



2025-2029

CONSOLIDATED PLAN &

2025 ANNUAL ACTION PLAN

VALDOSTA
A City Without Limits

PREPARED FOR:

The City of Valdosta
Neighborhood Development

Executive Summary

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

1. Introduction

The City of Valdosta's Five-Year Consolidated Plan (Con Plan) is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) in order for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons. This Con Plan consolidates into a single document the planning and application requirements for the Community Development Block Grant (CDBG) program. Con Plans must be prepared and submitted to HUD every three to five years. The City uses a five-year Con Plan cycle and has a program year beginning October 1, 2025 through September 30, 2029. The City of Valdosta must submit a consolidated plan every five years to illustrate not only its housing and community development needs but also a coordinated plan to meet those needs. The Consolidated Plan functions as an application for funding from HUD for the Community Development Block Grant (CDBG) Program.

The City of Valdosta gathers input from citizens, consults its community development partners and conducts extensive research to determine housing and community development needs. Also, the City partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to implement specific actions associated with the strategies developed. A key element of this Consolidated Plan is the collaborative nature of the process.

2. Summary of the objectives and outcomes identified in the Plan

There are substantial unmet needs for affordable rental housing even though incomes are improving. The unmet need for decent, safe, and affordable rental housing continues to outpace the ability of federal, state, and local governments to supply housing assistance and facilitate affordable housing production. The primary housing challenge for Valdosta's low- and moderate-income residents remains housing affordability. Per Rent Café, the cost of living in Valdosta, GA is 1% higher than the state average and 9% lower than the national average. Valdosta, GA housing is 21% cheaper than the U.S average, while utilities are about 10% less pricey.

Five-Year Priorities

The Consolidated Plan for the next five years will focus on following priorities:

- Increasing and preserve the supply of affordable housing through housing single-family rehabilitation, emergency repairs, reconstruction, and homeownership assistance
- Increase Public Services to Build Self-Sufficiency & Sustainability

- Planning & Administration
- Fair Housing Education
- Small Business Workforce Economic Development

3. Evaluation of past performance

The summary of past performance reported below was taken from the City’s most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2022 and submitted to HUD. During 2022, City staff continued to diligently study pertinent federal regulations, attend critical training opportunities, and implement the programs identified in the Annual Action Plan. The City of Valdosta also continued to provide more information regarding Fair Housing and Fair Lending rights to homebuyers and renters. The City continued its partnerships with both the local Chamber of Commerce, Southern Georgia Black Chambers and the Goodwill of Southern Rivers for additional opportunities for small business and job/career trainings for residents at no cost. During this fiscal year, the City has continued to provide both homeowner rehabilitation and reconstruction assistance to residents who reside within the Designated Revitalization Area (DRA) to address the issue of substandard housing within the City.

4. Summary of citizen participation process and consultation process

The following measures were taken to encourage citizen participation:

- Posted draft plans electronically on the City’s website.
- Published all meetings in the local newspaper legal advertisement section.
- Solicited comments from interested social service agencies.
- Advertised the two (2) needs assessment meetings held on Thursday, February 20, 2024 at 12:00pm at the Mildred Hunter Community Center, 509 S. Fry Street, Valdosta, Georgia 31601 and at 5:00pm at City Hall Annex - Multi-purpose Room, 300 N. Lee Street, Valdosta, Georgia 31601. A final public hearing schedule in the local newspaper. The final public hearing will be held on a date to be announced.
- Web-based surveys for the public from Surveys were received over from February 6, 2024 to April 9, 2024. There were a total of 348 surveys received. Questions focused on housing and community development needs.
- A draft of the Consolidated Plan for FY2025-2029 and the Annual Plan for FY2025 was placed on public display for 30 days during the public comment period commencing May 23, 2025 and concluded June 24, 2025.
- The City held a Public Hearing on Tuesday, June 12, 2025, at 4 p.m. in the City Hall Annex multi-purpose room located at 300 North Lee Street to present the proposed FY2025-2029 Consolidated Plan and FY25Annual Action Plan.

5. Summary of public comments

Comments have been incorporated into the Plan.

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

All comments and views regarding the specific language or scope of the proposed goals and strategies were accepted.

7. Summary

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflect the needs of the City.

The Process

PR-05 Lead & Responsible Agencies - 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|-----------------------|----------|--|
| Lead Agency | VALDOSTA | |
| CDBG Administrator | VALDOSTA | Neighborhood Development Div, City of Valdosta |
| HOPWA Administrator | | |
| HOME Administrator | | |
| HOPWA-C Administrator | | |

Table 1 – Responsible Agencies

Narrative

The City of Valdosta is the lead agency for the development, administration, and review of the Five-Year Consolidated Plan and Annual Action Plan. Administrative support and oversight are provided by the City’s Neighborhood Development Division. The Consolidated Plan and Annual Action Plan provide a comprehensive strategy to address the City’s housing and community development needs with CDBG funds. All CDBG-funded projects are reviewed and monitored by the City’s Neighborhood Development Division.

The City of Gadsden agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government’s payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City of Gadsden will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Valdosta, through its Neighborhood Development Division interacts with the public on a continuous basis, soliciting input on a great variety of issues of concern and interest to Valdosta residents. The Neighborhood Development Division administers the City's HUD CDBG entitlement grant. In preparation of both Annual Action Plans and the Five-Year Consolidated Plan, Community Development seeks public input and consultation from local experts in affordable housing development, homeless services, and other social services. Multiple meetings and consultations were held, and input gathered for the Analysis of Impediments to Fair Housing Choice (AI), Consolidated Plan and the input gathered is reflected in this document.

During the development of the Plans, the City conducted surveys in which a total of 348 stakeholders completed surveys inquiring about the community and housing needs throughout the City. The City held two public needs assessment meetings through its public participation process prior to the development of the plan and one public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan.

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

The City engaged the public in a variety of ways in the development of affordable housing and other redevelopment activities. The City's Neighborhood Development Division has established good relationships of long standing with affordable housing providers, supportive housing providers, and agencies serving the homeless and those at risk of homelessness. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to LMI households and persons. These stakeholders were invited to participate in needs assessment meetings held for the purpose of developing the Consolidated Plan. The City also participates in the South Georgia Partnership to End Homelessness through the Continuum of Care System to coordinate with other mental health and service agencies.

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

The City also participates in the South Georgia Partnership to End Homelessness (SGPEH) to enhance the community's comprehensive Continuum of Care system to end homelessness. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies. The SGPEH serves

18 counties through Georgia's Balance of State Continuum of Care.

The City enhances coordination of public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

• Continues to work with other jurisdictions and the Valdosta Housing Authority to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services.

• Continues to participate in coordinated efforts for shelter and services assisting homeless individuals and families.

• City staff participates in many of the committees that provide direction for 10-year plan to end homelessness.

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

The City participated in the leadership and guidance of the SGPEH who is the lead entity for the Continuum of Care (CoC). The CoC conducts outreach to eligible non-profit agencies to offer funding through a competitive application process for ESG funding. With the City's representation within the CoC structure on the Executive Committee, at general meetings and in workgroups, the task of allocating funds is based on need in the jurisdiction, and the process is a result of joint efforts.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | The Haven |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Public Meeting |

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

All entities were considered for consultation.

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------|---|---|
| Continuum of Care | South Georgia Partnership to End Homelessness | The Strategic Plan's goals to address homelessness align with the Continuum of Care's goals and strategies. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In accordance with 24 CFR 91.100(4), the City will notify adjacent units of local government of the non-housing community development needs included in its Consolidated Plan. The City will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the Consolidated Plan and thereby maximizing the benefits of the City’s housing and community development activities for the residents being served.

Narrative

N/A

PR-15 Citizen Participation - 91.105, 91.115, 91.200 (c) and 91.300(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Valdosta’s developed goals are a result of feedback from the community regarding issues to be resolved and projects in need of funding. The City has an adopted Citizen Participation Plan to ensure consistent outreach efforts. A community needs survey in English and Spanish was available to residents, housing service providers. The survey ran from February 6, 2024 to April 9, 2024 and was advertised along with the community meetings through a newspaper advertisement and English and Spanish. A total of 348 surveys were collected.

The City held two Needs Assessment meetings to provide a forum for residents and other interested parties to contribute the City’s Consolidated Plan and Analysis of Impediments to Fair Housing Choice held on Thursday, February 20, 2024 at 12:00pm at the Mildred Hunter Community Center, 509 S. Fry Street, Valdosta, Georgia 31601 and at 5:00pm at City Hall Annex - Multi-purpose Room, 300 N. Lee Street, Valdosta, Georgia 31601. These meetings were advertised via flyers distributed by the City of Valdosta using its various mailing distribution lists. A draft of the Consolidated Plan for FY2025-2029 and the Annual Plan for FY2025 was placed on public display for 30 days during the public comment period commencing May 23, 2025 and concluded June 24, 2025.

The City held a Public Hearing on Tuesday, June 12, 2025, at 4 p.m. in the City Hall Annex multi-purpose room located at 300 North Lee Street to present the proposed FY2025-2029 Consolidated Plan and FY25Annual Action Plan.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---------------------------------------|---|--|---|
| 1 | Survey | Non-targeted/broad community | A total of 348 surveys were received. | See Survey Results in Citizen Participation Comments. | All comments were accepted | https://www.surveymonkey.com/r/ValdostaCommunityNeeds |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--------------------------------|--|--|---------------------|
| 2 | Public Hearing | Non-targeted/broad community | 44 Attendees | Need more protections for rental housing, food insecurities, childcare unaffordable, more affordable housing, need more quality housing units, high rental costs, lack of transportation, housing for veterans, mental health assistance, fair housing education | All comments were accepted | Not Applicable |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|---|--|---------------------|
| 3 | Newspaper Ad | Non-targeted/broad community | The public was notified of the public meetings via a newspaper ad | The City did not receive any comments based solely on the newspaper ad. | All comments were accepted | Not Applicable |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on HUD-provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems based on income level. The economic recession over the last ten years has contributed to the increased the number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is not available through standard Census products. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process. It shows the number of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income), and household types of interest to planners and policymakers.

