experience was marked by avoiding detection from police, others who might report them, and even other people experiencing homelessness. Interviewees noted that being found could lead to citation, victimization, or the need to move to a new area. Interviewees staying in vehicles looked for safe places to park overnight, while those living unsheltered generally camped outdoors. Camping posed numerous challenges and safety risks, but when individuals were unable to access shelter, it was their only option. Interviewees reported positive experiences with outreach workers and the day service center, though noted there was not enough outreach to cover everyone or their full spectrum of needs. The sanctioned encampment was viewed by many as a positive alternative to living outdoors in other unsanctioned encampments.

Access to shelter and transitional housing. Many interviewees had difficulty finding shelter or emergency housing options (e.g., motels paid for by an agency). They frequently reported having to call numerous places numerous times to find an opening in a program and doing this navigation work without the assistance of any case manager. Some people waited months for a shelter bed to become available, often living unsheltered or in places not meant for human habitation in the meantime. Interviewees agreed there should be more emergency housing in Athens-Clarke County, shelters should be available all day, and shelters should not have strict entry and exit times to accommodate work schedules.

Not all shelter was considered ideal or acceptable. Some interviewees did not stay in the larger congregate shelters because those facilities were viewed as unsafe, and some people who did attend these types of facilities were harmed while in them. Interviewees also felt access to shelter should be more coordinated. Calling to try to obtain one of the spots for the night was prohibitive for those with limited phone plans (i.e., their phone had run out of minutes), and the call-in and entry times sometimes conflicted with people's work or school schedules.

Access to permanent housing. Affordable housing was most often the top need expressed by interviewees, and all of the interviewees stated that there was a shortage of affordable housing in the Athens area. Interviewees had difficulty navigating this tight housing market, which they were often doing without the support of case managers. Three interviewees currently had housing vouchers and were looking for housing, and an additional two interviewees had housing move-in dates for specific units. These individuals remarked that it was very difficult to find acceptable housing within their voucher or subsidy amount, that many landlords did not accept financial assistance, and that locating housing often meant leaving Athens-Clarke County. While leaving was an option for some people, those without transportation or with children attending Athens-Clarke County schools were more reluctant to explore options in other counties.

Additionally, some interviewees noted that high application fees were a barrier. If applicants were not admitted to the housing unit, these fees were not reimbursed. Two interviewees experienced situations where they were allowed to submit an application, paid a fee, and were then informed that they did not meet the criteria for the unit, a situation that could have been avoided by the landlord clearly stating the required credit score and income for the unit.

Housing stability. Interviewees often stated they wanted to participate in services to obtain or maintain housing and spoke highly of the services they were able to access. Many interviewees were accessing medical care, both emergency and primary care, and were satisfied with the services they received from local hospitals. Only one interviewee reported difficulties accessing Medicaid or indigent medical services. The most frequently requested supportive service was ongoing mental health services. Crisis services could be accessed through various programs, but there were few options for those who did not have acute conditions. Individuals unable to connect to ongoing mental health services were often experiencing depression and anxiety, in many cases directly related to their homelessness, and had few options for regular counseling and support. While many interviewees were working, these jobs were not paying enough to meaningfully improve their living situation or pay for their own services out of pocket. Interviewees suggested ACCGov increase investment in work partnerships that would lead to above-minimum-wage employment.

Table 10: Interview Participant Demographics

Interviewee	Gender	Race/ Ethnicity	Household Type	Employment Status	Housing Situation
1	Transgender woman	Black	Single adult	Part-time	Unsheltered
2	Woman	Black	Single adult	Unemployed	Unsheltered
3	Woman	Black	Single adult	Unemployed	Unsheltered
4	Man	Hispanic	Single adult	Full-time	Unsheltered
5	Man	White	Single adult	Full-time	Unsheltered
6	Man	White	Adults & children	Unemployed	Unsheltered
7	Woman	White	Adults & children	Full-time	Unsheltered
8	Woman	White	Adults & children	Unemployed	Sheltered
9	Woman	Black	Adults & children	Unemployed	Housed & at risk
10	Woman	Black	Adults & children	Full-time student	Sheltered
11	Woman	Black	Adults & children	Full-time student	Sheltered
12	Woman	Black	Adults & children	Full-time	Sheltered
13	Woman	Black	Adults & children	Full-time	Sheltered
14	Woman	White	Adults & children	Full-time	Sheltered
15	Woman	White	Adults only	Unemployed	Recently housed

16	Man	White	Adults only	Unemployed	Recently housed
17	Man	Black	Single adult	Unemployed	Unsheltered
18	Woman	Black	Single adult	Unemployed	Recently housed
19	Woman	White	Single adult	Unemployed	Recently housed
20	Man	Black	Single adult	Unemployed	Recently housed

Appendix B: Provider Interview Summary

Between March 28 and May 8, 2023, consultants conducted virtual interviews with representatives from 20 providers in Athens. Interviews were approximately one hour long and discussed unsheltered and sheltered homelessness, permanent housing, and services and support. Individuals were selected for the interviews based on their previous participation in stakeholder conversations and their work with people experiencing homelessness. A variety of individuals were interviewed, including housing providers, behavioral and medical professionals, staff who provide educational services, and business owners. The following were common themes across the interviews as they relate to strategic plan goals.

Table 11. Organizations Participating in Provider Interviews

Organization	Type
Athens Area Homeless Shelter	Homeless services
Advantage Behavioral Health Services	Health and Homeless Services
The Ark	Homeless services
Athens Alliance Coalition (First Step encampment)	Homeless services
Athens-Clarke County Library	Public entity
Athens Housing Authority	Public entity
Athens Nurses Clinic	Health
Bigger Vision of Athens	Homeless services
Chamber of Commerce	Other non-profit
The Cottage	Victim service provider
Family Promise	Homeless services
Goodwill of North Georgia	Other non-profit
Local college	Public entity
Local high school	Public entity
Local university	Public entity
Lydia's Place	Victim service provider
Project Safe	Victim service provider
Safe D Athens, Inc.	Other non-profit
The Salvation Army	Homeless services
The Sparrow's Nest	Homeless services

Funding Availability

Providers reported a variety of funding utilized to pay for services and activities. Housing providers often had a mix of state and federal government funds, private donations, and money received via grants from foundations. Some agencies that provided services to a distinct group of people (such as youth) only used private funds. Respondents discussed frustrations with funding, as it was often difficult to understand what federal funds were available and applicable to their work, and the application process was unclear and arduous. Those who received government funding desired less bureaucracy to gain access to federal funds received. Several respondents stated that there were delays with ACCGov's timely execution of contracts and receipt of reimbursement of funds, which may have partially been in response to untimely submissions of documentation by grantees.

Street Outreach

Respondents discussed the benefits and need for robust street outreach in Athens-Clarke County. However, there were several concerns with current street outreach delivery. When asked, most social support service providers were unfamiliar with the details regarding street outreach, were not sure who to contact, could not provide details regarding street outreach, and did not know who to contact about outreach. Other providers more in tune with outreach efforts indicated that the current number of case providers available to conduct street outreach did not meet the demand for outreach. Providers also mentioned that the lack of staff capacity could be partially addressed if more than one organization conducted street outreach, as is currently the case.

Access to Shelter and Transitional Housing

When asked about current issues with shelters in Athens-Clarke County, the majority of respondents discussed the need for more—more space, more housing, and more staff. One provider discussed how temporarily housing people in hotels was cost-prohibitive and suggested, as one possible solution, that the county purchase a hotel for the provision of non-congregate shelter at a free or reduced rate. All respondents also stated that, given the specific needs of survivors of human trafficking or domestic violence, separate shelters should be provided to increase a sense of safety and security.

Respondents believed the need for non-congregate shelters was preferable to congregate shelter, as it afforded more privacy and protection, particularly for families and youth. One exception to this noted by a respondent was for individuals with substance use issues. In that case, they suggested that a congregate shelter would be preferable, as it allowed for more client oversight. Respondents did acknowledge that non-congregate shelter is a more costly option than congregate shelter and requires a bigger footprint to serve the same number of people, but respondents also believed that the benefits outweigh that.

While most providers indicated additional transitional housing would be a benefit, several cons were discussed. One provider believed that transitional housing was not always well taken care of and could be an eyesore and, therefore, was concerned about the effects on the surrounding community. The way to mitigate these concerns would be to ensure the property management company took appropriate care.

Providers interviewed had mixed opinions on the sanctioned encampment in Athens-Clarke County that has been operating since 2022. Many providers acknowledged that the encampment is serving a helpful purpose in that individuals are provided a stable location to

have a tent. However, many providers also noted that living in a tent is not a viable long-term solution, and efforts and funding should be focused on affordable housing. Other concerns with the encampment included the current management agency, safety, a need for heat during colder months, and a lack of bathroom facilities on site.

Access to Permanent Housing

Every service provider interviewed discussed the lack of available affordable permanent housing in Athens-Clarke County. Providers explained that the lack of affordable housing is due to low stock, which they believe is partly caused by landlords' unwillingness to work with government programs. More than one provider stated that some landlords have had negative experiences with some local agencies that created hesitation to continue working with them or other service providers. Multiple providers discussed the use of landlord financial incentives to encourage cooperation and collaboration with local agencies. Incentives may include paying for housing up front, paying a higher deposit, or paying late fees as incurred. Other providers also discussed the importance of personal relationships with landlords to successfully house individuals experiencing homelessness.

Supportive Services

Multiple providers indicated that there is a need for expanded behavioral health and mental health services. One provider suggested the expansion of services to include other agencies, and other providers acknowledged that mental illness creates instability in multiple ways, including employment and relationships that can then influence housing access.

Providers had many other suggestions for expanded or new social support services, including general funds for people experiencing homelessness that can be put toward a security deposit or other monetary needs that would help prevent future homelessness. Others suggested supportive services included teaching life skills, such as ways to improve a credit score, eviction assistance, and childcare assistance either via funding or the development of a separate childcare center.

When asked what ACCGov could do to support people experiencing homelessness, the most frequently mentioned service was transportation. Providers encouraged ACCGov to keep public transportation affordable and accessible. If possible, it would be ideal to expand bus hours and routes to better support shift workers and provide transportation to all parts of the county.[28] Other suggestions for ACCGov included support for job training programs and increasing the minimum wage, potentially by providing a subsidy. Finally, one individual proposed developing a paid staff position on the Homeless Coalition to support coordination and collaboration between service providers. That individual could be a central source of information for providers and the community. One individual interviewed also suggested that ACCGov provide an incentive for local businesses or landlords to encourage their engagement with people experiencing homelessness.

Communication and Coordination of Services

Several providers interviewed stated that, while they know Athens-Clarke County has many different services available to support people experiencing homelessness, they were unsure of

[28] Notable areas of Athens-Clarke County not currently served by the Athens-Clarke County Transit System include the Atlanta Highway west of the mall, the Caterpillar plant, US 441 north of town, Tallassee Rd, a large swath of the southeastern portion of the county, and most of Timothy Road.

all the services available and were unaware of one central location to access that information. There was a belief among these providers that knowledge of available services was held by an individual within an agency rather than organizational networking. Some providers believed there was an overlap of services being provided, particularly around food opportunities, and that there was a lack of communication and coordination between service providers.

Housing and shelter providers seemed to have a better understanding of the services available to people experiencing homelessness as they work to connect individuals with needed services; however, several supportive service providers were unaware of the gamut of services available. One service provider mentioned a shared database that is voluntarily used to track clients (with their consent) and ensures people receive all needed services. This database was not mentioned by all providers interviewed and it is not an official tracking system for the county or CoC.

Regarding service access by individuals experiencing homelessness, several providers stated that individuals relied on word of mouth to gain an understanding of where they could go to access needed services.

Appendix C: Business Survey

There were 240 total responses to the business survey, representing all business sectors and geographic areas of Athens. The goal of this survey was to understand how homelessness was impacting the business community and what partnerships may be possible to help reduce the impact of homelessness. The survey was administered by ACCGov and distributed throughout Athens-Clarke County via email blasts to local business owners and managers, the county website, and on social media. ACCGov also partnered with business leaders to encourage their network to respond.

The results of this survey show that the business community frequently comes in contact with people experiencing homelessness and many businesses are investing effort in trying to help people. Sometimes, businesses need to call for help when people experiencing homelessness are being disruptive to their business activities or appear to be experiencing an emergency. In these cases, businesses are most likely to call the police. Many businesses are not engaging with homeless service providers, often because they do not know how. Most respondents reported being open to partnering with homeless service providers and learning more about how they can best serve the Athens community. The full results of the survey are in the tables below.

Q1. Where is your establishment located?

Response	Number of Respondents	Percentage of Respondents
Atlanta Highway Corridor	24	10.04%
Baxter Street/Alps Road/Beech	11	4.60%
Boulevard/Chase Street Warehouse	8	3.35%
Downtown Athens	80	33.47%
East Athens—Triangle Plaza	2	0.84%
Eastside Athens—Gaines School	12	5.02%
Five Points	13	5.44%
Highway 129/Jefferson Road	4	1.67%
Highway 29/Hull Road/Danielsville	5	2.09%
Lexington Road Corridor	3	1.26%
Newton Bridge Road	3	1.26%
North Avenue	3	1.26%
Prince Avenue/Normaltown	36	15.06%
West Broad Street	9	3.77%
Winterville	1	0.42%

Response	Number of Respondents	Percentage of Respondents
Other	25	10.46%

Q2. What type of establishment do you operate?

Response	Number of Respondents	Percentage of Respondents
Accommodation and Food Services	15	6.28%
Administrative Support, Waste Management	3	1.26%
Agriculture, Fishing, Hunting	2	0.84%
Arts, Entertainment, and Recreation	9	3.77%
Construction	9	3.77%
Educational Services	7	2.93%
Finance and Insurance	16	6.69%
Healthcare and Social Services	17	7.11%
Information	1	0.42%
Management of Companies and Ent	3	1.26%
Manufacturing	3	1.26%
Other	27	11.30%
Professional, Scientific	22	9.21%
Public Administration	1	0.42%
Real Estate, Rental, and Leasing	24	10.04%
Retail Trade	71	29.71%
Transportation and Warehousing	4	1.67%
Utilities	5	2.09%

Q3. What is your role within the business?

Response	Number of Respondents	Percentage of Respondents
Owner	148	61.67%
Manager	53	22.08%
Other Employee	39	16.25%

Q4. On average, how many days per week are you physically present at your business?

Response	Number of Respondents	Percentage of Respondents
1–2 days	14	5.83%
3–4 days	39	16.25%
5 or more days	183	76.25%
Less than once a week	4	1.67%

Q5. How long have you owned, managed, or worked at the business?

Response	Number of Respondents	Percentage of Respondents
1–2 years	26	10.83%
3–4 years	37	15.42%
5 or more years	163	67.92%
Less than one year	14	5.83%

Q6. How often do people experiencing homelessness come inside or near your place of business?

Response	Number of Respondents	Percentage of Respondents
Daily	125	52.30%
A few times a week	47	19.67%
Once a week	18	7.53%
At least once a month	22	9.21%
Every few months	14	5.86%
Never	13	5.44%

Q7. How often do you interact with people experiencing homelessness inside or near your place of business?

Response	Number of Respondents	Percentage of Respondents
Daily	75	31.51%
A few times a week	64	26.89%
Once a week	33	13.87%
At least once a month	21	8.82%
Every few months	24	10.08%
Never	21	8.82%

Q8. In the last 12 months, have you had an encounter with someone experiencing homelessness that required you to call for assistance? This may include a health emergency or a safety issue.

Response	Number of Respondents	Percentage of Respondents
No	118	49.17%
Yes	122	50.83%

Q8a. When you needed assistance with someone experiencing homelessness, who did you call? Select all that apply.

Response	Number of Respondents	Percentage of Respondents
Police	106	86.89%
Hospitals or Medical Personnel	10	8.20%
Homeless Service Providers/Outreach Teams	8	6.56%
Other	10	8.20%

Q8b. How helpful was your experience with…

Response	Number of Respondents (Very Helpful/Somewhat Helpful)	Percentage of Respondents (Very Helpful/Somewhat Helpful)
Police	75	70.75%
Hospitals or Medical Personnel	7	70%
Homeless Service Providers/Outreach Teams	5	62.5%

Q8c. How satisfied are you with homeless services and outreach teams' response to homelessness in the area of your business?

Response	Number of Respondents	Percentage of Respondents
Very satisfied	2	25.00%
Somewhat satisfied	5	62.50%
Very unsatisfied	1	12.50%

Q8d. How strongly do you agree or disagree with the following statements? Homeless services and outreach teams…

Response	Number of Respondents (Strongly Agree/Agree)	Percentage of Respondents (Strongly Agree/Agree)
…are able to respond promptly to my requests	3	37.5%
…connect people experiencing homelessness to the resources they need	2	25%
…help me understand the resources available to my organization to help address homelessness	4	50%

Q9. Have you ever contacted the homeless service system about someone experiencing homelessness at your place of business, for a non-health emergency or safety issue?

Response	Number of Respondents	Percentage of Respondents
No	205	85.42%
Yes	35	14.58%

Q9a. What happened as a result of this contact?

Response	Number of Respondents	Percentage of Respondents
I called but was never connected to anyone	5	14.29%
Nothing happened as a result of this contact	5	14.29%
Person in need was connected to services	11	31.43%
Person in need left my business	10	28.57%

Response	Number of Respondents	Percentage of Respondents
Unsure	4	11.43%

Q9b. Why have you never contacted the homeless service system about someone experiencing homelessness at your place of business? Select all that apply.

Response	Number of Respondents	Percentage of Respondents
I do not think they would help	25	12.25%
I don’t know who to contact	99	48.53%
No emergency services offered	5	2.45%
Person experiencing homelessness doesn’t want to engage with service providers	26	12.75%
I haven’t needed to contact anyone	45	22.06%
Other	16	7.8%

Q10. Has your business offered direct assistance to people experiencing homelessness (i.e., not through a provider)?

Response	Number of Respondents	Percentage of Respondents
No	145	60.67%
Yes, currently	39	16.32%
Yes, in the past	55	23.01%

Q11. Has your business partnered with local providers to assist people experiencing homelessness in the community?

Response	Number of Respondents	Percentage of Respondents

No	167	70.17%
Yes, currently	37	15.55%
Yes, in the past	34	14.29%

Q12. Would you be willing to continue to or to start a partnership with local providers to address homelessness in the community?

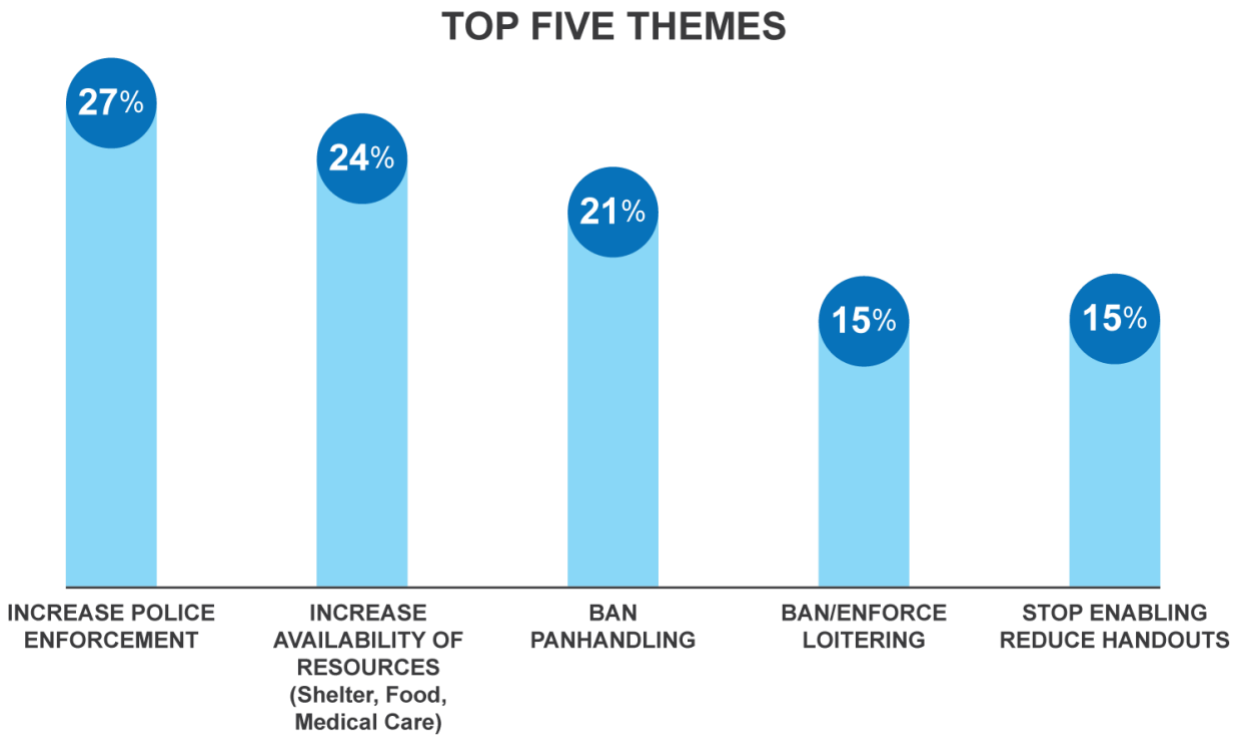
Response	Number of Respondents	Percentage of Respondents
Maybe	89	37.71%
No	87	36.86%
Yes	60	25.42%

Q12a. How would you like to partner with local providers to address homelessness in the community?

Response	Number of Respondents	Percentage of Respondents
Make financial donations to providers	34	23.78%
Donate meals or other services to providers	39	27.27%
Learn more about the issue of homelessness, including root causes	53	37.06%
Learn more about resources available to help my establishment address homelessness	100	69.93%
Other	12	8.39%

Q13. Do you have any suggestions on how ACCGov and the community at large could support your business in addressing homeless issues in the community?

Categorized themes from responses:



Appendix D: Student Survey

Students are an important part of the Athens-Clarke County community. During the community listening sessions, participants representing the public school system and institutions of higher education stated that many students experience housing insecurity and homelessness. To capture those perspectives, ACCGov administered a survey for students 18 years and older, which received 60 total responses.

Findings from the survey indicate that many students do experience housing insecurity in Athens-Clarke County. This is most commonly due to rising rental prices. When students experience a housing crisis, they most often turn to friends and family for support. Few engage with local service providers, meaning student needs may be underrepresented in local homelessness data. The full results of the survey are below.

Q1. Are you at least 18 years old?

Response	Number of Respondents	Percentage of Respondents
Yes	59	100%

Q2. Are you currently enrolled in school?

Response	Number of Respondents	Percentage of Respondents
Yes	53	92.98%
No	4	7.02%

Q3. Are you experiencing homelessness or housing instability?

Response	Number of Respondents	Percentage of Respondents
No	37	69.81%
Yes	16	30.19%

Q4. Have you experienced a housing crisis in the past year? This may include being evicted, being asked to leave, or being unable to pay rent.

Response	Number of Respondents	Percentage of Respondents
No	44	83.02%
Yes	9	16.98%

Q4a. What led to this housing crisis? Select all that apply.

Response	Number of Respondents	Percentage of Respondents
Conflict with the landlord	2	22.22%
Conflict with someone else	3	33.33%
Loss of income	2	22.22%
Could not afford rent increase	4	44.44%
Damage to the property (e.g., fire or flood)	1	11.11%

Q5. What is your current housing situation?

Response	Number of Respondents	Percentage of Respondents
Living in university housing	5	9.43%
Renting off-campus apartment or house by myself	10	18.87%
Renting off-campus apartment with others	31	58.49%
Staying in my car or outside	2	3.77%
Staying with friends or family	3	5.66%
Other	2	3.77%

Q6. How long has this been your living situation?

Response	Number of Respondents	Percentage of Respondents
1–3 months	1	1.89%
3–6 months	3	5.66%
6–12 months	16	30.19%
More than 1 year	33	62.26%

Q7. When was the last time you had a permanent place to live?

Response	Number of Respondents	Percentage of Respondents
Less than 1 month ago	1	1.89%
3–6 months ago	1	1.89%
6–12 months ago	1	1.89%
More than 1 year ago	6	11.32%
I have always had a permanent place to live	44	83.02%

Q8. When you have experienced housing issues, who would you contact for help? Select all that apply.

Response	Number of Respondents	Percentage of Respondents
Friends or family	18	33.96%
Campus resource	5	9.43%
Local government	1	1.89%
Local service provider or nonprofit	5	9.43%
Faith community	2	3.77%
Online (e.g., GoFundMe)	4	7.55%
I have not experienced a housing issue	33	62.26%

Q9. Have you experienced gender-based violence?

Response	Number of Respondents	Percentage of Respondents
No	37	69.81%
Prefer not to answer	3	5.66%
Yes	13	24.53%

Q9a. Was this experience related to your housing situation?

Response	Number of Respondents	Percentage of Respondents
No	9	69.23%
Prefer not to answer	1	7.69%
Yes	3	23.08%

Appendix E: Provider Survey

Based on the draft goals and strategies of this plan, a survey was created by ACCGov and Cloudburst to allow for feedback from local service providers prior to the draft being finalized. The survey received 27 responses and was distributed by ACCGov. Overall, the top priorities identified by providers closely reflect the key strategies included in this plan. The text notes the places where providers prioritized an item higher than what is reflected in the plan. Points of deviation are limited to the development of site-based PSH (which is a focus of the HOME-ARP allocation plan), independent management of the CoC (which is supported by this plan, though as a subsequent step to staffing and other capacity building priorities), and access to non-emergency mental health services (which is already funded by ARPA through other initiatives).

Q1. Are you or the agency you are employed with currently a member of the Continuum of Care?

Response	Number of Respondents	Percentage of Respondents
No	14	56.00%
Yes	11	44.00%

Q2. Thinking about how to strengthen the capacity of the Continuum of Care, which of these strategies would be the most important?

Strategy	Rank	Average Score (out of 7)
Dedicated staffing for the Athens Homeless Coalition	1	5.91
Engagement and participation of people with lived experience in the Continuum	2	5.18
Taking steps to support an independent nonprofit community that manages the continuum of care	3	4.73
Improving coordinated entry policy and implementation	4	3.82
Training for Continuum of Care board members and ACCGov	5	3.36
Strengthening Continuum of Care governance	6	2.64
Creating written standards for every program	7	2.36

Strategy	Percentage of Respondents (n=11)						
	Ranked #1	Ranked #2	Ranked #3	Ranked #4	Ranked #5	Ranked #6	Ranked #7
Dedicated staffing for the Athens Homeless Coalition	54.55%	18.18%	9.09%	9.09%	0%	9.09%	0%
Engagement and participation of people with lived experience in the Continuum	18.18%	27.27%	36.36%	0%	9.09%	9.09%	0%
Taking steps to support an independent nonprofit community that manages the continuum of care	18.18%	18.18%	27.27%	9.09%	18.18%	0%	9.09%
Improving coordinated entry policy and implementation	9.09%	18.18%	9.09%	18.18%	9.09%	27.27%	9.09%
Training for Continuum of Care board members and ACCGov	0%	9.09%	18.18%	27.27%	0%	36.36%	9.09%
Strengthening Continuum of Care governance	0%	9.09%	0%	9.09%	36.36%	18.18%	27.27%
Creating written standards for every program	0%	0%	0%	27.27%	27.27%	0%	45.45%

Q3. Thinking about how to ease unsheltered homelessness, which of these strategies would be the most important?

Strategy	Rank	Average Score (out of 4)
A housing surge for people living in encampments (including unsanctioned encampments)	1	3.08
Implementing a comprehensive street outreach program	2	2.84
Developing an inclement weather policy	3	2.04
Creating personal property storage for unsheltered people	4	2.04

Strategy	Percentage of Respondents (n=25)			
	Ranked #1	Ranked #2	Ranked #3	Ranked #4
A housing surge for people living in encampments (including unsanctioned encampments)	40%	36%	16%	8%
Implementing a comprehensive street outreach program	36%	28%	20%	16%
Developing an inclement weather policy	16%	12%	32%	40%
Creating personal property storage for unsheltered people	8%	24%	32%	36%

Q4. Thinking about how to improve shelter and transitional housing programs, which of these strategies would be the most important?

Strategy	Rank	Average Score (out of 4)
Create or convert a non-congregate shelter facility	1	3.12
Coordinate shelter access across providers	2	2.52
Establish low-barrier shelter policies	3	2.24
Implement diversion and rapid exit programs	4	2.12

Strategy	Percentage of Respondents (n=25)			
	Ranked #1	Ranked #2	Ranked #3	Ranked #4
Create or convert a non-congregate shelter facility	40%	36%	20%	4%
Coordinate shelter access across providers	24%	24%	32%	20%
Establish low-barrier shelter policies	12%	28%	32%	28%
Implement diversion and rapid exit programs	24%	12%	16%	48%

Q5. Thinking about how to increase access to permanent housing for people exiting or at risk of homelessness, which of these strategies would be the most important?

Strategy	Rank	Average Score (out of 6)
Developing site-based permanent supportive housing	1	4.30
Establishing a flexible housing fund	2	3.93
Implementing landlord engagement strategies and risk mitigation resources	3	3.56
Creating comprehensive housing navigation across providers	4	3.41
Establishing a “Moving On” program for people currently living in permanent supportive housing or other long-term scattered-site homeless housing programs to access a Housing Choice Voucher.	5	3.04
Establishing a homeless preference for available housing vouchers and subsidies.	6	2.78

Strategy	Percentage of Respondents (n=27)					
	Ranked #1	Ranked #2	Ranked #3	Ranked #4	Ranked #5	Ranked #6
Developing site-based permanent supportive housing	29.63%	18.52%	22.22%	18.52%	3.7%	7.41%
Establishing a flexible housing fund	25.93%	14.81%	22.22%	11.11%	14.81%	11.11%
Implementing landlord engagement strategies and risk	11.11%	22.22%	22.22%	14.81%	14.81%	14.81%

mitigation resources						
Creating comprehensive housing navigation across providers	22.22%	14.81%	3.7%	22.22%	14.81%	22.22%
Establishing a “Moving On” program for people currently living in permanent supportive housing or other long-term scattered-site homeless housing programs to access a Housing Choice Voucher.	3.7%	14.81%	18.52%	22.22%	25.93%	14.81%
Establishing a homeless preference for available housing vouchers and subsidies.	7.41%	14.81%	11.11%	11.11%	25.93%	29.63%

Q6. Thinking about how to increase housing stability for people exiting or at-risk of homelessness, which of these strategies would be the most important?

Strategy	Rank	Average Score (out of 4)
Establish employment programs for people experiencing homelessness to increase job opportunities and stability	1	2.80
Provide access to non-emergency mental health services	2	2.60
Expand case management for people who are housed	3	2.40
Establish eviction mediation processes	4	2.16

Strategy	Percentage of Respondents (n=25)			
	Ranked #1	Ranked #2	Ranked #3	Ranked #4
Establish employment programs for people experiencing homelessness to increase job opportunities and stability	32%	28%	28%	12%
Provide access to non-emergency mental health services	32%	24%	16%	28%
Expand case management for people who are housed	16%	32%	32%	20%
Establish eviction mediation processes	20%	16%	24%	40%

Appendix F: Listening Sessions

ACCGov organized eight listening sessions for this strategic plan, four of which overlapped with outreach for the HOME-ARP allocation plan. Each session was designed for a specific type of stakeholder (e.g., homeless service providers, non-health supportive service providers). In total, more than 30 stakeholders from the Athens-Clarke County community attended these focused sessions. The themes from these sessions are described below.

Table 11. Listening Session Dates and Audiences

Date	Audience	Purpose
January 18, 2023	Homeless service providers	HOME-ARP & Homelessness Strategic Plan
January 18, 2023	Non-health support services	HOME-ARP & Homelessness Strategic Plan
January 18, 2023	Victim service providers	HOME-ARP & Homelessness Strategic Plan
January 19, 2023	Health support services	HOME-ARP & Homelessness Strategic Plan
February 28, 2023	Faith-based and low-barrier providers	Homelessness Strategic Plan
March 7, 2023	Student support and educators	Homelessness Strategic Plan
March 8, 2023	Local businesses	Homelessness Strategic Plan
March 17, 2023	Neighborhood associations	Homelessness Strategic Plan

Need for Affordable Housing

Participants unanimously agreed there is a great need for affordable housing. Providers additionally noted that these units should be available based on a sliding scale to accommodate different levels of affordability for different households. Many participants described a broad need for housing cost relief, as both rents and homeownership costs (e.g., property tax) have risen, leading to housing crises even for those with steady incomes. Student representatives added that rising housing costs have pushed families outside of the Clarke-County School District, resulting in a need for children's education and activities to switch schools and leading to increased need among college students who are experiencing homelessness or housing insecurity.

Need for Additional Shelter

Shelter operators who participated in the listening sessions stated that they operate on a constant waitlist and never have enough beds or resources to meet the number of requests received. Service providers noted a need for additional low-barrier shelters in the community, expressing support for models that provide intensive case management and open access for clients to enter and exit at any time of day. Student and victim service support representatives also noted the lack of shelter, adding that many people who come to them for help end up sleeping in cars due to a lack of shelter space. Neighborhood representatives had mixed experiences with shelters operating close to housing, with some expressing support and others

stating new shelter and the sanctioned encampment had led to an increase in neighborhood disruptions (e.g., littering). Overall, the participants of the sessions supported new shelters over further increases in unsheltered homelessness.

Supportive Services

Participants noted that while there are many services currently available in Athens-Clarke County, the expansion of current programs and new offerings was necessary to fully serve people experiencing and at risk of experiencing homelessness. Participants emphasized the importance of mental and behavioral health services, including medication management and ongoing counseling needs. These services were of top importance for neighborhood leaders, who expressed concern over substance use among people living unsheltered. Many participants noted that current providers did not have the capacity to reach everyone in need and suggested increasing funding for outreach services. Additionally, some participants noted the need for low-barrier programs, services, and shelters for people actively struggling with substance use or mental health issues.

Coordination and Education

Participants noted that organizations need additional staff to carry out overall coordination and community education activities. They also suggested hiring a paid staff member for the Athens Homeless Coalition to provide system-wide support. Providers expressed support for additional staff within ACCGov to support streamlined funding processes for homeless services. Businesses and neighborhood leaders expressed a strong willingness to collaborate with homeless service providers to address unsheltered homelessness and support people to enter services; however, they did not know who to contact or how homeless services generally operated. They suggested educational events for partnerships between providers and the Athens-Clarke County community to learn about ways to collaborate.

Attachment #2 – Proposed Allocation of Remaining ARPA Homelessness Funds and Award Process

Proposed Allocation

Strategy	Description	Funding Amount	Anticipated Components
Key Strategy #1: Staff the Coalition	Providing dedicated staffing for the Athens Homeless Coalition.	Year 1: $200,000 Year 2: $200,000 **Total: $400,000**	Salary, benefits, and workstation costs (e.g., technology, space)
Key Strategy #2: Increase participation from persons with Lived Experience	Dedicated committee and resources for engaging people with lived experience of homelessness.	Year 1: $20,000 Year 2: $10,000 **Total: $30,000**	Stipends and support staff time
Key Strategy #3: Improve Coordinated Entry Policy & Implementation	Streamlining CE access and implementation.	Year 1: $300,000 Year 2: $200,000 **Total: $350,000**	Salary, benefits, consulting support, training, and software upgrades
Key Strategy #4: Establish Comprehensive Street Outreach	Creating and implementing a comprehensive outreach plan.	Year 1: $200,000 Year 2: $100,000 **Total: $200,000**[1]	Salary, benefits, training, software upgrades, and program materials (e.g., toiletries)
Key Strategy #5: Organize Housing Surges for Encampments	Standing up a multidisciplinary team to decommission sanctioned & unsanctioned encampments through housing & shelter access.	**Total: $150,000**	Salary, benefits, and move-in assistance for people experiencing homelessness
Key Strategy #6: Increase Low-Barrier Shelter Units	Funds for the creation, expansion, or rehabilitation of low-barrier emergency shelter.	**Total: $2,200,000**	Acquisition, rehabilitation, modifying existing space, staffing, and other shelter operations costs (e.g., acquisition/modification of a hotel, etc.)
Key Strategy #7: Implement Diversion and Rapid Exit	Funds to support intensive case management techniques.	Year 1: $125,000 Year 2: $125,000 **Total: $200,000**	Salary, benefits, and training

[1] As part of the FY24 Annual Operating & Capital Budget, M&C allocated a total of $130,000 funds ($100,000 increase from FY23) for an existing street outreach managed by ABHS. These $200,000 are additional ARPA funds intended to expand the program for new providers and support cross-agency collaboration.

Strategy	Description	Funding Amount	Anticipated Components
Key Strategy #8: Create a Support Fund to End & Prevent Homelessness	Funds to provide one-time financial assistance to households, to end and prevent homelessness.	M&C allocated $300K toward this as part of FY24 Annual Budget.	Direct financial assistance, salary/benefits of staff managing the fund.
Key Strategy #9: Engage in Landlord-Focused Initiatives	Funds to increase engagement and unit commitment from landlords and property managers.	Year 1: $160,000 Year 2: $80,000 **Total: $240,000**	Salary, benefits, incentives, and risk funds paid directly to landlords
Key Strategy #10: Establish Partnerships for Employment	Engagement with local employers and business owners to provide employment opportunities for people experiencing homelessness.	Year 1: $120,000 Year 2: $75,000 **Total: $195,000**	Salary, benefits, training, and incentives paid directly to employers
All other strategies	Open funds to support other actions & priorities identified in this plan.	**Total: $500,000**	Costs will vary depending on the strategy.