Assessing the specific housing needs of Valdosta is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single-family homes was conducted based on available demographic, economic, and housing data for the City. The assessment utilized HUD’s new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan. Highlights of the assessment are provided in the sections below.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following data provide an analysis of housing problems in Valdosta, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). According to the 2013-2017 5-Year American Community Survey (ACS), Valdosta, GA is home to 56,320 residents living in 21,960 households, as shown in Table 5. Since 2009, the population in Valdosta was consistent, while the number of households expanded by 4%. Median household income increased by 14% from \$29,336.00 in 2009 to \$33,583.00 in 2017.

| Demographics | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 56,505 | 56,320 | -0% |
| Households | 21,030 | 21,960 | 4% |
| Median Income | \$29,336.00 | \$33,583.00 | 14% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 4,825 | 3,230 | 3,739 | 1,970 | 8,195 |
| Small Family Households | 1,045 | 895 | 1,104 | 880 | 3,805 |
| Large Family Households | 410 | 155 | 225 | 80 | 520 |
| Household contains at least one person 62-74 years of age | 740 | 590 | 460 | 280 | 1,825 |
| Household contains at least one person age 75 or older | 285 | 755 | 395 | 245 | 799 |
| Households with one or more children 6 years old or younger | 755 | 560 | 440 | 340 | 1,320 |

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 100 | 10 | 55 | 100 | 265 | 4 | 10 | 0 | 15 | 29 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 85 | 15 | 10 | 15 | 125 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 155 | 45 | 105 | 10 | 315 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,865 | 775 | 40 | 0 | 2,680 | 355 | 155 | 60 | 15 | 585 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 165 | 1,070 | 1,420 | 385 | 3,040 | 140 | 280 | 260 | 20 | 700 |
| Zero/negative Income (and none of the above problems) | 1,280 | 0 | 0 | 0 | 1,280 | 355 | 0 | 0 | 0 | 355 |

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 2,205 | 845 | 205 | 125 | 3,380 | 360 | 165 | 60 | 25 | 610 |
| Having none of four housing problems | 1,665 | 1,530 | 2,415 | 1,115 | 6,725 | 600 | 685 | 1,049 | 705 | 3,039 |
| Household has negative income, but none of the other housing problems | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 369 | 550 | 365 | 1,284 | 25 | 115 | 55 | 195 |
| Large Related | 165 | 130 | 30 | 325 | 0 | 4 | 15 | 19 |
| Elderly | 265 | 430 | 94 | 789 | 395 | 300 | 140 | 835 |
| Other | 1,375 | 775 | 1,010 | 3,160 | 80 | 30 | 110 | 220 |
| Total need by income | 2,174 | 1,885 | 1,499 | 5,558 | 500 | 449 | 320 | 1,269 |

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 0 | 0 | 115 | 115 | 25 | 20 | 0 | 45 |
| Large Related | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elderly | 215 | 175 | 4 | 394 | 290 | 135 | 25 | 450 |
| Other | 0 | 1,265 | 490 | 1,755 | 45 | 0 | 0 | 45 |
| Total need by income | 215 | 1,440 | 609 | 2,264 | 360 | 155 | 25 | 540 |

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|--------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 115 | 25 | 90 | 25 | 255 | 0 | 0 | 0 | 0 | 0 |

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Multiple, unrelated family households | 100 | 30 | 20 | 0 | 150 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 30 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 245 | 55 | 110 | 25 | 435 | 0 | 0 | 0 | 0 | 0 |

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The following data provide an analysis of housing problems in Valdosta, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). According to the 2013-2017 5-Year American Community Survey (ACS), Valdosta, GA is home to 56,320 residents living in 21,960 households, as shown in Table 5. Since 2009, the population in Valdosta was consistent, while the number of households expanded by 4%. Median household income increased by 14% from \$29,336.00 in 2009 to \$33,583.00 in 2017.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2017 ACS estimates, 8.7 percent of the total population were of a disabled status. The National Coalition Against Domestic Violence (NCADV) reports that 1 in 4 women and 1 in 9 men experience severe intimate partner physical violence, intimate partner contact sexual violence, and/or intimate partner stalking with impacts such as injury, fearfulness, post-traumatic stress disorder, use of victim services, contraction of sexually transmitted diseases, etc. According to the Rape, Abuse & Incest

National Network (RAINN), someone in the United States is sexually assaulted every 73 seconds. The exact number of families needing housing assistance due to domestic violence, dating violence, sexual assault, and stalking can be difficult to estimate in Valdosta, as many cases go unreported. However, there is a significant need for supportive housing services for survivors.

What are the most common housing problems?

Accessing assistance due to domestic violence, dating violence, sexual assault, and stalking can be difficult to estimate in Valdosta, as many cases go unreported. However, there is a significant need for supportive housing services for survivors.

Within the CHAS data, HUD identifies four housing problems:

1. Housing lacking complete kitchen facilities
2. Housing lacking complete plumbing facilities
3. Household is overcrowded (with more than 1 person per room)
4. Household is cost burdened (paying more than 30% of income towards housing costs, including utilities)

In addition, HUD also defines severe housing problems as:

- Severely overcrowded, with more than 1.5 persons per room
- Severely cost burdened families (paying more than 50% of income towards housing costs, including utilities)

By far the most common housing problems in the Valdosta for both owners and renters are cost burdening and severe cost burdening. Table 9 reveals that 5,558 low- and moderate-income renter households spend more than 30% of their income on housing, as do 1,269 low- and moderate-income owner households. Taken together, there are 6,827 cost burdened households with incomes below 80% AMI.

Are any populations/household types more affected than others by these problems?

CHAS data on severe housing problems indicated 3,380 renter households and 610 owner households had one or more housing problems. This trend holds true with overcrowding, as 435 renter households were overcrowded households. The elderly, particularly homeowners, were also affected by cost burdens, comprising nearly 66% of households with incomes below 30 percent AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage job, rent consuming more than 30% of their income, and high child care, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness will often have additional issues present to include family conflicts, domestic violence, doubling up with family members, recent crisis, housing with code or safety violations, family members with disabilities, criminal histories, history of mental health or chemical dependency, difficulty navigating systems to access public benefits or community-based services, and prior experience with homelessness. The city will continue to coordinate services through the CoC to address the need of residents who are currently housed but are at imminent risk of becoming unsheltered.

Participants locally housed through the Rapid Rehousing Program need financial literacy, credit counseling, and budget classes. Those who have been unable to find work are in desperate need of job training. The skill set for an entry level worker has changed, so many former workers are unable to make the transition into existing job opportunities. Often, they need a sustainable source of transportation as their cars need repair or they do not have the money to pay the insurance and tag fees. A huge need for these individuals and families when they come into Rapid Rehousing is locating a unit that meets the FMR guideline while being near resources and services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Valdosta does not currently estimate the at-risk population within the jurisdiction. To determine eligibility for services, the City adheres to the HUD definition of “At-Risk”:

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND
- (iii) Meets one of the following conditions:
 - (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
 - (B) Is living in the home of another because of economic hardship; OR
 - (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
 - (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
 - (E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
 - (F) Is exiting a publicly funded institution or system of care

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI. There are large numbers of households in Valdosta paying half of their gross monthly income for housing costs. Other expenses such as transportation, food, utilities, healthcare, and other costs decrease disposable income and a household's ability to save. Consequently, a household can be more vulnerable if unexpected life issues such as illness, job loss or another circumstances that cause a loss of income or an unexpected expense. Limited or lack of income can be linked to instability and risk of becoming homeless.

Discussion

Low rates of housing affordability and low vacancy levels hamper access to stable affordable housing. Like other segments of the community, the City's homeless population anticipates higher rates of the homeless elderly and that more seniors will be living alone over the next decade. Housing stock will need to accommodate these population changes and offer access to smaller units that are affordable on a fixed income, are physically accessible, and are located near community-based support services.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205(b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by race and ethnicity and income level. The four housing problems include: (1) cost burden (paying more than 30% of income for housing and utilities); (2) overcrowding (more than one person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities. Income classifications include extremely low income (under 30% of Area Median Income (AMI)); low income (30-50% AMI); moderate income (50-80% AMI); and middle income (80-100% AMI).

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,789 | 315 | 1,370 |
| White | 885 | 100 | 435 |
| Black / African American | 1,779 | 195 | 810 |
| Asian | 15 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 120 | 19 | 125 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

0%-30% of Area Median Income

Of the 4,474 households earning 0-30 percent of AMI, 76%, or 2,789 households, report one or more housing problems. At this income level, disproportionate impact, as defined by HUD, exists for White (52%) households that face one or more of four housing problems. Hispanic (20%), Black (18%), and Asian (8%) households face one or more housing problems at lower rates.

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,805 | 710 | 0 |
| White | 535 | 190 | 0 |
| Black / African American | 1,160 | 475 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 55 | 35 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Of the 2,515 households earning 30-50 percent of AMI, 80% or 1,805 (72%) households, report one or more housing problems. At this income level, disproportionate impact exists for 64% of Black households that face housing problems in Valdosta. Other groups with relatively greater need include White (30%) households.

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,300 | 1,680 | 0 |
| White | 1,040 | 535 | 0 |
| Black / African American | 1,165 | 995 | 0 |
| Asian | 25 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 59 | 145 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Of the 3,980 households earning 50-80 percent of AMI, 58% or 2,300 households report one or more housing problems. At this income level, disproportionate impact exists for Black (51%) and White (45%) households facing housing problems.

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 775 | 845 | 0 |
| White | 405 | 415 | 0 |
| Black / African American | 370 | 355 | 0 |
| Asian | 0 | 10 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 65 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Of the 1,620 households earning 80-100 percent of AMI, 30%, or 775 households, report one or more housing problems. At this income level, there are no racial/ethnic that are disproportionately impacted. White households (52%) and Black households (48%) experience housing problems similar rate at this income level.

Discussion

Overall, of the 12,589 households with incomes below AMI, 61%, or 7,669 households, report one or more housing problems. Black and White households are disproportionately impacted by housing problems, by HUD's definition, at 58% and 37%, respectively, than the jurisdiction as a whole. Other groups with relative greater need include Hispanic households (3%) and Asian households (1%) at incomes 0-100% AMI.

NA-20 Disproportionately Greater Need: Severe Housing Problems: 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines “disproportionately greater need” as existing when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Here, we discuss whether racial or ethnic groups are disproportionately impacted by severe housing problems at four levels of AMI: 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent of AMI. Severe housing problems, as referenced in this section, include the following:

- lack of complete kitchen facilities
- lack of complete plumbing facilities
- severe overcrowding (i.e. more than 1.5 persons per room)
- cost burden over 50 percent (i.e. spending more than 50 percent of income on housing)

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,499 | 605 | 1,370 |
| White | 860 | 120 | 435 |
| Black / African American | 1,504 | 470 | 810 |
| Asian | 15 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 120 | 19 | 125 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

0%-30% of Area Median Income

Of the 4,474 households earning 0-30 percent of AMI, 56%, or 2,499 households, report one or more severe housing problems.

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 950 | 1,560 | 0 |
| White | 365 | 370 | 0 |
| Black / African American | 525 | 1,115 | 0 |
| Asian | 0 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 55 | 35 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Of the 2,510 households earning 30-50 percent of AMI, 38% or 2,510 households, report one or more severe housing problems. At this income level, disproportionate impact exists for Black households at 55% or 525 households and Hispanic households at 6% or 55 households.