Proposed Award Process

Staff recommends a sole source contract to the Athens Homeless Coalition to implement Key Strategies 1, 2, 3, and 8. Additionally, staff recommends simultaneously releasing 3 RFPs in fall 2023 to competitively select non-profits to implement the remaining Key Strategies.

RFP/Contract	Activities, per SPRPH	Allocation
Homeless Coalition Sole Source Contract ($1,080,000 - 1 contract)	#1 Staff Coalition	$400,000
	#2 Lived Experience engagement	$30,000
	#3 CE Improvement	$350,000
	#8 Homeless Support Fund	$300,000[2]
RFP #1 – Street Outreach ($350,000 total - 1 contract)	#4 Coordinated Street outreach	$200,000
	#5 Housing Surge for encampments	$150,000
RFP #2 – Development/Rehab of low-barrier shelter ($2,200,000 - 1-5 contracts)	#6 Low-barrier shelter	$2,200,000
RFP #3 – Supportive Services ($635,000 total - 1 contract/activity)	#7 Diversion/rapid exit	$200,000
	#9 Landlord	$240,000
	#10 Employment support	$195,000
TBD, pending M&C allocation	All Others	$500,000
	TOTAL	**$4,765,000**

[2] M&C allocation to this program during FY24 budget; no agency was named in that allocation.

This RFP process will generally mirror the RFP cycle for FY25 Community Development Block Grant (CDBG) to give agencies an opportunity to leverage different federal funding sources.

Key Activities	Key Dates	CDBG dates (if different)
OCTOBER 2023		
M&C vote on SPRPH, ARPA allocation and sole-source award to Athens Homeless Coalition	October 3, 2023	n/a
ARPA Applications Release Meeting	**October 19, 2023**	
Mandatory Notice of Intent to Apply Deadline	October 27, 2023	
NOVEMBER 2023		
M&C Vote on AJMP	November 7, 2023	n/a
End of ARPA Technical Assistance	November 22, 2023	CDBG: 11/9
ARPA Applications Due to HCD	**November 27, 2023**	**CDBG: 11/17**
ARPA Staff Review Period Begins	November 28, 2023	CDBG: 11/20
DECEMBER 2023		
HCD Citizen Advisory Committee (Vision Committee) review period begins	December 14, 2023	
JANUARY 2024		
Vision Committee Meeting	January 22, 2024	
FEBRUARY 2024		
Mayor & Commission Work Session	February 13, 2024	
Mayor & Commission Agenda Setting Session	February 20, 2024	CDBG: 3/19
MARCH 2024		
Mayor & Commission Voting Session	March 5, 2024	CDBG: 4/2
Contracting begins	March 6, 2024	CDBG: 4/4
FALL 2024		
Staff recommends an RFP process for $2,506,309 of HOME-ARP funds in fall 2024, to coincide with the FY26 CDBG cycle. This will help extend availability of one-time federal funds as allocated in the previously approved HOME-ARP Allocation Plan: • Supportive Services $ 625,000 • Development of Affordable Rental Housing $ 1,300,000 • Non-profit operating** $ 125,315 • Non-profit capacity building** $ 125,315 • Administration, ACCGov $ 330,679 **Non-profit operating and capacity building funds must be awarded in conjunction to another HOME-ARP activity.		

###

Athens Clarke County

September 5, 2023

TO: Members of the ARPA Homeless Advisory Committee

VIA: director@helpathenshomeless.org; Danielle.Bonanno@arc-ga.org; arkumoc@msn.com; jason.sowathens@gmail.com; jgeddis@helpathenshomeless.org; John.Morris@advantagebhs.org; director@biggervisionofathens.org; 1ststephomelessencampment@gmail.com; tlbeard@project-safe.org; director@familypromiseathens.org; paige@athensnursesclinic.org; jms.scott100@gmail.com; haley@gasubstanceabuse.org; thebiggervisionshelter@gmail.com catherine.gurak@stmarysathens.org; dee.burkett1@piedmont.org; mbien00@gmail.com;

RE: Response to Formal Feedback from Advisory Committee on SPRPH

Dear all,

As always, we are grateful for your commitment to our community and, more specifically, for submitting your formal feedback on the final draft of the Strategic Plan to Reduce & Prevent Homelessness (SPRPH) on August 25, 2023. Please consider this a response to your comments on the process behind the plan development as well as on the specific proposed strategies and allocations.

Re: the SPRPH process and role of the ARPA Homelessness Advisory Committee

As this group is aware, on March 1, 2022, the Mayor & Commission (M&C) allocated an initial $5M of ARPA funds to help address homelessness. This action also included a strategic planning process followed by an RFP for the ARPA funds and designated the Athens Homeless Coalition (AHC) as the advisory committee for this allocation. On March 29, 2022, the AHC finalized a project scope for the SPRPH and decided to create an ad-hoc committee ("ARPA Homelessness Advisory Committee") to guide plan development (this group would eventually include 16 individuals representing local service providers).

The Cloudburst Group—the sole respondent to an RFP issued twice—was selected in September 2022 to develop the SPRPH *and* a separate Allocation Plan for the approximately $2.5M in HOME-ARP funding that ACC received from HUD. As a reminder soon thereafter, we had to shift our focus to complete the HOME-ARP Allocation Plan first to meet HUD's updated March 31, 2023 deadline for the submission of said plan.

Our first committee meeting with Cloudburst was held on November 30, 2022 (11 of the 14 members appointed at the time attended). During that meeting, HCD staff shared concerns raised by The Cloudburst Group about possible real or perceived conflict of interest if the role of the ARPA Homelessness Advisory Committee was more than advisory in nature.

Housing and Community Development Department

P. O. Box 1868 • Athens, Georgia 30603 • (706) 613-3155 • FAX (706) 613-3158

Specific to the committee's role in the development of the HOME-ARPA Allocation Plan, Cloudburst cited Section IV of HUD's HOME Program Conflict of Interest Provisions:

> "No covered person who exercises or has exercised any functions or responsibilities with respect to activities assisted with HOME funds or **who is in a position to participate in a decision making process or gain inside information with regard to these activities**, may obtain a financial interest or benefit from a HOME-assisted activity, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family ties, during their tenure and for one year thereafter." (Bold emphasis is staff's)

Soon after, the ACCGov Attorney's Office confirmed that, given the composition of the ARPA Homelessness Advisory Committee (i.e., mostly homeless service providers who could stand to benefit from the strategies and proposed funding allocation in the final plan), the committee should only be advisory in nature and have no decision-making power in "approving" either the HOME-ARP Allocation Plan or the SPRPH prior to their submission to M&C for acceptance. These details were further clarified in a follow-up email from staff to the committee on December 2, 2022, and again whenever committee members raised the issue thereafter. Staff does recognize that the advisory committee can make recommendations and should exercise that capacity.

Along every step of the process, we have asked for, accepted, and seriously considered every single comment we've received from the committee since that initial November 30 meeting. These opportunities for comment and input have included:

- Four in-person meetings with the ARPA Homelessness Advisory Committee (November 30, 2022, April 5, 2023, May 3, 2023 and August 16, 2023). A recording of the meetings and minutes were shared soon after every meeting (also available via www.accgov.com/arpa).
- In their role of service providers, committee members were also invited to participate in all activities targeting local providers. Our records indicate that every member of the committee that serves as staff in a local service provider participated in at least one, if not multiple, of the following:
    - Eight listening sessions held with stakeholders and residents between December 2022 and March 2023;
    - Two separate surveys directed at service providers (December 2022-January 2023 for HOME-ARP, and May 2023 for SPRPH);
    - Interviews and program data requests from homeless service providers, led by The Cloudburst Group; and
    - Two meetings specifically targeting local service providers (December 15, 2022 and January 13, 2023).
- Access to the final draft plan starting August 10, 2023 (a little over 3 weeks before it was released to the general public on September 5, 2023), giving committee members an additional opportunity to provide feedback to be considered before release.
- All members of the committee were encouraged to reach out to staff via email or phone with specific feedback and comments along the way.

In summary, while committee members may not see their feedback reflected on the final draft *verbatim*, please know that the final draft reflects as much of it as possible within the following constraints:

1. The committee's feedback is just one source of data for this plan. The final draft of the document is also supported by underlying data (a lot of which was provided directly by service providers and committee members) and reflects input from non-committee stakeholders and residents (including those with lived experience) gathered since December 2022. Said data is incorporated throughout the SPRPH.
2. The inherent real or perceived conflict of interest among committee members, as noted above.

Re: Other areas of concern:

1. The letter expressed concern that this plan is not sustainable. Staff agrees with Cloudburst's underlying recommendation that by strengthening the Athens Homeless Coalition (see Goal #1: Strengthening the Coalition, and its underlying Key Strategies #1-3), investing in development/rehab of true low-barrier shelters (Key Strategy #6), and promoting coordination among and between service providers and other stakeholders (see Key Strategies # 4, 5, 8, 9 & 10), our community will be in a better position to receive increased CoC funding, energize the business community to garner their support, and attract additional philanthropic contributions that can make these strategies sustainable once our limited ARPA funding is gone.

2. The letter expressed that the SPRPH did not consider special populations. All strategies in the SPRPH are meant to help support as many individuals and households experiencing or at risk of homelessness as possible, and in no way is meant to exclude any special population. To further clarify this, staff has added the following statement to page 7 of the final plan draft that will be shared with the public in September 2023:

   In implementing any strategy outlined in this plan, it is important that ACCGov and service providers consider the specific needs of specialized populations at risk of or currently experiencing homelessness. Examples of such specialized populations may include but are not limited to: families with children, survivors of domestic violence/interpersonal personal violence, human trafficking, and sexual assault, individuals living with behavioral or physical health limitations, un-/under-documented immigrants, members of the LGBTQIA+ community, etc.

3. The letter expressed concern about a lack of connection between the SPRPH and the Affordable Housing Strategy. Given the complexity of both issues, it was important that each plan focused on the most effective strategies. With that said, the final drafts of both plans make multiple references to each other. Additionally, during the public input period beginning September 5, M&C and the public (via www.accgov.com/arpa) will have access to documents that identify the specific points of connections between both plans.

4. The letter stated that this plan, specifically the proposed ARPA allocation, is focused on increasing administrative positions. As described on Table 7 (pp. 58-60) of the SPRPH draft, these allocations are not meant to pay for staff exclusively. Funds could also cover key expenses like training, software upgrades, program materials, and direct financial assistance to residents. As part of the RFP process, agencies will be able to propose the best way to spend the funds as part of their applications.

5. The letter expressed disappointment that the strategies seem like an expansion of existing services. All strategies in the SPRPH follow best practices established by communities across the country (as highlighted by included case studies). Even when the plan recommends continuing existing services—for example, street outreach—Cloudburst is recommending ways that these could be *enhanced* and *improved* to better serve the community.

   In this point, the letter also states that issuing 10 different RFPs could be chaotic. HCD staff wholeheartedly agrees. We are therefore recommending an RFP process to M&C that coincides with the FY25 CDBG process in Fall 2023 as follows:

RFP/Contract	Activities, per SPRPH
Homeless Coalition Sole Source Contract	#1 Staff Coalition
	#2 Lived Experience engagement
	#3 CE Improvement
	#8 Homeless Support Fund
RFP #1 – Street Outreach	#4 Coordinated Street outreach
	#5 Housing Surge for encampments
RFP #2 – Development/Rehab/Expansion of low-barrier shelter	#6 Low-barrier shelter
RFP #3 – Supportive Services	#7 Diversion/rapid exit
	#9 Landlord Engagement
	#10 Employment support
TBD, pending M&C allocation	All Others

6. The letter states that the financial background (pp. 19-21) is not accurate, that it doesn't include the CARES dollars, or current accounting of ESG dollars in time frame listed. The letter also shares that many people on the advisory committee didn't realize they would be responsible for reviewing this. The committee was given the opportunity to provide feedback on all aspects of this plan, including this section, so we welcome your feedback. HCD has reviewed the information and made necessary corrections to ESG funding; all other funding is correct. CDBG-CV funding was not included on Table 4 of the SPRPH because it was a one-time funding source that has already been allocated and mostly expended.

<u>Re: comments on specific strategies and allocations</u>

As the title of the plan indicates, the SPRPH was designed to identify realistic and effective strategies to reduce *and* prevent homelessness, and to allocate ARPA funds to help support existing efforts and kick-start newer initiatives. Cloudburst and HCD staff collaborated to identify the 10 key strategies outlined in the plan and related funding allocation based on a 10-month process that triangulated data from HMIS, PIT/HIC reports, reports from existing homelessness programs, interviews, listening sessions and surveys.

Based on the feedback submitted by the committee on August 25, 2023, staff has agreed to make some adjustments to the proposed ARPA allocation as outlined in **Attachment #1**

In conclusion, we recognize that a single plan or a single set of strategies cannot possibly solve the incredibly complex issue of homelessness or address all the needs of every service provider and

resident. However, staff believes that the strategies within the SPRPH and the associated proposed ARPA allocation—which resulted from an inclusive and data-driven process—can set our community up for success by investing in infrastructure and above all, collaboration.

We look forward to continuing our partnership with every one of you.

Best,

Roderick Wallace

Roderick Wallace
Director, Housing & Community Development

Attachment #1: Staff's Response to Specific Feedback from Committee

Strategy	Original allocation	Committee Feedback	Staff's Final Recs	Staff Comments
#1: Staff the Coalition	$400,000	$400,000	$400,000	**Allocation remains the same.** Committee is in agreement with the original allocation.
#2: Increase participation from persons with Lived Experience Engagement	$30,000	$30,000	$30,000	**Allocation remains the same.** Committee is in agreement with the original allocation.
#3: Improve Coordinated Entry Policy and Implementation	$500,000	$100,000	$350,000	**Reduced by $150,000.** This is a critical requirement for any CoC to function well, receive higher scores in competitive application and increase current and future funding opportunities. Though the funding timeframe is limited, this funding could help with training, hiring of 1 staff member to establish protocols and systems, etc., that can be maintained with less funds in the future. We agree that this should fall under oversight of the Coalition.
Key Strategy #4: Establish Comprehensive Street Outreach	$300,000	$50,000	$200,000	**Reduced by $100,000.** Decreased allocation from original $300,000 to $200,000, given that ABHS recently received an additional $100K from general budget (via M&C FY24 budget). The rest of the funding is meant to complement existing services by ABHS, and encourage other agencies to ramp up their outreach pieces for specific groups (e.g., veterans, DV/IPV, LGBGTQ, etc.), increase collaboration, etc.
Key Strategy #5: Organize Housing Surges for Encampments	$150,000	$150,000	$150,000	**Allocation and strategy description remains the same.** HCD has had to extend existing CDBG-CV hotel voucher program until December 2023 because of lack of expenditures during FY23. As such, we are hesitant to allocate a full $150K just for hotel vouchers. This allocation for Strategy #5 can certainly be used to cover hotel vouchers, as needed, to support residents of sanctioned or unsanctioned encampments.
Key Strategy #6: Increase Low-Barrier Shelter Units	$1,900,000	$2,890,000	$2,200,000	**Allocation increased by $300,000**. We agree to move any remaining balance resulting from other changes described herein into this strategy.

Key Strategy #7: Implement Diversion and Rapid Exit	$250,000	$50,000	$200,000	**Reduced by $50,000.** We reduced the allocation amount, but not to the degree requested by the committee members. This is meant to focus on prevention and quick exits out of homelessness and could be used beyond just paying for direct costs (as the Support Fund does). These funds could absolutely be used toward community training & professional development in this area, and possibly complement existing funding for positions focused on prevention - a key goal of the SPRPH.
Key Strategy #8: Establish a Support Fund	No additional. M&C allocated $300,000 during FY24 budget process.	n/a	n/a	Staff agrees that we must establish policies and procedures for this fund to be effective. Given inherent conflicts of interest, it would not be appropriate to appoint a committee of providers to create an RFP and eligibility requirements. In fact, staff will recommend that M&C appoint the Athens Homeless Coalition as the fund manager, given their perceived neutrality. Staff would work closely with the new Coalition ED and Board to define all related policies and procedures.
Key Strategy #9: Engage in Landlord-Focused Initiatives	$240,000	$100,000	$240,000	**Allocation remains the same.** All data - both qualitative and quantitative - collected throughout the SPRPH and AHIS development process point to the need to improve relationships with landlords given their complexity. In addition to using these funds to pay for landlord incentives (up to and including repairs caused by tenants referred by homeless service providers), it could also help complement existing funding for current/new positions focused on "current efforts."
Key Strategy #10: Establish Partnerships for Employment	$195,000	$0	$195,000	**Allocation remains the same.** Reliable and possibly higher wages are a critical strategy to help individuals avoid housing insecurity or exit homelessness. The Chamber of Commerce has expressed interest in supporting such an interest, so this ARPA funding could be leveraged to encourage additional financial support to these programs.

All Others	$500,000	$500,000	$500,000	**Allocation remains the same.** We appreciate the group's recommendation to extend the current sanctioned shelter. M&C will have the ability to consider this allocation for such a purpose, or to allocate it to any other strategy described within the plan. Based on current monthly expenditures for operations, however, the proposed amount would only support operations of the encampment for approximately four months.
TOTALS	**$4,465,000**	**$4,270,000**	**$4,465,000**	

Attachment #4 – Overview of connections between Strategic Plan to Reduce & Prevent Homelessness (SPRPH) and the Affordable Housing Investment Strategy (AHIS)

The purpose of this document is to provide an outline of the points of connection between key recommendations from the Strategic Plan to Reduce & Prevent Homelessness (SPRPH) and the Affordable Housing Investment Strategy (AHIS). Both plans were developed concurrently by The Cloudburst Group and HR&A Advisors, respectively, in collaboration with the ACCGov Housing and Community Development Department and in consultation with local stakeholders and community members.

SPRPH Goal	SPRPH Key Strategy	Connection to AHIS
Goal #1: Strengthen Continuum of Care (CoC) Capacity	**#1: Staff the Coalition.** Providing dedicated staffing for the Athens Homeless Coalition.	The AHIS also identifies limited local capacity and funding as a challenge to address complex issues. Strengthening the CoC, as suggested in the SPRPH, would increase local capacity to seek and secure competitive funding to help prevent and reduce homelessness.
	#2: Increase participation from persons with Lived Experience. Dedicated committee and resources for engaging people with lived experience of homelessness.	
	#3: Improve Coordinated Entry Policy & Implementation. Streamlining CE access and implementation.	
	Additional suggestions: a. Increase training for the CoC board, general members, and the collaborative applicant b. Implement written standards for every program type c. Strengthen CoC governance and collaboration with ACCGov d. Support steps for an independent nonprofit community	

SPRPH Goal	SPRPH Key Strategy	Connection to AHIS
Goal #2: Reduce the Impact of Unsheltered Homelessness	**#4: Establish Comprehensive Street Outreach.** Creating and implementing a comprehensive outreach plan.	Street Outreach programs help individuals exit homelessness by providing referrals to housing opportunities. The AHIS Recommendations #1 (Local Housing Fund) and #2 (Building & Preserving Affordable Rental Homes) would help increase stock of adequate housing.
	#5: Organize Housing Surges for Encampments. Standing up a multidisciplinary team to decommission sanctioned & unsanctioned encampments through housing & shelter access.	The success of this SPRPH strategy relies on the availability of quality and adequate rental homes for very low- and low-income households. The AHIS includes several recommendations to build and preserve quality affordable rental homes, as part of its Recommendation #2, including: 1. Supporting LIHTC development 2. Advancing the Voluntary Inclusionary Zoning policy 3. Investing on an Acquisition Strike Fund to acquire/rehabilitate unregulated rental homes 4. Continue modernization & redevelopment of public housing stock 5. Establishing a voluntary landlord registry 6. Establishing strategic code enforcement
	Additional suggestions: a. Establish an inclement weather policy b. Create personal property storage	No direct connection, but any increase in the availability of affordable housing units would help diminish the need of an inclement weather policy and personal property storage.
Goal #3: Improve Emergency Shelter and Transitional Housing Programs	**#6: Increase Low-Barrier Shelter Units.** Funds for the creation, expansion, or rehabilitation of low-barrier emergency shelter.	The AHIS suggests various strategies to increase the creation and preservation of affordable homes. As people currently experiencing homelessness move into affordable rental homes, shelter beds may open up for others. The Local Housing Fund (Recommendation #1) recommended by the AHIS could potentially help provide gap funding for the creation/expansion of shelters. The Acquisition Strike Fund (part of AHIS Recommendation #2) could help ACCGov acquire/rehabilitate buildings or land that could be used for shelter or transitional housing.

SPRPH Goal	SPRPH Key Strategy	Connection to AHIS
	#7: Implement Diversion and Rapid Exit. Funds to support intensive case management techniques.	Same connection as for SPRPH Key Strategy #5.
	Additional suggestion: Coordinate access to shelter across providers	No direct connection to AHIS.
Goal #4: Increase Access to Permanent Housing	**#8: Create a Support Fund to End & Prevent Homelessness.** Funds to provide one-time financial assistance to households, to end and prevent homelessness.	The #1 AHIS Recommendation is establishing a Local Housing Fund to support the creation and preservation of affordable homes, and address other housing priorities in the community that could include homeless services. This SPRPH-recommended Support Fund could help pay for one-time costs like landlord incentives, thus encouraging preservation of quality affordable rental homes (AHIS Recommendation #2).
	#9: Engage in Landlord-Focused Initiatives. Funds to increase engagement and unit commitment from landlords and property managers.	To help preserve quality affordable rental homes (Recommendation #2), the AHIS suggests establishing a voluntary landlord registry that provides meaningful incentives to landlords for participation.
	Additional suggestions: a. Develop site-based Permanent Supportive Housing (PSH) b. Establish comprehensive housing navigation c. Enact a homeless preference for public housing authority resources d. Create a Moving On program	a. The Local Housing Fund (AHIS Recommendation #1) or the Acquisition Strike Fund (part of Recommendation #2) could help provide funding for PSH development. b. The AHIS-recommended voluntary landlord registry would help inform any comprehensive housing navigation efforts. c-d. The AHIS recommends that ACCGov continue to modernize and redevelop its public housing stock. Enacting a homeless preference at public housing would help house more individuals experiencing homelessness and Moving On program would help ensure sustainability.

SPRPH Goal	SPRPH Key Strategy	Connection to AHIS
Goal #5: Increase Housing Stability	**#10: Establish Partnerships for Employment.** Engagement with local employers and business owners to provide employment opportunities for people experiencing homelessness.	The AHIS identified a severe lack of affordable housing in Athens for households earning less than $35,000. This SPRPH Strategy could help increase household income, and therefore open opportunities for other housing options. As part of Recommendation #2, the AHIS suggests establishing a wealth-building program for low-income families to improve affordability.
	Additional suggestions: a. Expand access to case management after people are housed b. Provide access to non-emergency mental health services c. Establish eviction mediation resources	To help preserve quality affordable rental homes (Recommendation #2), the AHIS suggests establishing a voluntary landlord registry that provides meaningful incentives to landlords for participation. These three initiatives (a-c) as incentives and help mitigate their risk.
Goal #6: Expand System Wide Coordination	a. Provide public outreach and engagement opportunities b. Incorporate partners outside of homeless services in system planning and case conferencing c. Increase data sharing opportunities d. Create opportunities for alignment around shared goals	The AHIS also identifies limited local capacity as a challenge to address the complexity of housing issues.

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Summary of Strategic Plan to Reduce & Prevent Homelessness (SPRPH)
Public Comment Period

The purpose of this document is to share a summary of the comprehensive public input campaign for the Strategic Plan to Reduce and Prevent Homelessness (SPRPH) between September 5 and September 27, 2023. Specifically, this document includes an overview of activities offered to the public, a thematic summary of comments received, and ACCGov's staff's response to these comments. This document was also shared with M&C as part of the Agenda Report associated with the scheduled vote on October 3, 2023. To learn more about the SPRPH and to download a copy of the most updated version, please visit www.accgov.com/arpa.

Summary of Activities

As outlined on pages 8-9 of the SPRPH, ACC stakeholders and residents were engaged in the development phase of the SPRPH between December 2022 -July 2023 through activities like:

1. 20 interviews with people currently or at risk of homelessness
2. 27 interviews with local service providers
3. ACCGov staff and stakeholders, including non-profit and for-profit housing developers, non-profit agencies, and business leaders
4. 3 targeted surveys (business community, students, and service providers) that garnered 327 unique responses
5. 8 listening sessions, attended by 30 stakeholders
6. HOME-ARP Allocation Plan activities (surveys, meetings, interviews, etc.)
7. Collaboration with the Athens Homeless Coalition to develop and disseminate a survey specifically for landlords; 19 responses were received between May 3-July 26, 2023
8. The accgov.com/arpa website was regularly updated with copies of presentations delivered during advisory committee meetings, summaries of proposed strategies, and details of engagement activities outlined above.

Between September 5 and September 27, 2023, residents were also asked to provide input on the final draft of the SPRPH before the Mayor and Commission's vote on October 3, 2023:

1. The accgov.com/arpa website was updated to include:
    - Full draft of plan, as well as a one-sheeter outlining key strategies in English and Spanish
    - Video recording of staff presenting an overview of the key components of the plan
    - Recording from August 16, 2023 ARPA Homelessness Advisory Committee meeting
    - Description and schedule of all public input opportunities related to this plan
2. Four in-person community forums whereby staff presented an overview of key plan components and accepted oral and written public comment. These events were held at locations and times accessible to stakeholders *and* residents who are most impacted by housing affordability:
    - Forum #1: Heard Park Multipurpose Room, Tuesday, September 5, 2023 (11 am -1 pm)
    - Forum #2: Snipes Water Resource Center, Wednesday, September 13, 2023 (3-5 pm)
    - Forum #3: ACC Library, Wednesday, September 20, 2023 (11am -1 pm)
    - Forum #4: ACC Library, Wednesday, September 20, 2023 (6-8 pm)

3. Online input form for individuals to provide written, confidential comment (September 5-27, 2023).

These activities were promoted heavily by staff through ACCGov News Flash, emails to stakeholders and non-profits (including Neighborhood Leaders), social media posts, flyers and A-frame posters in College Square, and interviews with local outlets.

Additionally, the public is invited to provide additional input and comments to the Mayor and Commission in relation to the SPRPH at the rescheduled M&C Regular Voting Session (Oct. 3, 2023). The meeting will be held at City Hall, beginning at 6 p.m. For more information, please visit www.accgov.com/publicinput.

Public Comment Received

Over the public comment period (September 5 – September 27, 2023), ACCGov staff received a total of 915 comments and questions as outlined below. Residents were encouraged to participate in as many of the activities as possible, so it is difficult to discern a unique number of residents who participated in these activities (e.g., a resident may have submitted comment via the online form, attended a forum and sent an email to staff). Please note that the analysis below does not include comments or questions emailed directly to Mayor and Commission.

Activity	Dates	# of residents	# of unique comments
Online Form	09/05/2023-09/27/2023	98	711
Email to Staff	09/06/2023-09/27/2023	13	15
Forum 1 @ Heard Park Multipurpose Room	09/05/2023	0	174
Forum 2 @ Snipes Water Resource Center	09/13/2023	40	
Forum 3 @ ACC Library	09/20/2023	18	
Forum 4 @ ACC Library	09/20/2023	42	
Original M&C Agenda Setting	09/19/2023	4	5
Comment source not recorded	09/05/23-09/27/23	9	10
TOTALS		**215**	**915**

Comment Analysis:

Sentiment (Does commenter support strategy?)

Strategy #	Neutral Sentiment	Against	In Support	Percent of comments in support of strategy	Percent of comments against strategy	Total responses for strategy
1	6	23	30	50.8%	39.0%	59
2	9	17	34	56.7%	28.3%	60
3	7	23	26	46.4%	41.1%	56
4	8	21	35	54.7%	32.8%	64
5	16	26	23	35.4%	40.0%	65
6	13	38	33	39.3%	45.2%	84
7	14	22	23	39.0%	37.3%	59

8	7	22	29	50.0%	37.9%	58
9	15	27	21	33.3%	42.9%	63
10	8	19	45	62.5%	26.4%	72
General	101	107	67	24.4%	38.9%	275
Total	**204**	**345**	**366**	**n/a**	**n/a**	**915**

Top 15 comment themes

Rank	Comment Subject	Number of Comments
1	Support Partnerships for Employment (Strategy 10) and other opportunities for workforce development and/or education	43
2	Funding more services & acting as a hub encourages more homeless to come to ACC	42
3	Plan should include development of mental health housing and treatment (tie-in to Behavioral Health ARPA bucket)	30
4	Individuals must want to help themselves for services provided to make a lasting impact	27
5	Support for Comprehensive Street Outreach (Strategy 4)	26
6	Support for paid COC participation of people with lived experience (Strategy 2)	25
7	There should be behavior expectations for people accessing services (drug testing, searching for/maintaining employment, participating in mental health treatment, etc.)	24
8 (tie)	Increase the availability of affordable housing (tie-in to Affordable Housing Investment Strategy)	22
8 (tie)	Support for Coordinated Entry and better data integration between providers (Strategy 3)	22
9	Funds are not being used effectively (existing and proposed funding)	20
10 (tie)	Prioritize creation of additional shelter beds (Strategy 6) *primarily general support, but some specified that they only support higher barrier shelters	19
10 (tie)	Support for the Flexible Housing Fund (Strategy 8)	19
10 (tie)	Support strengthening the CoC through staffing and enhanced collaboration between organizations (Strategy 1)	19
10 (tie)	Concern with amount of funding going to salaries and administration	19
10 (tie)	Concern about tax burden on ACC residents	19
11	Concern about sustainability of programs once ARPA funding runs out	18
12 (tie)	Support for Landlord Focused Strategies (Strategy 9), including a variety of specific strategy suggestions	16
12 (tie)	Need a clear measure of success and likewise, failure	16
13	ACC should work with surrounding counties to bolster their capacity & discourage drop-offs	15
14 (tie)	Reduce panhandling, begging, urban camping, and littering by homeless population	13
14 (tie)	Do not support additional low barrier shelter (Strategy 6)	13
14 (tie)	Current level of homeless presence in ACC creates a threatening environment	13
14 (tie)	Prioritize substance abuse treatment	13

14 (tie)	Services provided are not aligned with actual needs and don't address root problems	13
15	General support for Diversion and Rapid Exit (Strategy 7)	12

Strategy Prioritization Results (online survey responses only)



Frequently Asked Questions (FAQs) Received by Staff:

1. **How is ACCGov going to address root causes of homelessness, including:**
   a. **Mental illness & substance abuse**

   Mayor and Commission allocated ARPA funding into five "buckets," or focal areas, on March 1, 2022. This allocation included $4 million for behavioral health. That funding has been committed to provide additional financing for SPLOST 2020 Project 28, Mental Health Recovery Facility, following a recommendation from the Safety and Justice Committee, and then a Mayor and Commission vote on June 6, 2023. More information and current updates about this project can be accessed on the SPLOST 2020 website.

   Additionally, several of the strategies in the SPRPH will assist individuals in connecting with services, including mental health and substance abuse treatment. For example, Strategy 4, Comprehensive Street Outreach (pg. 32) will enhance street outreach workers' ability to form relationships with and provide support to unsheltered individuals. Those employees will provide case management and check-ins needed to ensure that clients are able to access (and continue accessing) needed care. Likewise, implementation of Strategy 3, Coordinated Entry

Improvement (pg. 26), will assist providers in assessing each individual's needs and referring them to the appropriate services.

b. Lack of income

Many commenters pointed out that there is a population of working homeless who, despite maintaining employment, do not receive adequate income to meet their needs. Many other homeless individuals face barriers to employment including high childcare costs, lack of transportation, inability to obtain a job due to lack of a permanent address or bank account, criminal record, and other varied issues. The SPRPH addresses these needs directly through Strategy 10, Partnerships for Employment (pg. 52). This strategy will facilitate coordination between service providers and employment partners. The business survey completed during SPRPH development (see Appendix D, p. 71) indicated that there was significant interest from local businesses in playing a role in supporting successful employment and transition of homeless individuals. If implemented, this strategy will work to facilitate the connections and support needed to assist homeless individuals in obtaining and maintaining employment. This strategy may also assist homeless individuals in accessing the training needed to enhance employment prospects and obtain a higher paying job.

A second strategy which may be instrumental assisting individuals at risk of homelessness in maintaining or obtaining employment is Strategy 7, Diversion and Rapid Exit (pg. 41). This strategy will pair intensive case management with limited flexible funding, which could come from Strategy 8 (Support Fund to Reduce & Prevent Homelessness, p. 46) . For example, this funding could be used to assist an individual who is already employed with a car repair, ensuring that the individual does not lose their job. Alternately, funding could be used to assist with employment start-up costs such as uniforms or equipment, allowing an individual to obtain employment.

Mayor and Commission has allocated an additional $4 million of ARPA funding to Business Development and Workforce Support. This allocation is meant to connect Athens residents with high wage employment. A Business Development and Workforce Support Task Force has been convened and will be meeting from August to December 2023 to define achievable outcomes and programming recommendations for this bucket area.

c. Lack of affordable housing

Given the inherent inter-relatedness between affordable housing and homelessness, strategic plans were developed concurrently by HR&A Advisors and The Cloudburst Groups, respectively, in collaboration with the ACCGov Housing and Community Development Department and interdepartmental ARPA team, and in consultation with local stakeholders and community members. If accepted on October 3, 2023, the Affordable Housing Investment Strategy will guide ACCGov in obtaining and dedicating additional funding to affordable housing projects.

To date, ACCGov has allocated ~$15 million in ARPA funding to affordable housing projects including new affordable home construction, home renovation for low-income homeowners,

and the North Downtown Athens Redevelopment project. More information about these projects is available on the ARPA Affordable Housing web page.

Additionally, the SPRPH seeks to eliminate some of the barriers unhoused individuals face in accessing affordable housing directly through Strategy 9, Landlord-Focused Strategies (pg. 47). Many homeless individuals who obtain rapid rehousing vouchers or Section 8 vouchers are unable to find housing due to a lack of properties accepting these vouchers locally. While many commenters noted that "it is not in a property manager's business interest to accept a "risky" tenant such as a homeless person," this strategy will address those concerns by providing initiatives and risk mitigation measures paired with ongoing support of the tenant to promote a successful transition. The goal of this strategy is to increase the number of units available and willing to individuals transitioning out of homelessness.

2. **How will programs be sustained after ARPA funding is depleted?**
While some of the funding in this plan is one-time in nature (for example, the bulk of the $2.2 million to build or rehabilitate additional low-barrier shelter units), there will be ongoing costs associated with most of the strategies. One of the goals of this plan is to strengthen the CoC's competitiveness for federal funding and capacity to apply for other sources of funding, as outlined in Goal 1, Strengthen CoC Capacity (pg. 23). This will be accomplished through hiring a dedicated staff person to spearhead these efforts, as well as through improved data collection, which will better demonstrate ACC's need for federal funding. ACC's Mayor and Commission may also choose to consider other local methods to provide ongoing funding.

3. **Why is Athens a hub for homeless services? It seems that adding more services will continue to enforce ACC's reputation as a "Hub" and lead to more homeless individuals coming here. ACC taxpayers should not be expected to pay for services for individuals migrating in from other areas. How do we get neighboring counties to pull their weight?**
Athens-Clarke County is a regional hub for a lot of different services and offerings, including education, healthcare, culture & arts, and social services. According to Table 5 in the SPRPH (pg. 38 and included below), ACC has the greatest number of year-round shelter and transitional housing beds in the region. Of all surrounding counties, only Barrow County has 25 transitional housing beds.

Table 5: Housing Inventory in Neighboring Counties, 202114

County	2021 Year-Round Shelter Beds	2021 Transitional Housing Beds
Barrow	0	25
Jackson	0	0
Madison	0	0
Oconee	0	0
Oglethorpe	0	0
Clarke	139	22

Source: HIC

While Athens may offer more homeless services than surrounding counties, the 2023 Point-in-Time Count (PIT) identified that the most common reason why homeless individuals came to ACC was because of "Family/Friends" (the second most common reason was "I previously lived in ACC", and the third was "Better Resources/Services"). The 2023 PIT count also identified that 79% of homeless individuals surveyed have lived in Athens for at least 1 year and that the last county of permanent residence for the majority of respondents was Athens-Clarke. In short, while individuals may be coming to ACC specifically seeking shelter or homeless services, the vast majority of individuals experiencing homelessness are county residents.

Goal #1 of the SPRPH seeks to Strengthen CoC Capacity. In doing so, the Athens Homeless Coalition (currently the governing body of the Athens-Clarke County CoC) would have increased capacity to establish new and grow existing relationships with service providers across county lines. The Athens Homeless Coalition has expressed a strong desire to help those organizations (e.g., share best practices) to increase their capacity to better address homelessness in in neighboring counties. The Mayor & Commission have also expressed a desire in opening lines of communication with surrounding local governments about this issue. Finally, residents may also express their concerns about this issue with elected officials at the state level.

4. **What are the outcomes of the $2.5 million in funding to the First Step sanctioned homeless encampment? What is the encampment's status and what will happen over the coming months?**
The First Step encampment has been in operation since March 2022 and has served 311 individuals in that time (numbers provided through August 2023 reporting period). As with other ACCGov ARPA contracts, the operator submits monthly reports detailing expenditures and performance outcomes. Detailed camp outcomes are available on the First Step Homeless Encampment dashboard on the ARPA Data Hub.

   The sanctioned homeless encampment contract is set to expire on December 31, 2023. Mayor and Commission will be voting on October 3, 2023 on a transition plan, including hotel vouchers for current residents during the colder months (January-April 2024). The full transition plan is available as Attachment 1 on the Agenda Item.

5. **What is the housing first model? Has it been shown to work?**
   As defined by the National Alliance to End Homelessness, "Housing First is a homeless assistance approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness and serving as a platform from which they can pursue personal goals and improve their quality of life. This approach is guided by the belief that people need basic necessities like food and a place to live before attending to anything less critical, such as getting a job, budgeting properly, or attending to substance use issues." A brief overview of the history and evidence base around the housing first model is available from HUD here: https://www.huduser.gov/portal/periodicals/em/spring-summer-23/highlight2.html

6. **If this plan is implemented how will success be measured? What data will we use to determine which strategies are working?**

   There are a variety of ways to measure the success of the plan. For example, the total number of homeless individuals in ACC is an obvious metric that comes to mind for many. This is measured through annual Point in Time counts and through the use of HMIS (Homeless Management Information System) data. However, the total homeless population can be heavily influenced by outside variables, including broader economic and nationwide trends in homelessness rates. Additionally, as Coordinated Entry practices improve, ACC expects to gain access to data from service providers who were not previously using HMIS or sharing by-name data with other providers. This improvement in data management could lead to the temporary appearance of an increase in homelessness, when in fact the rise is due to better data collection.

   Thus, it is important to look at a variety of performance measures to determine the success of the plan. Each strategy of the SPRPH lists a few performance measures suggested by the Cloudburst Group, along with methods to track those measures. Monitoring the number of exits from homelessness, average length of time to exit homelessness, 6-months and 12-month outcomes following an exit from homelessness, and successful connection to services such as mental health care, are just a few of the methods ACC can use to measure the success of the plan. If numbers are not trending in the right direction (for example, if the average time to exit homelessness is increasing rather than decreasing) ACCGov will work to identify potential causes and will work with contracted service providers to adjust their programs to address any issues. Please see pages 61-63 of the SPRPH for a summary of proposed tracking and reporting of activities related to the strategies outlined within.

7. **How many positions are funded through this plan? How does paying people to deal with homelessness help prevent homelessness?**

   If the SPRPH is accepted by the M&C, then ACCGov's Housing and Community Development Department (HCD) will release a series of Requests for Proposals (RFP) to solicit organizations interested in providing the programs outlined in the 10 strategies (related strategies will be grouped together, rather than releasing 10 separate RFPs). Each organization submitting a proposal sets their own budget, including any new employees required to successfully implement their proposed program. Depending on existing capacity and employee roles within the organization, this could be a full-time staff request, part-time staff request, or an organization may choose to use existing staff and request funding for other elements of the program. HCD will evaluate and recommend organizations to receive funding based on overall capacity and feasibility, agency risk, and value of the services provided. Mayor & Commission would then vote on the recommended providers and decide final awards. Due to this competitive RFP process, the exact number of positions funded through this plan is not known at this time. However, a full-time position is anticipated for Strategy 1, and full or part time positions are anticipated for other strategies. Anticipated components of funding are listed on pages 58-60.

   Generally, service providers need experienced and qualified staff to implement their programs designed to prevent and/or reduce homelessness. It is case managers, for example, who meet with individuals experiencing homelessness (or at risk of) on a regular basis to identify ways in which they

can exit the system. For example, staff involved in Strategy 7, Implement Diversion and Rapid Exit (pg. 41) would offer intensive case management over a short time duration to assist households at risk of homelessness in identifying alternative solutions and accessing funding to address temporary or one-time needs. Similarly, staff working to implement Strategy 8, Flexible Housing Fund and Strategy 9, Landlord-Focused Initiatives could help *reduce* homelessness by assisting individuals currently experiencing homelessness directly with housing-focused strategies

8. **How does this plan help address the needs of homeless families and students? What about other specialized populations (e.g., survivors of domestic violence, LGBTQIA+, etc.)?**
   None of these strategies specifically exclude the needs of families, students or other specialized populations that are experiencing or are at risk of experiencing homelessness. In implementing any strategy outlined in this plan, ACCGov staff will work closely with service providers selected through a competitive RFP process to ensure that the specific needs of specialized populations are considered.

Full Public Comments

The following table includes comments received from staff during the activities outlined above. They do not include comments emailed directly to Mayor and Commission. Comments submitted through the online survey or email appear here verbatim. Staff made every effort possible to capture comments shared during in-person meetings (e.g., agenda setting and public forums) as close to verbatim as possible.

Source	Goal #	Strategy #	Comment
Forum	1	1	What is different between this and other bureaucratic efforts, I was there for united way - 10 years to eradicate homelessness. I was there with the VA doing the housing first voucher program in ACC. We were at or stayed near zero with housing first. This, unlike other bureaucratic initiatives is that it requires collaboration and it should be noted and not disregarded just because it comes from government. How do we get Jackson County and Barrow County to pull their weight? It is by getting to know them. You are not going to get the Barrow County sheriff and tell them what to do, but you can walk up to collaborate and get to know them. To me it feels like we are moving in the same way, toward collaboration. We are looking to diminish problems.
Survey	1	1	Ethical Dilemma: The plan's goals could attract homeless individuals to Athens-Clarke County. Without adequate staffing for the Athens Homeless Coalition, we risk abandoning these individuals, worsening the homelessness issue. Staffing Concerns: The plan outlines the need for dedicated staffing for the Athens Homeless Coalition but lacks clarity on long term funding. This raises questions about the plan's feasibility. Recommendations: Update the plan to specify funding for staffing.

			Engage stakeholders for dedicated funding. Develop contingency plans and ethical guidelines. The plan is ambitious but lacks details on long term crucial staffing funding. Failure to address this could exacerbate homelessness and poses an ethical dilemma.
Survey	1	1	What happens when the ARPA funds run out? Will this fall onto the tax payers? Seems like a good idea although more administration means less efficiency.
Survey	1	1	MR. SHANE, MS.BRIDGET, MYSELF AND ANYONE WHO BELIEVES THAT HOME IS ANYWHERE THAT PERSON'S HEART IS AND THAT WE CAN HELP THEM FIND THEIR WAY TO FOLLOWING THEIR DREAMS AND BELIEFS AND THEY HAVE THE MUSTARD SEED OF FAITH THAT EVERYTHING IS GOING TO BE OKAY!!!!
Survey	1	1	Not going to work.
Survey	1	1	I've been collecting homeless data for 3 years and have never once met or been contacted by anyone from AHC. I've never seen them in camps. Any data or point in time count they provide I wouldn't trust. Other than the mayor picking up trash on the side of the road from time to time I have never seen a county commissioner in a camp or engaging with the homeless. They push it off on other county divisions to deal with so they don't look like the bad guys.
Survey	1	1	no do not agree to this. let other counties do there share.
Survey	1	1	First, stupid acronym - do better as immature persons are not going to take this seriously with a sophomoric name. While there is a nexus of homelessness, mental health, substance abuse, and other underlying issues which drive homelessness (and homelessness is an extremely broad term with elements inclusive of systemic issues, long-term vs. short-term housing gaps, etc.) - you should have partnerships with providers - not allow providers (e.g., Advantage, UGA) to drive the discussions and outreach initiatives as they have vested interests in service delivery elements and evaluation. Also, hypothetically, why is it that a member of the Commission could sit on a service provider's board and also vote / advocate for the provision of funds for a service provider?
Survey	1	1	We need to spend money on a Coalition in order to decide how to spend money on homeless people? Seems like a very bad use of tax payer dollars. It accounts for more than 50% of the money we are spending on Goal 1 and only serves to create more bureaucrats instead of going to the people your goal is to assist.
Survey	1	1	Sensible plan

Survey	1	1	NO! That would be a waste of money when you got Organizations already doing the work needed.
Survey	1	1	No! The Homeless Coalition is primarily providers looking to increase their funding and grow their business.
Survey	1	1	Reduce available services to homeless and stop providing for them. They chose to be homeless.
Survey	1	1	I agree with staffing the coalition but need a vetting process and an accountant.
Survey	1	1	This is ok- depending on how well the people on the coalition understand homelessness.
Survey	1	1	I don't want more government workers. This will cost taxpayers too much.
Survey	1	1	How does over paying people to deal with homelessness prevent homelessness? In my experience you're going to hire more bureaucrats that will just keep telling us they need more money to fix the problem.
Survey	1	1	There is zero reason to spend almost half a million dollars to pay a staff for a Homeless Coalition. This is a waste of money. We have countless resources and churches that have dealt with the homeless and low income problems in our city for years. Spending this money for "staff" is a waste and typical of the Government trying to look busy and still not fix the problems at hand. Use the experienced individuals that have worked in the trenches for years. Jamie at Sparrow's Nest is the first person that comes to mind. He deals with the homeless in our community with compassion and truly wants them to succeed. Common Sense is a free commodity.
Survey	1	1	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	1	1	As long as there is strict guideline as to the job expected by each associate working and that there is oversight to the funds.
Survey	1	1	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	1	1	Stop giving the tax payers money to the homeless. They can find a damn job and if you keep raising taxes like you do by over $100 every single chance you get, we will all be homeless. You should all

			be ashamed to kick out the loyal hardworking homeowners in this town to give someone who doesn't even work a handout. And stop using mental health as an excuse. You know other counties tell them to come here for a reason and it's because you give them everything they want.
Survey	1	1	Believe this is required to achieve results.
Survey	1	1	Please do not waste $400,000 that could house many many people experiencing homelessness on a payroll
Survey	1	1	No
Survey	1	1	This is so important. We are much too big of a city to have such an important function done by volunteers.
Survey	1	1	I support dedicated staffing but hope the goal of such staffing is to decrease the government role in the Coalition and turn services over to a coordinated group of non-profits.
Survey	1	1	These funds are essential for work to be done to effectively coordinate with the homelessness population
Survey	1	1	This is all nonsense speak. You can help people that don't want to be helped. There are some homeless in athens that just need help to get back on their feet (very few) the rest are active drug addicts/alcoholics who do not want help. Unless you can force people into treatment for their addiction and subsequent mental issues they will not change. They have no reason to bc their needs are met by government
Survey	1	1	Dedicated staff with a clearly defined mission and performance measures in place are required from the outset of any program aimed at reducing homelessness.
Survey	1	1	This is an insane amount of money for staff. The money needs to be re-allocated. This entire plan is a waste of tax dollars.
Survey	1	1	How do you intend to fund these programs when the federal money is no longer available?
Survey	1	1	I agree that this is an important strategy and should be done.
Survey	1	1	How many positions does 400k get you?
Survey	1	1	The quality of life in Athens is quickly headed down and much of it has to do with homeless camps established all over the city. Our intown neighborhoods have been taken over by these encampments, some of which are not so much a home to a group of people but a hangout for the group and for people that aren't homeless at all. Unless the staff of the coalition and the people that have a lived experience are all in on this problem and really care about working for these people and for Athens, and unless they have the strong support of the city and our government, this won't succeed. Right now, the city doesn't seem to care what is going on for the people that live near these camps in these neighborhoods who have worked hard to make the neighborhood what it is. This is a good plan. I hope for success.

Survey	1	1	Agree with the proposal
Survey	1	1	Fully support this.
Survey	1	1	Wise provision. This staff need to be paid, with benefits.
Survey	1	1	The Coalition should most definitely be staffed, but it should be staffed by people that have lived experienced, not necessarily with people with acronyms after their names.
Survey	1	1	Bussing them to a sanctuary city would be far cheaper and more effective.
Survey	1	1	Why can't this be done within the existing housing departments of Athens Clarke County? Why do we need a new separate entity that spends enough money to give 100 people funds to pay for lodging for three months so they can get a JOB! ?
Survey	1	1	It is imperative to staff the coalition so that there is an entity collecting and analyzing data so that we know what strategies are working, how to best spend funds dedicated to homelessness. Also, a staffed coalition will be able to seek out and leverage more grant funding, taking the burden off ACC local funding sources.
Survey	1	1	I wholeheartedly support the Athens Homeless Coalition's strategic direction to address our local housing and homelessness issues. Their move to self-leadership, inspired by similar CoCs, is commendable. Their focus on full-time staffing, trust-building, and infrastructure development shows foresight and dedication to long-term solutions. By emphasizing community organizing and understanding HUD regulations, the Coalition displays a well-rounded, informed approach. I believe this strategy, with its comprehensive vision and drive, will greatly benefit our community in the coming years.
Survey	1	1	I support.
Survey	1	1	I fully agree with the plan entirely. To address the problem of homelessness, a dedicated staff is necessary.
Survey	1	1	This group definitely needs to move beyond an all volunteer organization. With adequate staff, they could drastically increase the funding that comes into Athens to address homelessness. This may be the place to collect data and start really using data driven solutions.
Survey	1	1	Creating staffing opportunities will ensure more consistency for the AHC.
Survey	1	1	Sounds like people are just hired to push paperwork and show numbers. Not really helping the problem. Waist of money
Survey	1	1	Do it!
Survey	1	1	Require 20% of members be people with lived experience.
Survey	1	1	Please see comments in question #6: Low-Barrier Shelter.
Survey	1	1	This would be an indefinite commitment and the amount would only increase, probably year by year. What happens when we are out of ARPA funds?

Email	1	2	I'm not clear on how much we should pay those with lived-experience to serve on the Board. The plan did not talk amounts, but mentioned an hourly rate. A small amount works, but a large amount may encourage people to seek this position just for the pay.
Email	1	2	I love the power-sharing stuff and the importance of listening. I've been involved in self-advocacy in the IDD world, and I like the idea of organizations and spokespeople who can get information from their peers and pass it on. I did this with a large day program in the 90s, and the first thing they communicated was their dislike of having only diet/healthy drinks in the soda machines. Over the strong objections of the parents, we listened.
Email	1	2	I love the idea of creating a lived experience committee. They could have a representative seat on the Board for the nonprofit. This enables the homeless committee to organize and easily forward the most pressing issues to the Board.
Survey	1	2	As someone who has lived through homelessness in Athens, I appreciate the plan's intent to include a committee for people with lived experience. However, several concerns need immediate attention: Accountability: The committee's recommendations must be binding to avoid becoming a token gesture. Clear metrics for success and follow-up actions are essential. Burnout: Revisiting traumatic experiences can be emotionally draining. Support mechanisms for committee members are crucial to prevent burnout. Tokenism: The risk of the committee serving as a symbolic entity rather than an influential body is high. Genuine power-sharing is key to meaningful inclusion. Funding: While compensation is mentioned, the source of this funding is unclear. This could hinder the committee's effectiveness and long-term sustainability.
Survey	1	2	Sounds good. Could be helpful.
Survey	1	2	THE STAFF WILL HAVE THE SPIRIT OF A SERVANT AND THEY ARE DEDICATED TO HELPING OTHERS BECAUSE JESUS SAID TO LOVE OTHERS AS YOURSELF.(PHILIPPINES 2:3-5
Survey	1	2	How is that supposed to work?
Survey	1	2	Why? Our city is over run with Homelessness. I am all for housing them in areas like the Barber Street Encampment. However you refuse to pass an urban camping bill. They lay everywhere downtown. They trash up our streets and are a blight on our community and you do nothing.

Survey	1	2	You're enabling the problem at this point.
Survey	1	2	do not want this.
Survey	1	2	This should be an element of the general wellness outreach approach for all communities in ACCGov, not just homelessness. You also need to examine elements of short-term vs. long-term unhoused. To focus just on long-term unhoused and their experiences, would prove unwise. You also should seek to understand the connectedness and sense of community as experienced by the unhoused - not just examine preconceived notions of community disconnect and desired housing alternatives.
Survey	1	2	Who or how are we deciding what people with lived experience participate? What message are we trying to promote? My understanding is that we plan on educating the homeless how to properly use the programs we have in place to maximize the benefits provided to them by the city.
Survey	1	2	Makes sense, so long as this is well balanced to not overburden those moving through or beyond homelessness
Survey	1	2	No. Separate the over half of unsheltered homeless people with mental illness and/or substance abuse from the “working homeless” who are primarily comprised of fatherless working mothers with their children. Different needs, different solutions.
Survey	1	2	Quit spending tax dollars to care for people who have no desire to change.
Survey	1	2	100% yes, also include community members with experience in working with the homeless- workers at the Advantage Day Reporting Center, public defender's office, probation, etc.
Survey	1	2	I think this is the most important piece. As a person who has experienced homelessness, we have a wealth of knowledge to share about what homeless people actually need.
Survey	1	2	I don’t want my tax dollars going to this.
Survey	1	2	Yes let's keep the poor, poor. Keep the lowest common denominators together. Good Plan. Or have better role models to follow than a bunch of losers in the same situation.
Survey	1	2	Why are you paying someone to tell you their experience?! All you have to do is drive around our city and see that people are addicts and have lost there way putting themselves into the homeless situation. It is the same story on repeat! You do not need to pay someone for their life experience. Interview various homeless people for free.
Survey	1	2	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors

			fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	1	2	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	1	2	I doubt this will help and you all know how the people of Clarke county feel about this topic. How about stopping the panhandling and begging on each road. Makes us look like trash and I'm ashamed of this county. You elected officials think you're so high and mighty but yet you voted AGAINST tax breaks? Our own governor had to step in to help the people of this state and it's a disgrace in Clarke county and Kelly Girtz you need to step down and quit giving away money.
Survey	1	2	Outreach may provide more feedback that "committee".
Survey	1	2	No, this should be a volunteer position. I personally have experienced homelessness and will volunteer
Survey	1	2	No
Survey	1	2	N/a
Survey	1	2	Highly approve. People are experts on their own experience, we stand to gain very valuable knowledge by doing the hard work of this engagement.
Survey	1	2	I agree that people who serve on such committees should be reimbursed for reasonable expenses and their time.
Survey	1	2	yes
Survey	1	2	These funds are essential for work to be done to effectively coordinate with the homelessness population
Survey	1	2	Again, this seems like a waste of money. If people want help, there is help available. People who are allowed to live in tents and do drugs and have drugs supplied for them have no reason to change
Survey	1	2	This is critical. Only those who have experienced homelessness can understand the degradation and vulnerability of this condition.
Survey	1	2	This is confusing.
Survey	1	2	Also agree this is important. I'm concerned about how low the budget it is on this strategy. It was discussed that paying people with lived experience would be part of this strategy, and I agree they should be paid, but I'm concerned this is much lower than the budgets for staff positions in other strategies. The funding should be used pay people for their time and expertise that is higher than just a few dollars on giftcard. I'd like to see more money go to this strategy to increased in order to encourage more people with lived experience to share that experience.
Survey	1	2	Particularly people who have overcome addiction.

Survey	1	2	Agree with the proposal
Survey	1	2	Fully support this.
Survey	1	2	Listen to and learn from those who have been homeless. Respond from intelligent input, not "we mean well but don't know what we are talking about" point of view.
Survey	1	2	Much more money should be going to this. What does "engagement" mean?
Survey	1	2	Lived experience is good, but end of the day these folks have to want to get off the street.
Survey	1	2	How are you not engaged with them already? There is a camp where you can go discuss the issue with them.....there are shelters who have people who talk to homeless people all day long....there are charities that interact with the homeless population.
Survey	1	2	People with lived experiences have insight into what works, and what does not. They won't "sugar-coat" the facts and what it takes to move from homelessness to being housed.
Survey	1	2	I am thoroughly impressed with the initiative to integrate people with lived experiences of homelessness into decision-making processes. This holistic approach, rooted in real-life experiences, will undoubtedly provide valuable insights to tackle homelessness. Emulating practices from the Midwest communities, like defining clear roles, compensating for time, and ensuring power-sharing, speaks to the commitment to genuinely engage and respect the input from those with lived experiences. Additionally, emphasizing one-on-one conversations showcases a genuine attempt at understanding individual challenges and needs. Adopting such a strategy in Athens-Clarke County can significantly enhance our efforts to combat homelessness and provide more effective, compassionate solutions. I truly believe that these efforts will pave the way for improved outcomes in our community.
Survey	1	2	Please be sure to recruit people from different situations with lived experience, e.g. making sure that families with children are represented, including providing childcare if need be during meeting times, etc.
Survey	1	2	I support
Survey	1	2	Also a very good idea. There is no substitute for Lived experience.
Survey	1	2	This is crucial. We cannot be making decisions for people without their input and leadership.
Survey	1	2	Are theses people really leading normal lives in society. Do they have jobs and permanent place to live. Have they been rehabilitated
Survey	1	2	Do it!
Survey	1	2	Absolutely critical, and only $30,000?!? Take funds from above.
Survey	1	2	As kind as this sounds, engaging people (this would be individually I would suspect and I have done it several times out in the

			community) is a very romantic idea in that it sounds like trying to form relationships that will be long term. As someone who assisted and participated with my son when he headed up the PBJ (Peanut Butter and Jelly) Ministry, a type of short term relationship can be formed but most of these folks have alcohol or drug addictions and are engage-able only when they want to be. They can be angry when you show up, high, or not want to be bothered. All three were specifically my or my son's experience.
Email	1	3	I love the idea of having coordinated entry use a "no wrong door" approach that providers and outreach teams can use to collect data and educate the participants about the system. I also like the idea of having a conference call with providers on a regular basis to discuss what has been doing with the new cases. This expands the problem-solving and gives accountability to the entire group for solving a problem. I don't see much value in the Housing Central Command Approach, with many teams under it. This concept is mainly talked about for relocating large tent camps, but we don't have that many of those. I feel we're too small a town for that, and we can use the coordinated entry system to accomplish this with some changes. We already have a tuesday zoom that can be expanded so that it includes more folks. This would include providers, advocates, housing experts, county staff, coalition rep, and those working with special populations. Some of the funds should be used to fund providers so that they can beef up their involvement in this. It probably won't work if it has to wait until the CEO has a free moment. With additional money, agencies could hire an admissions/discharge manager to do this.
Email	1	3	It talked about a uniform entry procedure for shelters. This will only work if money is provided to all shelters so that they can implement. Even so, some shelters will likely resist efforts to change their intake procedures and rules. Bigger Vision, which takes no HUD funds, requires that everyone call right at 4pm to get a slot, first come, first serve, unless a hospital says they need approval a day in advance. Having a uniform coordinated entry really should involve a solution that can be planned in advance, rather than at 4:30pm on the day in question. Standardizing such things ofter involves difficult change.
Forum	1	3	When my clients come and ask me where to find housing, we cannot find housing. I have one guy who had aggravated assault since 1991 or 1981 and cannot find housing due to the charge years ago. We want to figure out how to get a better data system that integrates hospital data and jail data and the community costs associated with that. We are talking about community conversations. The cost we are experiencing doing nothing is high and is growing and until we can figure this out as a community, the cost is going to keep growing.

Survey	1	3	Clarity (Page 27): Lack of public information on CE access could cause confusion. HMIS Integration (Page 28): Providers' reluctance to use HMIS may affect data collection and coordination. Staffing (Page 28): Unclear funding for staffing roles could impact sustainability. Flexibility vs. Compliance (Page 28): Allowing less than 100% compliance may lead to service inconsistencies. Prioritization (Page 27): The Vulnerability Index may overlook factors like mental health. Diversion (Page 27): A focus on diversion could result in inadequate support for those diverted. These concerns, identified across various pages, need to be addressed for effective and sustainable CE implementation.
Survey	1	3	ANYONE STRUGGLING TO FIND THEMSELVES AND THEIR OWN PLACE IN THIS CRAZY DANGEROUS WORLD
Survey	1	3	No
Survey	1	3	Who cares as long as our city is being held hostage!
Survey	1	3	you have people in housing and development that have never been in the homeless camps. They don't have a clue what the homeless want.
Survey	1	3	no against this
Survey	1	3	I do not understand why tiny houses and microplots are so despised by the M&C. You can restrict their use so they do not become Air BnB's - but alas you built "Tent City." Great job limiting potential solutions and nothing long-term has been accomplished!
Survey	1	3	Streamline is a very general statement. What fraud prevention efforts will be taken? We all know that there are many panhandlers that claim to be homeless when they are not. How can we be sure that we are not inviting criminals into our community?
Survey	1	3	Makes sense locally, but what about people who may want to relocate to surrounding counties (or further)?
Survey	1	3	Fund Advantage so they can complete the 60 bed mental health treatment housing facility ON-SITE. They need the $5 million from the ARP SLFRF “homeless” bucket. We have had 132 drop offs from other counties in 2022 that are KNOWN. Imagine the ones not known. Stop pushing “housing first” which doesn’t work well for this crowd without the 24/7 consistent on site treatment. Big states like CA, NY, even SC understand how they have it all wrong.

			$20 billion dollars spent in 5 years with no improvement. They are going for mental health treatment housong and CARE COURTS. ACCGOV needs to pick consultants with better up-to-date templates of solutions. Lol
Survey	1	3	Hide and make them seek you out, then you only help those who really want it.
Survey	1	3	I don't know what this means. Sounds like buzzwords that don't actually do anything meaningful or substantive.
Survey	1	3	I don’t want my tax dollars going to this.
Survey	1	3	Homeless Women with children are the homeless people that have the most available resources to get themselves out of poverty. So why do we need this?
Survey	1	3	This is not even clear what $350,000 would be spent on and what this category is doing to stop homelessness in our city?!
Survey	1	3	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	1	3	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	1	3	Good luck with that, how are you going to track them? By the trail of trash they leave all over town. Go take a look at shifty Joe that hangs out at the Forest Heights subdivision. Advantage gave him over $800 worth of gift certificates, offered him clean clothes and a shower. What does he do? He craps all in the floor and spreads it all over the walls. The trail of trash from Oglethorpe Ave to Tallassee is left by this one piece of trash. And don't say he's mental because he was smart enough to get $800.
Survey	1	3	You have not outlined a plan. Please do not pass this! The proposal is full of fluff. Please do not waste tax dollars on this!
Survey	1	3	No
Survey	1	3	N/a
Survey	1	3	Approve. Having to make 6 phone calls would be a huge barrier to me if I was looking for help.
Survey	1	3	There should be one coordinated list and way to serve the homeless population instead of the multiple and duplicated entry problems that are now common.

Survey	1	3	yes
Survey	1	3	These funds are essential for work to be done to effectively coordinate with the homelessness population
Survey	1	3	This is all virtue signaling.
Survey	1	3	A single phone number to access resources for emergency shelter, housing assistance, etc., would reduce the burden on homeless persons (or those at risk of homelessness) and would simplify the administration of the program.
Survey	1	3	"Robust staffing." More of the same as above.
Survey	1	3	I think the staffing will be important but more so than just doing a staffing is the quality of those. I'd like to see training of the providers as well as thoughtful questions be discussed during staffing.
Survey	1	3	Require drug testing
Survey	1	3	All of the key players in the many working parts of this ambitious plan need to be committed to communication with each other across the many groups that have a part in the goal - an efficient, working machine from beginning to end that benefits people that need help. Any of us could easily be one of these people. Each has a story.
Survey	1	3	It seems that the amount of the total funds allotted for this strategy is unnecessarily large and a large part of these funds could be used for strategies that have a more direct and immediate impact on reducing and addressing homelessness. I just simply do not understand how it could take anywhere near $300,000 to develop a coordinated system for entering those experiencing homelessness into the the systems we have in place to serve them. I would suggest moving at least half of these funds to strategy 8.
Survey	1	3	Agree with the proposal
Survey	1	3	Fully support this.
Survey	1	3	Smart inclusion.
Survey	1	3	This needs better explication, even with what has been given.
Survey	1	3	Jist bus them out. Don't waste your money.
Survey	1	3	Successful communities have found that coordinated entry is the most efficient way to get people to the right resources and moving people through the system into housing as quickly as possible.
Survey	1	3	I'm heartened by the dedicated efforts to streamline and enhance the Continuum of Care (CoC) processes. Taking cues from HUD's mandates, it's vital for Athens-Clarke County CoC to ensure transparency in its Coordinated Entry (CE) process, allowing the community to be well-informed. I appreciate the consideration of adopting Lane County's effective "No Wrong Door" approach. Their successful strategies, from the dynamic by-name list and integration of diversion to robust staffing and their emphasis on

			continuous improvement, are noteworthy. Their mantra, “Don’t let perfect get in the way of progress,” resonates deeply, urging community collaboration for impactful outcomes. Drawing inspiration from these practices and tailoring them to our community’s needs can significantly enhance our housing and homelessness initiatives. I’m optimistic that these considerations will translate into tangible benefits for our residents.
Survey	1	3	I support.
Survey	1	3	Again the whole plan seems comprehensive and doable.
Survey	1	3	Government should be working with the university and AThens tech and their social work students and psychologists. These people on the streets need emotional support and some rehab for their addictions. Also, DFCS should be involved as well. You are so busy spending money and getting policies in place that you are not helping these people. And the sad thing some don’t want help and will never get off the street.
Survey	1	3	Do it!
Survey	1	3	More acronyms and money wasted.
Forum	2	4	This lady and John have come to our community to talk to us. What is important to us is familiarity. I know if I see John, I can speak to him. Everyone here is saying homeless people do not want to be homeless, no what homeless people want is to not have people in their face all the time
Forum	2	4	You talked about street outreach before. It sounds like they need to be reached when they are dropped off if hospitals and treatment centers drop off people.
Survey	2	4	Outreach Zones (Page 32): Complex zoning could lead to coordination issues. Leadership (Page 32): Multiple outreach providers, including nonprofits and possibly churches, could result in fragmented or religiously-biased efforts. Dispatch Issues (Page 33): Specific requests may divert resources from broader needs. Data Gaps (Page 34): Inconsistent data logging could affect program assessment. Funding (Page 34): Unclear sustainability of diverse funding sources. Although not specifically mentioned, the non profits will likely be including religious organizations. In outreach they add a religious element that could blur church-state lines and conflict with individuals' rights to not engage in religious activities

Survey	2	4	What will this do? Inform homeless folks about a limited capacity shelter? I find it odd almost all surrounding counties have no shelters!
Survey	2	4	HAVE ONE SINGLE GET TOGETHER AT LEAST EVERYDAY FOR AT LEAST AM HOUR TO FELLOWSHIP AND COMMUNION AND HAVE ENCOURAGEMENT
Survey	2	4	You fail to realize the ones on the street are drug addicts and alcoholics. They do not want your assistance. The rest of society is diminished by your constant wokeness and wanting to feel like you are doing good. This plan will just waste money and do nothing without some sort of control of the laws being broken and new laws to prevent the above-mentioned horrors.
Survey	2	4	The mayor and Commission need to outreach to other communities about them bringing homeless to Athens.
Survey	2	4	no to this
Survey	2	4	Waste of time and a large portion of the unhoused - at least the persons in the downtown corridor - appear not to be from Athens or surrounding counties. Time would best be spent on reducing the perception of danger and or the presence of biological hazards (e.g., human waste) within the downtown corridor. I know persons, myself included, who have been berated multiple times by homeless persons for just walking on the street and I DO NOT feel safe in downtown Athens. The persons downtown are the MOST aggressive I have seen anywhere in the US - bar none. The M&C invited this issue and needs to fix it.
Survey	2	4	In what way would a comprehensive outreach plan reduce the impact of unsheltered homelessness?
Survey	2	4	The plan seems logical
Survey	2	4	No. Street Outreach don't do anything with helping the homeless population.
Survey	2	4	Fund Block by Block outreach ambassadors with SMART System for real-time engagement under the direction of Advantage Outreach. Get UGA to fund additional BBB support for student escorts.
Survey	2	4	Aside from street outreach, it would be great to have a member of this team dedicated to working/partnering with other community organizations such as the ACCL that serve as unofficial "daytime shelters."
Survey	2	4	Athens has become a dumping ground for homeless and is now carrying the burden for surrounding counties in the northeast. Outreach to other homeless only increases the population and the problem. No one has been helped yet. If you can't help one, then why increase.

Survey	2	4	Street outreach is already being performed by Advantage staff. I would prefer bolstering their program over creating a new one. They already have established staff who know the population.
Survey	2	4	Street outreach is good- important to remember there are a number of invisible homeless. Yes, your average panhandler may be homeless, but a lot aren't. There are numerous women, children, and others that are homeless. They get overlooked because of people having an idea that homelessness has a universal "look".
Survey	2	4	This will cost taxpayers too much.
Survey	2	4	So spend $400,000 to corral homeless people. But just women and children. Not the drug addicts, and deplorable men, that are the real problem.
Survey	2	4	The city has already spent 2.5 million with the Homeless encampment and what improvement has it brought to our city? Fights, arrest....nothing positive. If this type of program worked then our city would have less problems, but instead we are non as the homeless friendly city and the problems have only gotten worse since the the money was spent on the homeless encampment.
Survey	2	4	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	2	4	Yes there needs to be street outreach. But I believe there needs to be a hard line on this. The homeless should not be allowed to dirty the streets and not pick up after themselves. There needs to be no tolerance for pan handling on street corners.
Survey	2	4	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	2	4	Yeah kick them off the streets. I'm ashamed for visiting teams to come into Athens to UGA events and see the trash all over town, people begging, and then getting verbally abusive when you don't give them a dollar. Wake up people they are scam artists. A lady that works in Atlanta asks them how they find out about Athens and they say oh they give out free money and tents, and if we commit a crime, they have no cash bail so we won't serve a day in prison.
Survey	2	4	Yes.

Survey	2	4	You have not outlined a plan with measured success. This is wasting taxpayer money
Survey	2	4	No
Survey	2	4	N/a
Survey	2	4	There should be a coordinated plan and outreach.
Survey	2	4	yes
Survey	2	4	Outreach is needed to direct individuals better
Survey	2	4	Don't allow homeless people to sleep on the street on private property, etc you are promoting it currently In Athens the homeless drug addicts Rights supersede property owner/tax payer rights.
Survey	2	4	Again, staffing -- people on the ground -- is the best way to find and support people experiencing homelessness.
Survey	2	4	See above.
Survey	2	4	Yes to more street outreach and I'd like to see this be through more than one agency. A key to having good street outreach is relationship building and knowledge of services. If Advantage is the only one employing outreach workers, with their low salaries, I expect high turn over and staffed with new grads just like the rest of their departments.
Survey	2	4	Great idea! Ask them if you can help them repeatedly.
Survey	2	4	It seems that #4 & 5 here should be one item. They go hand in hand. A couple of years ago, I talked to one of these groups about a problem with a camp in our neighborhood. The man I spoke with was completely uninterested but he said he would come and take a look and talk to people. He never did. We have to have trained people going into these camps and talking to people. Each camp should be identified so that the people and their living situations can be addressed. Get to know who is where.
Survey	2	4	I think outreach and education of programs is a great idea. The homeless cannot get help if they do not know it exists.
Survey	2	4	Agree with the proposal
Survey	2	4	Fully support this.
Survey	2	4	Outreach plan essential.
Survey	2	4	I believe that this is a good idea. Again, but should be staffed by those with lived experienced and NOT through ABHS.
Survey	2	4	Why are we looking for more homeless people by an outreach program??? They are all over the place. We don't need to look for them.
Survey	2	4	Every community that has significantly reduced their homeless population has a successful street outreach program. It is critical to fully staff street outreach.
Survey	2	4	I commend the focus on a comprehensive street outreach strategy. Such an approach, emphasizing intentional relationship-building and efficient use of resources, is essential in making

			meaningful progress for those experiencing unsheltered homelessness. The themes and considerations drawn from other communities offer valuable insights for Athens-Clarke County. Coordinated systems, clear leadership roles, consistent outreach engagement, and effective dispatch and prioritization all highlight the importance of a well-structured and responsive approach. Additionally, emphasizing data and outcomes will not only help in tracking progress but also in refining our strategies over time. It's heartening to see this holistic approach, blending various funding sources and focusing on tangible results, with the ultimate goal of supporting our most vulnerable residents. Kudos to the local government for championing this initiative!
Survey	2	4	There's no outlined strategy in the Strategic Plan to deal with drug/alcohol addiction.
Survey	2	4	I support.
Survey	2	4	I agree also with outreach. You can't make decisions without knowing the extent of the problem.
Survey	2	4	Very important to get people off the streets and into housing and give them job training. If they don't have an address and bank account they can't get a job. Begging on the corner of our streets isn't a job, they aren't working to better themselves, their family or our community this way.
Survey	2	4	Without the Street Outreach program, homelessness would have increased far more drastically during COVID. If something is working, particularly that well, we should do more of it.
Survey	2	4	Having more consistent outreach is important for those without a lot of consistency
Survey	2	4	There is a facility in Sarasota Florida called resurrection house. It is a place where homeless can come to do everything from wash clothes to get counseling and get help finding work and a place to stay. You should look into the program. A lot of the workers are volunteers
Survey	2	4	Do it!
Survey	2	4	What does this mean? Walking the street and interviewing?
Survey	2	5	HCC Structure: The Housing Central Command (HCC) is outlined but could face coordination challenges among multiple functional teams (Page 35). Expert Support: The plan mentions the need for expert support but lacks details on sourcing and funding (Page 35). Communication: Frequent internal and community communication is emphasized, but logistical management is not addressed (Page 35). Quick Action: The plan acknowledges that mistakes are expected

			due to a quick action approach but offers no mitigation strategies (Page 35). Risk Planning: Notably absent is any form of risk assessment or contingency planning, which could lead to inefficiencies or missteps.
Survey	2	5	Where is all the money you spent on tent city? Time for an audit!
Survey	2	5	BRING YOUR OWN SUPPLIES NO NARCOTICS AND OR ALCOHOL ALLOWED ALSO IF EQUIPMENT IS NEEDED THEN IT WILL BE PROVIDED
Survey	2	5	The county needs to fund a homeless street outreach outside of Advantage. Advantage only cares about Advantage.
Survey	2	5	no to this
Survey	2	5	The solution to homelessness is not build more shelters. If you build it - they will come. The solution is to understand the systematic issues which underpin unaffordable housing (thanks for approving all the student housing which inflates the general housing prices throughout ACC). You also need to understand are the persons truly unhoused or is it that they see a college town with persons who will provide for them, moderate weather, and they actively seek out Athens given the ability of such resources. I have often felt the M&C treats persons not from Athens in a more caring manner that they do their own residents.
Survey	2	5	There is already a housing shortage. Are we planning on taking more housing options away from families already having to share homes with other families because of the housing shortage? This strategy is prioritizing the unsheltered/homeless over the hard working family scraping to get by. By overlooking those that are barely sheltered it may lead to them becoming unsheltered/homeless themselves.
Survey	2	5	The tent encampments (including the ACC coordinated one) are a little distressing, even as temporary help. Tents do not provide physical security or adequate weather protection. Although costs would be more, even providing tiny houses at the Barber St. location might be preferable, especially if this is seen as a longer term bridge solution.
Survey	2	5	this could be good if the right people is picked.
Survey	2	5	No. We have small camps all throughout the county and it changes from night to night, riding the “free” buses
Survey	2	5	- I would propose repurposing a shut down large building or building a new building and modeling it to look like Japanese capsule hotels for the Homeless population to live in (rent very very cheaply at a price they can afford) with communal bathrooms. - Europe has machines that you can deposit recyclable materials in

			for cash. With Athens being so dirty a way to give these people income to rent the capsule hotels and clean up the city could be to have machines where a certain amount or trash/recyclables would be equivalent to a certain length of time to stay in the hotel.
Survey	2	5	Not my job to provide housing for another person. That is called communism. Nobody provides for me and my family and I've made everything I have for myself.
Survey	2	5	While encampments being decommissioned sounds nice, reading between the lines, it sounds like you're just kicking people out of their homes. Encampment-> shelter is not an upgrade for some. You're destroying their community they have built
Survey	2	5	This is good. I'm unsure if this is enough money for this piece. This seems like a very important piece- helping people actually access housing. It should probably get a larger share of the budget.
Survey	2	5	Why do we have to pay for the encampments to come down? We didn't want them in the first place. Our city council should foot the bill because it's gotten worse under their leadership.
Survey	2	5	The city has police, and bulldozers.
Survey	2	5	The majority of the homeless are not going to change their ways because they are addicts unwilling to get clean and get on path to having a housing they can keep thru a steady job. That is the reality. The majority of homeless people I see around Athens are young people age and battered from drug use. They are only interested in their next hit and getting high. Until the drug problems are dealt with and our streets are cleaned from the gangs and drug dealers no amount of offering shelter is going to stop the addictions going on in our homeless population.
Survey	2	5	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	2	5	I do not think this will work. I believe most of the homeless prefer to be on there own and not be told where to stay or rules that must be followed in order to stag in the shelters.
Survey	2	5	Encampments are an essential transition point, and while the Barber St encampment has had a fair share of problems, an encampment is a transition point that is much needed in the Athens community. More permanent housing options are imperative and a permanent sanctioned encampment will ease the transition from homelessness for many in the current homeless population in athens.