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 565 | 3,410 | 0 |
| White | 250 | 1,325 | 0 |
| Black / African American | 285 | 1,875 | 0 |
| Asian | 25 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 4 | 200 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Of the 3,975 households earning 50-80 percent of AMI, 14% or 565 households report one or more severe housing problems. At this income level, disproportionate impact exists for White (44%), Black (50%), Asian (4%), and Hispanic (1%) households face severe housing problems than the jurisdiction as a whole.

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|---------------------------------|---|--|---|
| Jurisdiction as a whole | 145 | 1,475 | 0 |
| White | 120 | 700 | 0 |
| Black / African American | 24 | 700 | 0 |
| Asian | 0 | 10 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 65 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Of the 1,620 households earning 30-50 percent of AMI, 9% or 145 households, report one or more severe housing problems. At this income level, disproportionate impact exists for White households at 83% or 820 and Black households at 17% or 24.

Discussion

Overall, of the 12,569 households with incomes below AMI, 33% or 4,159 households, report one or more severe housing problems. Black households make up the largest portion of households impacted by housing problems citywide at 56% where the percentage of impacted households is 13% higher than the general population (33%). White households (32%) also have a relatively greater need and experience severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. A household is considered cost burdened when they are paying more than 30% of their income towards housing costs, including utilities. This section analyzes the extent of cost burden and identifies populations that are disproportionately affected.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 11,820 | 4,085 | 3,819 | 1,405 |
| White | 6,240 | 1,665 | 1,475 | 445 |
| Black / African American | 4,820 | 2,270 | 2,099 | 840 |
| Asian | 115 | 0 | 55 | 0 |
| American Indian, Alaska Native | 40 | 0 | 0 | 0 |
| Pacific Islander | 10 | 0 | 0 | 0 |
| Hispanic | 560 | 55 | 180 | 125 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion

Table 21 shows the number of households with and without housing cost burden, as well as the number of households with no or negative income, by race or ethnicity and citywide. Households spending 30-50 percent or over 50 percent of their income on housing are considered moderately or severely cost burdened. Disproportionate impact among households with no or negative income is also considered. Displayed in the table, 19% of households in Valdosta spend between 30% and 50% of their income on housing costs. Black households (56%) and White households (41%) are disproportionately represented in this range compared to the jurisdiction as a whole.

At less than 30% AMI, 56% of households fall in this category overall. White households are affected closely to the range of the city as a whole at 53%. Only one racial/ethnic group at this income level is disproportionately affected; Black households at 41% of the jurisdiction as a whole.

Citywide, 18% of households spend over 50% of their income on housing costs. White households and Black households face severe cost burdening at close rates at 7% and 10%, respectively. However, White households disproportionately face a high rate of severe cost burdening than the jurisdiction as a whole mean they spend more than 50% of their income on housing costs.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems – Overall, of the 12,589 households with incomes below AMI, 61%, or 7,669 households, report one or more housing problems. Black and White households are disproportionately impacted by housing problems, by HUD’s definition, at 58% and 37%, respectively, than the jurisdiction as a whole. Other groups with relative greater need include Hispanic households (3%) and Asian households (1%) at incomes 0-100% AMI.

Severe Housing Problems – Overall, of the 12,569 households with incomes below AMI, 33% or 4,159 households, report one or more severe housing problems. Black households make up the largest portion of households impacted by housing problems citywide at 56% where the percentage of impacted households is 13% higher than the general population (33%). White households (32%) also have a relatively greater need and experience severe housing problems.

Housing Cost Burdens – Overall, 19% of households in Valdosta spend between 30% and 50% of their income on housing costs. Black households (56%) and White households (41%) are disproportionately represented in this range compared to the jurisdiction as a whole.

At less than 30% AMI, 56% of households fall in this category overall. White households are affected closely to the range of the city as a whole at 53%. Only one racial/ethnic group at this income level is disproportionately affected; Black households at 41% of the jurisdiction as a whole.

Citywide, 18% of households spend over 50% of their income on housing costs. White households and Black households face severe cost burdening at close rates at 7% and 10%, respectively. However, White households disproportionately face a high rate of severe cost burdening than the jurisdiction as a whole mean they spend more than 50% of their income on housing costs.

If they have needs not identified above, what are those needs?

Stakeholder input shows that, in addition to housing needs-, low- and moderate-income households are also more likely to face difficulties affording transportation and childcare costs. For low incomes households without a car, transit access and hours may impact their ability to obtain and keep employment. Additionally, low- and moderate-income disabled persons may face difficulty affording paratransit service.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

To determine the location of minority concentrations with disproportionately greater needs, low and moderate-income areas (block groups where more than 51% of the households are low and moderate-income) were compared with areas of minority concentration.

HUD defines a Racially/Ethnically Concentrated Area of Poverty (R/ECAP) as an area with one or more census tracts that contain the following characteristics:

- (i) a family poverty rate greater than or equal to 40 percent, or
- (ii) a family poverty rate greater than or equal to 300 percent of the metro region's tract average,
- (iii) whichever is lower.
- (iv) and a non-white population that is greater than 50 percent.

There is a disproportionate number of Black, Non-Hispanic individuals that reside in (R/ECAP)s in Valdosta. The percentage of Black individuals found in R/ECAPs in Valdosta is 74% and 73% in the jurisdiction and region, respectively. The following maps show R/ECAPs in Valdosta in relation to concentrations of the different races/ethnicities referenced above.

NA-35 Public Housing - 91.205 (b)

Introduction

The Valdosta Housing Authority's (VHA) mission is to assist low-income families with decent, safe, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. Through the provision of public housing apartments and the management of Section 8 Housing Choice Vouchers, the VHA owns/administers 546 units of public housing within the City of Valdosta.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 471 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | | |
|-----------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|---|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | |
| Average Annual Income | 0 | 0 | 10,378 | 0 | 0 | 0 | 0 | 0 | 0 |

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average length of stay | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 |
| Average Household size | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 |
| # Homeless at admission | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 |
| # of Elderly Program Participants (>62) | 0 | 0 | 64 | 0 | 0 | 0 | 0 | 0 |
| # of Disabled Families | 0 | 0 | 71 | 0 | 0 | 0 | 0 | 0 |
| # of Families requesting accessibility features | 0 | 0 | 471 | 0 | 0 | 0 | 0 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 |
| Black/African American | 0 | 0 | 452 | 0 | 0 | 0 | 0 | 0 | 0 |

| Program Type | | | | | | | | | |
|-------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Asian | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Program Type | | | | | | | | | |
|--------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Ethnicity | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| Not Hispanic | 0 | 0 | 470 | 0 | 0 | 0 | 0 | 0 | 0 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As with families with disabilities in privately owned housing, public housing residents need housing units that provide easy access to all rooms within the unit, are free of obstacles that would prevent access to bathroom and kitchen facilities are designed in a way that allows those with disabilities access to cooking and food preparation surfaces. All public housing development operated by the Valdosta Housing Authority provide accessible units within the complexes and the authority is willing to make reasonable accommodations when requested.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Residents of Public Housing and Housing Choice Voucher (HCV) holders often have immediate needs that vary based on their individual circumstances, but there are some common needs that many of them share:

1. **Affordable Housing:** Both Public Housing residents and HCV holders require access to safe, decent, and affordable housing. For Public Housing residents, this means ensuring that their units are well-maintained and meet basic standards of habitability. For HCV holders, it involves finding landlords willing to accept their vouchers and ensuring that the rental units meet program requirements.
2. **Stable Housing:** Stability in housing is crucial for both groups. This includes protection from eviction, access to legal resources in case of disputes with landlords, and assistance in finding new housing if necessary.
3. **Financial Assistance:** Many residents of Public Housing and HCV holders have low incomes and may struggle to afford necessities such as food, utilities, and healthcare. Financial assistance programs, such as rental assistance, utility assistance, or vouchers for other needs, can help alleviate financial burdens and prevent homelessness.
4. **Access to Education and Job Training:** Residents of Public Housing and HCV holders often face barriers to employment and education. Access to job training programs, adult education classes, and childcare services can help them improve their skills and increase their earning potential, leading to greater financial stability.
5. **Healthcare Services:** Access to healthcare services, including physical and mental health services, is essential for the well-being of Public Housing residents and HCV holders. This includes access to primary care physicians, mental health counselors, substance abuse treatment programs, and other healthcare resources.
6. **Community Resources and Support Services:** Many residents of Public Housing and HCV holders benefit from access to community resources and support services. This could include case management services, counseling services, support groups, childcare services, transportation assistance, and recreational programs.

7. Safety and Security: Residents of Public Housing and HCV holders deserve to live in safe and secure environments. This includes access to security measures such as well-lit common areas, security patrols, and emergency response systems, as well as measures to prevent crime and address safety concerns within the community.

Addressing the immediate needs of residents requires a comprehensive approach that involves collaboration between government agencies, non-profit organizations, community stakeholders, and residents themselves. By addressing these needs, VHA can work with community partners to improve the quality-of-life tenants and promote housing stability.

How do these needs compare to the housing needs of the population at large

The inflated cost of housing and utility rate poses a challenge for many of Valdosta's residents, but the needs are more acute among public housing residents. Compared to the general population, public housing residents have an increased need.

Discussion

N/A

NA-40 Homeless Needs Assessment - 91.205 (c)

Introduction:

The U.S. Department of Housing and Urban Development (HUD) requires grantees to perform an annual count of individuals who are living unsheltered through an analysis known as the point-in-time count. The Point-In-Time (PIT) Count illustrates trends over time (increases or decreases) in homelessness and provides insights into the effectiveness of a community’s housing programs and homeless services. The City of Valdosta Neighborhood Development Division coordinates the Point In Time (PIT) Homeless Count for Valdosta & Lowndes County as part of a statewide effort through the Georgia Department of Community Affairs (DCA) to determine the number of homeless families and individuals in the area. The data is used to create a "snapshot" of the scope and scale of homelessness in the county, which provides policymakers and funders with critical information on the number and demographic characteristics of the families and individuals who are experiencing homelessness.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 0 | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 0 | 0 | 0 | 0 | 0 | 0 |

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|-------------------------------|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Chronically Homeless Families | 0 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- Literally Homeless:

- o Sheltered Homeless: lives in emergency shelter, transitional housing for the homeless or a hotel or motel with the stay being paid for by an organization.