Survey	2	5	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	2	5	Yeah put them far away from subdivisions, apartments, and any other person that wants to live safely. You have Advantage in 3 or more locations how many more are you going to give these people? Gave a criminal that had been arrested 2.5 million to start tent city and that fool took the money and ran. Do you think 25 tents amounted to 2.5 million. Kelly Girtz is a complete idiot.
Survey	2	5	Temporary shelter access and housing programs sound good. Decommissioning encampments sounds like a failed approach to sheltered access and housing programs. Encouraging and making alternate solutions attractive when compared to encampments is best. People hunt solutions where they feel safe.
Survey	2	5	No
Survey	2	5	No
Survey	2	5	N/a
Survey	2	5	Good idea - don’t know how well it will work when we just don’t have enough housing to surge people into.
Survey	2	5	not sure
Survey	2	5	The decommissioning of encampments should only be done if everyone is said encampment is able to have permanent shelter
Survey	2	5	Who is going to pay for this? People are already paying high taxes for sub par services and for other people that will never hold jobs or pay taxes
Survey	2	5	This is very difficult and dirty work. First, the people in the camps need a place to go. Second, they need a place to safeguard their personal papers and property. Finally, they need access to sanitary toilets, showers, and laundry facilities. Is $150,000 enough?
Survey	2	5	I'd love to see more access to permanent housing just not sure you folks have the understanding of the needs based on the lack of information surrounding the needs of the homeless in the presentation.
Survey	2	5	Require drug / alcohol screening repeatedly
Survey	2	5	I thought the tent city was marginal to begin with. I'm glad it will be replaced with more solid sollution.
Survey	2	5	Yes. Encampments ruin quality of life for everyone.
Survey	2	5	I think that there are already entities in place to get rid of encampments once the people leave.
Survey	2	5	Agree with the proposal
Survey	2	5	Fully support this.
Survey	2	5	People want housing, and access to safe shelters. Prefer this to encampment.
Survey	2	5	Encampments should not be "decommissioned." These are homes.

Survey	2	5	Put a fucking tax on every luxury condo rental every month and put it toward affordable housing. If they won't build them on their own because they're not profitable, reduce the profitability of the luxury homes.
Survey	2	5	Preparation is key. Hopefully this same group could prepare for other scenarios as well, so we can be prepared for other instances, such as the bitter cold this past December, when staff was scrambling to make sure no one froze to death.
Survey	2	5	The HCC approach presents a transformative strategy to address homelessness in our community. By leveraging national disaster response methodologies and fostering collaborative teamwork, HCCs have displayed success in several communities. The structured teams, iterative problem-solving, and daily action-oriented meetings promote transparency and accountability. The approach ensures that every individual's needs are met swiftly and efficiently. I am particularly impressed by the emphasis on continuous communication and the involvement of those with lived experiences. By focusing on daily goals and immediate actions, while embracing an adaptive mindset, we can expedite solutions for our homeless population. The potential long-term benefits, such as reduced unsheltered homelessness and increased exits to permanent housing, underscore the significance of this initiative. I commend the local government for considering such an innovative and holistic solution.
Survey	2	5	Especially in/around public parks/Greenway/Firefly Trail.
Survey	2	5	Funding here seems a bit low.
Survey	2	5	I support.
Survey	2	5	Here again, the final goal , Namely, more permanent, housing, requires ultimately the decommission of encampments.
Survey	2	5	Absolutely! I'm all for decommissioning encampments! But teach them to fish and they can fish for themselves. As a small business owner I couldn't hire a homeless person because they didn't have a bank account to receive direct deposit funds. And they couldn't get a bank account without an address.
Survey	2	5	I do think encampments are still important for those who choose not to participate in shelter access.
Survey	2	5	There are so many empty stores in Athens. Why can't they be used for temporary shelters for homeless. And most are near bus routs so they can get work instead of working the street and begging for money I think they should have to pay to get in. Even if it is just $5 a night. Take ownership and even clean up. Those that hang around on north ave leave the area littered it is terrible
Survey	2	5	Do it!
Survey	2	5	The homeless need a door they can lock to sleep safely, either alone or with family, and store belongings. Group quarters and tents should only be consider 1 or 2 night stop-gap measures.

			Figure out how to supply safe, ultra-cheap, micro-housing and people without drug addiction or mental illness can recover. For those with these afflictions, safe and private sleep is also necessary but not sufficient (see below).
Survey	2	5	For this to happen the Planning Commission and the A-C commission must stop approving massive developments where none of the living spaces are affordable for lower income. We have FAMILIES in our schools that are HOMELESS. How does any of this help them?
Email	3	6	I like that they put in needing more indoor short-term shelter beds.
Forum	3	6	Seems like we are creating this money to create more money - or becoming more competitive for funds. What are we doing to reduce homelessness? I feel like this is more paying admin costs but we are leaving people in the wayside and attracting more people in. Spending more money only attracts more money but perpetuates the problem by attracting more people in, and creates the need to spend more money. You have 300,000 to create an organization to create a support fund.....is this a part of the $4.4million of ARPA funds? Where has creating new shelters been shown to work? It seems to only exacerbate the problem - we had an encampment here and it cost $153,000/person to help put people in housing. If you give the $153,000 dollars to someone they can stay housed for a long time. It seems like a lot of money is going to the program and not the people. We need to land on having no program because everyone is good. I have been in business for 13 years, but nothing has changed. What if it (spending the ARPA money) grows the problem?
Forum	3	6	I just want to clarify that Athens is a HUB. It's not wanting to be a hub and inviting people in. It's to build and help people with MH and help people to become different. Some people are saying when we are spending money to invite people but it's just that we want to use money make the hub better. I'm interested in the shelter units. I struggle with MH. You can't get out of it by yourself and you need to put them at a place at night. During the day they have to live and you should offer classes during the day. We need to start these programs. That's how you end this by greatly reducing MH issues.
Forum	3	6	I like to see the money go to the people who are homeless. We don't need more tent cities. Take this money and put it in a building. No one deserves a tent. I see where the money is. Cause I'm sorry I saw this money was wasted. Tents? Give them a building. Some may move out, some may not. I don't want people living in tents.
Forum	3	6	To me it sounds like we must spend it or it goes away. Who is accountable for the money? Did that fall under the Commision and Mayor money for the encampment? Where are the figures? I

			believe in our community, there are resources to help people. Salvation Army has 70-ish beds. They need some funding to make better beds. Why can't these funds be used for that? There are solutions we can tap into immediately.
Forum	3	6	Concerning the low barrier shelter - so they will be permanently living here?
Forum	3	6	What is the proposed number of beds for this project? 5000?
Survey	3	6	Potential for "Shanty Towns": Poorly managed or underfunded shelters could devolve into shanty towns. Funding (Page 59): $350,000 is allocated, but long-term sustainability is unclear. Insufficient funding could lead to poorly maintained spaces. Staffing (Page 40): Specialized staff are needed for low-barrier shelters, but the plan lacks details on sustaining this. Quality vs. Quantity: Risk of overcrowding or inadequate services if not well-managed. Metrics (Page 40): Plan mentions metrics but lacks clarity on how they'll be used for accountability. Community Impact: No discussion on integration into communities or potential NIMBY issues. Legal Concerns (Page 40): Plan is vague on conditions for termination from shelter, risking arbitrariness.
Survey	3	6	ALL OUTSIDE SHELTERS AND OR FACILITIES WILL BE AVAILABLE FOR ANYONE AND EVERYONE AND WE WILL ONLY PROVIDE EMERGENCY SERVICES AND THEN WE'LL PASS ALONG YOUR FILE TO ONE OF THE FACILITIES
Survey	3	6	need to look at the tiny house model in savannah.
Survey	3	6	no do not want us to be a sacuary city
Survey	3	6	Unless we improve the general ability of housing - this is just buying more tents. "Tent City" was one of the worst ideas ACCGov has championed and the operation of the facility was disgraceful.
Survey	3	6	Individuals utilizing ACC shelters should be required to follow safety rules at all times. This includes actions outside of the shelter. If a shelter resident is committing crimes during the day, while not on the shelter property, they should be immediately removed from the program. Shelter residents should also be required to participate in planned chores, life skills classes, and work connection sessions. A successful person must follow the law, have basic life skills, and have a certain work ethic. If they

			chose to use the service, they must chose to follow the rules that will help them when they leave.
Survey	3	6	Again what are the parameters of low-barrier emergency shelters? How long is one allowed to stay in one of these? Will this not attract more homeless from outside Athens to come to Athens, thus straining the system even more?
Survey	3	6	Well thought out ideas.
Survey	3	6	No. Don't build a homeless hub. Give the $5 million to Advantage to build the 60 bed mental health treatment housing facility. LA PD homeless guru Deon Joseph will tell you this and people must have accountability. 15-20 people entered and exited on a monthly basis from the Barber St camp. A "homeless resort". We have many many transient homeless come to Athens for ease of camping (wooded areas next to bus lines) and lots of free food.
Survey	3	6	This should definitely be considered the highest priority. Various studies have shown that once safe shelter can be guaranteed, people experiencing homelessness have the security needed to focus on the other aspects of their lives.
Survey	3	6	Sounds like a waste of money. Teach them bushcrafting skills and how to hunt.
Survey	3	6	Again, sounds nice but seems like a bandaid.
Survey	3	6	The shelter needs to have some way to have pods or cubicles or individual rooms- provide some semblance of privacy and safety. Some way for people to leave their items, and feel assured that their items are safe.
Survey	3	6	Way too much. Taxpayers can't afford this.
Survey	3	6	You wasted money on hiring an unqualified entity to run the last shelter! Ridiculous!
Survey	3	6	2.2million? What we get 5 people sheltered for that? Or are we just going to build more government slums?
Survey	3	6	As I stated above, we have already spend $2.5 million on our homeless encampment and our homeless problems have only gotten worse. I do not approve of our City's money being spent. There are too many non profits and churches that truly understand the needs of our city. If anything, I would rather this money be given to these organizations that know the needs inside and out and understand how to truly help the individuals who truly want to get clean and start a fresh path in life.
Survey	3	6	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more

			homeless move into the area and continue to exasperate the problem.
Survey	3	6	I think this will be a huge waste of time and money. Most of the homeless in the area have mental illness. You are not going to rehabilitate someone with mental illness. They need someone to medicate them with the drugs that are necessary for them to be functional in society.
Survey	3	6	Needs go far beyond emergency shelter. increased access to permanent/long-term housing and encampments are essential to end homelessness.
Survey	3	6	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	3	6	No more shelters tell them to get a job.
Survey	3	6	I'm unfamiliar with low-barrier shelter. Providing and funding "showers" would be ideal.
Survey	3	6	Please do not waste $5 mil on this
Survey	3	6	No
Survey	3	6	N/a
Survey	3	6	We obviously need this!!
Survey	3	6	I do not like the idea of spending so much money on emergency shelters. A low barrier shelter is a temporary solution, especially if people are required to leave during the day and have no privacy. I believe the money would be better spent on permanent supportive housing, rapid rehousing, and diversion. Providing more shelter beds is not a solution to our problems and may exacerbate them.
Survey	3	6	yes
Survey	3	6	This will be needed to physically house the homeless population
Survey	3	6	If this shelter is for women with children or families with kids, I'm all for it. But able bodied adults who are addicts shouldn't take those spots
Survey	3	6	"Housing First" is the term I've heard about successful programs. Once a person is safe, clean, and fed he or she will be receptive to receiving help to address underlying conditions resulting in homelessness (mental illness, substance abuse, etc.)
Survey	3	6	This is an abomination. Allowing people using drugs and alcohol to be admitted to shelters creates chaos and an unstable environment for those doing to work to get out of homelessness by working to be sober. This is one of the most bizarre choices you all make. I'd love to see more shelters with more resources. But if someone wants to truly exist this cycle there should be an expectation of sobriety and work to do so. it's a two way street. Blowing funds to enrich the problem is insane.

Survey	3	6	Is it ironic that less than half of the budget is going to actual shelter? Maybe increase this to 51%.
Survey	3	6	Must include drug testing
Survey	3	6	Rehabilitate and reuse the many empty buildings around this town!!! If we can keep building dorms for uga, then we can create spaces for a much smaller group than the students that we've sold out Athens for.
Survey	3	6	I thought the tent city was marginal to begin with. I'm glad it will be replaced with more solid sollution.
Survey	3	6	Yes, please. This seems like the single most important thing we can do to help people through homelessness. I don't think most people are aware of the barriers presented by the current shelters. Speed would be great here, too.
Survey	3	6	This is ridiculous and irresponsible to spend so much taxpayer money on this. Building homes for the homeless will just draw more homeless compounding the issue we already have. A lot less money could be spend more wisely educating and assisting the homeless as a means to get them a home. You cannot force an end to homelessness. The homeless must make a choice to want to improve their situation and make an effort to do so. Providing services and transitional housing during this process is fine but we do not need over 2 million dollars for this. I would rather spend money on finding those homeless that are truly in need and want to make a change.
Survey	3	6	Agree with the proposal
Survey	3	6	Fully support this.
Survey	3	6	Smart to begin with fewer barriers to allow unhoused people shelter.
Survey	3	6	Low barrier means low incentive to get their shit together.
Survey	3	6	The key is that everyone is focused on getting people in shelters housed, with adequate wrap-around services, including mental health assistance where needed.
Survey	3	6	Please make these shelters trans inclusive. A lot of trans women remain on the streets as they are forced to choose between safe places to sleep or being made to room with men.
Survey	3	6	I support.
Survey	3	6	I also agree with temporary emergency housing.
Survey	3	6	We must lower barriers as much as possible. I love this idea
Survey	3	6	Do it!
Survey	3	6	The homeless need a door they can lock to sleep safely, either alone or with family, and store belongings. Group quarters and tents should only be consider 1 or 2 night stop-gap measures. Figure out how to supply safe, ultra-cheap, micro-housing and people without drug addiction or mental illness can recover. For

			those with these afflictions, safe and private sleep is also necessary but not sufficient (see below).
Survey	3	6	IMPORTANT! The only time in the entire Strategic Plan that mental illness and/or addiction is addressed is on pages 39-40 -- Key Strategy #6: Increase Number of Low-Barrier Shelter Units. Allowing guests of the encampment to be there while under the influence of drugs and/or alcohol is called enabling. PLEASE, please do some research about addiction and enabling. These two pages -- 39 & 40 -- represent a microcosm of the fatal flaw of this entire five million dollar strategic debacle. It only enables the mentally ill and addicted homeless guests of the encampments. If it is okay to be drunk and stoned, they will continue to be drunk & stoned. And they will meet new guests of the encampments who are also drunk & stoned, where they can network and discover new sources of drugs and alcohol. The entire Strategic Plan will only attract more homeless people, since it rewards addiction and does not address mental illness.
Survey	3	6	This sounds dreadfully scary, especially for women, children, families and even men who are not addicted.
Email	3	7	I don't see how having a diversion network for those who lose housing needs to be different from coordinated entry.
Forum	3	7	It would be invaluable of the one-on-one interviews. What do you need? It’s important to have the one of one and follow-up. We need a quick direct contact.
Forum	3	7	Piggybacking on that, I came in late so I did not hear your introductions and I know that the Cloudburst Group did this. I was just curious - how did you find that group? What was the cost for that consultant? Did that come out of the ARPA money? I have another one, and I know the money has to be spent by 2026 but it does not strictly have to be spent on homelessness? The rapid exit - the way i interpret this, you want to help these people and help with education and employment...has this been a goal with the tent camp and how many have had rapid exit?
Survey	3	7	The plan allocates $200,000 over two years, but it's unclear if this will cover both the setup and ongoing costs of intensive case management, including staffing and training. Sustainability: There's no mention of long-term funding, raising concerns about the sustainability and quality of the service over time. Effectiveness Metrics: The plan doesn't outline how the effectiveness of this service will be measured, leaving a gap in accountability. Scope and Scale: Given the limited budget, the reach and impact of the service could be restricted.

			Specialized Needs: The plan doesn't specify how complex issues like mental health or substance abuse will be addressed, which are often integral to homelessness. Community Integration: There's no discussion on how this service will coordinate with other community services for a holistic approach. Ethical Concerns: Intensive case management involves deep involvement in individuals' lives, raising ethical questions about privacy and autonomy.
Survey	3	7	FIRST AND FOREMOST LISTEN TO THE NEEDS OF THE INDIVIDUAL AND THEN MAKE A PLAN TO HELP ELIMINATE THE ISSUE
Survey	3	7	It will not make a difference with the amount of drop-offs we have. You shelter 1 and 3 more replace them. Look at our treatment courts.
Survey	3	7	no dont want this
Survey	3	7	Meaningless jargon - what are you actually doing. ART? Jail Diversion? CIT? Define what you are doing and measurable GOALS.
Survey	3	7	There should be a maximum time allowed to reside in any given shelter.
Survey	3	7	What are these techniques and where have they been shown to work?
Survey	3	7	Excellent plan
Survey	3	7	Stop it with the money. Sounds like throwing spaghetti against the wall to see if any sticks. Imagine if you could take 60 unsheltered homeless off the streets either mental illness and/or substance abuse out of the 177 counted in the 2023 PIT count. Fund MHTH at Advantage. Should have already been built. Why did cloudburst or the homeless coalition report on the 48% of unsheltered with mental Illness and 40% of unsheltered with substance abuse, eh? HCD had to report these numbers to HUD yet left off reports. how disingenuous.
Survey	3	7	Now homelessness will be ranked? Sounds like Canadian Health Care.
Survey	3	7	I don’t want to fund this w my tax dollars.
Survey	3	7	I don't even know what this means so why spend $200,000 on it
Survey	3	7	I am not clear on the use of what this money would be used for so I do not approve.
Survey	3	7	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors

			fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	3	7	This needs as much funding as possible as case management is paramount to the success of ending homelessness.
Survey	3	7	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	3	7	They don't need it, go to Advantage.
Survey	3	7	Yes.
Survey	3	7	Please do not waste funds on this
Survey	3	7	No
Survey	3	7	Does this mean to enact a strategy to move homeless out of Athens? Arrest them when they break the law?
Survey	3	7	I do believe we need much more support and mental health options and supervised housing for people with mental health and substance abuse issues.
Survey	3	7	maybe
Survey	3	7	Dedicated support to homeless is needed for case work to help them rebuild their lives.
Survey	3	7	Again, if this is for truly physically disabled people or families with children. Fine but no drug addicts
Survey	3	7	Is $200,000 sufficient to prevent evictions in Athens-Clarke?
Survey	3	7	From my conversations this is a big issue. I'm not sure you cover it wholly.
Survey	3	7	If someone admits they need help, is willing to undergo process mentioned beforehand with stipulations for drug testing, we should help with rent support and keeping them on their own
Survey	3	7	No issues.
Survey	3	7	Agree with the proposal
Survey	3	7	Fully support this.
Survey	3	7	Yes. Does this include any health care component? Lack of elemental Health care makes getting stable housing, and keeping it, difficult.
Survey	3	7	Stop psychopathologizing everything and get people some housing.
Survey	3	7	If you think it'll help...I'm skeptical.
Survey	3	7	Devote all the funds to this for short term relocation, job searching skills, and VERY temporary shelter. When the subsidized housing was first established, it was temporary and yet there are GENERATIONS that have lived there.

Survey	3	7	Case management is key. That's where New York failed when they tried to house people in the vacant hotels during the beginning of COVID. Not nearly enough wrap-around services.
Survey	3	7	Funding seems a bit low.
Survey	3	7	I support.
Survey	3	7	Here again, rapid exit is part of the total plan and is necessary Again, in order to be successful with the transition from lack of housing to adequate housing funds need to be made available to support the ultimate outcome which is independent living.
Survey	3	7	I hope this involves getting them a bank account, getting them an address and teaching them basic job skills and finding them a job.
Survey	3	7	Case managers - waste of money. Need people either out on the streets picking up these people to get them help or a facility for them to come to for help and a lot of them need help with addiction and really don't want the help That's the problem
Survey	3	7	Do it!
Survey	3	7	This can be rolled into a more general, unified strategy.
Survey	3	7	THIS MAKES SENSE
Email	4	8	Flexible spending is a good way to fill in a small gap that is providing a barrier, like a deposit for the electricity to be turned on. Or a fridge or other furnishings. There are probably limitations posed by the funding source.
Survey	4	8	Ethical Concerns: One-time financial assistance could create unsustainable dependency, potentially leading to a cycle of homelessness. Funding (Page 46): $300,000 of ARPA dollars are allocated, but the long-term sustainability is unclear. Eligibility (Page 47): Low-barrier principles are emphasized, but documentation requirements are not specified, risking inconsistencies. Community Partners (Page 47): Multiple organizations are involved, but coordination is not addressed. Data Collection (Page 47): HMIS is suggested for data, but implementation across diverse organizations is unclear. Returns to Homelessness (Page 52): The plan acknowledges the risk of households returning to homelessness, questioning the long-term impact of one-time assistance. Adaptability (Page 47): The program can adapt to community needs, but how this will be managed is not outlined.

Survey	4	8	ARPA funds were supposed to help all RESIDENTS of ACC but instead all the money has gone to the transient homeless population and undocumenteds
Survey	4	8	ANY AND ALL DONATIONS WELCOME HOWEVER WE DON'T CHARGE FOR OUR SERVICES
Survey	4	8	Ridiculous
Survey	4	8	waste of money. the person should be required to become steady involved in services and a job before exiting temporary housing. you will see a revolving door much like our court system. people will become dependent on the county to provide for them.
Survey	4	8	no to this
Survey	4	8	I fear your selection criteria may create unintended biases. This will likely be problematic - also how does it not potentially run afoul of the Georgia Constitution and the gratuities statute?
Survey	4	8	County tax dollars should not go toward more and more shelters. If we just build more and more shelters and housing, more homeless will come. It will be an ever increasing beacon bring more people and cause a bigger drain on the County. We should not use TEMPORARY ARPA funds on permanent programs. This will only require the County to allocate tax payer funds when the ARPA funds go away.
Survey	4	8	This makes more sense than any of the above in helping those in need getting back on their feet for good.
Survey	4	8	Recognize that "one-time" may be something that covers more than initial costs. For example, child care costs change with new work commitments or with school calendars. Utilities might escalate seasonally. Access to emergency funding should be covered.
Survey	4	8	Focus affordable housing efforts on “working homeless” unwed mothers with kids. CCSD has a program to help house “homeless students” - why don’t you bring this up, eh? And the VA housing voucher program, eh?
Survey	4	8	Either they have a home or not. You are homeless or you are not. If they have made it to the point where they have an income then no further assistance is needed.
Survey	4	8	This should have the most funds. And there needs to be some safety nets for incarceration since most of the homeless population in Athens is over-policed. Many, many people have lost their apartments for getting arrested for very minor infractions.
Survey	4	8	This needs more funds, but it seems that is being acknowledged.
Survey	4	8	Hardworking taxpayers shouldn’t have to pay even more for the homeless problem that our city council has introduced.
Survey	4	8	Government Slums

Survey	4	8	If this money is being used to obtain housing for the homeless it is not going to work for long term success. If you try to home someone that is not clean and not wiling to stay off drugs then this will be more wasted money and again is not stopping the homeless problem long term.
Survey	4	8	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	4	8	No, there are already funds set aside for low income earners. Use the programs already established.
Survey	4	8	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	4	8	If they can't keep a job how do you expect them to afford a house in this town?
Survey	4	8	Yes. Work with community groups (churches) in addition to using public funds to prevent competition of ideas and reduced benefit from available resources.
Survey	4	8	Please do not waste tax dollars on this proposal with no clear plan
Survey	4	8	No
Survey	4	8	See my comments below
Survey	4	8	We should be putting much more money into this fund and using it well.
Survey	4	8	yes
Survey	4	8	Increasing housing should be increased as low cost housing is the ultimate solution to homelessness
Survey	4	8	I’m fine with a one time usage
Survey	4	8	Setting up a household is costly. Providing basics for someone moving into stable housing allows him/her to live in a state better than camping.
Survey	4	8	So. Much. Money.
Survey	4	8	Agree this is needed and should be done. I would also like to see this low barrier.
Survey	4	8	Drug testing required
Survey	4	8	I support this idea. If someone has shown that they are ready to fly, give them help to make that last step.
Survey	4	8	Engage the state to provide homeless assistance across all counties so Clarke isn't stuck with it. Perhaps Clarke can export its

			successes to other counties. If Clarke can get people, any people into permanent housing and jobs then who cares where they come from. They would pay Clarke taxes. Locate resources in the middle of Clarke away from the borders so that other counties aren't too close and the people won't pay taxes for food in Oconee.
Survey	4	8	Yes, please
Survey	4	8	I think that spending so much taxpayer money on this is unwise and not responsible but using private funds is great.
Survey	4	8	I would like to see the amount of funds dedicated to this strategy increased, perhaps by using some of the funding from strategy 3, as getting unhoused individuals into safe and stable conditions is a crucial first step in becoming self-sustaining. Studies have shown how effective it is to get financial resources into the hands of individuals experiencing homelessness both in terms of ultimate outcomes and in terms of conserving resources.
Survey	4	8	Agree with the proposal
Survey	4	8	Fully support this.
Survey	4	8	Smart provision.
Survey	4	8	Tax. LUXURY. CONDOS.
Survey	4	8	This has worked so well in other communities, and can work here if managed correctly.
Survey	4	8	I support.
Survey	4	8	I hope this doesn't mean ACC is going to write them a check or give them cash. We need to set up a system with vouchers to be used for groceries or paying the landlord directly.
Survey	4	8	Highly support
Survey	4	8	Will it really be a one time need. If they continue to be out of work we should not give them free housing. Especially if they continue with any addiction
Survey	4	8	Do it!
Survey	4	8	Critical and worthy cost; see micro-housing comments throughout.
Survey	4	8	THIS MAKES SENSE
Email	4	9	I don't know much about what incentives will work for landlords.
Forum	4	9	I have a few things but I am also nervous. I have been a licensed real estate broke since 1982, I have spent the last few years doing property management in Athens & before I was in Key West. In both of those places we have similar issues. As a property management, I was responsible for protecting the asset of the owner. I have always taken on the extra risk for advocating for those with section 8 vouchers. how are we supposed to assure to the homeowner that their asset is going to be taken care of. In Athens, it is hand to mouth but we are talking 4.4 million dollars. we have people here today that are starving, there are people happy to get a package of pretzels. What assurance for people

			with section 8 vouchers are not going to destroy their property, I made the commitment of looking after those property every month? because these people matter. Why are the people in this room not being tapped for this? the reason I brought up the vouchers to begin with - and I know that this is a little bit different, but Ms. smith how many are ready (22 is a number said), they are ready but they are living in a tent because there are no places available that are affordable that will accept section 8
Forum	4	9	I have a question about strategy 9. I want to remind everyone, nobody would be here if you didn't care. We care for everyone. That's why we are passionate. There have been a lot of buy-outs and a lot of multi-million-dollar sales with people displaced. People need to talk about short-term rentals like AirBnB. The tent camp wasn't bid on except by one operator. I don't think anyone wants tents. They are talking about structural integrity. We want that for people. My question is that has to do with landlords and collaborative efforts. Is it (strategy 9) geared toward landlords or property managers?
Survey	4	9	Sustainability: The plan doesn't discuss long-term funding, raising questions about the sustainability of this initiative. Coordination (Page 48): While the plan involves multiple homeless service organizations, it doesn't address how these organizations will coordinate effectively to administer the funds. Risk Mitigation (Page 48): The plan mentions risk mitigation funds but doesn't specify the conditions under which these would be used, potentially leading to inconsistencies. Data Points (Page 48): The plan suggests tracking the number of landlords engaged and units committed, but it's unclear how this data will be used for accountability. Community Impact: The plan doesn't discuss the potential for stigmatization or NIMBY ("Not In My Back Yard") issues that could arise from concentrated landlord participation.
Survey	4	9	HELP SETTLE INDIFFERENCES BETWEEN TENANT AND LANDLORD
Survey	4	9	Yeah lets force people and their private property to take care of those who refuse to do it themselves.
Survey	4	9	very few landlords want to rent to homeless, courts, or Advantage regardless of guaranteed funds.
Survey	4	9	no to this
Survey	4	9	Nope
Survey	4	9	Forcing Landlords to accept reduced rent, in order to get permits approved, is extortion. it lowers the quality of living for hardworking people that can afford a decent apartment complex.

Survey	4	9	This also could prove to help those people that just need a bit of assistance to keep their families housed so they don't become homeless.
Survey	4	9	There has been an increase in housing acquisition from enormous corporate entities (eg the Florida based "Prosperity" group), with resultant exponential rent increases. Is there a way to limit the increases?
Survey	4	9	Stop it! Rapid Rehousing doesn't work especially when you are placing people next to their drug dealers. A 30% failure rate within 12 months. Diverting people who really should be in mental health treatment housing facilities on-site with professional psychiatric services and a pharmacy.
Survey	4	9	Most businesses will always be focused on the money first and foremost; what we need are robust laws that prevent housing discrimination and can hold landlords accountable if they fail to provide adequate housing. Athens in particular has experienced large corporations, some not even in Georgia, buying out swaths of housing and then altering rules to evict tenants. There is no point in paying these type of people to remain committed to a partnership unless the funds are limitless *and* could be increased at a high enough rate to have it remain the more economically beneficial option than the alternative.
Survey	4	9	Being a landlord is a business. Business exist to make money or a profit. Landlords do not want people moving in who have no vested interest in the property. If housing is provided then you haven't solved the issue. Now they are just homeless in a home which means nothing to them.
Survey	4	9	Yeah, right. Needs so a lot of accountability that the money is being used properly.
Survey	4	9	This needs less funding. Your average landlord doesn't really care that much. Getting them to care is more systemic than Athens possibly has time for.
Survey	4	9	So are you going to put everyone in unsanitary hotels? This will create more problems.
Survey	4	9	Subsidize privately owned slums.
Survey	4	9	I worked in property management for over 7 years. I know personally, there is no way I would have put myself or my staff in the situation to house homeless people unless that person had been clean of any type of substance abuse for a minimum of 12 months. I even remember a time when a local church took a lease for two homeless young men. They agreed to pay the rent for two months, go the boys jobs, and then at the two month mark the boys were supposed to stay clean and continue their lease and paying their rent. We had to evict them the third month of their lease. They had already lost their jobs and started drug use again.

Survey	4	9	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	4	9	Same as above. I do not agree with this plan. Use the resources already available.
Survey	4	9	Legislation is what is needed for landlords to provide more opportunities for low-income and homeless housing. Move this funding elsewhere and crack down on predatory landlord practices!
Survey	4	9	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	4	9	What a joke.
Survey	4	9	Could be challenging.
Survey	4	9	Absolutely not
Survey	4	9	No
Survey	4	9	Really important
Survey	4	9	I'm not hopeful given the results of the survey the coalition put out this year (weird those results weren't mentioned in this study) showing that almost no landlords were willing to work with these programs. Worth trying, seeing how much money they demand in order to participate, then reevaluating the cost-effectiveness.
Survey	4	9	In order to increase landlords' willingness to rent, we need to provide supervision and property management assistance. A one time increase in security deposit means nothing when thousands of dollars worth of damage can be done to a unit. Probably a monthly check up of the condition of housing and support in cleaning and services may be needed. This fund needs much more money in order to be effective. I own a rental house and would need much more assurance of help before I would consider renting to someone leaving such services. (and most people would describe me as a "bleeding heart liberal", former school teacher)
Survey	4	9	yes.
Survey	4	9	This should be done and followup with these landlords are needed to make sure they follow agreements and respect tenant rights
Survey	4	9	Tax payers who are already paying for their own houses should t be paying for others
Survey	4	9	Too many landlords are too quick to evict.

Survey	4	9	Agree landlord buy in and understanding their perspective is very important to get the whole Athens community buy in.
Survey	4	9	Hmm
Survey	4	9	Great idea, but I have no idea how you are going to combat the strong greed that has taken over landlords and property owners.
Survey	4	9	I thought the plan was really difficult to read and understand. It doesn't seem to have enough about permanent low income housing. Too much on temporary housing. How about taxing developers to create a fund for permanent housing or developers can provide a certain amount of low income housing to get out of the tax but it doesn't have to be in the same unit. They can build low income housing to off set high income housing.
Survey	4	9	The city council should consider implementing a rental cap or tax breaks to landlords who rent to single families & not students or temporary residents. People experiencing homelessness that have jobs are simply not able to afford rent. Years of turning over this city's housing market to student rentals has driven up the homeless population, invited out of state investors, & cause the rental market to be unafordable to most people who work in Athens. The average wage is simply to low for a family to rent a home in Athens.
Survey	4	9	Homeless people tend to bring a lot of baggage with them and many times substance abuse. Placing certain individuals in established properties might bring much of that baggage with it. You must take this into account when "housing" the homeless. This could create negative consequences for the landlords as established residents might not like this idea. Also if you put them up in an area that is not nice, the possibility of compounding substance abuse issues rises.
Survey	4	9	Agree with the proposal
Survey	4	9	Fully support this.
Survey	4	9	Wealthy property owners and lax property managers turn a blind eye to even current tenants. This goal needs legal teeth to be effective. ACC can be dealing with powerful people, politically, financially, legally who will not conduct themselves with decency. Only conduct themselves to make money. Who are property owners and are currently untouchable. Don't let this get way-laid by powerful people, local , state, and national, who just want to keep making money and let the homeless languish.
Survey	4	9	Landlords don't give a shit about the homeless. Only when the next rent check is coming in.
Survey	4	9	Landlords have taxes and bank loans to repay. They want their rent! They might be more willing if their properties didn't get torn up, drugs being sold in them, shootings where people want them to pay for security guards....