- o Unsheltered Homeless: lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location.
- Imminently Homeless: faces loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.
- Other Homeless: in jail, a hospital, or a detox program, but would otherwise have been homeless.
- Fleeing/Attempting to Flee Domestic Violence: Is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing

Additional homeless populations include:

- Chronically homeless individuals and families,
 - o Chronic homelessness is used to describe people who have experienced homelessness for at least a year — or repeatedly — while struggling with a disabling condition such as a serious mental illness, substance use disorder, or physical disability.
- Families with children,
 - o pregnant women or one or more adults with dependent children under eighteen, including pregnant and parenting teens.
- Veterans and their families, and
 - o a person who served in the active military, naval, or air service, and was discharged or released under conditions other than dishonorable.
- Unaccompanied youth
 - o a homeless child or youth not in the physical custody of a parent or guardian. This definition can be used to describe youth who are residing with a caregiver who is not a parent or guardian as well as youth who are living without the care of an adult.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 0 | 0 |
| Black or African American | 0 | 0 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

This information is unavailable specifically for the City of Valdosta through the Georgia Balance of State CoC Point in Time Count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

This information is unavailable specifically for the City of Valdosta through the Georgia Balance of State CoC Point in Time Count.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the GA Balance of State 2022 PIT report, there are approximately 142 homeless individuals in Lowndes County. As of January 2022, there are 77 unsheltered individuals/families and 65 in emergency shelters.

Discussion:

Valdosta, Ga relies on the Georgia Balance of State CoC point-in-time count data to provide a baseline to determine the nature and extent of homelessness for the sheltered and unsheltered population in the Valdosta area. The length of homelessness was measured by exploring the differences, sums, and averages of project entry and exit dates by project type.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

This section will discuss the characteristics and needs of persons in various subpopulations of the City of Valdosta who are not homeless but may require supportive services. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to maintaining independence, communication, transportation, supervision, and medical care. Those included in this population include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged.

Describe the characteristics of special needs populations in your community:

The characteristics of the special needs population in Valdosta can include any number of features—medical, cultural, cognitive, racial, physical, or a combination thereof—that set them apart from other individuals in terms of needs. The misperception of special needs has led to some special needs populations being overlooked because of their invisibility, such as people with cognitive or intellectual disabilities, or being unintentionally ignored, such as the hearing impaired, who may not be able to receive information without visuals.

Elderly and Frail Elderly

Housing cost burden-related issues are often compounded by the requirement of additional services for the elderly and frail to age in place. Senior programs are designed to prevent the institutionalization of seniors, including visiting nurses, home-delivered meals, and emergency response programs. The elderly and frail are often unable to maintain existing homes or to afford market-rate rents. They are often over-housed in homes with more square footage than the elderly homeowner or renter can maintain on a limited budget. Seniors receive services and participate in activities that support their independence, enhance their dignity and quality of life, meet their diverse needs and interests, reflect their experience and skills, and encourage community involvement and socialization. These services may include medical costs and other daily living assistance services. Frail and elderly individuals are in a higher state of vulnerability for adverse health outcomes compared to non-frail elderly individuals, either due to slow declines or terminal illnesses.

Persons with Developmental Disability

The 2022 ACS five-year estimate reports there were approximately 3,845 persons with disabilities in Valdosta representing 11.50% of the population. Of this total, 611 were elderly disabled, representing 14.70% of the disabled population. There were 320 disabled adults ages 18-64, or 1.60% of the population.

ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities. Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely.

Persons living with developmental disabilities in Valdosta, GA include individuals who have hearing, vision, cognitive, developmental, ambulatory, self-care, or independent living difficulties, and many individuals have multiple difficulties. There is a significant need for more services to help developmentally disabled persons maintain residency with their families as well as additional housing and residential facilities. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities. Research shows that vocational services, social and community involvement, and transportation are high-priority services as well.

Victims of Domestic Violence

The Bureau of Justice Statistics defines domestic violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives. Victims fleeing domestic violence need a range of supportive services from shelter, transitional, and long-term housing options to counseling, medical needs, and other social services.

Domestic violence affects families and communities.

What are the housing and supportive service needs of these populations and how are these needs determined?

These subpopulations' primary housing and supportive needs were determined by input from service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with limited access to transportation, social services, and education regarding fair housing rights and actions that can be taken in the event those rights are violated. Beyond the need for quality affordable housing and access to transportation, persons with disabilities and the elderly need accessible housing, access to affordable healthcare, and other social services. Persons with disabilities often require accessible features and ground-floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable.

Many of the supportive service needs of these subpopulations are available through existing nongovernmental organizations. These programs provide low-income persons with disabilities and their families with affordable options for housing, health care, and other activities such as job programs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Persons living with HIV/AIDS

Case surveillance data provides the basis for understanding the burden of HIV and is used to guide public health action at the federal, state, and local levels. Knowing how many people are diagnosed with HIV infection each year, and their stage of disease at diagnosis, is important for planning and resource allocation and for monitoring trends and disparities between groups. Similarly, monitoring HIV incidence is critical for allocating resources and evaluating the effectiveness of HIV testing and other prevention programs. Improved surveillance methods allow resources to be better directed for programs and resources to the populations most affected.

The Centers for Disease Control and Prevention's annual HIV Surveillance Report provides an overview of the current epidemiology of HIV disease in the U.S. The most current report provides data for year 2022 for District 8-1 (Valdosta, Ga). The 2022 surveillance report states that approximately 1,294 persons were living with HIV, which includes approximately 68 new diagnoses. The HIV statistic is undifferentiated and includes all HIV stages.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not applicable. Valdosta, GA is not a recipient of HOME funds from the U.S. Department of Housing and Urban Development.

Discussion:

N/A

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

For this 5-year plan period, it is expected that the city will need both types of facility work to help boost its economy and supply a suitable living environment. The City of Valdosta has aging public facilities that need structural improvements. This community is an advanced suburban area that's experiencing major growth and needs revitalization in existing areas. The continued population growth mandates the need for additional public facilities to meet the needs of the increased population. Facilities that require immediate improvements include senior centers, homeless facilities, youth centers, childcare facilities, neighborhood centers, parks/recreation, parking improvements, historic preservation (non-residential), and other public facilities.

How were these needs determined?

Public facility needs were identified through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events, to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Valdosta and other agencies that serve the local jurisdiction.

Describe the jurisdiction's need for Public Improvements:

Public improvements are essential to the quality of life in the City of Valdosta. Adequate sewer, safe water and excellent public safety services are basic to the function of every home and business in Valdosta. Continuous improvements are needed due to limited funding for these types of activities coupled with the age and the size of the city. The following needs for public infrastructure improvements were identified while conducting the needs assessment:

- Utility Upgrades
- Water/Sewer Improvements
- Flood Drainage Improvements
- Street and Sidewalk Improvements
- Housing Rehabilitation
- Streets, Sidewalks, and Wheelchair Curb Cuts
- Code Enforcement

How were these needs determined?

Public improvement needs were identified through a series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events, to ensure as much opportunity for input and

feedback as possible. Other resources consulted were prior plans and progress reports from the City of Valdosta and other agencies that serve the local jurisdiction.

Describe the jurisdiction's need for Public Services:

The City of Valdosta, Ga, is committed to serving the needs of families, including those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills. The following public service activities have been identified as a need in the City.

- Homeless/Emergency Shelter and Supportive Services
- Child Care Assistance
- Mental Health Care
- Health Care
- Employment Training and Job Assistance
- Senior Services
- Financial Assistance (Rent and Utilities)

How were these needs determined?

Public service needs were identified through a series of community meetings, input from municipal officials, interviews with stakeholders, and a Needs Assessment survey distributed to the public. Outreach efforts were also made at public events to ensure as much opportunity for input and feedback as possible. Other resources consulted were prior plans and progress reports from the City of Valdosta and other agencies that serve the local jurisdiction.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market analysis contained in this report was developed by using primarily using data from the American Community Survey, CHAS, Valdosta Housing Authority, and other sources noted in the tables. The following information is based on the Census' American Community Survey 2013-2017. The total number of housing structures shown in the "All Residential Properties by Number of Units" table includes mobile homes and recreational vehicles, some of which may not be considered housing units by HUD.

Data provided by the 2013-2017 ACS, as shown in following tables reveals that 16,940 or 54% of Valdosta's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2-4-unit structures to structures with 20 or more units.

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2)

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in the City of Valdosta. These tables use 2013-2017 ACS data from HUD's eCon software.

Data provided by the 2013-2017 ACS, as shown in following tables reveals that 16,580 or 63% of Valdosta's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations, ranging from 2-4-unit structures to structures with 20 or more units.

Of the 8,030 owner-occupied units in the city, 89% consist of three or more bedrooms. Of the renter-occupied units, 41% of individuals reside in units with three or more bedrooms. No bedroom, one-bedroom, and two-bedroom units are the smallest category of owner-occupied housing, but most renter households (60%) live in these types of units.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 15,940 | 63% |
| 1-unit, attached structure | 640 | 3% |
| 2-4 units | 2,445 | 10% |
| 5-19 units | 4,710 | 19% |
| 20 or more units | 1,055 | 4% |
| Mobile Home, boat, RV, van, etc | 355 | 1% |
| Total | 25,145 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|----------|-----------|----------|-----------|
| | Number | % | Number | % |
| No bedroom | | | | |
| 1 bedroom | | | | |
| 2 bedrooms | | | | |
| 3 or more bedrooms | | | | |
| Total | 0 | 0% | 0 | 0% |

Table 28 – Unit Size by Tenure

Data Source Comments:

| Property Name | Property Address | City | State | Zip | County | Census Tract | Total Units | Earliest Start Date | Latest End Date |
|-------------------------------------|-------------------------|----------|-------|------------|---------|--------------|-------------|---------------------|-----------------|
| SANDS HORIZON II | 1195 Old Statenville Rd | Valdosta | GA | 31601-6432 | Lowndes | 13185010801 | 30 | 2/1/2023 | 10/31/2049 |
| ASHLEY HOUSE APARTMENTS | 109 E Hill Ave | Valdosta | GA | 31601-5656 | Lowndes | 13185011302 | 61 | 4/1/1980 | 6/1/2050 |
| AZALEA TOWERS | 2910 Tara Dr | Valdosta | GA | 31602-1438 | Lowndes | 13185010601 | 101 | 6/1/2010 | 5/1/2045 |
| AZALEA WOODS | 811 W Mary St | Valdosta | GA | 31601-3700 | Lowndes | 13185011301 | 81 | 3/1/1984 | 1/1/2049 |
| BRITTANY WOODS | 1150 Old Statenville Rd | Valdosta | GA | 31601-6417 | Lowndes | 13185010801 | 204 | 1/1/2001 | 10/31/2036 |
| VALDOSTA LOWNDES COUNTY OPTIONS INC | 400 E Park Ave | Valdosta | GA | 31602-3036 | Lowndes | 13185010401 | 5 | 8/1/2023 | 7/31/2044 |
| HERON LAKE II | 1800 Eastwind Rd | Valdosta | GA | 31602-5467 | Lowndes | 13185010601 | 88 | 1/1/2005 | 1/1/2038 |
| COUNTRY LANE | 2409 Bemiss Rd | Valdosta | GA | 31602-1936 | Lowndes | 13185010404 | 88 | 1/1/2004 | 1/1/2038 |
| CANTERBURY RIDGE APARTMENTS | 1503 E Park Ave | Valdosta | GA | 31602-5300 | Lowndes | 13185010500 | 212 | 1/1/1999 | 1/1/2029 |
| HYDE PARK ESTATES | 1553 Weaver Dr | Valdosta | GA | 31601-8804 | Lowndes | 13185010900 | 64 | 1/1/1996 | 1/1/2028 |
| ASHTON MEADOWS APARTMENTS | 2611 Bemiss Rd | Valdosta | GA | 31602-4608 | Lowndes | 13185010601 | 81 | 1/1/2001 | 1/1/2031 |
| WOODLAWN TERRACE | 1211 N Forrest St | Valdosta | GA | 31601-3396 | Lowndes | 13185010500 | 60 | 1/1/2011 | 1/1/2041 |
| ASHTON PARK APARTMENTS | 1315 River St | Valdosta | GA | 31601-5229 | Lowndes | 13185010900 | 88 | 1/1/1999 | 1/1/2029 |
| FREEDOM HEIGHTS | 4301 Bemiss Rd | Valdosta | GA | 31605-6126 | Lowndes | 13185010103 | 88 | 1/1/2018 | 1/1/2048 |
| ASHBURY | 2535 N ASHLEY ST | Valdosta | GA | 31602 | Lowndes | 13185010404 | 76 | 1/1/2021 | 1/1/2051 |
| | SMITH AVE | Valdosta | GA | 31601 | Lowndes | 13185011402 | 28 | 3/26/2008 | 3/26/2028 |
| HUDSON DOCKETT HOMES | 807 S Fry St | Valdosta | GA | 31601-7300 | Lowndes | 13185010802 | 170 | 8/31/1952 | |
| ORA LEE WEST HOMES | 610 E Ann St | Valdosta | GA | 31601-4090 | Lowndes | 13185011000 | 130 | 8/31/1952 | |
| CRANFORD HOMES | 1102 W Gordon St | Valdosta | GA | 31601-2005 | Lowndes | 13185011301 | 131 | 7/31/1953 | |
| | 305 Smith Ave | Valdosta | GA | 31601-0209 | Lowndes | 13185011402 | 22 | | |

National Housing Preservation Database National Housing Preservation Database

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Valdosta Housing Authority's (VHA) mission is to assist low-income families with decent, safe, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. Through the provision of public housing apartments and the management of Section 8 Housing Choice Vouchers, the VHA owns/administers 546 units of public housing within the City of Valdosta.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Low Income Housing Coalition's National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, LIHTC, and HOME, there are 1,808 units in the City at-risk for conversion to market-rate units. Of that total, 392 units could be lost from the affordable housing inventory in the next five years in the absence of intervention to preserve the affordability of these units. Valdosta in collaboration with the housing authority will continue to monitor this database over the next five years to assess if any units could be lost due to expiring contracts and what actions the city can take to preserve these units.

Does the availability of housing units meet the needs of the population?

Sixty-six percent of all households in Valdosta reside in single-family homes according to CHAS data. Traditionally, single-family homes have been viewed as the ideal setting for raising families. However, as the demographic shifts toward a higher proportion of seniors, there is likely to be increased demand for smaller apartment units, such as efficiencies and one-bedroom apartments as they look to downsize from single-family homes.

Additionally, the CHAS data analyzed in the Needs Assessment reflects more renters than owners experience one or more housing problems. However, cost-burden is a problem for both owners and renters, in which affordability is a major barrier for most residents in the City renters and homeowners.

Describe the need for specific types of housing:

Valdosta needs more 2–4-unit homes, which can provide opportunities for affordable and home ownership, and more small-scale multi-family housing for low- and moderate-income households and individuals. The shortage of affordable rental housing units places a financial hardship on extremely low-income households. Residents with disabilities also need affordable, accessible housing to lead integrated lives.

To adequately serve households with special needs, such as persons with disabilities and victims of domestic violence, households with children that are at-risk of homelessness and formerly homeless households, different types of housing may be needed than what exists throughout the City.

Discussion

There is a need for safe, sanitary, accessible, and affordable housing throughout the City. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The following tables reflect the cost of both owner and renter-occupied housing in Valdosta. These tables use 2013-2017 ACS data from HUD's eCon Software. The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 1,045 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent 7% of the rental housing inventory in the city. This limited supply of affordable units cannot accommodate the number households earning less than 30% of HAMFI.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2017 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 125,700 | 129,800 | 3% |
| Median Contract Rent | 561 | 601 | 7% |

Table 29 – Cost of Housing

| Rent Paid | Number | % |
|-----------------|----------|-------------|
| Less than \$500 | 0 | 0.0% |
| \$500-999 | 0 | 0.0% |
| \$1,000-1,499 | 0 | 0.0% |
| \$1,500-1,999 | 0 | 0.0% |
| \$2,000 or more | 0 | 0.0% |
| Total | 0 | 0.0% |

Table 30 - Rent Paid

Data Source Comments:

Housing Affordability

| Number of Units affordable to Households earning | Renter | Owner |
|--|---------------|--------------|
| 30% HAMFI | 1,045 | No Data |
| 50% HAMFI | 3,565 | 1,365 |
| 80% HAMFI | 9,510 | 2,543 |
| 100% HAMFI | No Data | 3,353 |
| Total | 14,120 | 7,261 |

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 0 | 0 | 0 | 0 | 0 |
| High HOME Rent | 0 | 0 | 0 | 0 | 0 |
| Low HOME Rent | 0 | 0 | 0 | 0 | 0 |

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No. According to CHAS estimates in Table 6, there are 8,055 households with incomes under 50% HAMFI, but only 5,975 units affordable at that income level as reported in Table 31. Thus, there is insufficient housing for households with very low to low incomes. These figures do not consider unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because a higher income household occupies it.

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability in Valdosta is likely to decrease if local housing market recovery continues to outpace the broader economic and employment recovery. According to Table 29, between 2009 and 2017 the median home value and median contract rent in Valdosta increased by 10%. Over the same period, the median household income increased by 14% for the total population (Table 5). This could mean that housing will become less affordable overall over the next few years. If these trends continue, then housing affordability will become an even higher barrier for low to moderate income City residents.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

High HOME rent and Fair Market Rent units in Valdosta are similar to the Area Median Rent. However, the Area Median Rent exceeds the Fair Market Rent for units larger than three bedrooms. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce affordable housing. This means that greater subsidies will be required to ensure that housing remains affordable, particularly to very low and extremely low-income households.

Discussion

N/A

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

The age and condition of a City’s housing stock are important variables in assessing the overall characteristics of the local housing market. This section will review important data about Valdosta’s housing stock. The older housing stock, particularly older rental housing, often has code and deferred maintenance issues that can impact the longevity of the housing structure which in turn impacts the housing supply in terms of accessibility and affordability.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

When households spend too much of their incomes on housing, they are cost burdened or severely cost burdened. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (overcrowding). The U.S. Census defines “complete plumbing facilities” to include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be in the housing unit.

Another factor to consider when discussing the condition of housing stock is the age of the housing stock. For the purposes of this analysis, rental property located in a low-income neighborhood older than 30 years is considered as “older housing stock.”

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-----------|-----------------|-----------|
| | Number | % | Number | % |
| With one selected Condition | 0 | 0% | 0 | 0% |
| With two selected Conditions | 0 | 0% | 0 | 0% |
| With three selected Conditions | 0 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 0 | 0% | 0 | 0% |
| Total | 0 | 0% | 0 | 0% |

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 1,349 | 15.4% | 6,433 | 49.7% |
| With two selected Conditions | 59 | .6% | 190 | 1.4% |
| With three selected Conditions | 0 | 0 | 34 | .4% |
| With four selected Conditions | 0 | 0 | 0 | 0 |
| No selected Conditions | 7,313 | 84% | 6,285 | 48.5% |
| Total | 8,721 | 100% | 12,942 | 100% |

Condition of Units

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 1,880 | 22% | 2,915 | 22% |
| 1980-1999 | 2,500 | 29% | 4,690 | 35% |
| 1950-1979 | 3,574 | 42% | 4,595 | 34% |
| Before 1950 | 605 | 7% | 1,210 | 9% |
| Total | 8,559 | 100% | 13,410 | 100% |

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 4,179 | 49% | 5,805 | 43% |
| Housing Units build before 1980 with children present | 0 | 0% | 0 | 0% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that may cause a range of health problems for adults, and especially for children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built before 1978 contain lead-based paint. HUD regulations regarding lead-based paint apply to all federally assisted housing. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. Low-income households that earn between 0-50% Median Family Income (MFI) are least able to afford well maintained housing and, therefore, are often at greater risk of lead poisoning. According to the CHAS Estimates, the city has an estimate of 8,169 housing units built before 1978, which may be at risk of lead exposure.

Discussion

N/A

MA-25 Public And Assisted Housing - 91.210(b)

Introduction

The Valdosta Housing Authority’s (VHA) mission is to assist low-income families with decent, safe, and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. Through the provision of public housing apartments and the management of Section 8 Housing Choice Vouchers, the VHA owns/administers 546 units of public housing within the City of Valdosta.

Totals Number of Units

| | Program Type | | | | | | | | |
|---|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | | | 540 | | | | | | |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

VHA is in various stages of repairing 50 of their single-family homes. These homes are in subdivisions throughout the City. These units will provide affordable housing and homeownership opportunities for eligible housing authority residents and potentially other low to moderate-income residents in the community.

VHA is working with the City and various community organizations to discuss the next steps to revitalize planning for one of the oldest public housing developments in the City, Ora Lee West. VHA staff are working with an outside contractor to investigate and complete a property assessment for the possibility of a property RAD conversion. The Housing Authority and City staff will continue to include VHA residents and staff in events and services provided regarding affordable housing.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|-----------------------------------|---------------------------------|
| Hudson-Dockett Homes | 86 |
| Ora Lee West Homes | 90 |

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Valdosta Housing Authority has revitalized single-family homes in need of renovation. These homes are located in subdivisions throughout the City. These units will provide affordable housing and homeownership opportunities for eligible housing authority residents and potentially other low to moderate-income residents in the community.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Valdosta Housing Authority constantly works to keep public housing units in a state of good repair. Units are upgraded as needed to maintain marketability in the Valdosta housing market.