Survey	4	9	Landlords and Property managers have to be educated about the reality of taking in people whose rent is paid by government funds. The more success we have, the more landlords will be willing to be engaged.
Survey	4	9	I support.
Survey	4	9	Again, if this is gonna be a success for the tempted, reducing the number of people who are without shelter, Ben, working with landlords is a requirement, and should be a centerpoint of the transition to more permanent housing.
Survey	4	9	Highly support
Survey	4	9	The county keeps complaining that there is not enough low income housing. So my question is why did you approve all the apartments on the east side and west side recently built that are renting for high dollars.
Survey	4	9	Do it!
Survey	4	9	$240,000 to engage landlords? Sounds suspicious . . .
Survey	4	9	This city leadership continues to make this impossible by approving massive developments that are in NO way accomodating to low income and WORKING people.
Email	5	10	Co-location of services makes sense because some places are vacant for big stretches of time.
Email	5	10	I love the idea of a person paid through the grant to be a link to the employment providers and systems. We also want a separate person to be a link to the educational systems - we have that already on the tuesday zoom. (or used to!)
Forum	5	10	Do you have something related to education, workforce development? To put people to work?
Forum	5	10	I'm from Seattle Washington. I went to school for 3 yrs. I'm qualified to weld your bridges. A way back to work is all that we need. We need work to jumpstart. We as the people need that.
Forum	5	10	I would love to go back to school, I tried to go back to school for a little while after being inspired to go back. I can be trained for something hands on and I can do that. I took a math class and I did not go to the counselor for any advice, this one math class I kept thinking it was a different teacher, and I kept dropping this math class it happened 3 times. they ended up dropping my FAFSA. Someone ended up talking to us about doing factory work, but my body cannot do that. I worked with advantage. I am trying to get back to school. There are a lot of people in Athens with hopes and dreams
Forum	5	10	Think from bottom up. Little one like me building the bridge. I failed the welding test the first time I took it. It costs a lot of money to pay for that class. Next time I took the class, I passed because I'm focused. I need books. I need transportation. I ride a bicycle. I have a flat tire. Can you help with that?

Forum	5	10	Pleased to hear about partnership for employment. 4% of funding is allocated for that. That seems very low when this a priority that will actually will help them get out of their situation. 195 k compared to other services, that's low. Why is that? A follow-up, is this considered less urgent? Less impactful? Cause homelessness has always existed. The 4% is just too low. Additional information should be specified then if funding is already provided for that section.
Forum	5	10	They do their jobs, but I wish there were more resources to make sure the homeless were accountable and I wish there was more training to make sure the homeless were accountable
Survey	5	10	Staffing and Governance: The plan suggests dedicating a staff person to facilitate collaboration between CoCs and workforce programs. While this could be beneficial, it raises questions about who will fund this position and how governance will be shared. Case Conferencing: The plan recommends formalizing partnerships through case conferencing, but it's unclear how roles and responsibilities will be defined, potentially leading to inconsistencies. Co-location of Services: It may also require significant logistical adjustments and funding. Performance Metrics: HUD measures CoC performance with employment and income growth, but additional metrics like the number of commitments from local employers are suggested without clear implementation details. Cost and Funding: The primary cost is staff time, which may be covered under federal grants, but long-term sustainability is not discussed.
Survey	5	10	This is good.
Survey	5	10	ALL AND ANY HELP IS APPRECIATED THANK YOU
Survey	5	10	You guys are oblivious. Maybe come out and meet some of these people in their element and you will see they do not want jobs.
Survey	5	10	the homeless make more panhandling than they would working. We saw that with Covid and welfare.
Survey	5	10	no to this
Survey	5	10	Places persons in a precarious position where there housing is tied to their employment status - unfair bargaining position and power.
Survey	5	10	Participants should be required to participate in life skills classes, job skills classes, and job interviews in order to receive any services. The focus should be prepare people for a job, finding them a job, and then they support themselves.

Survey	5	10	More should be done in this area as well. 8, 9, 10 should be prioritized as they take the approach of helping people make their own way and not rely on the government to succeed.
Survey	5	10	When we say "local," do we mean ACC only, or surrounding counties as well?
Survey	5	10	waste.
Survey	5	10	Homeless individuals who were at the Barber St camp who went to Pilgrims to work quit within two weeks!!!' Couldn't take it. They probably needed MHTH as well. (Mental health issues - and no not caused by being homeless) The "working homeless" unwed mothers with two kids are the ones who need help with affordable housing. And as far as the ranking below. Bias weren't they? NOTHING with regard to mental health which is half of the unsheltered problem. Why? Because all you care about is getting those HUD "housing" dollars and NOT the community, you are building a "homeless hub", not even caring about the homeless! If homelessness was reduced with real solutions, providers would be out of jobs!!! This is agenda driven "social housing for all" - a nationally driven agenda.
Survey	5	10	They can work now, all they have to do is apply. I have watched people offer jobs to the homeless and they refuse it. Joel at College Square says why work when other people give him everything.
Survey	5	10	This is the only good part of the plan. Get these people working again. Most of the homeless in Athens are middle aged males who should be working, not sucking up our towns resources.
Survey	5	10	As a business owner good luck. Every "homeless" person I've ever tried to help has always ended up being a total waste. People that actually want to turn their lives around have and will. You can't force losers drunks to be good people.
Survey	5	10	Again, most employees are not going to take on the risk of higher someone if they have a history of drug use. I can only see this category working if you have someone that truly fell on hard times and is trying to obtain long term employment to be able to obtain a permanent place to live. This is the only category that seems could possibly be a stepping stone for success. You need to have a local person such as the operator of Sparrow's Nest be in charge of this type of program because he had deal with the homeless for years and he does it in a kind and compassionate way.
Survey	5	10	My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by

			homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	5	10	I think the amount is far to much. The concept is ok but I think the amount should be much less.
Survey	5	10	Providing employment opportunities is key to ending homelessness - more funding should be allocated for this.
Survey	5	10	This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	5	10	Good luck with that one.
Survey	5	10	Also city county. Road and park clean up work may be possible. Asking homeless to be "community watch" could also provide value in places most don't see.
Survey	5	10	No
Survey	5	10	Amazing opportunity
Survey	5	10	I don’t fully understand what any of these options mean.
Survey	5	10	This fund needs more money to begin to be effective.
Survey	5	10	yes
Survey	5	10	This is important once people are housed such as being more accommodating with a person's potential health issues while be employed
Survey	5	10	This is something I can get behind, if people want to work, great. Help them with job training etc.
Survey	5	10	Not every homeless person is capable of holding a job -- some are physically disabled or past retirement age and others are mentally disabled or otherwise incapacitated. Parents with small children need assistance with childcare if they are to have time to work for pay and that childcare must be high quality. Raising children is important work in itself. We should consider subsidizing parents who care for children full time.
Survey	5	10	Why does this take 195k? Insane.
Survey	5	10	Great idea if they’re being drug tested for housing they’ll likely hold down a job
Survey	5	10	Engage the state to provide homeless assistance across all counties so Clarke isn't stuck with it. Perhaps Clarke can export its successes to other counties.
Survey	5	10	Yes. Working gives them something to do.
Survey	5	10	I think it is a good idea to assist people with finding employment as they will eventually need funds to get out of homelessness.
Survey	5	10	Agree with the proposal

Survey	5	10	Fully support this.
Survey	5	10	Great to see this.
Survey	5	10	These should be partnerships with employers that support living wages and understand the experiences of people (e.g., formerly incarcerated backgrounds, etc.)
Survey	5	10	I see the same homeless folks pamhandling the same corners year after year walking right past help wanted signs. You think these folks actually want to work? The naive students are all the salary they need.
Survey	5	10	They are enough employment opportunities in Athens NOW! It doesn't take a college degree to do a great number of the jobs that are currently open. It does take getting up in the morning and going to work on time and working 8 hours. But many of them drug test so that's another hurdle. Walmart has lots of openings at their warehouse, Pilgrim is hiring, almost everywhere needs help!
Survey	5	10	Currently, Athens has a huge lack of workforce. The timing is great to engage with local employers.
Survey	5	10	Funding seems a bit low.
Survey	5	10	I support.
Survey	5	10	Again, this is part of a comprehensive plan. If it’s going to work, you’re gonna have to get the whole community involved.
Survey	5	10	As a small business owner who has struggled to find employees this will be a great asset to ACC. But with my CPA requiring direct deposit as many businesses do, this needs to involve getting them a bank account and and an address. Intown Suites has been a tremendous asset for my business in providing housing for "homeless" employees. Please consider reaching out to them for help.
Survey	5	10	Decreasing barriers to work is incredibly important
Survey	5	10	Partner with the labor department.
Survey	5	10	Do it!
Survey	5	10	Important task depending on how funds are used (see below).
Survey	5	10	Yes! But find me homeless that want to work. Charles at the corner of Baxter and Alps Rd does not want to work. Has anyone talked to him?
Forum	1		I am a service provider and I need to learn more and hear from others. To a regional approach, there's nothing more frustrating than to see people who are here who don't know what they are doing here. It's frustrating to see people wind up here. Our first act is to talk to them about getting them to the places they came from. If the counties around us are not helping, that's why we need a person who is set in the Coalition, who can create these conversations with Jackson, Barrow etc. They don't know how to apply for the federal funds, we can help empower them. We need

			a staff person for that. We need regional solutions. If they refuse, we will think to get other communities to do their part. It's a free country so they can come here. I oversee hotel voucher program and permanent housing vouchers as well as fixed income disability. They only get $900 per month. That is nothing. It can't pay for market rate units. They can't get housing so they stay in the hotel. That means other people can't have a place at the hotel. We are doing everything they can do, my best efforts, and we still can't find housing in Athens. How do we build more housing? I talked to a couple of developers and we spent 2 years to go through ordinances and zoning. We tried to create a treatment house to help people build those new neural pathways to rejoin the community. It's been taking years. We are still trying to push forward to move dirt. We need that facility, we need a case worker to find people a place to sleep. Them and I put together can't find housing for people. We want a better data management system like HMIS for all providers. We need to integrate housing, hospital and jail related data.
Forum	1		For me being homeless right now, I am working at the salvation army right now. For me being behind the curtain, there is difficulty finding work (you need someone to watch your children while you work, etc.) & the stress can affect your mental situation. Some people who do want a job do not get one just because of the way they look, that also causes problems for them mentally. The outreach would be more beneficial because a lot of people come here to hang out, but they need some more people out there. Not one organization or one person cannot do it all. The salvation army has helped me. The funding that is a big issue too, as you are pouring out and helping out other people you need help too
Forum	1		Have to get all the groups together.
Email	2		I know little about how street outreach should be done or improved.
Forum	2		2 things. 1. A lot of people have said MH and nothing is being done. Last week 2 people from the hospital were dropped off. Piedmont is dropping right out in front of the hospital. We can't do anything for the people who are at extreme MH issues. This has to be front and center. I see nothing here for the mentally ill. You need to figure out the first people to get on the street. I created an organization called umbrella of love and next June we will bake the world's longest loaf of bread to provide money for charities. The churches want to come together. We partner with people. We bring community together. The awareness of what's being done and what's happening in the streets. We need grassroots. We've got to see something different. We need to look at it as a grassroots effort.
Email	3		First, I would like to thank the Mayor of Athens Georgia for even attempting to manage the problem with homelessness. My first

			input would be prevention of homelessness help those who are helping their selves first I stay at a residence that I'm paying over Eight hundred dollars a month and it's subject to change at any renewal date. My second input would be affordable housing to reduce the numbers of eviction that causes homelessness go ahead and investigate what's taking the Athens housing authority over two years to put disabled people in affordable housing which is my case if it had not been for St. Joseph Catholic rent assistance here in Athens Georgia, I would have been homeless months ago and Beechwood Church also in Athens Georgia for assisting with Georgia Power. So my main input would be where do you put those who refuse to follow directions and lawful order and have bad habits. So i believe that prevention is the key to not having to experience the problem with whatever it is you are worried about it also apeopleies to Homelessness and prevention of Homelessness. Help those who need the Athens Housing Authority to save money meaning people whom are disabled first then the working class to prevent them to be on the streets or in over crowded shelters whom is not kid friendly. My name is (redacted), I'm a Athenian born in (redacted) Hospital On (date redacted),I stay in (address redacted) in Athens Georgia.so I've been here all my life I know Athens like no other but have a blessed day
Forum	3		I wanted to add one more thing that I did not add earlier, there is another group that is not in bigger vision or in tents - what impacted me one night. I came home one night and saw a man lying on the ground. it made me freeze. It was 22 degrees outside, so I immediately stopped my car and called the police. the police and ambulance showed up and they were able to arouse him and I was able to start breathing again. The EMT stood in front of him and he was so disoriented he could not tell his name for a bit. He said how many fingers he was holding up, and the man answered. The police went back in the car, but said there was nothing they could do. They left the man in the freezing temperatures because there was nothing else that they could do. You mentioned that the 1:1 takes money, sometimes we will volunteer and please do the 1:1s.
Forum	3		Or we need to put the money in putting people inside and not keeping them outside. As a stakeholder who has sat through all of these sessions but this is very frustrating and this is the last time I am wasting my time.
Forum	3		Like she said, can that be earmarked- assisted living - if there was funding for something that mandates mentally ill need to stay on their medication. There can be Medicaid, and also for the alcoholics or the drug users - they need to be off or in rehab the whole time. There has to be some kind of (restrictions)... I mean that was the only way to get my sister stabilized - she is 67 years old. If 48% percent of the population is on drugs or alcohol, they're

			going to need more than a home. No landlord worth their weight in salt is going to rent to them. I wouldn't, and land in Athens is incredibly expensive. And this is going to need to be built outside of Athens
Email	4		I know little about how street outreach should be done or improved. Inclement weather plan seems like a good idea.
Email	4		I happen to like the permanent supportive housing model. I have never managed it, but I was trying to start at Bigger Vision. Note that people in that program 85% of folks have been in the program more than 1 year.
Forum	4		We've lost 634 voucher units since 2019. That's what needs to be addressed in the housing plan. What's on the books right now? These 634 voucher units are lost until today. That's the working homeless issue. The CCSD gets voucher money to deal with homelessness. They get housed in couched in trailers. We can't make it about one thing. The working homeless who lost vouchers. Then the other people who are mentally ill need mental health treatment housing. State needs to take ownership.
Forum	4		Case management is needed. Our COC is needed because it's a struggle with providing services. The housing vouchers are a momentum starter. A good percentage of them are prepared to go housing. The landlords want and should come to the table.
Forum	4		They've completed legal stuff; they have IDs and jobs but living in tents because no vouchers being accepted. Can we expand to Jackson?
Forum	4		I just wanted to ask a question about assisted living programs that deal with mental health. My grandmother was a schizophrenic but with Medicaid and Medicare she was living in an assisted living facility. Depending on your level - that person would be put in the assisted living facility which could help the dementia patients that have been dropped off. They need to take their medication, they could go as they please and have a job, etc. I am from New York and I have seen it a lot in New York - do you have that kind of program down here?
Forum	4		I go to UGA. I care a lot about it. I interned in DC before. I think that everyone's intention is good. History demonstrates that if people are not receiving help, we play a big part as localities. The ethos behind it. I have a problem. One thing that was telling was that, goal 4. homelessness is ended through permanent housing. Ultimately, we can set up low-barrier housing. We are not going to have ARPA forever. A lot of things interplay with homelessness. A lot of other stuff that matters. We had one mother who had to live with us because she was about to become homeless. When they were talking about tents, they were not being removed for substance abuse. There needs to be expectations for the people to continue good behavior.

Email	general		I agree we need a data system that measures our outcomes to see how we are doing in each area.
Email	general		I like the overall goals and strategies they came up with in a general sense.
Email	general		None of this talks about a regional approach to some of these issues (not just our county), but we talked about considering that at our meeting.
Email	general		I certainly agree that we need more case management staff paid for, and that they should focus not just on entry but temporary and permanent exits for folks. Some shelters have no case managers at all. Those with mental health issues can get case managers within that system, but the person really needs an overall case manager for the homelessness piece.
Email	general		I was astounded to see the extent to which blacks are far more likely to be below the poverty line and homeless in Athens. We might consider special outreach approaches to educate their community.
Email	general		I wonder why 911 calls to police about homelessness increased so much in 2022 from all the prior years (despite the undercount in 2021.) Also note that, of 2023 calls about the homeless, only 5% involved violence.
Email	general		The coalition nonprofit stuff seems much like discussed.
M&C Agenda Setting	general		Athens resident who has been working with Advantage Street Outreach team is concerned about Athens cutting themselves off from our unhoused community members he's been involved in discussions regarding this strategic plan and has heard comments about Athens being a hub, and if it were to pass these plans it would become more of a hub. There is a sadness he feels when he hears these comments because it feels like people are saying "we don't want these people here at all" because these plans do actually address the challenges of housing and homelessness on a local, regional and state level by empowering the homeless coalition to build coalition and take more macro level action on a regional and state level. This might be a news flash but we actually send our people elsewhere as well. All the time we're sending people to Macon, Augusta, and Monroe because we don't have housing here where we can house people at a fair market value. There is such a premium and such a limit, we are sending people elsewhere as well people who have lived in Athens their whole lives. So, I think we need both of these plans to be able to take care of our community members that are living here now and that have been here and I think there are creative ways that we can fund the affordable housing plan that could even also include a small property tax rollback for average residents. So overall I just want to say let's not close ourselves off to our community members because these folks may have a lot to offer us as well so let's stay open to the things we have to offer each other.

M&C Agenda Setting	general		Although I know this is the agenda setting session and not the voting session. I hope that these plans are approved during the next voting meeting in October. These are very important plans that are very comprehensive, very data driven, they offer from all the data used the best possible recommendations that the team were able to produce that address these issues in terms of affordable housing as well as homelessness. I hope that since not doing anything is not an option, we need to put our resources even if it does means actually putting money toward these issues as soon as we can towards these investments in local housing and preventing homelessness and being able to vote on that in the next voting meeting in October so that the associated advisory committees can began to draft plans to set these in motion. I also hope that if these plans are adopted that before the voting meeting all of the commissioners can make sure to do a very deep dive into these plans and that if they do have issues with one aspect or the other of the plan that they are able to specifically bring up issues with certain options and portions of the plan and can be discussed in terms of the plans adoption versus the alternative being a road to denial and not accepting the plan because something needs to be done and some amount of resources need to be given towards these plans that I hope are approved in Octobers meeting.
M&C Agenda Setting	general		I am speaking towards affordable housing, homeless, and homelessness and I want to use a term "unintended consequences". I'm going to take a page from Commissioner Houle's playbook and talk about let's pretend for a second that the bathtub has running water and its running until it overflows. You grab a mop and start cleaning up the water as it continues to rise and flow over the tub. You call your family in to bring more mops and they diligently mop up water right beside you. Water begins to flow downstairs and you begin to call your neighbors with their mops. They are compassionate souls and they begin to come over to help you, it's their civic duty. The water then begins to flow over onto the streets, and you call your city officials because they were elected to help. The city officials call a special meeting to discuss and vote on what should be done after a 3 hours session the city officials votes for a special study the dangers of overflowing bathtubs and to get insight on what other similar towns are doing about similar water situations admitting that they are ill equipped to determine how to tackle the ongoing citywide problem, the county officials calls for a resolution announce their concern for the rising problem to mitigate the flooding resolution. Whereas we have flooding problems in one house we ask the community to turn on the water in their bathtubs so we can level out the water now flood into the streets to establish an equitable water level, and to establish equitable living conditions for all residents.

			Whereas compassion dictates we keep people out of the water. The city council will assemble a study to purchase boats and ask for a submission of RFPs to vote on purchasing boats for everyone in the community. Whereas this is a humane and equitable effort to keep people dry we will also consider electric boats to support our green eco-friendly mandate. In the meantime, the city council cannot come to an agreement on the size of the boat and whether rowboats would be considered offensive to some parties a commission on diversity, equity and inclusion is discussed in order to maintain standards of diversity there is a motion on the board to check with Portland or Seattle to see if they have statistics on rowboats versus electric boats in times of crisis, meanwhile there is little concern about the water that is still overflowing the bathtub that started it all in the first place. This is episode one of let's pretend for a second.
M&C Agenda Setting	general		Episode 2: Let's pretend that the water is still flowing because of a faucet that has not been shut off. Water continues to flow and has saturated the town an unsustainable crisis exists. Let's pretend that this impossible situation requires help from the federal government. A quote grant writing team is summoned from the local university to write a compelling grant for funds. As a request for the federal dollars is being drafted there is a motion called for a SPLOST referendum to add another 1% sales tax on every dollar spent in this city. How should those dollars be spent you ask? Residents are homeless because of the flooding, property values are depreciating businesses have closed their doors and moving to cities that are more secure. In order to engage the public a notice is added to the website calling for project proposals. Sales tax dollars will fund the projects as well-organized elite and already well funded groups present detailed proposals there is to be a project wish list complete with an itemized dollar amount for each amenity. Once all proposals for funds have been submitted the city council will vote on the best and brightest smart town elite ideas and budget them for next year's budget. The project list is approved. Important note: the project list that details the culprit of the water leak is rejected. All the while the water continues to run from the same bathtub that started this story. Meanwhile the town remains underwater literally and financially. What's to be done? The city council decides to hire a consultant firm at $250k to do a study on the water overflow. The consultant recommends project clean water amongst a multimillion-dollar water purifying system that will purify the water still standing in the streams. It is promoted as a health and safety project that can double a leisure service youth project to provide clean swimming water with a bang for your buck. While the multimillion-dollar facility is being discussed month after month the council makes a motion on an act to stem the tide. A mandate to conserve water as well as a

			city-wide moratorium on bathtub usage because of the water shortage. A closed-door meeting is held by the city council to discuss what the public should not be told yet. Let's pretend for a second that it is insane to keep on doing the same thing again and again and the things aren't working. Stop bleeding the funds and get to the source
Forum	general		Seems like you are creating this money to create more money. How are we trying to get the number of homeless people down? This is a lot of administrative costs. All the money, I mean 2.2 million is being spent on just administrative costs. IF you increase capacity with this money, you increasing the hub of services which makes the people to come here more. Cloudburst doesn't have a great record of solving homelessness. How will this be more different? Where has that been showed to help? What is a measure of success? 2.2 million was spent. but no success. what's the measure of failure and when to stop the money for being spent on this? These are my tax money and it is only getting worse.
Forum	general		I have been a ACC citizen since 1999, I have lived off of North Ave. for the last 19 years. and I have seen how the homelessness in that area has grown. And I have seen different degrees of it - I have seen those with a drug problem and I have seen those who just need a little bit to get back right. I am a grad student who after a ten-year illness picked myself back up, I went back to school at the age 59 but after seeing what I am seeing in my neighborhood - I am originally from Memphis, TN but I ain't going back to TN. I have decided that I want to be a part of the solution. I did not come here to ask questions, but I came here to ask solutions because I want to be a part of the solution and bring all the sectors of the community together either by opening up doors or setting up a nonprofit. I do not want to see the redundancy of us taking time out of our schedule to hear the same thing every day. are we not asking the right questions? we have five things going on that is the part of the same problem. we need a team set up like the United Nations that is set up to help solve all the problems from different angles. but throwing money at the solution, specifically tax payer money, is not going to solve the problem. We cannot put a band aid on the problem - where I live I see it's getting worse by the day and by the minute. someone mentioned what is going on in CA and they mentioned the word accountability - it is one thing to have something to give but holding counties accountable - for those who drop off their people in Athens. the tax payers should be given constantly given updates and everyone who is a part of the team like the United Nations should be representative of everyone in this room. we need to create another strategic plan to address all the solutions and work through them. I brought this up with my professor last night and he said - "well this is what we are

			doing in Chicago," let us take a page out of the book of successful cities. I am telling you "put me into work," I am not going out like this.
Forum	general		I think it's about us. Drugs and crime go hand in hand. None of these looked at the cause. How are we spending 5 million on something that we don't even know about the cause? This is a stepping stone to never ending spending. I see more and more. I don't see compassion. I see people screaming into the ether and not living well. Are Athenians not doing enough? Our stable homeowners are continuously paying taxes and prices of homes are increasing and then you have displacement and more homelessness.
Forum	general		There comes a point where we as a community feel like we are screaming at the ether, we are all saying the same thing as community members - it becomes a frustration to hear ... that this is how we are going to be represented. We (the group) are a group of market researchers, boots on the ground. I know where people are coming from - I was on a run in Buena Vista and saw people being dropped off from another county. We create a lability for everyone in this town when we lower the barrier for housing. It has been more concerned with our employees or our children coming and going about going to the park alone, etc. and it is exhausting and I think it is time you start to listen to us as the community. I would really like something to come of this saying that this is maybe a draft and we need to pull back. We see a lot of money going to staffing and it makes a lot of people very nervous
Forum	general		There is a fundamental mistake by calling it a service hub. When people come for these entertainment services, you are putting more money into Athens. There has been no referendum to sustain or grow this (homeless) money. Where do we get the biggest bang for the buck? You are throwing money against the wall to see what sticks. The more money you spread out, there will be more money tied to staffing rather than direct services. Where would you get the biggest bang for the buck in the 2-year time frame? No one has voted to see this in 2 years.
Forum	general		I have worked in EMS in the surrounding areas for the past 3 years, there is a pipeline into Athens for the past three years. I have taken people to the VA, that places is a mess and has devoured itself with its own funding. I could have kept a day job doing pickups through Oglethorpe, Wilkes, and the other county to come into the county for the hospitals. There is a main line of people using tax payer ambulance bills and taxi rides. The unfunded liabilities for Piedmont is atrocious
Forum	general		I am the one with my son. I'm the one who was running the government. When you can't do nothing locally because shelter is funding by local and state level. What good is the money if you

			can’t do nothing? It’s an opportunity to steal. The govt. officials steal and put money in the back pocket.
Forum	general		For those of you who don’t know me. I’m a taxpayer. I was on the board of a national veteran coalition. I’ve seen countless bureaucratic efforts where millions and billions were spent on fixing homelessness. Now it’s just poured into service providers who are more interested in sustaining themselves rather than helping people. Homelessness isn't about housing first. It’s about treating other people. It’s not addressing root problem. The consulting company just put this out there. It makes a lot of assumptions about what ACCGov will fund when there is no proof. When Athens sells our water, the other counties pay. We need to get reimbursed somehow. We can't even take care of our own people. Go back to square one and have a conversation about the real fundamentals.
Forum	general		I’ve done the Point in time counts. I’m having real conversations with the people out there.
Forum	general		I came in later. How much of the 1/2 million will be spent on salaries activities etc.?
Forum	general		Who in this picture, who would ultimately be where the buck stops? Who is responsible to say that money can’t be used for salaries? Who gets to decide the limits in fundings?
Forum	general		I disagree that any funding go to Advantage. I put a hold on it. I would talk to people in private. I don’t want any grant to advantage.
Forum	general		I can't stand you mis characterizing us as the bad people. we are not the bad people.
Forum	general		What if this increasing the problem
Forum	general		We didn’t create this hub. We didn't ask for this.
Forum	general		The beauty of our community. But I don't want to get threatened in the parks by these people with my kids.
Forum	general		I want to add balance. First of all, I like it. I am grateful for this. I am not going to say its prefect. A couple of points: Athens is a hub, it’s a truth. Homeless people spend money here too. It will be fact - we are a hub. As a community, we deciding people are valuable. We don't want to throw money after bad money is what I’m hearing. What your government representatives are putting forth are current best ideas. Let’s have those RFPs, let’s make sure that our RFPs are collaborative in nature. Speaking on the same terms. In sum, as a former provider and volunteer this makes sense to me.
Forum	general		What are the metrics?
Forum	general		I will piggyback on the man that said something about Athens being a HUB. Because of the hub, how is ACCGov working with the surrounding counties working together? They are from out of

			town but once they get in here, they are residents. Clarke county has to pay for that. How do we fund all that?
Forum	general		There are people living here with no homes. In the last 18 months, that are known drop-offs who are dropped off by agencies from hospitals.
Forum	general		I saw west Athens and Bethel. Affordable housing that is being paid with HOME, CDBG and ARPA funds and money. How many units are being built?
Forum	general		The reality is this will go to the commission and mayor. They will vote on it on Oct 3. This will be the last time they will get feedback.
Forum	general		Ok so, I want to address the questions that business owner had. There is no mention of MH or Substance abuse. Greater than 50% of people have Mental Health/Substance Abuse (MH/SA). I'm from California and let's take a look there. They spent 20 billion in the state and nothing to show for it. Now, they put 4 billion into MH services and centers. Now the care court process in California can make people get treatment. Even though its only 4 billion, it's all on MH. You could have developed Advantage but you didn't - they don't put this 7 million into Advantage. They can really help. This will help working homeless people. They will find the rent. You are putting the wrong people in rapid rehousing. You can make a huge dent right away with Advantage Behavioral.
Forum	general		What I want to say is, you don't want to give none of it back? Why can't we have the 55 people to build these. We have a neat staff. We have seen the places moving up and staff is better. We got a lot of people coming in with good attitudes. I just want to know why all this money... not going to those 55 people.
Forum	general		We aren't addressing the root of the problem. the service providers are thinking that they are helping but they really aren't.
Forum	general		You cannot do anything about homelessness unless you go to the "top," and you cannot do anything local without going to the "top." If you have never lived homeless you do not know what they need, taking money is an opportunity to steal money from those who need it.
Forum	general		I was in the woods for a for a few years working as street outreach. writing grants to create these programs but we need to come together as one to solve this problem. It's not about us it's about them. I will still work in any way I can but if I can get a bottle of water. We need to listen to the people. We need to unify together for solutions. Try to see where we can get together.
Forum	general		First of all, I strongly support many endeavors in ACC. What other communities have done the housing first model in the USA and have been successful? There is a reason I ask this, I have done my research and I have found more failures than I have found successes. I want to support but throwing money at something

			other communities have not been successful with is concerning. That's another thing, spending the 4.4 million dollars on this without a way to sustain it is concerning. If you take my comment as being totally negative you are misunderstanding. I went to the meeting yesterday and there were many questions that came up that there were few answers. I read the cloudburst report and there are many, many flaws in this report. You talk about wanting input, there was something before the M&C about a police advisory committee and 84% of the community said that they did not want one - and yet the M&C had one. I want you to be successful.
Forum	general		The question goes back - he asked and several people have asked - you get this money. and we ask: what about the next year, and the next year and you say we do not know. We already did this with the tent city and now poof - gone! This was an experimental program, what went on with them? That is my question: where are they going to go? Is there money coming from somewhere else to move them somewhere else? They were scattered around before, and the "tent city" brought them together to receive services and now that this program has ended that they are back to being scattered out.
Forum	general		One of these things, I keep coming to hear stuff differently. I know that you are just providing information to the mayor. All we get is a PowerPoint. What is the HMIS? Where is their data that shows that 1200 or 2000 people? How do you see this database? Where is it? I hear your story. I wonder if there's something I can do to contribute to this story. I don't have that equipment but I know people who do. 2000 or 6000, is it not public? What is the greatest need? This is what falling in the cracks looks like. It's not being done since 1991 since it's been unified. We keep making the mention of connection to services. That's a problem, low-barrier problem. Non-profits by nature compete with each other so they won't work together. That's very common sense. And many people who are homeless before and never want to remember that. People have experience and have lived experience. And how they got past it.
Forum	general		You are asking the tax payers of Clarke County to pay 4 million dollars, I do not see any staff increases etc. I go to the hospital, I cannot get in because of the homeless. I go to the mall, I cannot get in because of the homeless. I do not see this problem in Oconee or Jackson County, and now you are asking for more! Are we recruiting for more people to come?
Forum	general		My dad was commissioner for 26 yrs. Athens has changed so much from taking so many funds. They go everywhere but they don't really help. The money was mismanaged and it was supposed to clean up Athens. You can't go anywhere without feeling like you

			can't do something. We just want to do our 10%. We can't help the whole world. Why are we promoting people to come here?
Forum	general		I would like to point out that $2 million is allocated for services. Only $1 million for transition to permanent housing. Why do you think you won't increase the number of people who are homeless? Because right now, if we have a 73 percent turnover, it costs $13k per year per person. How will you ensure the turnover rate to increase when you have more people coming in here and depleting our services? I have one more question, what is the budget for HCD?
Forum	general		If something like refugee drop-off happens, then it would deplete our resources. I was curious how you found cloudburst? What was the cost of their funding? Their total budget was $133k. It was paid by ARPA? I know money has to be spent by 2026. Can it be used for other stuff? Because we have $4 million left. Looking at the goals, the rapid-exit, is it to help with education, employment... has that been a goal in conjunction to encampment people. These goals are great but are they working?
Forum	general		My experience briefly, I didn't have a job. I was homeless 5 times. I'm a proud prodigy of provided programs. As a homeless person, it's up to you to do the work. Tension becomes hot when you talk about money around people who have none. You are a prodigy of programs and you have to do the work. Even if the tents have rain, we are trying to do the work. It's in our mind that we can't do this or do that. I started my career. If you are willing to do the work go stand up for something. If you ain't got it, then make it work for you. If they don't make you feel comfortable, then you got to do the work. Just because we throw the money don't mean the change will happen unless we are together. We are in this room caring about the same room. I still do the work. I still try. I'm speaking on behalf of the coalition and the homeless people.
Forum	general		We are against wasting money with our money.
Forum	general		What is working in our programs, and what's not? Where are the gaps in funding? When we talk about homelessness the experience intersects differently for everyone. We want to create that dialogue table. We don't have numbers and that is why we are trying to.
Forum	general		When I invest financially or time on something. I want to see ROI. I don’t want to contribute anymore if I don't have ROI. We need to see data.
Forum	general		I want to attest to the fact for the rules and regulations that are involved for state, local, and federal that are not the way it was in the 1960s. It is not the way where we used to do business by handshake. I want to address Maslow's hierarchy of needs. If you are going to build a house: you must first look at the topography and get a design. But until you see a foundation laid that is visual - people out there working and putting up a structure - you say "this

			is really going to happen." There is no visual happening in Athens and that is reducing the supportiveness you are going to accomplish. The hierarchy of needs does not start out with someone needing a home. It starts out with someone housing them - it could be a neighbor or a church. Nobody that is paying taxes or is paying for the things that they need..... there used to be starter homes, a one bedroom and a one bath. You have to start somewhere and the foundation is being built through PowerPoints but we are looking for the structure. I look to the lady at the salvation army - with the structure - having the land and having the space. You have to talk to a broad community and start giving visuals to get a broad support.
Forum	general		If you don't put any of these monies in place without the plan, then it's a waste. A circle. Spend your flex amount is what it's like.
Forum	general		Can we know where these properties will be located? Is there any list of properties? I have constructive criticism of the homeless and affordable housing plans. It's like healing gun shot with gauze. You have no self-worth, no motivation, and I want to see a reformation process. Not just a tent. It’s counter intuitive. We need to fix the problem like psych evals and take their problems and provide solutions. Just because we staff the coalition, doesn't solve anything b/c it's a minuscule part of the problem. We can throw money but we won't get to where we want to be. If we take the 73 percent retention. We could have given 10 k to everyone that was involved. Everyone needs to know how much money ARPA has squandered. The past 2 years, we have 7 million, 5 million was staffing. $2.5 million for eviction prevention. $2.3 million for employee retention bonuses. They just gave bonuses for the employees in Athens. $2 million to balance 2023. A million for vaccines. $17 million squandered. You can buy a hotel. Police encounters have been 200 % past 2 yrs. We apparently are going about it the wrong way. Fix the problem, the housing is just a bandage. We need REFORMATION and stability.
Forum	general		Thanks for the presentation. I like the COC. Working for Advantage, I have worked with case management and worked with the COC. Working with different people to make COC better. Been homeless and housing first model is great. I moved here from Atlanta. I was on the streets and doing very bad. I was hearing voices and everything. The work you're doing is very effective. Street outreach and everything coming together. I am on the coalition board and happened to have lived experience. Your minds can take you over. Separate you from the real world. It's rough, really rough, you have to get stable first and then you need a house and then case manager and you'll want to work after that. You don't want to get out the bed, you don't want to go to the job because... you need a support system. I am working and you need all at the table. You need all forces and come up with a plan. I just

			want to thank you and let you know that there's hope. I've got my BS, masters and working on doctoral.
Forum	general		As a service hub, we don't have any hospitals like Ridgewood or other stuff for addiction, substance abuse. How can we even consider ourselves a service hub when we don't have these resources to provide?
Forum	general		If you remodel a house, maybe it is an old house and if you remodel a house - and you picked out the colors and the flooring and a person who knows more about the house says you have to fix the roof first, and what I see with HCD there is a step-by-step process that is extremely frustrating and it has to be extremely frustrating to you guys, and I know people who renovated a house and put paper in the walls to live in there day after day. But when I hear, and I would love to hear and I need to know if the 6,000 thing that the fellow mentioned was accurate - the people of Athens need to know. If the people of Athens do not know, it will not be a pretty picture. There is an overflow thing and it does not make sense. We have an oversight committee, are they paid? Some of these groups, they are organized with boards and everything but are there things coming in everyday like this homeless flood - are there other groups or organizations that can yield some of their organized people to help with something like this? I feel like our resources are spread thin - can we not work together to fix this thing?
Forum	general		I had a schizophrenic mother and sister. To address the gentleman in the front, it's naive to think that you can get them in housing. No one wants to live with people who live with this experience. She wouldn't take meds. I'd also like to ask the gentleman, what was the first step to getting out of it? The drug addiction, you can't help them unless they want to help themselves. When it comes to MH, it's not just a slight case of depression/anxiety. I don't see how you will get them to a place and get it all better.
Forum	general		Forty years ago, I ran a homeless program in Athens-Clarke County and I thought I could cure homelessness. I have seen dozens of these, have seen millions and maybe a billion but it may be like he said - a Band-Aid. But what I have come to think that it may sound naive but if people out there who are truly interested would adopt a homeless - maybe not into their homes, of course not into their homes but shepherd them with a class or through resources, I can see y'all helping develop such a program and I know it sounds naive and I think it can start a solution.
Forum	general		Life could come to a halt tomorrow. Tomorrow could change dramatically but I know for sure that giving something is not going to motivate me. We all could be homeless tomorrow. I keep going to the fact that HMIS is not being utilized. With FedEx and Amazon collecting data, why can't we collect these data? I worked with someone with Medicaid. They keep bringing her pills for BP but

			she doesn't need them. HMIS needs to put people, resources so we can better connect people with resources. There are legal issues that go with the street outreach and working with people one on one. I want to be a solution but I see problems because they are not being addressed.
Forum	general		We can work together to save money of your taxpayers' money.
Forum	general		How many positions is it going to take the build all of these strategies?
Forum	general		The cost of not spending is higher than spending right now for something.
Forum	general		I guess just a couple of things - 90% of the people who are homeless in ACC have lived here for over ten years. A lot of folks are looking at a small number of folks who are being bused in. I want to go back to something that we started the meeting with "do not let perfect get in the way of progress," I - as a taxpayer think we need to do something. For folks who think that this is not it - I would love to know what your solutions were instead of attacking someone who is trying to do something in their community.
Forum	general		Why is it that homeless people are stereotyped as people who are prostitutes, drug users, mentally ill? You all don't know. Live homeless, then you will know. I don't look like I live in a tent. I also write poetry and wrote a book and change the food. Just because you live in tents, don't mean you are uneducated or second-class citizens.
Forum	general		My name is Katrina and I'm like most people in the encampments, they are simply falling on dark times. We are smart educated people. If you gave us a chance. One minute you are an educated scholar, next minute, you are going to implode. It doesn't make you a criminal. Ignorance is bliss. My beloved people, my family and friends, they are told dirty stupid things on the street. We need help sometimes. Not a handout. A chance to live with dignity.
Forum	general		330 people have gone through encampment and 73 percent of people are in permanent housing now. Some are case-by-case. Some leave early, some stay because it's hard to transition. We create a sense of community. We partner with Advantage. We provide them resources like medication, housing, & employment.
Forum	general		There's a concern in the community. A worry, that as you provide services, the numbers will grow. When I look at the homeless population, we will never reduce the number because the number is always increasing. We might be successful if the number doesn't grow. This is creating homelessness faster than ever. We will unfortunately be inviting even more people to ACC
Forum	general		18 people in this town may spend $18,000, 18 homeless people will probably cost us the same amount. What we are doing in

			Athens is saying bring us your homeless, bring us your alcohol, bring us your drug addiction and have Piedmont Hospital take care of all of them.
Forum	general		For this money in year 2, do we have any guarantee of funding after year 2? Where are the funds to maintain the salaries and other stuff?
Forum	general		I have a compliment for you all. You have done a fabulous job of collecting solutions for a difficult problem. I hope the commission spends a lot of time thinking about it instead of giving a negative response of "we don't want those people here". You've been giving thoughtful solutions.
Forum	general		This seems to me like there's more drug overdoses.
Forum	general		Street gang and drugs, that's the problem. Every other day we have overdoses and deaths. The street gangs and drugs are messing this city up.
Forum	general		You just mentioned a MH facility with 66 beds. Can you tell us how many homelessness shelters there are and their beds? Barrow has less than 12 beds.
Forum	general		We are getting buried by so many people who represent the same entities. For example, I get contacted from multiple police support orgs asking for money. When they say they don't have time to report success - that's the only way we can differentiate and you can know which one to help.
Forum	general		I have learned the importance of reintegration from the military. Even after the war in Syria, we gave them a slum to live in but it became a slum. Where is the reintegration? We (humans) go back to the easiest pathway. If you put the money into random stuff, and advertise, if you don't have the system to improve, then they won't change mindset. New neural pathways aren't being made if you are not training them for reintegration. I see a lot of the sending the message out there and put the money to make people act. Where is the training? You are taking out the block by reducing barriers.
Forum	general		IS the commission and mayor taking any input
Forum	general		In full disclosure, I think it will help to remind the public - when you speak in front of the Mayor & Commission you have 3 minutes, the public does not have an opportunity to go before the Mayor & Commission in a forum like this where a question can be asked and there can be dialogue back and forth.
Forum	general		The M&C need to hear from the people who were here. The faces that are here are not getting in front of the M&C to say these things. Your faces need to be in front of the M&C, you are a number until they see your face and hear your story
Forum	general		Assisted living takes 35 hundred a month. How will that be affordable?
Forum	general		What happened to the encampment? and why?

Forum	general		I think my question goes back to this federal money and we paid taxes. They can apply with the grants. We have already done this with the tent city. It was almost like an experiment because now we have to move them and what's going to happen to them? 55 people and no money anymore. Will they be dispersed? Is there money coming from somewhere else? The idea was to create a control to where these people are, but now they will be scattered again.
Forum	general		How many have been successful with the housing first approach?
Forum	general		Where is that facility (Advantage) being built?
Forum	general		Salvation Army have 74 beds.
Forum	general		We got 57 million and can't solve homelessness?
Forum	general		So many orgs are doing great work. We (Salvation Army) do our best to partner with other orgs. We are blessed with the funding we have now but it's hard. Of course, we need to do better job of sharing the story. Funding is a major part of the issue. We have 74 beds and land. We have been flying under the radar but we continue to serve as best as we can.
Forum	general		My understanding is that 40% are substance abuse/ 48% MH, 12 % is other. I see you supporting a lot of services and how do we cure their addiction? They don't change unless they know they need to change. In my family, there was an individual who was hooked on drugs, he lived in a pretty bad life style but the family cut off assistance to him and eventually he turned his life around. There's another example from a friend I know where they continue to support their addicted family member and that person never changes, it's been 10 years now. How can we change them unless they actually want to? Will this really help? How do we ensure that they will really change?
Forum	general		A housing first model has saved a lot of money in Salt Lake City. Drugs are a psychological issue. They are taking drugs because they are not having their needs met.
Forum	general		I was just going to say that homelessness happens for many different reasons. I have been diagnosed with paranoid schizophrenia when I was 13, I have been off of my medication for 8 years since I had my first child. Everything to help starts with having a roof. You need to house them, then help find the cause that caused them to become homeless
Forum	general		I became homeless because they came and bought up the apartments, a lot of people in Lexington Heights became homeless because the guy bought the apartment and upped the rent. It is not all about drugs, it is not all about gang members. I was not on drugs, I was told in 90 days you have to go. Because of my disability I could not really go to work, and I had nowhere to go. It is not just because people do not want to work.

Forum	general		Everybody don't want to be homeless. I was homeless at one time because I have an aggravated assault charge for a police record thirty years ago and it will not be expunged unless I was pardoned. But everybody don't want to be homeless. That is just like, some people may need something for a cold and some people need something for cancer in terms of the homeless situation. It is a lot going on, a lot of people do not want to be homeless but they have so much going on. Some of them are sick, some of them have AIDS and nobody wants to take them and they have gone into depression. At any time, one of us can be homeless - it can happen to us all. I have a cousin who graduated dental school, she has kids but has fallen into a depression and cannot do anything and it can happen to anybody. I understand that we cannot just hand out money but somebody got to help. Somebody has to start to help the homeless.
Forum	general		One thing to say is that a lot of people are homeless, but you have to be a drug addict to get into a housing situation. It seems like you put more drug addicts in a house than people who actually need housing solutions. You are putting more drug addicts in and that is why you are not receiving any solutions.
Forum	general		They don't want to be there in encampments. How many people have we rehabilitated? So over 200 people? And I know that there are some proposed encampments like on Tallahassee Road. I'm pretty sure that's why everyone is in the room. There's a property. I saw the email from mayor Girtz.
Forum	general		The conversation happened but nothing is finalized. It was just a conversation. The only thing on this road, is the project that will be happening is 30 beds out of 70 beds. They are building an extension. Advantage is just having an extension. The email is so out of context. I don’t know if there's anything to it. We do have to find existing properties. There are people spreading rumors.
Forum	general		There has been nothing public and behind closed doors. We want to know these places.
Forum	general		There will be a public work session and agenda setting session. There will be a voting session.
Forum	general		I run ambulances. I came to back to Athens after moving away a while. We are bringing refugees in 6 weeks. And I am looking at neighborhoods. The resources for the counties are not ready. They will not print things that they disagree with. I have come here and I will warn you that these people are coming. I will drop them off at Pulaski St
Forum	general		THIS IS REALLY BASIC. What criteria that we need to meet to get all this funding? The reason why we are having 6000 refugees? How much was ARPA funding?
Forum	general		Are we a sanctuary city?

Survey	general		I was homeless in Athens and I got out of it. I have concerns about the Homelessness Strategic Plan. It does not adequately address aggressive panhandling, public drug use, defecation, disturbing mental health behaviors, and people sleeping on streets. I do not feel safe in public areas due to this. The plan focuses too much on shelters without requiring people to access resources and services and give back via community service. Revisions needed: Connect unsheltered to treatment and transitional programs first Increase enforcement of public safety laws Expand mental health and substance abuse treatment Require community service for violations Simply expanding shelters is not enough. Please address these immediate community concerns before finalizing the plan. Note: Many responses had to be abbreviated due to your 1000 character limit, which restricts meaningful public input
Survey	general		Stop enabling people Stop allowing aggressive and dangerous panhandlers to harass the tax paying citizens of Athens Clarke County!
Survey	general		This is a complex issue. Allegedly, surrounding counties and cities relocate homeless here due to Athens Kind reputation. That needs to stop! If we are going to spend all this money, fine, but invest in people not the mechanism. Step 1. Clean them up. Anyone with a drug or alcohol problem should go to rehab and get clean and sober. Without that the rest is useless. 2. Once that is done, Why are we not helping people get an education? Athens Tech is a great affordable school. 3. Build housing! Increase zoning and build housing specifically for the homeless! 4. Why not ask citizens to house those, not abusing and safe, to take someone in? In return, greatly reduced property taxes. It cost you $4000 to house someone vs. cost of building a new house. 5. Employers who hire homeless get a tax break as well. 6. A joint agreement with all counties that they do not send their homeless here. Really tired pf paying for Fulton County issues!
Survey	general		ACCGOV isn't responsible for broadly addressing homelessness. This isn't because the idea isn't noble. It's because ACCGOV foremost should represent the interests of tax payers and citizens. The problem extends far beyond the capabilities of ACCGOV. Focusing on affordable housing would be a more realistic goal and would more directly serve ACCGOV stakeholders and citizens. Even that is a massive challenge. But at least it would help current citizens from being displaced. Similarly, intervention programs focused on the currently housed but at risk would have meaningful impact for citizens. Anything beyond such scope would

			be misuse of taxpayer resources and almost certainly increase homelessness. Will there at least be hard constraints placed on future spending if indeed the results are counter productive? At what point would ACCGOV acknowledge efforts are worsening the issue? If never, it's a fool's errand and grossly irresponsible. Compassion without understanding is often cruel….
Survey	general		I'M WILLING TO STAND BY ATHENS CLARKE COUNTY AND WILL PROVIDE AND COMPLY TO ALL QUESTIONS AND REMARKS THANKS AND PLEASE HELP MY FELLOW HOMELESS PEOPLE
Survey	general		Robust and transparent Case Management partnered with Police Department
Survey	general		Stop wasting tax payer money on the homeless
Survey	general		Sounds like a waste of money.
Survey	general		The above question should even be asked. The county needs to stand up for itself and start calling out other communities for dropping people of. ACCgov should stop thinking Advantage is the fix all. Advantage only services 25% of the mental health and homeless population 1 in 4 and it goes to 1-5 from time to time. They refuse to outreach to anyone not connected to services with them. And the minute they can discharge them as a client for liability reasons they cut them. And they don't have to answer to anyone in the county about it and hide behind hippa. The mayor and commission have made it to inviting for homeless to be in Athens. They are the reason for the homeless problem. We will continue to have drop-offs from other communities they way things are being ran.
Survey	general		none of this
Survey	general		DISLIKE this format of rank order and, unless randomized, favors the structure/order presented. Do better! Also, too many options for a rank preference - 5 or fewer!!! You should balance this with which would you NOT recommend!! The automatic forced selection should INVALIDATE this format and SHOULD NOT be used again. Note this for the grant folder as it AUTOMATICALLY selects a ranking after your first selection - this should NOT be used for any FEDERAL REPORTING.
Survey	general		We should not provide free hand outs without requiring personal responsibility. We should not allow further dependence and enabling. Increase resources and you increase the influx of homeless people form all around.
Survey	general		Athens has always been known as a college town. We are rapidly becoming known as a "Service Hub." Providing more services has only shown to increase our homeless problem. Our response has been to provide more services, which leads to more

			homelessness, and the cycle repeats. As we have become a service hub the homeless flock to Athens and Athenian citizens have to deal with all the problems they bring with them. Why will this time be any different? Where have these strategies worked? What incentive does anyone being paid have to actually solve the problem and put themselves out of a job? How many homeless people would have to be helped for this to be considered a successful program? At a price tag of $4.6 million we could write 46 people a $100,000 check. We should use this money to hire more law enforcement to protect the people of Athens that are making this town work instead of attracting more people in need and putting more strain on our community.
Survey	general		ACC has put a lot of great work into obtaining this funding and creating a plan. ACC also shoulders the bulk of the homelessness burden for our region. It has been sickening to hear about law enforcement (and other entities) from surrounding counties actually driving & dumping homeless individuals into ACC. To what extent will we be seeking funding from any who do this?
Survey	general		Yes, none of the above. Fund Advantage mental health treatment housing - the $5 million is needed to complete the facility not in phases! Then the state needs to use it as a pilot (metrics and outcomes) to DECENTRALIZE similar facilities at CSBs in many many other counties. If you want to spend a few bucks, open some shelters in neighboring counties. But that does not further your agenda does it?
Survey	general		This is a joke. Homelessness has always existed and it will continue to exist. You can't change someone's desire to work, quit drugs, quit drinking, etc. They chose the life they lead either directly or indirectly. Not my problem to fix. Show one person who has actually been helped by this and I mean they now have a job and are independent of financial assistance or housing assistance.
Survey	general		City codes pertaining to vagrancy must be examined also. Individuals with no visible means of support who are left wandering about are a danger to the community and present an unsightly and unhealthy view of the community. If we closely examine the issue of vagrancy (homeless) we will find that the vast majority of these individuals suffer from drug-related issues or severe mental health issues. Vagrancy should not be tolerated.
Survey	general		As long as you locate any new shelter in 5 points!
Survey	general		Most of the issues that lead to homelessness are not being addressed: over-policing, no public spaces, lack of mental health accessibility.
Survey	general		Where is mental health and enforcement of laws - such as blocking sidewalks leaving piles of litter?

Survey	general		Overall, the plan seems like a good first step. It needs more refinement and input from lived experience of the homeless.
Survey	general		Our city council created this homeless problem by establishing facilities and programs which tempt other counties to ship in their homeless. We are now paying for other counties homeless. This new program appears that it will do more of the same: create more government jobs and funds to facilitate the growth of the homeless problem in our city. We have never had this problem before our current city council. This plan is a disaster and will only exacerbate the problem. In 34 years as an Athens citizen, I've never seen so many homeless. Get these people working again and lock up the drug users and offenders. It's embarrassing to see people smoking crack in front of the arches with impunity.
Survey	general		This is with out a doubt one of the more ignorant things Athens has wasted money on. How awful is it that our best solutions is to spend Millions of dollars of tax payer money on a Hooverville! Sounds like the only people that will be lifted out of poverty are the people running the Graft.
Survey	general		The bottom line is that ACC has been soft on Homelessness and it is a known fact that our city is "welcoming" to the homeless. This is the reason we have seen a surge in the homeless problems. Trespassing on private property , this has happened at our ACC business, damaging property, sleeping on sidewalks, walking into traffic high on drugs, sleeping on the sides of roads....it is out of control! I read that in 2006 Gwinnett County made it illegal for panhandlers to be on public land and they outlawed "urban camping" . This is something that ACC could also put into place for our City that would immediately start to make the homeless move along. Why are spending money on people that are vagrants using our city as a layover on their vagabond lifestyle as we foot the bill?! Our city is dirty, it is not safe, education is lacking, poverty does not change, we have constant shootings and a city wide drug problem. I do not approve of wasting $5 million on this project.
Survey	general		My answer is going to be the same for all of these sections. All of these programs are doing nothing but incentivizing homeless to come to Athens. My wife has been harassed and followed by homeless chasing her into her gym in the morning. A homeless man waving a knife approached me last weekend. Over Christmas a homeless set up his tent on the back portion of my neighbors fence. Spending this money will do nothing but have more homeless move into the area and continue to exasperate the problem.
Survey	general		It is easy past time to fix the homeless issue in athens. Treatment facilities for mentally ill homeless folks is high impact. Many of the homeless have no access to medication, or someone that will

			administer the medication regularly. Put the money toward treatment of mental illness.
Survey	general		Please consider funding for the Barber St encampment (or a new encampment altogether). This space provides a much-needed transition point for those experiencing homelessness. While Barber St. was mis-managed, I know there are many people dedicated to seeing a successful encampment and it will require the buy-in, support, and assistance of the ACC government to be successful.
Survey	general		This is a sham just to line politicians pockets. This money will not be utilized correctly, and will help nothing. It's disgusting. Watch and see. These comments that I've made will prove true. Nothing will change. It will only get worse and the money will be gone!
Survey	general		Waste of time and money
Survey	general		I appreciate our community making these attempts and want them to help individuals in need.
Survey	general		As a resident of Athens Clarke county I vote No to this plan
Survey	general		This is not a plan. There are no details, steps or vision proposed. This is just a hope and a dream at this stage. There needs to be an EXACT plan before any more money is spent. More police presence in homeless congregation areas and better response to “non-emergency” calls on threats, petty theft, loitering and more would go a long way in helping right this instant with very little economic impact or strain. Rehabilitation programs via sober houses would be a better starting place for this plan than any of the proposed items based on my experiences helping the homeless through various other cities and organizations. The CAUSE of homelessness, whether that be addition, mental health or employment, must be addressed before any results will be seen.
Survey	general		My question is: Why does Athens have an exbortiant number of homeless people compared to its surrounding counties? My perception is the Athens government gives them every reason to settle here, but there is ZERO ACCOUNTABILITY for their lifestyle choices which include drug addiction, crime, trespassing, littering, loitering—not to mention a general lack of motivation to help themselves. What does Athens offer to entice neighboring counties to dump their homeless here? What are the reasons someone chooses to remain homeless? Why doesn’t Grenville, SC or Japan have a homeless problem? Why don’t Watkinsville, Monroe, Royston, Hartwell, Commerce, Jefferson have homeless problems? Why don’t we see the homeless sleeping on the steps of the buildings at The University fo Georgia but they camp out at the public library. I support those who want to help themselves. I do not support offering a meal ticket to every Tom, Dick, and Harry who wants a hand out just for the sake of one

Survey	general		Trying to stop “people who don’t belong here” from accessing homeless services is a waste of time and money. People move here from out of town every day for the opportunities and resources in Athens, some of those people are going to be homeless. Having that same dumb conversation over and over again is just burying your head in the sand while things continue to get worse. Spending my tax dollars on housing people will make me feel much more safe than continuing to increase the public safety budget by $5 million every year.
Survey	general		We must find a way to decrease the flood of people arriving in Clarke County looking for services from our county budget. Taxpayers cannot solve this problem when other counties are not doing their part. Mental health support and group homes with required stays are needed.
Survey	general		This looks like a comprehensive plan. I listened to the video summary, as it fits my time schedule, thank you for providing this overview. One comment I have is that the $200K allocated to Strategy #7 Diversion and Rapid Exit "to support intensive case management techniques" may not be adequate in comparison to the need; current homelessness leaders can provide their view based on their knowledge. Thank you all for your good work in our community.
Survey	general		Where is the additional funding for ACCPD, who handle a large number of homeless calls which include barrings, thefts, and shoplifting calls involving homeless individuals? Additionally, this will draw more homeless to ACC, taxing overburdened agencies including local hospitals, jails, homeless shelters, and non-profits. Will these other agencies/groups be compensated for their homeless assistance or will those costs be passed along to the taxpayers and citizens of ACC?
Survey	general		no
Survey	general		This plan is not strategic. Six goals are listed. The action these goals use are: increase, improve, increase, expand, strengthen, and reduce. There is no explanation of any starting point or endpoint for any of these goals. The metrics suggested relate to counting the people who are in the process(which may be useful) but not to any defined success criteria. This plan should not be approved.
Survey	general		I also believe that existing, empty buildings could be considered for Single Room Occupancy units. EG: an old motel could be converted to single units fairly easily, with a microwave and small refrigerator. As we know, some homeless won't stay in shelters, cannot tolerate (at times due to mental illness) living alongside

			others. A small room with bath could comfortably meet their needs while getting them off the streets.
Survey	general		I am very supportive of the plan. If commissioners are serious and have the desire to reduce homelessness they should adopt this plan!
Survey	general		While the goals and strategies of this plan are fine, I do wonder if they address the underlying issue: lack of affordable housing. Affordable housing must be built. And it must be built by public funds. It must be rent controlled according to percentage of income. I wonder if we couldn't learn from this: https://www.houseourneighbors.org/learn-more It seems to me that if we don't address the underlying issue of providing affordable housing we are spinning our wheels and miring ourselves deeper and deeper into more and more homelessness. The profit focused real estate market will never provide affordable housing. I hate to see tax payer dollars go to private real estate developers to shore up their profits when we could be pursuing a long term goal of "social housing" that could pay for itself over time and be stable for our residents. Thanks for all the work being done on this issue and for this opportunity to provide input. (name and email address redacted).
Survey	general		Support for full-time caregivers who have no time to work. Childcare costs more than many people can earn. It is better for most children to be cared for by their parents than by a revolving-door of daycares and babysitters.
Survey	general		As most government programs this appears well organized and funded, at least for now. A large part of homelessness is the lack of jobs paying a decent wage to make shelter affordable. We moved here 18 years ago and the poverty rate has changed very little, as well as salaries. We need better job creation and wage incentives so people can afford to rent or own their home. The recent increase in rents and home prices have far exceeded the wage gains experienced over the last two years. You also have many private agencies working to help with homelessness in Athens. Family Promise is one that has a high success rate. Helping to expand on that would be valuable. I volunteered for Our Daily Bread for many years, they also provide a great service for the homeless in Athens. The other part of homelessness is mental health. I have seen many that will not benefit from anything you do here, but still need help. Better access to mental health services is an important need in Athens.
Survey	general		I sat in on a forum and was appalled at the lack of planning in the "plan." These sections may as well say "enter money for staffing here." There is no clearly identified source of homelessness. There is no plan to eradicate homelessness. The goal - as presented to a room - is to get more funding for the problem. You all are willing to put our community at risk of more exposure to spend

			government funds. I'm diligently working to get people against this plan. You all NEED to listen to the voices of our community instead of pushing your own self-serving agendas.
Survey	general		All sound like great ideas. My only question is how will it be funded once the federal money runs out?
Survey	general		Participants needs to agree to drug testing. They have to know homelessness is not what they want….
Survey	general		This is an ambitious plan. If all they players are committed and ACC shows it's residents that they are backing this with strong support, it will work. It will take some time. It would be good for ACC to get a bit more hands on with these camps while the plan is getting started. It would help show that work is being done to move forward. There is a strong feeling right now that ACC has thrown the neighborhood quality of life under the bus on this issue. Show us that your care what's happening until we can get the program functioning.
Survey	general		This Survey makes zero sense to me and I do not approve the homeless plan. This spending plan will not solve any problems.
Survey	general		I didn't comment that much on the specific parts of it, but I think it's a thoughtful plan that we should execute. The amount of hardheartedness on homelessness is horrifying. Please, let's do this and make a difference in the lives of our friends, neighbors, and fellow humans.
Survey	general		Not until treatment of the root cause of mental illness and addiction is established will any homeless program find success. I have much experience with homeless people, even homeless people who have jobs. The #1 root cause is mental illness leading to addiction. Without proper services for this, there will always be a revolving door of the same homeless population. People with mental illness are not capable of holding a job or a home for a consistent length of time.
Survey	general		I am glad you are working on a plan to address the situation.
Survey	general		None of it will matter if the price of rent continues to skyrocket because of how attractive it is for investors to purchase homes as short term rentals or if corporations continue to remove starter homes from market inventory.
Survey	general		I do not have a problem with helping the homeless in the community. Unfortunately this program will draw people throughout the country seeking a free place to stay. We have already gotten people from throughout the country coming for the county sponsored tent city. What is the plan to prevent the resources, taken from tax paying residents of this county, being used to house people solely taking advantage of the system? If a strategy has not been decided on this there needs to be one. I personally think the exorbitant amount of money you are spending on this is ridiculous. A program should be in place to

			help the homeless that are willing to change and put in the effort. Maybe spend money on outreach and education of the homeless on this plan and transportation for them to get to a center to help educate them. It needs to be their decision as they will be doing the work. You cannot force someone out of homelessness that does not want it.
Survey	general		Yes. I attended the community meeting at the ACC Library. My additional input having experience with both schizophrenia and drug abuse, is to put the bulk of the money into medical and psychological care for the homeless. Tie all housing into staying on meds for psychological issues and staying clean w drugs/alcohol. One can not help a schizophrenic I believe w/o them staying on their medication and no one wants to live near them nor do they want to live w others w/o medication. Same w addicts. It is ridiculous that our nation does not provide and prioritize medical care for all. I am not willing to support this plan as currently written.
Survey	general		I agree with the proposal in its entirety. I think it represents a comprehensive plan to attempt to address the homeless problem in Athens. As you know, homelessness is a complex problem with many causes, and must be addressed on many fronts. The many critics of this proposal that I have heard have offered only criticism, and no alternatives. As much as we may wish the homelessness problem to disappear, it will not on its own. I hope the commission will follow a path of compassion, determination and hope and approve this proposal.
Survey	general		This is an immediate need for the betterment of all ACC citizens. Pass this plan.
Survey	general		You are appreciated -- from a former homelessness street organizer.
Survey	general		I wish I could thinl this would work but I think you're wasting taxpayer funds.
Survey	general		Since a great number of the homeless have mental issues which can not be solved and there are no shelters that strictly house psychiatric patients.....WHAT happened to the funding that was set aside when the places like Milledgeville State hospital was closed which was to be used to set up group homes???? Why aren't the regional community service boards that receive state funding helping solve this issue? I have seen many of the homeless in the front of the Baxter St. library toking on marijuana joints, playing cards, just having a good old time. Why does anyone think that they want to work? Especially if they are assured a place to sleep, eat, watch cable TV, have internet, play pool, take showers, etc.....why work??? And they do not have any respect for anyone or anything. There are

			trash cans at all the bus stops and yet there is trash everywhere!! Don't see homeless in any of the small towns near here...they don't take care of them, just bring them here!
Survey	general		It was well researched, with more input from the business community than I have seen on any issue in some time. The community is ready to try something different, and this is the opportunity.
Survey	general		This approach to address homelessness and housing insecurity is exemplary. By ensuring collaboration with a diverse group of stakeholders, especially those who've experienced homelessness firsthand, ACCGov has set a commendable precedent. The allocation of ARPA funds showcases their proactive dedication to the well-being of the community. The ten strategies are thoughtfully designed, highlighting the depth of research and understanding behind this initiative. Engaging landlords, focusing on employment partnerships, and considering the unique needs of diverse populations stand out as especially impactful. Moreover, a forward-thinking approach in not just addressing but aiming to prevent homelessness is praiseworthy. By ensuring that the transition of residents from encampments is humane, they're taking steps to uphold the dignity of every community member. This strategic plan is an excellent model and serves as a testament to our commitment to creating a better future for all residents.
Survey	general		Firstly, I'd like to commend your unwavering commitment to the betterment of our community. It is evident that the foundation of a thriving society lies in ensuring every individual's basic rights, and housing is paramount among them. Addressing homelessness is not just about shelters but ensuring that every resident has access to affordable, environmentally sustainable housing, be it in urban or rural areas. Furthermore, it's imperative to safeguard residents from the traumatic experiences of evictions, foreclosures, or utility cut-offs. By introducing policies that allow for payment rescheduling, we can ensure a balanced approach that benefits both landlords and families, preventing undue distress. In essence, as we move forward, let's prioritize establishing a holistic ecosystem that ensures every individual has a roof over their head and the means to sustain it. Together, we can make Athens-Clarke County a beacon of hope and resilience for all.
Survey	general		Please make trans people, specifically trans women and especially trans women of color a priority.
Survey	general		All I see is one proposed element after another requiring funding, which means higher taxes. Enough is enough. Athens is in a spending frenzy and it needs to stop. We marketed ourselves as a sanctuary style city and so we have seen an influx of homelessness

			at the expense of downtown businesses, public safety and city cleanliness. Athens already has a multitude of churches and outreach programs. Adding more is not going to “fix” the problem. Of all the things I’m seeing suggested there is no mention of continuing education or GED programs to help people better their life situation. “Giving” people hand-outs, rather than hand-ups is not the solution.
Survey	general		I'm pretty shocked by the omission of addressing drugs and addiction. The steep rise in Fentanyl and other opiates will only worsen, so there's no way to effectively address homelessness without addressing this problem. There must be a way to separate those struggling with addiction (and get them into programs, which I know are expensive - that's why it MUST be part of this strategic plan!), non-drug-related mental health and those who are "just" economically disadvantaged/down on their luck.
Survey	general		Great start!
Survey	general		The strategic plan is a substantial initial engagement to help our homeless citizens. I thank those who initiated and prepared the plan and urge the Council to approve its execution.It is an endeavor for which the Athens community will be proud.
Survey	general		This is vague enough to be meaningless, of course. Maybe Athens needs new leadership? Or at least actual rule of common law, where people could actually live good lives in peace without being lied to and exploited every day. You give "corporations" all the land and special treatment, just allow affordable housing to be built. Let the community thrive and stop selling it out. Enforce the laws that actually protect people and defund and fire the criminals who exploit people instead.
Survey	general		No
Survey	general		Thank you so much for doing something to help, any effort is appreciated. I can see more and more people begging at street corners so I know the situation is getting worse. With "Bidenomics" it's only getting worse as inflation rises and thousands of homeless immigrants flood through our borders un-checked. Please stop the bus transfers of immigrants into Athens! Please stop giving handouts to the homeless. I support your efforts to find them jobs, help get them into housing that THEY can afford themselves. They need a hand UP not a hand OUT!
Survey	general		I think this is an excellent roadmap that Athens (providers, hospitals, business community, government) can use to work together to house the homeless population.

Survey	general		I agree that some homeless people need help and could turn their lives around. A lot of them don't care too. that is a lot of money to spend on someone that doesn't care. What about spending it on your employees? Maybe CHEAPER health care or better retirement. Make people want to WORK in Athens. Not make people want to take advantage of us. That is exactly what is happening. I am embarrassed to say I live here.
Survey	general		As a long time resident of ACC (52 yrs.), I am required to abide by the laws, ordinances and rules set forth by the ACC government. That same standard is not required of the homeless population. Instead of spending even more money, why not start with enforcing the laws equally? I would be arrested for openly purchasing drugs, assaulting someone, public intoxication, public urination and defecation. If my yard had trash and garbage in it I would be cited. In all of these examples, the homeless are not held to account. ACC government even says I cannot park on the grass in my yard, but the homeless can put their tents and belongings any place they choose. All laws should be applied EQUALLY. We do not need even more money thrown at the situation. Just enforce the laws on the books now. We are all told that the we should lower the barriers for the homeless and meet them where they are. NO! Having the homeless dictate what they will and won't do is not acceptable.
Survey	general		The homelessness has double in the county and I have heard that they are bussed in from Atlanta. They are on street corners and it does not look good for the community. It is sad to see them with shopping carts filled with their belongings. A lot of them have addiction problems and mental issues. That should be addressed. Make Athens beautiful again. Clean up the streets
Survey	general		Do it!
Survey	general		The plan must address major causes of homelessness and a system of triage to classify and manage each. Sleeping outside in the dark in a the city on land you don't own? You have to take a drug test. You're on drugs? You have to sober up in 2-night facility and get a mental health evaluation and counseling regiment/partner as term of release. Not on drugs? You stay in a different 2-night facility and then get a mental health evaluation. Mental health issues? You need to go to mental health clinic and set up medication/counseling regiment as term of release. Released to micro-housing stay or clinic residence (see above).

			No mental health issues? Offered immediate micro-housing stay and connected to affordable housing and employment resources/6-month councelor.
Survey	general		Will anyone really even read our comments??? As someone who has served several homeless and underserved ministries in this city over the last 15 years and had conversations with some of our homeless on the streets, I feel very frustrated and unheard.

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Attachment #2

AN ORDINANCE TO AMEND THE FY2024 ANNUAL OPERATING AND CAPITAL BUDGET FOR ATHENS-CLARKE COUNTY, GEORGIA SO AS TO PROVIDE FUNDING TO THE HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT (HCD) FOR ADVANTAGE BEHAVIORAL HEALTH SERVICES (ABHS) HOTEL VOUCHER SERVICES; AND FOR OTHER PURPOSES.

The Commission of Athens-Clarke County, Georgia hereby ordains as follows:

SECTION 1. The Commission of Athens-Clarke County, Georgia desires to amend the General Fund, General Capital Projects Fund and American Rescue Plan (ARP) Coronavirus State and Local Fiscal Recovery Funds Special Revenue Fund to provide funding to HCD for ABHS hotel voucher services; and for other purposes.

Said Operating and Capital budget is hereby amended as follows:

General Fund:

EXPENDITURES:		
Decrease:		
Transfers to General Capital Proj. Fd	up to	$100,000
Resiliency Package – Capacity Building		$25,000
Total		$125,000
Increase:		
HCD – ABHS Hotel Voucher Services		$125,000

General Capital Projects Fund:

REVENUES:		
Decrease:		
Transfers from General Fund	up to	$100,000
EXPENDITURES:		
Decrease:		
Central Services Capital:		
Sanctioned Homeless Encampment	up to	$100,000

American Rescue Plan – CSLFRF Special Revenue Fund:

EXPENDITURES

Decrease:

Sanctioned Homeless Encampment	up to $152,288*
Homelessness SPRPH – All Other (if needed)	up to $150,000*

Increase:

ABHS Hotel Voucher Services	$152,288*

*(*Note: the ARPA funding would be used to fill the funding gap between available General Funds described above, and the total project cost of the ABHS Hotel Voucher Services program ($277,288). The total combined transfer from the two ARPA program budgets would not exceed $252,288.)*

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM

SUBJECT: Transition Plan for Sanctioned Homeless Encampment (SHE)

DATE: September 20, 2023

BUDGET INFORMATION:

REVENUES:	$ 2,542,691	Previous ARPA allocation to Sanctioned Homeless Encampment (SHE)
	$ 25,000	Previous allocation of General Fund Resiliency Package funds toward Capacity Building Training for SHE operator
	$ 250,000	Previous allocations to prepare site for SHE operator
	$ 2,817,691	Total allocation to SHE

EXPENSES:

ANNUAL:

CAPITAL:

OTHER:

Specific for Sanctioned Homeless Encampment

$2,096,589.25	Payments made to AAC to operate Sanctioned Homeless Encampment as of 9/20/23
$ 285,000	Projected operations expenses between Oct.-Dec. 2023, based on 3-month average between June-Aug. 2023 (excludes transition activities)
$ 0	Expenses related to Capacity Building Training for operator
$ 150,000	Expenses to prepare site for operator, storm damage, etc.
$ 286,101.75	Remaining from previous allocation to SHE that could be used for transition activities

ARPA Homelessness Funding

$ 9,867,691	Total ARPA allocation toward homelessness activities
$ 2,542,691	Previous ARPA allocation to SHE
$ 2,425,000	Previous ARPA allocation to Eviction Prevention Program
$ 300,000	Previous ARPA allocation to Homeless Flex Fund
$ 133,116	Consultant for Homelessness Strategic Plan
$ 4,466,884	SPRPH proposed allocation of ARPA SLFRF M&C Designation for Homelessness, including $150,000 toward Housing Surges for Encampments and $500,000 for "other strategies"

FUNDING SOURCE: American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds

COMMISSION ACTION REQUESTED ON: October 3, 2023

PURPOSE:

To request that the Mayor and Commission (M&C):

a) Approve proposed transition plan **(Attachment #1)** for the sanctioned homeless encampment operated by Athens Alliance Coalition in anticipation of contract termination date of December 31, 2023;
b) Approve a MOU between ACCGov and ABHS to provide hotel voucher services through April 30, 2024;
c) Adopt a budget ordinance **(Attachment #2)** to allocate: $25,000 of General Funds originally allocated for SHE operator capacity building; up to $100,000 of General Capital Projects Fund remaining balance of Homeless Encampment setup; up to $152,288 of ARPA Funds for Sanctioned Homeless Encampment, and, if needed, up to $150,000 of ARPA Funds from Homelessness SPRPH "all other strategies" to fund the total required for $277,288 for the ABHS Hotel Voucher Program; and
d) Authorize the Mayor and appropriate ACCGov staff to execute all related documents.

HISTORY:

1. In 1995, ACCGov applied for and received the first of several Continuum of Care (CoC) Homeless Assistance Grants.

2. Since 2004, the Athens Clarke-County Homeless Coalition has established the primary goals of the Athens-Clarke County Continuum of Care. Those goals include providing housing programs for chronically homeless persons and increasing their access to mainstream medical and mental health services.