Discussion:

N/A

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

The City of Valdosta has two homeless shelters (LAMP-New Horizons Dev. Center & Salvation Army) located within the city limits. LAMP-New Horizons Dev. Center is a day center and emergency shelter for single men, single women, & families with children. LAMP provides homeless individuals and families assistance with obtaining ID's, clothing, housing search assistance, community resource referrals, case management, life skills, a shower facility, laundry access, hygiene kits, & client computer lab. The Salvation Army is a 10-bed facility that operates from 5 pm - 8 am daily, plus 8 am to 5 pm on Saturday and Sunday, on a first-come, first-served basis. Emergency shelters, along with other services that include support groups, referrals for individual counseling, legal advocacy, limited transportation assistance, education groups, and information and referrals, are offered.

The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). There were no beds dedicated to veterans or unaccompanied youth.

Facilities Targeted to Homeless Persons

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 0 | 0 | 0 | 0 | 0 |
| Households with Only Adults | 0 | 0 | 0 | 0 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 0 | 0 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The South Georgia Partnership to End Homelessness, Coastal Plains, and Lowndes Associated Ministries to People work collaboratively to integrate grant funded programs with mainstream services for persons that are homeless or at-risk of homelessness to maximize the benefit for clients and ensure their long-term sustainability. Mainstream services include but not limited to housing, health, employment, and education programs, counseling, case management, life skills training, financial literacy classes, and victim advocacy and youth programs. The end goal of providing supportive services is self-sufficiency. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed. Homeless services providers make every effort to connect participants with resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

The following mainstream providers are available in the city:

- o LAMP-New Horizon Development Center
- o Salvation Army
- o The Haven

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Valdosta's efforts to combat homelessness require that the root economic causes of homelessness be addressed, which include insufficient numbers of decent, safe, and sanitary low-cost housing units (limited housing stock) combined with the limited financial capacity of homeless households (low-wage jobs, depleted savings, excessive debt). There is a myriad of comprehensive services that are available to the community as a whole, as well as persons experiencing homelessness. The City of Valdosta and the South Georgia Partnership to End Homelessness are involved in developing and implementing local activities with the Continuum of Care.

The following list of services and facilities are specifically targeted for the homeless including those specifically targeted to special needs populations experiencing homelessness:

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

Over the next Consolidated Plan period, the City of Valdosta will continue to work with the social service providers that deliver housing and supportive services to benefit people with special needs who are elderly or frail elderly, people with mental, physical, and/or developmental disabilities, and people with substance abuse addictions. The City of Valdosta has a limited range of supported services for special needs populations. Valdosta does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA) for people living with HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. The elderly and frail elderly often have physical, medical, maintenance, social, emotional, and financial needs. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age-related services increases. The housing assistance caseworkers are reliant upon frequent professional assessments, often by a primary care physician, to fully understand and reciprocate appropriate action and accommodations. Access is particularly important for the physically disabled. Physically disabled persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site. Because the demand for these services far exceeds program resources, there is often a waiting list for this program, and it can be as long as several months.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Valdosta will continue to work closely with the South Georgia Partnership to End Homelessness, the CoC, and other local agencies to provide housing and supportive services for persons who are not homeless but may have other special needs through coordination and potentially

identifying eligible funding sources. The city will also support the supportive service organizations providing services to vulnerable families in the community.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City's plans to fund the following activities that align with the one-year goals and address special housing and supportive needs:

- Increasing and preserve the supply of affordable housing through housing single-family rehabilitation, emergency repairs, reconstruction, and homeownership assistance
- Increase Public Services to Build Self-Sufficiency & Sustainability

MA-40 Barriers to Affordable Housing - 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

During this Consolidated Planning process, the City of Valdosta is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify barriers that currently exist in the city for fair housing purposes. Due to this ongoing analysis, the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the city. Over the course of the current Consolidated Plan, the City of Valdosta and its service providers will continue to meet annually to address these impediments with concrete strategies and actions. The Analysis of Impediments to Fair Housing (AI) examined several areas where barriers to the development of affordable housing might exist. The AI contains a discussion and action steps for the impediments listed below.

- Historical patterns of racial and ethnic segregation persist in Anniston today as a result of a combination of different factors. As residents of segregated neighborhoods move to other areas, those left behind are increasingly those without the means to move themselves.
- R/ECAPs are the city's primary areas of segregation, and the communities located in these areas need reinvestment.
- Members of some protected classes are disproportionately affected by certain housing problems, particularly cost burden.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

This section of the Consolidated Plan will analyze the non-housing community development assets of the City of Valdosta and describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies. The city has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents while determining priorities for the allocation of federal funds. Continued success hinges on the ability to build and maintain high quality infrastructure and community amenities to include clean water, sewers, stormwater and drainage, power distribution, roads, sidewalks, parks, libraries, and other civic mechanisms. The section below describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

The City of Cleveland does not utilize CDBG funding for economic development however they do recognize the need to foster a competitive local economy that expands economic opportunities for present and future residents.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 145 | 190 | 1 | 1 | 0 |
| Arts, Entertainment, Accommodations | 3,361 | 5,175 | 14 | 19 | 5 |
| Construction | 1,237 | 1,020 | 5 | 4 | -1 |
| Education and Health Care Services | 5,643 | 4,250 | 24 | 15 | -9 |
| Finance, Insurance, and Real Estate | 938 | 1,550 | 4 | 6 | 2 |
| Information | 183 | 512 | 1 | 2 | 1 |
| Manufacturing | 1,625 | 3,195 | 7 | 11 | 4 |
| Other Services | 952 | 754 | 4 | 3 | -1 |
| Professional, Scientific, Management Services | 2,147 | 1,595 | 9 | 6 | -3 |
| Public Administration | 1,361 | 1,740 | 6 | 6 | 0 |
| Retail Trade | 4,176 | 5,150 | 18 | 19 | 1 |

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|--------------------------------|-------------------|----------------|--------------------|-----------------|---------------------|
| Transportation and Warehousing | 1,118 | 2,045 | 5 | 7 | 2 |
| Wholesale Trade | 498 | 641 | 2 | 2 | 0 |
| Total | 23,384 | 27,817 | -- | -- | -- |

Table 40 - Business Activity

Data Source Comments:

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 44,481 |
| Civilian Employed Population 16 years and over | 22,641 |
| Unemployment Rate | 16.00 |
| Unemployment Rate for Ages 16-24 | 24.35 |
| Unemployment Rate for Ages 25-65 | 11.40 |

Table 41 - Labor Force

Data Source Comments:

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 0 |
| Farming, fisheries and forestry occupations | 0 |
| Service | 0 |
| Sales and office | 0 |
| Construction, extraction, maintenance and repair | 0 |
| Production, transportation and material moving | 0 |

Table 42 – Occupations by Sector

Data Source Comments:

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 14,750 | 85% |
| 30-59 Minutes | 2,015 | 12% |
| 60 or More Minutes | 495 | 3% |
| Total | 17,260 | 100% |

Table 43 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|--------------------------------|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 1,043 | 547 | 1,598 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 2,745 | 1,521 | 2,025 |
| Some college or Associate's degree | 4,146 | 947 | 1,420 |
| Bachelor's degree or higher | 3,939 | 355 | 779 |

Table 44 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 192 | 112 | 324 | 336 | 599 |
| 9th to 12th grade, no diploma | 1,360 | 887 | 852 | 1,212 | 807 |
| High school graduate, GED, or alternative | 3,219 | 1,974 | 1,440 | 3,594 | 1,769 |
| Some college, no degree | 7,498 | 2,311 | 1,260 | 2,159 | 857 |
| Associate's degree | 480 | 786 | 376 | 744 | 123 |
| Bachelor's degree | 770 | 1,671 | 691 | 1,320 | 729 |
| Graduate or professional degree | 26 | 569 | 618 | 947 | 656 |

Table 45 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 13,414 |
| High school graduate (includes equivalency) | 22,467 |
| Some college or Associate's degree | 26,077 |
| Bachelor's degree | 38,653 |
| Graduate or professional degree | 55,313 |

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors in the City of Valdosta in terms of worker share are Education and Health Care Services (24%); Retail Trade (18%); Arts, Entertainment, Accommodations Education (14%);

and Professional, Scientific, Management Services (9%).

The top five employers in the City of Valdosta include Moody Air Force Base, Valdosta State University, South Georgia Medical Center, Lowndes County Schools System, and Valdosta City Schools System.

Describe the workforce and infrastructure needs of the business community:

As the global economy becomes more competitive, creating and retaining an educated workforce is necessary to benefit the business community. The local economy will depend on a strong workforce skilled in the transportation warehousing, wholesale trade, retail trade, and utilities sector. Healthcare Practitioners, Food Preparation/Serving and Sales workers are projected to account for the greatest occupational growth across the region over the next decade. Examining other infrastructure needs, the workforce and the business community have a need for mobility and a transportation system that can most efficiently move people to and from the workplace without high opportunity costs. The city is committed to securing new industries by providing a complete infrastructure area dedicated to attracting businesses that will advocate the development of secure jobs that provide a living wage. Affordable land, abundant labor supply, and low cost of living contributes to the city's attractiveness to expanding industries. Stakeholders reported that transportation, road improvements and sidewalks were important infrastructure needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are no anticipated major changes that would impact the workforce development, business support, or infrastructure needs identified in this Consolidated Plan.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Currently, the largest sectors of the workforce in the city are education and health care services, manufacturing, retail trade, and arts, entertainment, and accommodations. This corresponds with the level of educational attainment in the city, with most city residents completing high school and/or some college. The data illustrates that those with higher educational attainment are more likely to be employed, and therefore, employment opportunities in the jurisdiction are demanding a higher level of skills and education from its workers. A skillful and well-educated workforce is essential to attracting and retaining employers and growing the City's economy. However, with new developments in technology, the city could benefit from supporting new education models based on science, technology, engineering, and mathematics to meet the demands of new industries. Implementing a universal approach to job readiness and skill development will be critical to the retention of existing businesses and the success of attracting those businesses with expanding labor needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Valdosta is not a center for formal training and workforce development providers; however, there are many current workforce training initiatives in the community. The local community colleges and universities are working together with private industry to educate Valdosta's workforce. Valdosta Community College offers advanced manufacturing courses and certification programs. The Institute for Advanced Learning and Research (IALR) partners with state and private higher education institutions to address three needs: preparing a core economy workforce for the future, meeting current employer needs, and expanding access to higher education opportunities.