3. On June 30, 2009, and as part of the Defense Base Realignment and Closure Act of 1990 (BRAC), the federal government conveyed the Navy Supply School to the community with certain stipulations. The University of Georgia subsequently purchased the property to create the Health Sciences Center campus. The proceeds from the sale of the property were conveyed to establish the Athens Resource Center for Hope (ARCH) and construct the Athens Resource Center on North Avenue. Services provided by the ARCH project included three distinct yet collaborative components* (taken from the ARCH website):
    - ARCH Village:
        - 23 Units of Transitional Housing for Homeless Families with Children
    - Athens Resource Center:
        - Wrap Around Support Services and Housing Assistance for Homeless Individuals and Families
        - Medical Clinic for Homeless Individuals and Families
        - HIV/AIDS Specialty Care Clinic for Homeless Individuals with HIV/AIDS
    - Little Angels Daycare 2 – permanently closed

4. On November 5, 2013, the Mayor and Commission adopted an ordinance which included the following sections relevant to the matter at hand:

   Sec. 1-10-22. - Abandoned property.

   No person shall abandon a vehicle or other personal property in any park. Abandoned property shall be removed, impounded and sold in conformance to Athens-Clarke County ordinances, or as may be determined by the Unified Government.

   Sec. 1-10-26. - Camping and overnight use.

   No person may erect a tent or related shelter at any time to camp, sleep or park a vehicle overnight at any park or open space, except as authorized by permit, and only in areas designated or marked for such purpose.

5. On December 22, 2017, ACCGov completed the purchase from the Clarke County School District of the North Athens School, located at 1000 Barber Street. This purchase was made to strategically support a future expansion of the Beacham Water Treatment Plant and was funded by the Public Utilities Enterprise Fund.

6. In January 2020, Athens-Clarke County's Point in Time Count took place. At the time 210 individuals were counted as homeless -143 sheltered individuals and families and 67 unsheltered individuals.

7. In March 2020, and in response to the COVID-19 pandemic, the M&C allocated $150,000 in Indigent Services funds from the ACCGov General Fund Balance to provide relief to the homeless in Athens-Clarke County. These funds were used to provide emergency shelter through local hotels.

8. On March 3, 2020, the M&C extended a $200,000 no interest loan to Advantage Behavioral Health Systems to renovate a portion of the ACCGov facility located at 250 North Avenue to support the Women's Services Drug and Alcohol Treatment Program. This space provides transitional housing and substance abuse treatment for families (including minor children) struggling with addiction. The program is a significant intervention to prevent homelessness. This space was completed in summer of 2020 and remains operational.

9. On April 8, 2020, the U.S. Department of Housing and Urban Development (HUD) notified Housing and Community Development (HCD) of an allocation of $829,383 of CDBG-CV funding; this was the first allocation for Athens-Clarke County. CDBG-CV funding was created as a part of the federal response to the COVID-19 pandemic (Allocation I).

10. On July 7, 2020, and in response to the COVID-19 pandemic, the M&C approved the Resiliency Package, which in part allocated $150,000 in Indigent Services funds from General Fund Balance after an RFP process to provide relief to the homeless in Athens-Clarke County. These funds were used to provide emergency shelter through local hotels.

11. On August 11, 2020, the Mayor and Commission voted to approve a Commission Defined Option that allocated CARES Act Phase One funding, including $1.86M to financial assistance/food/housing/communication access to M&C designated non-profit agencies.

12. On September 15, 2020, HUD notified HCD of a second allocation of $893,937 of CDBG-CV funding (Allocation II).

13. In November 2020, it became apparent that some of the agencies awarded CARES Act Phase One funding would exhaust their funding and would be able to provide further assistance to eligible residents before the December 30, 2020 deadline if additional funds were allocated to them for that purpose.

14. On December 8, 2020, the Mayor and Commission voted to approve contract amendments to award an additional $75,000 each to the Athens Land Trust, Casa de Amistad, and the Ark UMOC to be utilized prior to the December 30, 2020, deadline to support financial assistance needs.

15. In 2020, the Mayor and Commission approved a total of $447,691 in local funding for indigent services, homeless assistance, and other assistance for underserved communities.

16. In 2020, ACCGov received at total of approximately $3.58M in federal funding to assist underserved communities at the beginning of the pandemic. These funds were a combination of CDBG-CV and CARES Act Phase 1 funding.

17. At the January 12, 2021 Mayor and Commission (M&C) Work Session, HCD presented recommendations for $829,383 in CARES Act (CDBG-CV Allocation I) funding. Athens Area Habitat for Humanity, Athens Land Trust, Casa de Amistad, and the Ark UMOC all received CDBG-CV (Allocation I) funding to support financial assistance programs and successfully carried out these programs. All funds were utilized as of August 2021, assisting 660 households.

18. On January 27, 2021, Athens-Clarke County's Sheltered Homeless Point in Time Count took place, and 133 individuals were counted. The Unsheltered PIT count for 2021 did not take place due to safety concerns related to the pandemic, and ACCGov subsequently received an exemption from HUD.

19. At several retreats regarding the FY22 budget planning, the M&C identified homelessness and affordable housing as major priorities.

20. During 2020-2021, several informal homeless encampments were dismantled on both public and private property:

- **Public Property:**
    1) at the Beacham water treatment plant for security purposes;
    2) on ACCGov-owned property following an incident where residents were involved in an assault utilizing a knife; and
    3) in ACCGov parks according to existing ordinance prohibiting camping in such areas.
- **Private Property:** Numerous complaints were received from adjacent property owners to the ARCH on North Avenue with respect to loitering, trash, and panhandling.

21. On March 11, 2021, the American Rescue Plan Act of 2021 (ARPA) was signed into law. The $1.9 trillion package is intended to combat the COVID-19 pandemic by stabilizing state and local government operations, households, and small businesses.

22. On April 6, 2021, the M&C approved an additional round of funding in the amount of $460,000 for indigent services and relief to the homeless, allocating General Fund Balance from the Resiliency Package.

23. On April 27, 2021, the Central Services Department opened a purchase order with S&ME Inc. to conduct a hazardous materials assessment for the Kelley Diversified facility located at 395 Willow Street. This assessment was ordered because staff was pursuing an architectural and engineering study to repurpose this facility for possible uses to support homelessness, economic development, and/or ACCGov facility space programming.

24. On June 2, 2021, the M&C attended a virtual roundtable hosted by the Athens Homeless Coalition to hear from several homeless service providers regarding the needs of homeless individuals and families.

25. As of June 2021, there had been a 46% increase (YTD) in the number of cases requiring Athens-Clarke County Police Department (ACCPD) response when compared to the same timeframe in 2020. Additionally, ACCPD has seen a 64% increase (YTD) in the number of homeless individuals involved in incidents when compared to the same timeframe in 2020. At that point in time in 2021, ACCPD had responded to and investigated 11 sexual assault cases where the victim and/or suspect is homeless.

26. In early June 2021, and in keeping with the existing ACCGov code of ordinances, Leisure Services staff asked the homeless residents at the North Oconee River Park (west) at the time to relocate, and after several days a private contracted firm removed refuse from the site.

27. On June 15, 2021, the Central Services Department received the Hazardous Materials Assessment Report for the Kelley Diversified facility. This report found that hazardous conditions associated with asbestos, lead, PCBs, and mold would need to be addressed before the building is occupied again. Subsequently, History Item #22 was put on hold.

28. On June 15, 2021, the M&C approved the FY22 ACCGov General and Operating Budget, which included a Homeless Specialist position in the Housing and Community Development Department - utilizing CDBG-CV funds. Through a Commission Defined Option, the Commission also approved an allocation of local funding in the amount of $220,000 to the Athens Area Homeless Shelter.

29. On June 15, 2021, the Athens-Clarke County Mayor and Commission adopted approved a Resolution to Address Homelessness with Immediacy and Strategic Planning. The resolution included 13 action items to guide a response to growing homelessness in Athens-Clarke County. One contributing factor to the immediacy of resolution was related to a pending eviction action planned for the CSX property on or around September 5, 2021.

30. On July 19, 2021, Manager Williams distributed the first draft of the *Sanctioned Homeless Encampment Initial Recommendations* to the Mayor and Commission and homeless service/shelter provider stakeholders.

31. On July 22, 2021, and as indicated by the resolution, ACCGov staff met with homeless shelter and service providers to listen to feedback on both site and operational considerations associated with a sanctioned encampment. Also discussed were potential interventions to have positive impacts on homelessness in Athens-Clarke County. Non-profit agencies represented at the meeting included the following:

    - Athens Area Homeless Shelter
    - Athens Alliance Coalition
    - Athens Homeless Coalition
    - Advantage Behavioral Health
    - The Salvation Army
    - The Ark
    - Bigger Vision
    - Family Promise
    - Athens Downtown Development Authority
    - Project Safe
    - The Backpack Project

32. At the August 3 special called meeting, M&C approved and directed the Manager to cause the following to occur:
    - Prepare the North Athens School site (1000 Barber Street) to house a temporary sanctioned homeless encampment – for an operational period of 22 months, or June 30, 2023;
    - Release an RFP to identify a third-party operator(s) for the encampment for turn key services, including case management;
    - Provide up to $250,000 of General Fund Capital Contingency to the Central Services Department to begin site improvements;

- Provide $50,000 of General Fund Capital Contingency to the Housing and Community Development Department to facilitate a comprehensive homeless services strategic plan to inform future steps, prioritization, and resourcing.

33. On August 4, 2021, the Central Services Department began immediate preparation of the site located at 1000 Barber Street for eventual occupancy as a homeless encampment.

34. On Monday August 23, 2021, the Request for Proposals was released to solicit an operator for the sanctioned homeless encampment.

35. On September 13, 2021, a mandatory site visit for interested parties was held at 1000 Barber Street to walk through the site and answer questions about the property and future site development. The following organizations attended this meeting:
    - Advantage Behavioral Health System
    - Athens Alliance Coalition
    - Bigger Vision
    - Sparrow's Nest

36. On September 22, 2021, staff received the sole response to the RFP from the Athens Alliance Coalition.

37. At the October 1, 2021, regular voting meeting, the M&C approved a Memorandum of Understanding with Advantage Behavioral Health Systems to create an Alternative Response Team, a civilian community response team, for non-emergency behavioral events was approved by the M&C.

38. On October 7, 2021, the RFP evaluation committee met to discuss and evaluate the proposal submitted by Athens Alliance Coalition. There was a consensus of the evaluation committee regarding concerns of funding the proposal.

39. On October 13, 2021, staff received Athens Alliance Coalition's completed risk assessment and evaluated the organization for risk of noncompliance with federal regulations.

40. In October 2021, staff met with Athens Alliance Coalition on multiple occasions to refine understanding of the respondent's approach to the encampment and work through additional questions from staff.

41. In late October 2021, the site preparation was completed. This preparation included demolition and debris removal; structure boarding; landscape management; utility service connection; security fencing; pavement repair; and ground material layout, among other items.

42. In November, 2021, staff met with Athens Alliance Coalition several times to continue discussions related to the budget, policies and procedures, and insurance requirements for the operation of the sanctioned encampment.

43. On December 7, 2021, M&C approved the following:
    - Athens Alliance Coalition as the sole and most responsive offeror to the Sanctioned Encampment Provider RFP;
    - A contract with the agency for operation of the encampment for an initial 12-month period and potential 10-month renewal (full 22-month period contract cost of $2,542,691);
    - An additional $25,000 for Non-Profit Capacity Building for the AAC; and
    - A lease with the agency for the property located at 1000 Barber Street for the operation of the encampment.

44. On February 18, 2022, the contract between ACCGov and Athens Alliance Coalition to create and managed the sanctioned encampment at 1000 Barber Street was executed, which officially began the 22-month term.

45. In March 2022, Athens Alliance Coalition (AAC) began operating the "First Step" sanctioned encampment with Mr. Charles Hardy serving as the Executive Director for the program.

46. On March 1, 2022, the M&C approved a budget allocating ARPA SLFRF to various programs, including a budget of $5,000,000 to address homelessness. This action included a strategic planning process, followed by an RFP, and the associated timeline. The M&C also designated the existing Athens Homeless Coalition (AHC) as the advisory committee for the homeless ARPA allocation.

47. On April 28, 2022, HCD staff sent a letter to Mr. Hardy and Mr. Marcel Mincey (Executive Assistant Director of AAC at the time) expressing concerns regarding certain allegations regarding the operations of the First Step encampment, including:
    - That Mr. Hardy engaged in a fist fight with an employee at the encampment immediately after the employee either quit or was terminated.
    - That the same employee was hired in violation of AAC's obligation pursuant to Section 4.1(A)(15) of the Scope of Services / RFP to ensure that all encampment employees pass a criminal background check.
    - That Mr. Hardy sexually harassed a female employee at the encampment.
    - That Mr. Hardy had been purchasing items using ARPA funds that are not authorized by the contract and are not reimbursable.

    The letter requested a response with factual information about each allegation, what policies AAC had in place in regard to the allegations and/or any internal complaint process, what AAC concluded in regard to the allegations, and what, if any, action AAC undertook or planned to take as a result of its findings.

48. On May 3, 2022, AAC submitted to staff a written response to the April 28, 2022 letter (History #47).

49. On June 10, 2022, the Manager's Office distributed a Notice of Proposed Administrative Action to the M&C regarding CDBG-CV (Allocation II). This memo outlined a staff proposal to deploy remaining CDBG-CV funds with a limited focus to address homeless services.

50. On June 13, 2022, ACCGov rereleased a request for proposals for the SPRPH.

51. On July 10, 2022, HCD released a request for applications for CDBG-CV (Allocation II) funding to address homeless emergency service activities. On July 22, 2022, HCD received 14 notices of intent totaling $1,874,838 in funding request for CDBG-CV (Allocation II). This accounted for approximately 210% of the available funding

52. On September 6, 2022, the M&C authorized staff to contract with The Cloudburst Group for the development of the SPRPH. As a part of its scope, this plan would develop the HOME-ARP Allocation Plan by the fall of 2023.

53. On September 8, 2022, HCD staff sent a letter to Mr. Hardy and AAC Board Co-Chairs Melissa Barnett and Brent Temple regarding four key concerns related to project time sheets and monthly reporting.

54. On August 29, 2022, Mr. Hardy and a former encampment resident were arrested for a physical altercation at the encampment site. While section 9.1 of the contract stated that "ACCGov may suspend or terminate this Agreement immediately upon delivery of written notice to the Subrecipient if ACCGov loses funding or discovers any illegal conduct or allegation of illegal conduct on the part of the Subrecipient," staff gave Mr. Hardy the opportunity to utilize the due process of the judicial system to demonstrate his innocence before taking action on the status of the contract.

55. On September 29, 2022, at the request of HCD staff, AAC submitted a Continuity of Operations Plan (COOP) for the encampment and conducted an internal investigation about the incidents described on History #54.

56. On October 31, 2022, HUD released Notice CPD-22-13 which notified all Participating Jurisdictions of a March 31, 2023 deadline for the submission of all HOME-ARP Allocation Plans.

57. On December 13, 2022, HCD staff sent a letter to the AAC Board Co-Chairs regarding staff's concerns regarding project leadership. Specifically, the letter addressed an October 31, 2022 incident between an employee and Mr. Hardy at the employee's mother's residence, as well as other complaints/concerns from AAC employees regarding Mr. Hardy's leadership (generally, those complains asserted that Mr. Hardy was creating a hostile work environment).

58. Between November 2022-August 2023, HCD staff collaborated with The Cloudburst Group to complete the Strategic Plan to Reduce & Prevent Homelessness, in consultation with the ARPA Homelessness Advisory Committee.

59. During the March 7, 2023 Regular Session, M&C approved staff's proposed allocation of $2,506,309 of HOME-ARP funds that ACCGov received from HUD. The approved allocation, which HCD submitted to HUD on March 21, 2023, included:

Acquisition, construction & rehabilitation of affordable rental housing	$1,300,000
Supportive services (e.g., financial assistance, mental health, etc.)	$ 625,000
Non-profit operating costs (must be tied to another HOME-ARP activity)	$ 125,315
Non-profit capacity building (must be tied to another HOME-ARP activity)	$ 125,315
ACCGov administration and planning costs	$ 330,679

60. On May 2, 2023, Mr. Hardy was convicted of one count of battery, two counts of simple battery, and one count of disorderly conduct for the incidents described on History #54. This resulted in a sentence of 24-month probation, 72 hours in confinement, a $1,000 fine + surcharges, a requirement to participate in anger management training, a requirement for a behavioral health assessment, and no further contact with the victims.

61. On May 3, 2023, Manager Williams sent a letter to the AAC board requesting that they implement the following risk mitigation measures as a result of incidents described on History #60:
    - On or before close of business on May 5, 2023, Mr. Hardy should no longer be associated with the encampment and not allowed to return to 1000 Barber Street. As a result, Mr. Hardy would not be eligible for compensation through the project contract.
    - On or before close of business on May 5, 2023, AAC should implement the Continuity of Operations Plan (History #49) previously submitted to HCD staff;
    - On or before close of business on May 5, 2023, Mr. Hardy should no longer have access to project-related accounts;
    - Fill any resulting executive staff vacancies by July 31, 2023.

62. On May 5, 2023, the AAC Board submitted a response letter to Manager Williams' May 3rd letter (History #61). In that letter, the board stated they had physically removed Mr. Hardy from the encampment but would allow him to continue to telework. Upon completion of his obligations to the Court (History #60), the Board sought to assess Mr. Hardy's continued association with the encampment.

63. On May 10, 2023, Manager Williams sent a response letter to the May 5 AAC Board letter (History #62) to highlight that the agency was still in violation of contractual obligations of the project scope and contract, and the risk mitigation measures outlined on the May 3rd

letter (History #61), by continuing to allow Mr. Hardy physical access to the encampment (as evidenced in a May 6, 2023 Facebook post) and allowing him to telework.

64. On May 10, 2023, Manager Williams, Assistant Manager Jones and HCD staff met with the AAC Board, Mr. Charles Hardy and Mr. Marcel Mincey (AAC Assistant ED) to discuss next steps. Agenda items included the success of the encampment to date, status of their Continuity of Operations Plan, findings from the single audit, and areas of improvement for the remainder of the program as outlined in an "Improvement Plan" document shared during the meeting (Facts & Issue #16).

65. On May 11, 2023, via a letter in response to Manager Williams' May 10th letter (History #63), the AAC Board stated that:
    - Mr. Hardy had been suspended from the project, was instructed to turn in keys and bank card/checks to security, and told not to step on the property. The letter stated that Mr. Hardy had not accepted those instructions and had made moves to shutter the project in the following 30 days.
    - AAC Board would follow the original Continuity of Operations Plan (History #55), wherein Mr. Marcel Mincey would take over Executive Director position

66. On May 13, 2023, Mr. Hardy took steps to dissolve the AAC by submitting a Notice of Intent to Dissolve and Articles of Dissolution with the Office of the Secretary of State ("SoS") without consent of the AAC Board and having apparently made false statements regarding the grounds for dissolution.

67. On May 14, 2023, the AAC Board of Directors submitted an updated Continuity of Operations Plan whereby Mr. Marcel Mincey and Ms. Tershant Smith would manage daily operations of the encampment under direct supervision of the Board.

68. On May 16, 2023, upon learning of Mr. Hardy's actions described on History #66, Manager Williams sent a letter to the AAC Board inquiring as to their intentions to reinstate the organization with the SoS. In that same letter, HCD staff also asked that AAC provide bank documents confirming that Mr. Hardy no longer had access to project bank accounts as a requisite to receiving the scheduled advanced installment payments.

69. On May 16, 2023, First Step Project Director Ms. Smith dropped off requested bank documentation and updated Certificate of Insurance that HCD staff submitted to Safety & Risk department for review.

70. On May 16, 2023, staff received a copy of the required independent auditor's report on the ARPA funding expenditures of the encampment for the year ending on December 31, 2022. The auditors identified 3 material weaknesses (a-c, below) and one significant deficiency not considered a material weakness (d, below) related to internal control over financial reporting and the program, including:

- "The organization's financial structure lacks appropriate segregation of financial duties. Adequate segregation of financial duties is not present among purchasing, receipting, and approval of financial transactions" (Finding 2022-001)
- "The Organization's Chief Executive Officer utilizes a debit card for federal award program purchases. Effectively, the Chief Executive Officer executes and authorizes his own purchases" (Finding 2022-002)
- "The Organization's procurement policy does not clearly describe and document the details required for adequate financial management of the Organization." (Finding 2022-003)
- "The Organization does not maintain supporting documentation for approved payrates in employee personnel files" (Finding 2022-004)
- "… monthly expenditure reports were not filed accurately or by the required deadline, the 5th day of the subsequent month."

71. On May 17, 2023, the AAC Board responded to Manager Williams' May 16th letter (History #68), stating that Mr. Hardy dissolved the organization without approval of the Board and would thus work with the SoS to reinstate their status. The letter also provided updates on key encampment operations.

72. On June 6, 2023, as part of a Commission Defined Option, the M&C approved the FY2024 ACCGov Annual Budget including, but not limited to:
    a. Allocated $300,000 of the ARPA homelessness funding toward a "Flexible Housing Fund" to support individuals experiencing or at risk of homelessness;
    b. Moved $100,000 from the ARPA homelessness funding to help balance the General Fund budget; and
    c. Increased funding for Homeless Street Outreach program by $100,000 from general funds.

    After these changes, $4,466,884 of ARPA homelessness funding remains to be allocated by M&C. The SPRPH includes a proposed allocation for the majority of that funding.

73. On August 1, 2023, Charles Hardy filed a Discrimination Complaint against Manager Williams and AAC Board Chair Brent Temple. The Attorney's Office assigned the administrative investigation to outside counsel.

74. On August 21, 2023, Mr. Carl Johnson, an encampment resident, filed a Discrimination Complaint against AAC staff members. The Attorney's Office assigned the administrative investigation to outside counsel.

75. On August 31, 2023, outside counsel investigating Mr. Hardy's discrimination complaint did "not find reasonable grounds to support the Complaint's allegations of racial discrimination against Mr. Williams or Mr. Temple."

76. On August 31, 2023, AAC Board Chair Brent Temple communicated to HCD and Manager's Office staff that the entity had begun process to register First Step as a new non-profit entity to address actions described on History #66. Staff notes that the process of creating a new non-profit entity may take anywhere between 2-6 months, so there is no guarantee that it will be completed before contract termination on December 31, 2023.

77. Between September 5, 2023 – October 3, 2023, HCD staff managed a public input process surrounding the Strategic Plan to Reduce & Prevent Homelessness.

78. On September 5, 2023, HCD staff sent the AAC Board and executive staff a letter outlining a series of activities that must take place in, at minimum, the remaining 90 days of the contracted performance period before termination on December 31, 2023). The letter also included HCD staff's suggested guidance to ensure:
    - The safe, efficient and effective transition of all current residents from the First Step encampment at 1000 Barber Street by no later than December 31, 2023
    - The closure of the encampment itself, to include the preparation of the property for return to ACCGov on December 31, 2023; and
    - The completion of certain project close-out activities as described in the contract and pursuant to 2 C.F.R. § 200.344 by March 30, 2024.

    The recommended transition plan is in alignment with Key Strategy #5 of the Strategic Plan to Reduce & Prevent Homelessness ("Organize Housing Surges for Encampments").

79. On September 6, 2023, during a call between HCD and AAC Board, the AAC Board shared that they would be submitting an alternative approach to the encampment closure by September 15, 2023.

80. On September 8, 2023, Manager Williams informed AAC Chair Brent Temple on September 8, 2023 of the legal uncertainty of the current contract and ACCGov's inability to continue with this corporate entity in its current form (stemming from actions described in History #66). Manager Williams asked for AAC's assistance in giving proper notice to the residents of the impending deadline, and Chair Temple assured AAC's cooperation. Mr. Temple informed the Manager that AAC is developing an alternative proposal for homeless services.

81. On September 12, 2023, The Cloudburst Group presented an overview of the SPRPH, including a proposed allocation of the remaining $4,466,884 in ARPA Homelessness funding, to the M&C during a Work Session meeting.

82. On September 15, 2023, the AAC Board submitted an alternative proposal that would allow the organization to continue operating the encampment (Facts & Issues #24).

83. On September 19, 2023, the outside counsel investigating Mr. Johnson's discrimination complaint issued their findings, stating that they could not "find reasonable grounds that any discriminatory conduct has occurred."

FACTS & ISSUES:

1. For years, Athens-Clarke County has been a community that has experienced a sizable homeless population. Being a regional urban center, the community hosts many non-profits that provide critical services to persons without shelter. Traditionally, as a local government, the Unified Government of Athens-Clarke County's (ACCGov) role in homeless services has been performed through two primary functions:
    a. Conduit for federal grants and resources – over the years, ACCGov has conveyed such funds to local non-profits for the purpose of supporting and sheltering homeless persons; and
    b. Facilitator for coordination of homeless service provider efforts and data collection
    c. Collaborative applicant for Continuity of Care funds.

2. ACCGov has not previously played a role as a direct provider of homeless services. ACCGov has traditionally worked with local affordable housing partners, including Athens Housing Authority, Athens Land Trust, and Habitat for Humanity to increase the affordable housing stock through the conveyance of federal grant funds in the form of Community Development Block Grant funds or HOME Investment Partnership Program funds from HUD.

3. Homelessness was exacerbated by the COVID-19 pandemic throughout the country, and Athens-Clarke County is no exception.
    a. Between 2021 and 2022, there was a 22 percent increase in the number of people experiencing homelessness, increasing from 3,295 people to 4,003 people (HMIS data)
    b. 2023 PIT count indicates there has been a 61 percent increase in the number of people experiencing homelessness within the last five years.

4. Without a ready supply of assets on the continuum of affordable housing, and with the increasing demand that is growing as a result of the pandemic and heightened mental health/substance abuse issues, there are a number of persons in this community who are homeless.

5. Per the Strategic Plan to Reduce & Prevent Homelessness, although the overall call volume to the police for incidents involving people experiencing homelessness has increased, the vast majority of these calls are not for violent crimes. In fact, many calls may simply be a consequence of the experience of homelessness itself. Analyzing the top thirty incident types involving people experiencing homelessness in 2023, out of the 1,057 incidents recorded, just over a quarter were trespassing-related and only 5 percent were violent crimes (e.g., battery, threats, stalking, assault).

6. As approved by the M&C, ACCPD has engaged the Jerry B. NeSmith Mental Health Co-responder Teams to proactively engage persons at homeless camps to offer services to individuals in need. The ACCPD has further worked with property owners and community stakeholders to facilitate a warm handoff when unsheltered individuals are being asked to leave private property.

7. Further, the ACCPD Crime Analysis Unit works with the Co-Responder Units to enhance data tracking and mapping of incidents with a homelessness nexus, as well as mapping of homeless encampments in the community (still under development). The ACCPD Special Victims Unit has been working with other agency partners on the Western Judicial Circuit Sexual Assault Response Team (SART) to enhance the community's response to homelessness and reduce the levels of victimization among the homeless population.

8. There are many unsanctioned homeless encampments across Athens-Clarke County. Encampments can generate a great deal of refuse, most often through the donations of well-intentioned residents and non-profits. Because these encampments generally lack access to restroom facilities, they result in untreated human waste that is at a high risk of introducing fecal coliforms that are capable of further impairing our local rivers, streams, and drinking water sources.

9. For almost a decade, Leisure Services staff have asked homeless persons who have set up camp in ACCGov parks to relocate as dictated by sections of the Parks Ordinance as approved by the M&C. This practice continues today - serving a 72-hour advance notice in person before any clean-up action is taken.

10. One major item the resolution (History #29) directed was to identify a site suitable for a sanctioned encampment by July 20 or at another date approved by the Mayor. To be responsive to this deadline, staff reviewed all ACCGov-owned sites within the Loop 10 bypass, as well as several ACCGov sites outside the Loop that were close to ACC Transit service. The overarching goals for site selection included:
    a. The site should be large enough to support 30-50 individuals, with an opportunity to expand the facility if needed.
    b. The site should be close to existing homeless service providers, transit services, groceries, and pedestrian and bike infrastructure.
    c. The site should be accessible by individuals with disabilities.
    d. The site should be served by utilities including water, sewer, power, and broadband.
    e. The site should minimize impact on historical and sensitive environmental resources. Special care should be given to avoid sites in the flood zone.
    f. The site should be free from deed restrictions that may create legal challenges.
    g. The site should provide a safe environment for its residents and adjacent communities.

11. In the report *Exploring Homelessness Among People Living in Encampments and Associated Costs - City Approaches to Encampments and What They Cost*, it mentions requirements of shelter systems as a barrier to participation:

    I. *"Requirements in emergency shelter systems are consistently identified in the literature as a primary factor that "pushes" people to form encampments…In Chicago, Houston, and Philadelphia, shelter beds are available but go unused because of rules or conditions that are incompatible with the potential clients' expectations or needs. Those reasons may be separation from a partner or pet, shelter entry or exit times that are inconvenient or incompatible with people's schedules, including employment; concerns about personal health and safety, as well as safety of belongings; and rules such as sobriety requirements and entry fees."*
    II. *"The availability and the type of shelter available seem to be key drivers of encampments, as people weight the disadvantages of staying in a shelter against their tolerance for the difficulties of staying in an unsheltered location."*

12. Per Uniform Guidance 2 CFR Part 200.332, staff created a Risk Assessment tool for agencies that receive the Coronavirus State and Local Fiscal Recovery Funds (aka ARPA funds) as required by the federal government. Staff used this tool to assess AAC's risk for noncompliance based on a number of factors, including:
    - Prior experience with the same or similar subawards;
    - The results of previous audits including whether or not the subrecipient receives a Single Audit;
    - Whether the subrecipient has new personnel or new or substantially changed systems; and
    - The extent and results of Federal awarding agency monitoring (e.g., if the subrecipient also receives Federal awards directly from a Federal awarding agency).

13. At the time of contract approval (History #43) staff considered Athens Alliance Coalition as a high-risk recipient of federal funds – specifically staff noted they were at high risk of noncompliance. This determination was made due to the following reasons:
    - AAC had never received federal funding,
    - Had never received an audit or Single Audit,
    - Did not have a financial management in place
    - Did not have a staff experienced in grant and financial management, and
    - Had never been monitored for compliance with federal regulations.

14. AAC's First Step encampment has operated at or near capacity (55 individuals) since operations began in March 2022. As of August 31, 2023:
    - 330 individuals have been served by the encampment, as of August 31, 2023
    - 52 (16%) have exited to permanent housing

- 43 (14%) have exited to temporary or transitional housing, or recovery programs

15. Throughout the contract period, HCD staff has provided a significant amount of technical assistance to AAC particularly around compliance with federal regulations related to procurement processes and allowable expenses, the submission of accurate monthly reports on time, high staff turnover, leadership concerns, and more.

16. The "Improvement Plan" submitted to the AAC Board on May 10, 2023 (History #64) included:
    - Establishment of at least bi-weekly 1-hour calls between AAC board and HCD staff;
    - Corrective actions stemming from the material weaknesses and significant deficiencies identified in the Single Audit (History #70);
    - Actions to ensure that all residents were aware of supportive services, to increase number of referrals to wrap-around residents, and an inventory of First Aid supplies;
    - Actions to improve intake and exit processes for residents, to ensure resident and staff safety and accurate data collection for HMIS;
    - Actions to reduce high staff turnover;
    - Due to noncompliance with capacity building training requirements for AAC Board and staff (History #43c), HCD would procure and schedule needed workshops by end of the contract period;
    - Actions to improve security at the encampment; and
    - Other actions related to financial and grant management improvements.

17. Since May 2023, staff has worked diligently with the AAC Board and executive staff to address disruptions caused by Mr. Hardy, while ensuring the delivery of services to residents (as per scope of work), compliance with federal regulations, staffing, and other concerns detailed on the Improvement Plan (Fact & Issue #16) including addressing and correcting all audit findings (History #70). As of September 2023, HCD staff has noticed significant improvement in all areas of encampment operations since Mr. Hardy's departure, particularly as it relates to compliance issues.

18. In August 2022, AAC staff completed training on conflict de-escalation and equal opportunity employment as part of contractual terms. However, despite HCD staff's repeated reminders to AAC for their board and staff to complete other required training on topics like board governance and homeless service provision, AAC had not completed any additional trainings as of May 2023. As such, the May 10 Improvement Plan (Fact & Issue #16) stipulated HCD would procure and schedule these trainings.

    After Mr. Hardy's departure from AAC in May 2023 (History #65), HCD's priority turned to supporting AAC in stabilizing encampment operations and the capacity building training activities were postponed. By the time that operations were stabilized (August 2023), it was not deemed logistically feasible to procure and schedule trainings as AAC staff had to turn their attention to end-of-contract transitioning of residents.

19. Between March 2022 and September 20, 2023, AAC has received a total of $2,096,589.25 to operate the encampment. Between June-August 2023, AAC operated the First Step encampment on an average of $95,000/month. Based on this rate, HCD staff estimates that AAC will have expended approximately $2,381,589.25 of the $2,542,691 contracted amount by December 31, 2023 on regular operations. Without transition activities proposed, the remaining projected balance on the PO will be $161,101.75.

    However, transitioning the First Step encampment residents will require expenses outside of AAC's normal expenditures as described on the Transition Plan (**Attachment #1**), such as personal property storage, additional transportation costs, etc. HCD staff will work with AAC to use the remaining balance on encampment PO prior to December 31, 2023 to pay for these expenses.

20. As of August 31, 2023, staff has identified 40 expenses incurred by AAC between February-June 2023 (totalling $69,675.49) that are disallowed. Each expense was disallowed due to at least one of the following reasons: inadequate documentation (per 2 CFR 200.403(g)), reasonableness of expense (per 2 CFR 200.403(a) and 2 CFR 200.404), inconsistency with contract budget or unnecessary to carry out purpose of federal award (per 2 CFR 200.403 (a)(b) and (c)), noncompliance to procurement standards (per 2 CFR 200.318(i)), violation of the False Claims Act (per 2 CFR 200.435(a)(3)(iii)), or was an expense that extended past contract time period (per 2 CFR 200.403(h)).

    Of the 40 disallowed expenses:
    - 33 expenses (totaling $62,579.41) have the potential to be allowed if AAC is able to provide adequate documentation (e.g., receipts, adequate procurement documentation, etc.). To date, AAC has been unable to provide this documentation as Mr. Hardy did not provide it to his staff prior to his departure in May 2023. AAC has communicated to staff that they have requested this documentation from Mr. Hardy multiple times, to no avail.
    - 7 expenses (totaling $7,096) cannot be remedied.

21. Throughout the contract period, AAC has generally used ARPA funds appropriately to purchase a variety of equipment and supplies necessary to the operation of the sanctioned encampment (e.g., tents, cots, security radios, heaters, office supplies, etc.). HCD has maintained an inventory of equipment given that per AAC-ACCGov contract Section 8.6, all equipment, supplies and proceeds stemming from federal funds shall, upon ACCGov's sole discretion, transferred to ACCGov, or retained after compensating ACCGov for an amount equal to current fair market value.

22. AAC board has reported to staff that Mr. Hardy removed several pieces of equipment purchased with ARPA funds from the encampment soon after his departure in May 2023. AAC has also reported that Mr. Hardy has been unwilling to return the equipment, as

requested by the board. AAC has since begun an insurance claim to recover the missing equipment.

23. Staff's proposed transition plan (History #75) shared with the AAC Board on September 5, 2023 outlines activities for a three-phased approach to the encampment closure:
    a. Phase 1: Assessments, Transition Planning & Alternative Placement (Sept. – Dec. 2023)
        - Collaborate with ABHS' Street Outreach team to assess and transition residents using the VI-SPDAT (Vulnerability Index Tool), including identifying 2 alternative placement options for each resident.
        - No new residents accepted to encampment after September 30, 2023
        - 60-day Notices to Vacate given to all residents on October 1, 2023
        - All residents transitioned form encampment by December 31, 2023
    b. Phase 2: Encampment Closure (Oct. - Dec. 2023)
        - Continue Phase 1 to transition residents
        - Communicate with staff about end of contract to ensure AAC remains in compliance with all applicable labor laws
        - Contact appropriate vendors and service providers to cease services by 12/31/23
        - Coordinate with ACCGov to implement measures necessary (e.g., fencing, landscaping) to ensure site doesn't become an illegal encampment
        - Site returned to ACCGov effective 1/1/24
    c. Phase 3: Project Close-out (Jan. - March 2024)
        - Complete a variety of project close-out activities described in contract and pursuant to C.F.R. § 200.344, such as disposing of program assets, submit all financial performance and other reports required, and repaying any disallowed costs to ACCGov.

24. The letter from the AAC board received on September 15, 2023 (History #79) highlights program successes and key learnings. It also proposes two scenarios in which AAC might continue to operate the sanctioned encampment:
    a. Option 1: continue the sanctioned encampment, and work toward reducing onsite services and staffing (e.g., no meals, no transportation, no 24/7 security, etc.).
    b. Option 2: close the encampment with the intent to reopen in 9-12 months, with reduced services and staffing.

    In both cases, AAC suggests reducing onsite services and staffing projects in order to operate with $304,500/year (vs. current approximately $1,380,000/year). Upon review of AAC's proposal, staff does not believe either option is adequate or feasible from a budgeting perspective, and that reducing security and services so drastically does not align with the original vision for a sanctioned encampment.

25. The SPRPH provides background information on the context of homelessness in Athens-Clarke County, current funding, resources to address homelessness and housing insecurity, and the data collection process for this strategic plan. It suggests six overarching goals, each with specific strategies to further that goal. It does not recommend continuation of a sanctioned homeless encampment.