During the next Consolidated Plan period, the city will continue to partner with surrounding programs to help job seekers access employment, education, training, and support services to succeed in the labor market and match employers with the skilled workers they need to be competitive in the global economy.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

N/A

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City of Valdosta has several neighborhoods where residents are more affected by housing problems than the general City population. For instance, households that are lower-income, female-headed, rent-burdened, or overcrowded are more affected by multiple housing problems. Households with multiple housing problems are households with two or more of the following four problems: 1) lack of complete plumbing facilities, 2) lack of complete kitchen facilities, 3) more than one person per room, and 4) housing cost burden greater than 30%. Areas with a concentration of households with multiple housing problems are identified as census tracts with greater than 8.6% of households with multiple housing problems, which is equal to twice the citywide percent. Populations in the central and southern part of the city has a higher percentage of households with multiple housing problems. This is due to lower incomes, which results in the rental of units with physical deterioration.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are significantly high percentages of African American residents located within several census tracts inside the City of Valdosta. Areas where low-income families are concentrated are slightly less clustered than areas of minority, racial, and Hispanic concentration. Areas with concentrations of low-income families are defined as areas where 80% or more of a census block groups are low-income households. Significantly higher percentages of African American residents are located in the outlined census tracts.

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. Areas of racial/ethnic concentrations of poverty are areas defined by HUD as census tracts where 40% or more of the residents live in poverty and where more than 50% of the residents are minorities. Some but not all of these areas overlap with concentrations of low-income families.

What are the characteristics of the market in these areas/neighborhoods?

The Market Value Analysis is designed as a tool to help show the performance of the local market and show where different kinds of government intervention could be best utilized. Evaluation of the characteristics of the market in these areas/neighborhoods studied various components of the market including median sales price, foreclosure filings, vacant properties, new construction, and subsidized rental stock. The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. Areas where low-income families are concentrated and where minorities are concentrated tend to have less private investment than areas with wealthier residents. The areas of the city with the strongest market conditions tended to be in areas with low percentages of minorities and low-income families, mainly in areas located south of downtown. The City funds a demolition program to remove dilapidated, unsafe houses from low-income neighborhoods.

Are there any community assets in these areas/neighborhoods?

Valdosta has community assets that contribute to developing the overall quality of life in the area, however these community assets are not equally distributed throughout these areas so that minority and/or low-income residents. Residents of Valdosta enjoy community and senior centers, parks, affordable housing, safe neighborhoods, high-quality healthcare, and excellent schools. The historic downtown offers the infrastructure for a bustling downtown area to support shopping, dining, and entertainment options and other public facilities. Much of the public housing operated by the Valdosta Redevelopment and Housing Authority is also located within these neighborhoods. Community assets include not only buildings and facilities but also people, with their skills, knowledge, social networks, and relationships. Local agencies have built coalitions to respond to the community's needs and build future success for its residents.

Are there other strategic opportunities in any of these areas?

The City of Valdosta must continue to maintain, improve, and expand the infrastructure necessary for economic growth to remain competitive in the global economy. There is a strategic opportunity to create transit-oriented development to better connect minority and low-income neighborhoods to jobs and other assets. Many of these areas have large vacant tracts of land that are ready for new construction or housing stock, both homeowner and renter, that is ready for rehabilitation. The availability of public transit, higher proficiency of the schools, proximity to employment, the number of vacant abandoned buildings, and downtown areas provide strategic opportunities for revitalization. Essential infrastructure for economic development includes both above-ground and below-ground facilities, such as transportation, utilities, and broadband. Ready to develop properties are also vital for continued industrial growth. However, public, and private incentives are needed, as well as a collaborative effort to remove the barriers of public perception to encourage developers to invest in the areas. In addition, many of these areas have high-value land, which can help leverage future development with additional funding or complementary infrastructure improvements. These are a few of the strategic opportunities that exist in these neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

For many Americans, access to computers and high-speed Internet connections is an integral part of their everyday lives. As most of information, services, and resources have transitioned to online access, digital inequality has a direct impact on low income household’s social inequality. According to HUD’s Office of Policy Development, in the Digital Inequality and Low-Income Households Report, the disparate access to broadband can correlate with the inequality of income, education, race, and ethnicity.

As part of the 2008 Broadband Data Improvement Act, the U.S. Census Bureau began asking about computer and Internet use in the 2018 American Community Survey (ACS). Federal agencies use these statistics to measure and monitor the nationwide development of broadband networks and to allocate resources intended to increase access to broadband technologies, particularly among groups with traditionally low levels of access.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are multiple broadband providers in Valdosta, including New Cingular Wireless Services, Inc., Project Genesis, Southern Linc, T-Mobile, and Verizon.

Computer and Internet Use

| | 2022 | | 2021 | | 2020 | |
|--|----------|-------|----------|-------|----------|-------|
| | Estimate | % | Estimate | % | Estimate | % |
| Total Households: | 21,663 | 100% | 21,284 | 100% | 21,961 | 100% |
| Has a computer: | 19,236 | 88.8% | 18,357 | 86.2% | 18,255 | 83.1% |
| With Internet subscription | 15,537 | 71.7% | 13,757 | 64.6% | 13,599 | 61.9% |
| With a broadband Internet subscription | 15,479 | 71.5% | 13,697 | 64.4% | 13,536 | 61.6% |
| Without an Internet subscription | 6,126 | 28.3% | 7,527 | 35.4% | 8,362 | 38.1% |
| No computer | 0 | 0 | 2,927 | 13.8% | 3,706 | 16.9% |

Computer and Internet Use

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Lowndes County Commission oversees the Lowndes County Multi-Jurisdictional Hazard Mitigation Plan which provides an overview of the hazards that may impact Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta, and to outline the community's plans to mitigate the potential loss of life and damages to property and the economy that could occur with these events. Since temperature and climate are widespread factors and not localized to a particular jurisdiction, Lowndes County and each of the municipalities are equally affected by the effects of extreme temperatures.

According to the Hazard Mitigation Plan, extreme heat, high humidity, and extremely cold temperatures have been and will continue to be a hazard to the entire population of Lowndes County for a number of years. Those that are required to be outside for extended periods of time, such as outdoor workers and the homeless, are especially vulnerable to the effects of these temperature extremes. Also at increased risk are the young, elderly, and those who have existing medical conditions which predispose them to the hazardous effects of extreme weather. This is often exacerbated for people with low income levels, who may not have homes with adequate heating and cooling to provide protection from these hazards. Since the previous plan was completed, there have not been any changes that would either increase or decrease the community's overall vulnerability to this hazard.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Extreme cold generally refers to hard freezes when temperatures drop well below freezing (26 degrees or lower) for several hours per day. These temperatures are usually the result of a cold front moving through the area, and the speed with which the front passes determine the length and severity of the extreme temperatures. Also, low temperatures are especially risky for the low-income, elderly, and homeless, who may not have adequate means of heating to protect themselves from the dangerous effects of freezing temperatures.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is a five-year strategy of the Consolidated Plan that sets general priorities for allocating investment within the jurisdiction and details priority needs. It describes the basis for assigning the priority given to each category of need. It also identifies any obstacles to meeting underserved populations. The strategic plan outlines accomplishments that the City of Valdosta expects to achieve over the next five years, FY 2025-2029.

- **Geographic Priorities:** Program resources are allocated Citywide based on low-mod areas often coinciding with areas of minority concentration. The general priorities and needs are affordable housing and public services that meet the needs of the City's very low-, low- and moderate-income residents.
- **Priority Needs:** The City has identified increasing and preserving affordable housing, increasing services to build self-sufficiency and sustainability, workforce development and technical assistance, youth employment opportunities, and fair housing education as priority needs for the next five years.
- **Influence of Market Conditions:** Cost burden (paying more than 30 percent of household income for housing) is the major housing problem faced by most of the city's low and moderate-income renters.

SP-10 Geographic Priorities - 91.215(a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

| | | |
|---|---|---|
| 1 | Area Name: | Citywide |
| | Area Type: | Areas for individual benefit and program administration |
| | Other Target Area Description: | Areas for individual benefit and program administration |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | |
| | Include specific housing and commercial characteristics of this target area. | |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| | Identify the needs in this target area. | |
| | What are the opportunities for improvement in this target area? | |
| Are there barriers to improvement in this target area? | | |

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The City of Valdosta is CDBG Entitlement community that relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated City-wide based on low-mod areas which often coincide with areas of minority concentration. Over the next five years, the City intends to utilize CDBG funds within the boundaries of the City limits.

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, job training, planning, and

administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 51% or higher or as an individual benefit to an income eligible household or client.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

| | | |
|-----------------------|------------------------------------|--|
| 1 | Priority Need Name | Improve Access to Affordable Housing |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly |
| | Geographic Areas Affected | Areas for individual benefit and program administration |
| | Associated Goals | Affordable Housing -Rehabilitation for Homeowners |
| | Description | Support the provision of affordable housing by providing financial assistance to first-time homebuyers. |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. Income disparities are a major factor in selecting this priority basis. The research shows that new housing added by developers and the cost of existing housing is out of reach for residents who less than 80% AMI. |
| | 2 | Priority Need Name |
| Priority Level | | High |

| | | |
|----------|------------------------------------|---|
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly |
| | Geographic Areas Affected | Areas for individual benefit and program administration |
| | Associated Goals | Affordable Housing -Rehabilitation for Homeowners |
| | Description | Support the provision of affordable housing through rehabilitation and reconstruction of homeowner housing. |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount. Additionally, income disparities are a major factor in selecting this priority basis. More than 50% of elderly households are cost-burdened and the gap is only rising as income remains flat and the cost of housing steadily increases. |
| 3 | Priority Need Name | Improve Access to Public Services to Build Self Su |
| | Priority Level | High |

| | | |
|---|------------------------------------|--|
| | Population | Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Areas for individual benefit and program administration |
| | Associated Goals | Public Services - Provide employment training and |
| | Description | Support the provision of human and public services to provide services for low- and moderate-income households. |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need. |
| 4 | Priority Need Name | Increase Economic Development Activity |
| | Priority Level | Low |

| | | |
|---|------------------------------------|---|
| | Population | Low Moderate |
| | Geographic Areas Affected | Areas for individual benefit and program administration |
| | Associated Goals | Small and emerging business technical assistance. |
| | Description | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a low priority need. |
| 5 | Priority Need Name | Improve Public Infrastructure and Facilities |
| | Priority Level | High |
| | Population | Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |

| | | |
|---|------------------------------------|---|
| | Geographic Areas Affected | Areas for individual benefit and program administration |
| | Associated Goals | Improve Public Infrastructure and Facilities |
| | Description | Support the provision of services to acquire or rehabilitate public facility or infrastructure projects throughout the City, including blight reduction activities. |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need. |
| 6 | Priority Need Name | Affirmatively Furthering Fair Housing |
| | Priority Level | Low |
| | Population | Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development |
| | Geographic Areas Affected | Areas for individual benefit and program administration |
| | Associated Goals | Fair Housing Education & Outreach |
| | Description | Support the provision of fair housing activities to affirmatively further fair housing. |
| | Basis for Relative Priority | Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need. |
| 7 | Priority Need Name | Planning and Administration |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Non-housing Community Development |

| | |
|------------------------------------|---|
| Geographic Areas Affected | Areas for individual benefit and program administration |
| Associated Goals | Planning & Planning & Administration |
| Description | Program Administration, Fair Housing, Oversight & Compliance |
| Basis for Relative Priority | Provides administration oversight of Consolidated Plan grant funded projects and ensures timely implementation in a manner that promotes compliance with established rules, policies, and guidelines. |