26. The SPRPH includes a proposed allocation plan for the remaining $4.46M of ARPA Homelessness funds.

Strategy	**Proposed Allocation**
Key Strategy #1: Staff the Coalition	$400,000
Key Strategy #2: Increase participation from persons with Lived Experience Engagement	$30,000
Key Strategy #3: Improve Coordinated Entry Policy and Implementation	$350,000
Key Strategy #4: Establish Comprehensive Street Outreach	$200,000
Key Strategy #5: Organize Housing Surges for Encampments	**$150,000**
Key Strategy #6: Increase Low-Barrier Shelter Units	$2,200,000
Key Strategy #7: Implement Diversion and Rapid Exit	$200,000
Key Strategy #8: Create Support Fund to End and Prevent Homelessness	No additional allocation, given that M&C already allocated $300,000 through FY24 budget process.
Key Strategy #9: Engage in Landlord-Focused Initiatives	$240,000
Key Strategy #10: Establish Partnerships for Employment	$195,000
All other strategies	$500,000

27. Staff has identified three realistic alternatives related to the encampment's closure. The alternatives are not necessarily independent of each other. These alternatives are in alignment with Key Strategy #5 of the Strategic Plan to Reduce & Prevent Homelessness ("Organize Housing Surges for Encampments").

    a. *Option #1– Alternative Placement (Staff Recommended)*
    As described in **Attachment #1**, all current encampment occupants would be relocated following Housing First protocols. Relocation options may include hotel vouchers pending placement, emergency shelter, transitional housing, permanent supportive housing, rapid rehousing or reunification with family/friends.

    b. *Option #2 - Extension of ABHS Hotel Voucher Program through April 2024 (Staff Recommended in tandem with Option #1)*
    ABHS is currently managing a Hotel Voucher program through CDBG-CV funding (approximately $100,000 remaining as of September 2023). Staff recommends extending this program for up to four months (January-April) to provide inside

shelter and services to remaining encampment residents during the winter and colder months of spring. Because the CDBG-CV funding is limited, extension of this program will require ARPA or other available funds to support the existing CDBG-CV contract, or an MOU will be required between ACCGov and ABHS for provision of this assistance. Based on current hotel voucher program, the expected costs to extend it through April 2024 for 25 individuals (should ABHS be willing to) are: $277,288.00.

Individuals Served	Service Type	Service Number	Service Price	Total Service Price
Up to 25	Hotel Voucher	Up to 120 days/ 4 months	$595 week	$238,000.00
Up to 25	ABHS Staffing (Direct & Admin)	Up to 120 days/ 4 months	$4,822 per month	$19,288.00
Up to 25	Direct Client Support	Up to 120 days/ 4 months	$500 per week	$20,000
			ESTIMATED ARPA TOTAL	$277,288.00

c. *Option #3 – ABHS Proposal for Encampment Transition*
ABHS submitted an independent transition proposal for funding to support a 12-month hotel voucher program. The ABHS plan proposes to support the existing encampment for residents with short-term hotel vouchers for a 90- to 180-day timeframe and requests funding for up to 12 months.

Activity	Service Description	Service Price	Total Service Price
Hotel Voucher Support	25 single rooms in scattered hotel locations with existing hotel partners.	25 units @$85 per night x 12 months	$765,000.00
Support Services	2 full time case managers	$40K annual salary + 44.65% fringe rate x 2 FT employees	$115,720.00
Direct Client Support	Food and supplies	$500 per client during program stay- estimated for 65 total program participants	$32,500.00
Administrative Support	Indirect expenses associated with grant management, fiscal compliance, employee support and program evaluation/continuous quality improvement	10% of total direct service expenses	$91,322.00
		TOTAL	$1,004,542.00

28. Staff recommends the M&C approve Options 1 and 2 outlined in Fact & Issue #26 (**Attachment #1)**. In order to fund the cost of Option 2, staff recommends the following funding strategy:

a. M&C could consider reallocating any remaining funds in the encampment PO at project close-out toward this purpose. At the current rate of expenditures, the PO for the encampment would have approximately $161,101.75 remaining ARPA funds that could be reallocated. Note that this estimate does not include potential transition-related expenses (e.g., storage, transportation, etc.)
b. M&C could consider reallocating $25,000 in General Funds originally allocated toward non-profit capacity training for AAC, which as of September 12, 2023, remain unspent.
c. If needed, M&C could consider allocating a portion of the $500,000 of ARPA Homelessness funds that the SPRPH proposes be allocated toward "all other strategies" (Fact & Issue #25).

29. These recommendations support the following Mayor and Commission Strategic Commitments:
    - Healthy, Liveable, Sustainable Athens-Clarke County;
    - Shared Prosperity;
    - Safe and Prepared Community

OPTIONS:

1. Mayor and Commission:
    a. Approve proposed transition plan **(Attachment #1)** for the sanctioned homeless encampment operated by Athens Alliance Coalition in anticipation of contract termination date of December 31, 2023;
    b. Approve a new MOU between ACCGov and ABHS to provide hotel voucher services through the April 30, 2024;
    c. Adopt a budget ordinance **(Attachment #2)** to allocate: $25,000 of General Funds originally allocated for SHE operator capacity building; up to $100,000 of General Capital Projects Fund remaining balance of Homeless Encampment setup; up to $152,288 of ARPA Funds for Sanctioned Homeless Encampment, and, if needed, up to $150,000 of ARPA Funds from Homelessness SPRPH "all other strategies" to fund the total required $277,288 for the ABHS Hotel Voucher Program; and
    d. Authorize the Mayor and appropriate ACCGov staff to execute all related documents.
2. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c and d

DEPARTMENT: Housing & Community Development
Prepared by: Alejandra Calva

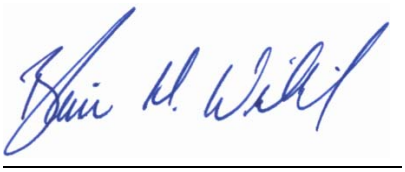
Roderick Wallace

9/21/2023

Roderick Wallace
HCD Director

Date:

ADMINISTRATIVE COMMENTS: Option #1 a, b, c and d



September 25, 2023

Manager

Date:

ATTACHMENTS:

Attachment #1 – Recommended SHE Transition Plan
Attachment #2 – Budget Ordinance

Attachment 1: Sanctioned Homeless Encampment
End of Contract Transition Plan

The current contract between ACCGov and the Athens Alliance Coalition (AAC) to operate the sanctioned homeless encampment on 1000 Barber Street will terminate on December 31, 2023. The purpose of this document is to outline staff's recommended transition plan that should begin , at minimum, in the remaining 90 days of the contracted performance period.

The following transition activities are designed to (1) effectively, efficiently and safely transitions all residents from the encampment by December 31, 2023, and (2) offer shelter and services to remaining encampment residents during the winter and colder months of spring

Phase One: Assessments, Transition Planning and Alternative Placement
Immediately – December 31, 2023

AAC staff, with assistance from ABHS Street Outreach staff, should engage each resident of the First Steps Encampment to determine appropriate placements at the conclusion of the contract, including temporary and permanent placement options. Activities should include:

- **Immediately** begin assessing and transitioning residents as follows:
    - Utilizing the VI-SPDAT (Vulnerability Index tool), AAC and Street Outreach staff should assess each resident's needs and preferences for housing. Upon consent, ABHS may enroll each resident into Coordinated Entry in HMIS, which provides shelter and housing access for most programs in Athens-Clarke County.
    - Once an initial assessment of needs has been conducted, AAC staff, with assistance from Street Outreach staff, should **create a reasonable and realistic transition plan** for each willing resident. Individual transition plans should include **at least two alternative placement options** (emergency shelter, reconciliation with family, transitional housing, etc.).
    - As soon as an opportunity is available for alternative placement, AAC should coordinate transportation and personal effects storage efforts, as needed, to ensure successful transition out of the encampment.
    - AAC should conduct weekly reviews of resident transitional plans to determine status of alternative placement and to add any updated alternatives, as applicable. The reviews will cease when the encampment closes or all residents find alternative placement (whichever comes first).
- No new residents should be accepted to the First Step encampment after **September 30, 2023**
- If Mayor & Commission approve transition plan at the October 3, 2023 regular session, 60-Day Notices to Vacate must be provided to all residents still on site on or before **October 5, 2023**
- All residents must be fully transitioned from the First Step encampment by **December 31, 2023 in concert with the finite term of the present contract.**

Through December 31, 2023:

- Based on recent average expenditure rates (approximately $95,000/month), HCD staff estimate that as of December 31, 2023, AAC will have spent approximately $2,381,589.25 of the $2,542,691 contracted amount by December 31, 2023 on regular operations. The remaining projected balance on the PO is $161,101.75.
- Transitioning the encampment residents will require expenses outside of AAC's normal expenditures (e.g., personal property storage, additional transportation costs). HCD staff will work with AAC to use the remaining balance on encampment PO prior to December 31, 2023, to pay for these expenses.
- Upon termination of the contracts, AAC will be required to return to ACCGov all equipment, materials, and supplies purchased with federal funds for the operation of the encampment.

Staff recommends continued engagement by Street Outreach for any individuals experiencing homelessness that opt to transition to another encampment or unhoused situation.

Phase Two: Temporary Hotel Voucher Program
January 1, 2024 – April 30, 2024

ABHS is currently managing a Hotel Voucher program through CDBG-CV funding (approximately $100,000 remaining as of September 2023). M&C may consider extending this program for up to four months (January-April) to provide inside shelter and services to remaining encampment residents during the winter and colder months of spring.

Because the CDBG-CV funding is limited, extension of this program will require an MOU between ACCGov and ABHS for provision of this assistance. Based on current hotel voucher program, the expected costs to extend it through April 2024 for 25 individuals (should ABHS be willing to) are: $277,288.00.

Individuals Served	Service Type	Service Number	Service Price	Total Service Price
Up to 25	Hotel Voucher	Up to 120 days/ 4 months	$595 week	$238,000.00
Up to 25	ABHS Staffing (Direct & Admin)	Up to 120 days/ 4 months	$4,822 per month	$19,288.00
Up to 25	Direct Client Support	Up to 120 days/ 4 months	$500 per week	$20,000
			ESTIMATED ARPA TOTAL	**$277,288.00**

In order to **fund the cost of Phase 2**, staff recommends the following funding strategy:

a. M&C could consider reallocating $25,000 in General Funds originally allocated toward non-profit capacity training for AAC, which as of September 12, 2023, remain unspent.

b. M&C could consider reallocating any remaining funds in the encampment PO at project close-out toward this purpose. At the current rate of expenditures, the PO for the encampment would have approximately $161,101.75 remaining ARPA funds that could be reallocated. Note that this estimate does not include potential transition-related expenses (e.g., storage, transportation, etc.)
c. If needed, M&C could consider allocating a portion of the $500,000 of ARPA Homelessness funds that the SPRPH proposes be allocated toward "all other strategies".

Dedicated Resources for Transition Planning and Alternative Placement

The following are suggestions of dedicated resources to accomplish the activities listed above. AAC is encouraged to seek additional funding and support from its network to complement and/or supplement its ARPA funding, as needed.

Alternative Placement:
Encampment occupants should be relocated following Housing First protocols, and common relocation options may include hotel vouchers pending permanent placement, emergency shelter, transitional housing, permanent supportive housing, rapid rehousing, or reunification with family members. Local options include:

- Advantage Behavioral Health Systems (ABHS) is currently operating a Hotel Voucher program with CDBG-CV funds that are available until December 31, 2023. If ABHS should require additional funds to expand their current program to support eligible encampment residents through December 31, 2023, HCD will consider a cooperative proposal between AAC and ABHS related to remaining funds authorized for use by the encampment.
- Advantage Behavioral Health Systems provides transitional housing, permanent supportive housing and rapid rehousing assistance to individuals and families.
- Salvation Army's Center of Hope has a total of 74 emergency shelter beds (32 regular, 4 veteran's beds for men; 26 women's beds; 2 family units with 6 beds each). A weekly fee of $5 is required.
- Bigger Vision provides nightly, communal emergency shelter for up to 35 guests. Individuals that are employed or in a short-term workforce development program may apply for continuous shelter stay.
- Athens Area Homeless Shelter (AAHS) provides emergency shelter services to families with children under the age of 18. Shelter participants may also qualify for rapid rehousing or transitional housing program assistance.
- Family Promise of Athens (FPA) provides emergency shelter services for up to three families with children.
- Athens Area Habitat for Humanity provides affordable rental housing opportunities, including dedicated units for individuals and families experiencing homelessness.
- Family reunification with family members, including the provision of housing.

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ATHENS-CLARKE COUNTY, GEORGIA
INTER-DEPARTMENTAL MEMORANDUM

TO: Mayor and Commissioners

CC: Manager and Assistant Managers
Clerk of Commission
Finance Director and Assistant Finance Director

FROM: Judd T. Drake, County Attorney
John M. Hawkins, Deputy Chief Attorney

DATE: September 29, 2023

This cover memorandum is intended to provide a brief background and synopsis of two (2) ordinances being presented to the Mayor & Commission for adoption and approval during the voting meeting on October 3, 2023.

The Georgia Alcoholic Beverage Code, specifically O.C.G.A. § 3-4-80, authorizes local governments to assess an excise tax on liquor at rate not exceeding 22¢ per liter. The Unified Government of Athens-Clarke County has long assessed this tax through Athens-Clarke Co. Code § 6-4-2 (hereinafter referred to as "Section 6-4-2"). It has recently been brought to our attention that the language of Section 6-4-2 related to assessing this excise tax upon retail dealers was inadvertently drafted in a manner that arguably excluded businesses selling liquor by the drink.

Section 6-4-2 was adopted by the CEO & Commission in 1991 and has remained unchanged since that time. In an effort to modernize the language and bring greater legislative clarity to this code section, the first ordinance we are presenting is a new Section 6-4-2 for the Mayor & Commission's adoption and approval. This newly amended Section 6-4-2 makes it clear that the Mayor & Commission intends for the 22¢ per liter liquor excise tax to be imposed at the wholesale level, as is permitted under state law, and that wholesale distributors of liquor must collect this tax from all businesses selling liquor at the retail level, whether by the package or by the drink.

The second ordinance we are presenting to the Mayor & Commission for adoption and approval authorizes the Manager—or staff designated by the Manager—to issue refunds of the 22¢ per liter excise tax to those businesses that may have been affected by the language of Section 6-4-2 prior to its amendment, and which submit proper, substantiated claims for refunds. Businesses contending that they are entitled to refunds of this tax may follow the process set forth in this ordinance. The Manager and/or designated staff are then authorized to review any refund claims to determine if a refund is appropriate, and if so, how much to refund to the business.

AN ORDINANCE TO AMEND THE CODE OF ATHENS-CLARKE COUNTY, GEORGIA WITH RESPECT TO **EXCISE TAXATION OF DISTILLED SPIRITS**; AND FOR OTHER PURPOSES.

WHEREAS, the Georgia Alcoholic Beverage Code, specifically O.C.G.A. § 3-4-80, permits local governments to impose "an excise tax on the sale of distilled spirits by the package at either the wholesale or retail level, which tax shall not exceed 22¢ per liter of distilled spirits, excluding fortified wine, and a proportionate tax at the same rate on all fractional parts of a liter"; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, through an ordinance adopted and approved on or about August 8, 1991, imposed this 22¢ per liter liquor excise tax upon "every retail dealer of distilled spirits as defined in OCGA section 3-1-2"; and

WHEREAS, said ordinance has been codified as Section 6-4-2 of the Code of Athens-Clarke County, Georgia, and has not been amended since 1991; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, desires to amend this Section 6-4-2 of the Code of Athens-Clarke County, Georgia, to modernize the language; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, recognizes the three-tier system of distribution for alcoholic beverages in Georgia, as described in state statutes such as O.C.G.A. §§ 3-3-1.1 and 3-4-24.2, and enacts this ordinance recognizing the three tiers of manufacture, wholesale distribution, and retail sale; and

WHEREAS, it is the intent of the Commission of Athens-Clarke County, Georgia, that this excise tax shall be imposed at the wholesale level, and shall be paid by all persons selling or furnishing distilled spirits at the retail level, whether by the package or by the drink, to wholesalers at the time that the wholesaler delivers the distilled spirits; and

NOW THEREFORE, the Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1. Section 6-4-2 of the Code of Athens-Clarke County, Georgia, entitled "Same—Distilled Spirits," found in Title 6, Chapter 6-4 of said Code, is hereby deleted in its entirety and replaced as follows:

Sec. 6-4-2. – Excise Taxes—Distilled Spirits.

(a) In accordance with O.C.G.A. § 3-4-80, there is hereby levied an excise tax on the sale of distilled spirits by the package at the wholesale level, at the rate of 22¢ per liter of distilled spirits, excluding fortified wine, and a proportionate tax at the same rate on all fractional parts of a liter.

(b) Persons selling or furnishing distilled spirits at the retail level, whether by the package or by the drink, shall pay the excise tax imposed in this code section

to wholesalers at the time of delivery of the beverages. It shall be the duty of wholesalers to receive the proper amount of tax and to remit such tax as described elsewhere in this code section.

(c) All persons selling or delivering distilled spirits at the wholesale level in Athens-Clarke County shall remit by the tenth (10th) of each calendar month, less a three percent (3%) collection fee, all excise taxes imposed in this code section. Along with this monthly remittance, each wholesaler shall submit a report or return on a form approved by the director of finance.

(d) All persons selling or furnishing distilled spirits at the retail level, whether by the package or by the drink, and all persons selling distilled spirits at the wholesale level shall keep correct and accurate records of all purchases, transfers, or distributions of distilled spirits within Athens-Clarke County.

(1) Each person selling or furnishing distilled spirits within Athens-Clarke County at the retail level must obtain an invoice from wholesalers for each purchase, and such person must keep such invoices at the person's place of business. Furthermore, each person selling or furnishing distilled spirits at the retail level must keep an accurate record of each date such person receives a delivery of distilled spirits and the type and amount of distilled spirits delivered to such person on that date.

(2) Each person selling or distributing distilled spirits at the wholesale level must keep accurate records of all sales and distributions of distilled spirits within Athens-Clarke County. At a minimum, such wholesale records must contain the following: (i) the identity and location of each person to whom distilled spirits were sold or distributed; (ii) the type and amount of distilled spirits distributed to each person; (iii) the date of each sale and delivery of distilled spirits; (iv) the amount of excise tax collected for each sale or distribution and from whom collected; and (v) any other information as may be required by the director of finance.

(3) The records described herein must be kept and maintained for a period of not less than three (3) years from the date of purchase or sale. Such records shall be open to inspection or audit by the director of finance and his or her designee(s).

(4) The director of finance is hereby authorized to require that other books and records be kept relating to the excise tax assessed in this code section, and he or she may issue written policies concerning the same.

(e) The following shall be unlawful and a violation of this code section:

(1) For any person to furnish, sell, or offer to sell distilled spirits at the retail level, whether by the package or by the drink, if the excise tax imposed in this code section has not been paid on such beverages.

(2) For any person to sell or deliver any distilled spirits at the wholesale level in Athens-Clarke County unless that person collects the tax imposed in this code section at the time of delivery.

(3) For any person furnishing, selling, or offering to sell distilled spirits at the retail level, whether by the package or by the drink, to receive any such beverages from another person selling such beverages at the retail level unless the tax herein imposed shall have been paid and properly remitted to the director of finance.

(4) To deny the director of finance or his or her designee(s) access to the records required by subsection (d) of this code section during normal business hours at the place of business.

(f) Any person who violates this code section, or who willfully aids or abets another in the violation of the same or in the evasion of the collection of the taxes due hereunder shall be subject to the penalties imposed by section 1-1-5 of this Code. Furthermore, any distilled spirits found on the premises of any person selling, or offering to sell, distilled spirits at the retail level, whether by the package or by the drink, on which the excise tax has not been paid as provided herein may be confiscated, with the right of such person to petition the administrative hearing officer for the return of such beverages upon a showing that the requisite taxes have been paid.

(g) Any person holding a license to furnish or sell alcoholic beverages at the retail level in Athens-Clarke County, whether by the package or by the drink, who is found to violate this code section may be subject to having such license revoked, suspended, put on probation, or other penalties as may be lawfully imposed by the administrative hearing officer.

(h) Any person holding a license to sell or distribute alcoholic beverages at the wholesale level in Athens-Clarke County who is found to violate this code section may be subject to having such license revoked, suspended, put on probation, or other penalties as may be lawfully imposed by the administrative hearing officer.

(i) The director of finance is hereby authorized to inspect and audit the returns or reports of wholesalers and the records of persons selling distilled spirits at the retail level, whether by the package or by the drink, to determine whether the correct amount of excise tax imposed in this code section has been remitted and reported to the director of finance. The director of finance may designate persons to act in his or her place for such audits. The director of finance is

further authorized to issue assessment notices when he or she finds that such taxes have not been properly remitted or reported.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. The Clerk of Commission is authorized, in consultation with the Athens-Clarke County Attorney, to correct any scrivener's errors that may be found in this Ordinance after the adoption and approval hereof.

SECTION 4. The recitals in the preamble of this Ordinance provide necessary context, are an integral part of this Ordinance, and are hereby adopted into the Ordinance as if fully set forth herein.

SECTION 5. The provisions of this Ordinance are severable, and should any part of this Ordinance be deemed by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

SECTION 6. This Ordinance shall become effective once approved by the Mayor or as otherwise set forth in Section 2-204 of the Charter of the Unified Government of Athens-Clarke County, Georgia.

AN ORDINANCE TO **AUTHORIZE THE MANAGER'S OFFICE TO ISSUE EXCISE TAX REFUNDS AND TO SET ADMINISTRATIVE PROCEDURES FOR THE SAME**; AND FOR OTHER PURPOSES.

WHEREAS, O.C.G.A. § 3-4-80(a) authorizes local governments "levy an excise tax on the sale of distilled spirits by the package at either the wholesale or retail level, which tax shall not exceed 22¢ per liter of distilled spirits"; and

WHEREAS, in accordance with state law, the governing authority of the Unified Government of Athens-Clarke County, Georgia, which was then the CEO & Commission, enacted an ordinance in 1991, now codified in Title 6, Chapter 6-4 of the Code of Athens-Clarke County, Georgia, as Section 6-4-2; and

WHEREAS, said ordinance imposes an excise tax of 22¢ per liter "[u]pon every retail dealer of distilled spirits as defined in O.C.G.A. § 3-1-2"; and

WHEREAS, several businesses in Athens-Clarke County holding Class D licenses for retail liquor by the drink have submitted claims for refunds of said excise tax, claiming (at least in part) that these businesses are not "retail dealers of distilled spirits as defined in O.C.G.A. § 3-1-2"; and

WHEREAS, the Commission of Athens-Clarke County, Georgia, hereby determines that such refunds may be appropriate for those businesses defined as a "retail consumption dealer" under O.C.G.A. § 3-1-2(18) and Ga. Comp. R. & Regs. r. 560-2-2-.01(pp); and

WHEREAS, the Commission of Athens-Clarke County, Georgia, desires to delegate the administration of refunds to the Manager's Office in accordance with O.C.G.A. § 48-5-380(e) and intends to do so through this duly adopted and approved Ordinance; and

WHEREAS, the Commission of Athens-Clarke County desires to set basic rules and regulations for receipt, review, auditing, and processing of refund claims, and intends to do so through the adoption of this Ordinance;

NOW THEREFORE, the Commission of Athens-Clarke County, Georgia, hereby ordains as follows:

SECTION 1. The Manager's Office is hereby delegated the authority to receive, review, audit, and process any claims for refunds of the 22¢ per liter liquor excise tax described in O.C.G.A. § 3-4-80 and Athens-Clarke Co. Code § 6-4-2.

SECTION 2. The Manager, as the full-time administrative officer of the Unified Government of Athens-Clarke County, Georgia, may designate in writing certain personnel or departments, as necessary or appropriate in the Manager's discretion, to receive, review, process, and audit any refund claims described in Section 1 of this Ordinance. The Manager is also au-

thorized to issue administrative rules and policies, not otherwise in conflict with this Ordinance or state law, for the processing of refund claims as described herein.

SECTION 3. The following rules and regulations shall govern the processing of any claims for refunds of the 22¢ per liter liquor excise tax described in O.C.G.A. § 3-4-80 and Athens-Clarke Co. Code § 6-4-2. Whenever used in Section 3 of this Ordinance, the term "Manager" is intended to include any personnel or departments designated by the Manager in accordance with Section 2 of this Ordinance.

(a) Any such claims for refunds must be made in writing and submitted to the Manager or to the personnel or departments designated by the Manager to receive such refund claims. Written refund claims shall be marked or stamped as to the date such claims are received.

(b) At a minimum, a written claim for refund must contain the following information: (1) the identity of the claimant; (2) the identity of claimant's authorized representative, if any; (3) the mailing address, phone number, and email address for the claimant and/or the claimant's authorized representative; (4) the type of tax at issue; (5) the amount of the claimed refund; (6) the dates or time periods for which a refund is claimed; (7) supporting documentation of payment of the excise tax to wholesalers; and (8) a summary statement of the grounds upon which the taxpayer relies.

(c) Upon receiving a claim for refund, the Manager shall review and audit the claim to determine the validity of the claim.

(d) The Manager may request additional supporting documentation or information from the claimant as is necessary in the Manager's discretion. Claimants are encouraged to submit sufficient supporting documentation with the initial written refund claim, or to supplement written refund claims with sufficient supporting documentation.

(e) After reviewing and auditing a claim for refund, the Manager shall issue a written determination to the claimant as to the disposition of the refund claim. Any such written determination shall indicate the date of issuance.

(f) Any claimant dissatisfied by the Manager's written determination on a claim for refund may appeal the written determination to the Athens-Clarke County Administrative Hearing Officer ("AHO") as described in Athens-Clarke Co. Code § 1-5-1. Any such appeal must be in writing and must describe the specific items appealed or the errors alleged. The claimant must submit the appeal to the AHO c/o the Municipal Court of Athens-Clarke County, 325 East Washington Street, Suite 170, Athens, Georgia 30601, within fourteen (14) days of the date that the Manager issues the written determination. After an administrative hearing on the appeal, the AHO must issue written findings of fact and conclusions of law to the claimant and the Manager. Any such findings of fact and conclusions of law issued by the AHO shall constitute the

final decision of the Unified Government of Athens-Clarke County, Georgia, concerning its subject matter, and is appealable as set forth in state law.

(g) If it is determined that a refund is properly due and owing to the claimant, such refund shall be processed in accordance with O.C.G.A. § 48-5-380.

SECTION 4. This Ordinance shall be construed to confer upon the Manager's Office all incidental authority necessary and proper to review and process claims for refunds of the 22¢ per liter liquor excise tax described in O.C.G.A. § 3-4-80 and Athens-Clarke Co. Code § 6-4-2.

SECTION 5. The Clerk of Commission is authorized, in consultation with the Athens-Clarke County Attorney, to correct any scrivener's errors that may be found in this Ordinance after the adoption and approval hereof.

SECTION 6. The provisions of this Ordinance are severable, and should any part of this Ordinance be deemed by a court of competent jurisdiction to be invalid, such invalidity shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part declared to be invalid.

SECTION 7. The foregoing recitals in the preamble of this Ordinance provide necessary context, are an integral part of this Ordinance, and are hereby adopted into the Ordinance as if fully set forth herein.

SECTION 8. This Ordinance shall become effective once approved by the Mayor or as otherwise set forth in Section 2-204 of the Charter of the Unified Government of Athens-Clarke County, Georgia.

SO ORDAINED on this _____ day of _____, 20____.

APPROVED: _____
Mayor

ATTEST: _____
Clerk of Commission

Athens-Clarke County Contract Awards
In Excess of $10,000 - August 2023

Contract Award Date	Vendor Name	Commodity or Service	Contract Amount	Department	Funding Source
Manager Awarded Contracts: Total $588,305.00					
08/03/2023	ORIGAMI RISK LLC	Software License Renewal - FY24	106,325.00	Safety & Risk	Self Funded Insurance & Claims Intr Serv
08/03/2023	ALCOHOL MONITORING SYSTEMS INC	GPS & Breath Alcohol Monitoring Equipment	100,000.00	Probation Services	General Fund
08/11/2023	CORRECTHEALTH ATHENS LLC	Medical Services for Corrections	185,400.00	Corrections	General Fund
08/11/2023	JACOBS ENGINEERING GROUP INC	Service Delivery Plan Infrastructure Element - 2025 Update	196,580.00	Public Utilities	Water & Sewer Construction Ent Fund
Purchasing Awarded Contracts: $1,272,725.16					
08/01/2023	HPW SPECIAL TIES INC	Parts for Bus Wash	14,755.60	Transit Maintenance	Grant Spec Revenue Fund
08/02/2023	MPRINT DESIGN STUDIO	Creating and Printing Quarterly Newsletter & Annual CCR	37,800.00	PUD Administration	Water & Sewer Ent Fund
08/02/2023	FIRELINE INC	Mobile Foam Test System	25,000.00	Airport	Grant Spec Revenue Fund
08/02/2023	GOVERNMENTJOBS.COM INC	Software Renewal - Insight 12/15/23-12/14/24	23,813.00	Human Resources	General Fund
08/02/2023	MOTOROLA INC	Radios (Quantity of 6)	21,286.84	Corrections	Correction Inmate Spec Rev Fund
08/02/2023	SHI INTERNATIONAL CORP	Software - Data Analytics	19,500.00	Transit Maintenance	Grant Spec Revenue Fund
08/02/2023	APPLIED TECHNICAL SYSTEMS INC	Magnetic Door Access	18,380.00	Leisure Services	General Capital Projects Fund
08/02/2023	MACKIN ANDREW	Contract Labor	15,500.00	Sustainability Office	General Fund
08/02/2023	BURMAN PRINTING ATHENS COMMERCIAL PRINTERS INC	Printing & Mailing - Water Conservation Outreach Summer Watersource Newsletter	13,547.00	PUD Administration	Water & Sewer Ent Fund
08/02/2023	CRIDER WALLACE G	Contract Labor	11,000.00	Sustainability Office	General Fund
08/03/2023	CANNON COCHRAN MANAGEMENT SERVICES INC	Funding Reimbursement - July 2023	53,314.75	Safety & Risk	Self Funded Insurance & Claims Intr Serv
08/04/2023	US FOODSERVICE INC	Food for Corrections	52,000.00	Corrections	General Fund
08/04/2023	RUSHTON LLC	FY23 Audit	86,075.00	Finance	General Fund
08/07/2023	YANCEY BROS CO	Bulldozer Undercarriage Rebuild	46,254.18	Landfill	Landfill Ent Fund
08/07/2023	SUTHERLANDS FOODSERVICE INC	Food for Corrections	25,000.00	Corrections	General Fund
08/07/2023	UNIVERSITY OF GEORGIA	Graduate Assistant for Water Conservation Outreach Program - Year 2	18,189.77	Water Conservation Program	Water & Sewer Ent Fund
08/07/2023	INDUSTRIAL MECHANICAL INC	Glass Conveyor Belt Replacement, Belt and Skirting	16,119.00	Recovered Material Recycl Prog	Landfill Ent Fund
08/07/2023	HEFFRON MAXINE	Contract Labor	15,500.00	Sustainability Office	General Fund
08/07/2023	RS&H INC	Project Management & Design - Airport Fencing Project	12,388.00	Airport	Grant Spec Revenue Fund
08/09/2023	DKSL INC	Fiber Connectivity - 3700 Atlanta Highway	16,200.00	Police Field Operations Bureau	General Fund
08/11/2023	DALTON CARPET ONE INC	Furnish & install flooring - Diversion Center	24,250.00	Facilities Management	General Capital Projects Fund
08/11/2023	LACOR STREETSCAPE, LLC	Replacement of Damaged Art Bus Shelter	23,063.00	Safety & Risk	Self Funded Insurance & Claims Intr Serv
08/11/2023	QUADIENT LEASING USA INC	Mail Meter Lease	12,906.12	Internal Support	Internal Support Intr Serv Fund
08/11/2023	SAMSARA NETWORKS INC	Camera & Licenses - Administrative Vehicles & Equipment Trucks	11,792.00	Collection	General Fund
08/15/2023	ATHENS BEST COMPANY INC	Installation of Entry Awning - Lay Park Community Center	11,903.00	Program Administration	SPLOST 2020 Cap Proj Fund
08/16/2023	CORE & MAIN LP	Trash Pump	49,996.57	Public Utilities	Water & Sewer Construction Ent Fund
08/16/2023	CHMURA ECONOMICS & ANALYTICS LLC	Software Renewal - Labor Market	14,920.20	Economic Development	General Fund
08/16/2023	GEORGIA INTERLOCAL RISK MANAGEMENT AGENC	Claimant Deductibles - June 2023	14,054.69	Safety & Risk	Self Funded Insurance & Claims Intr Serv
08/16/2023	ETC INSTITUTE	Survey Services	12,150.00	Human Resources	Self Funded Health Insurance Intr Serv Fund
08/18/2023	POND & COMPANY INC	Project Scoping - Bike/Pedestrian Improvements - Lexington Corridor	25,000.00	Program Administration	TSPLOST 2023 Cap Proj Fund
08/21/2023	JONES MECHANICAL CONTRACTORS	Replacement 4 Ton Unit - Diversion Center	15,450.00	Facilities Management	General Fund
08/22/2023	TYLER TECHNOLOGIES INC	Software Renewal - New World 10.1.23-09.30.24	44,711.44	Information Technologies	General Fund
08/22/2023	TROJAN TECHNOLOGIES GROUP ULC	Ballast for Trojan UV (Quantity of 20)	21,118.20	Plant Maintenance	Water & Sewer Ent Fund
08/22/2023	AZTECA SYSTEMS INC	Software - Cityworks (Payment Express Module)	18,958.33	Transportation & Public Works	General Capital Projects Fund
08/22/2023	HBR Retriev Holdco LLC	Battery Recycling Processing	14,688.00	CHaRM	General Fund
08/23/2023	GEVEKO MARKINGS INC	Street/Pavement Markings	10,272.78	Transportation & Public Works	General Fund
08/24/2023	PROLOGIC ITS LLC	Mobile Data Terminals - Deputy Vehicles	19,149.30	Sheriff Administration	General Capital Projects Fund
08/28/2023	PETERMAN PAINTING INC	Painting - Holland Park Restrooms	30,000.00	Facilities Management	General Capital Projects Fund
08/28/2023	DELTA MUNICIPAL SUPPLY CO	Water Meters - 1 1/2 inch Neptune T-10 (Quantity of 25)	19,875.00	Meter Management	Water & Sewer Ent Fund
08/28/2023	DAVIS PAINTING INC	Paint Southeast Clarke Park Concession Stand Restrooms	17,000.00	Facilities Management	General Capital Projects Fund
08/28/2023	GRANTANALYST.COM LLC	Software - ZoomGrants - Grant Management	16,200.00	Housing & Community Development	General Fund
08/28/2023	DAVIS PAINTING INC	Paint Southeast Clarke Park World of Wonder Restrooms	16,000.00	Facilities Management	General Capital Projects Fund
08/28/2023	DAVIS PAINTING INC	Paint - Satterfield Park Restrooms	14,000.00	Facilities Management	General Capital Projects Fund
08/28/2023	TYLER TECHNOLOGIES INC	Software Renewal - DocuSign Signature 10.23 to 9.24	12,600.00	Information Technologies	General Fund
08/28/2023	CATALIS COURTS & LAND RECORDS LLC	Software Renewal - ICON - July 2023- June 2024	10,098.00	Information Technologies	General Fund
08/28/2023	TEN-8 FIRE & SAFETY EQUIPMENT INC	Ventilation Fans (Quantity of 2)	10,066.66	Landscape Management	General Capital Projects Fund
08/29/2023	PERFORMANCE FOOD GROUP INC	Food for Corrections	20,533.86	Corrections	General Fund
08/30/2023	AVOCETTE TECHNOLOGIES INC	Software Support - Clariti	75,000.00	Building Permits & Inspections	Building Inspection Spec Rev Fund
08/30/2023	SEYFARTH SHAW LLP	Legal Counsel	19,228.00	Economic Development	General Fund
08/30/2023	HACH COMPANY	Equipment Service Call - Middle Oconee Water Reclamation Facility	11,104.00	WRF Administration	Water & Sewer Ent Fund
08/31/2023	DATAWORKS PLUS LLC	Finger and Palm Print Machine Upgrades - Jail and Courthouse	49,140.00	Sheriff Administration	Grant Spec Revenue Fund
08/31/2023	LANGUAGE LINE SERVICES INC	Language Line Services for 911 - FY24	17,500.00	Police Field Operations Bureau	Emergency Telephone Spec Rev Fund

Athens-Clarke County Contract Awards
In Excess of $10,000 - August 2023

Contract Award Date	Vendor Name	Commodity or Service	Contract Amount	Department	Funding Source
08/31/2023	DIVERSIFIED COMPANIES LLC	Printing of 2023 Tax Bills	13,106.63	Tax Commissioner's Office	General Fund
08/31/2023	HACH COMPANY	Equipment Service Call - North Oconee Water Reclamation Facility	12,676.00	WRF Administration	Water & Sewer Ent Fund
08/31/2023	HYDROCAL LLC	Flow Meters Calibration - FY24	11,486.24	Water Treatment Plant	Water & Sewer Ent Fund
08/31/2023	HACH COMPANY	Equipment Service Call - Cedar Creek WRF	11,104.00	WRF Administration	Water & Sewer Ent Fund
Number of Contracts	**60**	**Total of Contract Awarded**	**$ 1,861,030.16**	Submitted by: Jessica Beri Purchasing Administrator September 12, 2023	