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | The cost of housing is increasing at a faster rate than income, which contributes to unaffordable rent for people with low-income. Also, the demand for rental housing across all income levels limits the availability of housing at levels that is affordable for low-income families. Couple these issues with property owners seeking to recoup losses as a result of the COVID-19 pandemic by foregoing renters with subsidies for renters who can pay higher amounts and short-term rentals, which influences increased revenues. TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless. |
| TBRA for Non-Homeless Special Needs | Lack of units with supportive services influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds. |
| New Unit Production | The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop higher end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. |
| Rehabilitation | There is high demand in the rental market, which further drives up the cost burden for housing. The aging housing stock in the City make the rehabilitation of existing housing stock a priority. Rents will not financially support the cost of major rehabilitation projects similar to the new unit production priority discussed above, the achievable rents and income levels in the City often result in rehabilitation in the private marketplace to be financially infeasible. |

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|-------------------------------------|--|
| Acquisition, including preservation | There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased. |

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Valdosta receives CDBG entitlement funding and the Neighborhood Development Department administers the funding for the City. The City of Valdosta received \$600,391 in CDBG funds for FY2025. The City is not a direct Emergency Solutions Grant (ESG) or Housing Opportunities for People with AIDS (HOPWA) recipient. Additionally, the City does not anticipate receiving any program income.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 600,391 | 0 | 0 | 600,391 | 2,401,564 | The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects. |

Table 50 - Anticipated Resources

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

The City of Valdosta will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Valdosta will continue to leverage additional financial resources including state and local funds as well as investigate other sources of funding that are consistent with the goals of the 2025-2029 Consolidated Plan. The City will collaborate by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

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

The City does not intend to use any publicly owned land to address the needs identified in this plan during this Consolidated Plan period.

Discussion

N/A

SP-40 Institutional Delivery Structure - 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|----------------------------|-------------------------|---|------------------------|
| City of Valdosta | Government | Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services | Jurisdiction |
| Valdosta Housing Authority | PHA | Public Housing | Jurisdiction |

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Strengths include:

- Continuum of Care enables all agencies to coordinate with each other.
- Creative partnerships and receptivity of referrals among service delivery agencies.
- People continuing to move from homelessness to housing even during the extreme shortage of affordable housing.
- Ongoing assessment and desire for improved methods and results.

Gaps include:

- Limited case management support for persons experiencing homelessness.
- Limited housing support, especially for people who need mental health services.
- Limited support for persons leaving institutions and systems of care.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | |
| Legal Assistance | X | X | |
| Mortgage Assistance | X | X | |
| Rental Assistance | X | X | |

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Utilities Assistance | X | X | |
| Street Outreach Services | | | |
| Law Enforcement | X | | |
| Mobile Clinics | X | | X |
| Other Street Outreach Services | X | | X |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | |
| Child Care | X | X | |
| Education | X | X | |
| Employment and Employment Training | X | X | |
| Healthcare | X | X | |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | |
| Mental Health Counseling | X | X | |
| Transportation | X | X | |
| Other | | | |
| | X | X | |

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City has a comprehensive network of service providers that is made up of nonprofits, community-based development organizations, local housing authorities, and coalitions. The City’s service provider’s case managers provide assistance to meet the needs of homeless persons and connect them with the appropriate health and mental health providers, as well as the appropriate employment services that are a good fit for them depending on their situation. Wrap around services are provided to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Ensuring coordination among the City and South Georgia Partnership to End Homelessness through the Continuum of Care is essential addressing homelessness in the City. Typically, homeless systems and partners are often fragmented and uncoordinated. Homeless individuals and families are forced to navigate different eligibility criteria and are often on multiple waitlists for shelter beds and housing

programs. Multiple service providers are often carrying out assessment and referral efforts on behalf of the same individuals/families. The City has worked diligently to ensure their participation in the CoC is consistent and effective.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City recognizes the special challenges faced by its very low-income elderly and disabled citizens struggling to maintain their primary residency. To address this issue the City has been proactive in prioritizing single-family rehabilitation, emergency repairs, reconstruction, and homeownership assistance for low income households. Additionally, the City will continue to ensure affordable housing is a high funding priority during this Consolidated Plan period.

SP-45 Goals - 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|---|-------------------|---|
| 1 | Planning & Planning & Administration | 2025 | 2029 | Planning & Administration | Citywide | Planning and Administration | CDBG: \$600,390 | Other: 5 Other |
| 2 | Fair Housing Education & Outreach | 2025 | 2029 | Non-Housing Community Development | Citywide | Affirmatively Furthering Fair Housing | CDBG: \$50,000 | Other: 300 Other |
| 3 | Small and emerging business technical assistance. | 2025 | 2029 | Non-Housing Community Development | Citywide | Increase Economic Development Activity | CDBG: \$25,000 | Businesses assisted: 3 Businesses Assisted |
| 4 | Public Services - Provide employment training and | 2025 | 2029 | Non-Housing Community Development | Citywide | Improve Access to Public Services to Build Self Su | CDBG: \$300,000 | Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted |
| 5 | Affordable Housing - Rehabilitation for Homeowners | 2025 | 2029 | Affordable Housing | Citywide | Improve Access to Affordable Housing Preserve Existing Affordable Housing | CDBG: \$2,026,565 | Homeowner Housing Rehabilitated: 100 Household Housing Unit |
| 6 | Improve Public Infrastructure and Facilities | 2025 | 2029 | Non-Housing Community Development | Citywide | Improve Public Infrastructure and Facilities | CDBG: \$0 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted |

Table 53 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Planning & Planning & Administration |
| | Goal Description | CDBG Planning & Administration, Fair Housing, Program Oversight |
| 2 | Goal Name | Fair Housing Education & Outreach |
| | Goal Description | Increase Fair Housing Education throughout the Jurisdiction |
| 3 | Goal Name | Small and emerging business technical assistance. |
| | Goal Description | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| 4 | Goal Name | Public Services - Provide employment training and |
| | Goal Description | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| 5 | Goal Name | Affordable Housing -Rehabilitation for Homeowners |
| | Goal Description | Support the provision of affordable housing through rehabilitation of homeowner housing. |
| 6 | Goal Name | Improve Public Infrastructure and Facilities |
| | Goal Description | Support the provision of services to acquire or rehabilitate public facility or infrastructure projects throughout the City, including blight reduction activities. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Activities being carried out by the Valdosta Housing Authority that benefit residents and the surrounding areas are Computer/Parenting/Job Readiness/GED Prep classes, Interviewing Techniques/Skills, After-school tutoring, computer labs available for children, Girl Scouts, Food Bank KIDS Café Program, Summer camp programs, enrichment programs through Valdosta State University – Students In Free Enterprise (SIFE).

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Strategic Plan Barriers to Affordable Housing - 91.215(h)

Barriers to Affordable Housing

During this Consolidated Planning process, the City of Valdosta is also undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify barriers that currently exist in the city for fair housing purposes. Due to this ongoing analysis, the following list of factors cannot be considered exhaustive but outlines some of the important obstacles to providing affordable housing in the city. Over the course of the current Consolidated Plan, the City of Valdosta and its service providers will continue to meet annually to address these impediments with concrete strategies and actions. The Analysis of Impediments to Fair Housing (AI) examined several areas where barriers to the development of affordable housing might exist. The AI contains a discussion and action steps for the impediments listed below.

• Historical patterns of racial and ethnic segregation persist in Valdosta today as a result of a combination of different factors. As residents of segregated neighborhoods move to other areas, those left behind are increasingly those without the means to move themselves.

• R/ECAPs are the city's primary areas of segregation, and the communities located in these areas need reinvestment.

• Members of some protected classes are disproportionately affected by certain housing problems, particularly cost burden.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Strategic Plan will guide the use of CDBG in the City of Valdosta over the next five years and is guided by HUD's three overarching goals that are applied according to the City's needs. These goals are:

- To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing.
- To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low- and moderate-income residents throughout the City, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate-income persons to achieve self-sufficiency.

The City of Valdosta's Analysis of Impediments outlines strategies to address issues of fair housing, which directly impact access to affordable housing. The following is an overview of cross cutting strategies to remove or ameliorate barriers to affordable housing:

o Increase coordination with City Departments and City/Regional Entities: Working with the Valdosta Housing Authority, school district and other agencies the Community and Housing Development Department will conduct an analysis of vacant or underutilized publicly owned properties that may be used for affordable housing and community development activities. In addition, the Department will develop a strategy for incorporating affordable housing into historic districts and other communities of

opportunity.

o Provide more housing in areas of high opportunity and reduce barriers to affordable housing: There is a need for quality, affordable housing throughout the city. The city should preserve existing affordable housing developments in neighborhoods that are at risk of displacement or gentrification. In addition, the city should support and pursue affordable housing development in high opportunity areas.

o Reduce disparities in access: I-75 divides the City of Valdosta, with many segregated low-income communities east of I-75 and many growth areas west of I-75, the City will continue to target investments to increase resources east of I-75 and support the development of affordable housing west of I-75.

o Increase fair housing capacity: The City of Valdosta will expand awareness of fair housing needs and rights among stakeholder organizations and the community overall. This will include providing technical assistance and capacity building to area nonprofit organizations and the Center for Fair Housing to expand fair housing training and awareness. To be consistent with this Plan, those entities seeking a consistency letter from the City should provide the request in a timely manner and attach any proposed plan, activity, or project for review. These requests should be submitted to the Neighborhood Development Department so that proposals can be reviewed against this Plan and other related plans as designated by the Mayor of the City of Valdosta on behalf of its residents. By providing more detail, the City can further its Plan and analyze gaps of services and needs.

SP-60 Homelessness Strategy - 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Over the next Consolidated Plan period, the City of Valdosta will collaborate with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population. The City of Valdosta participates in and supports local efforts of the Continuum of Care for the GA Balance of State to provide services providers with funding through the Emergency Solutions Grant (ESG) to assist homeless persons, including unsheltered persons. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Service providers are tasked with outreaching to and serving street homeless individuals throughout the service area. They also regularly visit known encampments and other locations where individuals less likely to utilize formal supports may be found. the community has expanded efforts to expand awareness of homelessness in the region. The City is committed to establishing a collaborative partnership with service providers, private citizens, and businesses to raise awareness, connect organizations and provide outreach resources. These efforts expand the network for individuals and organizations to seek assistance for homeless persons.

Addressing the emergency and transitional housing needs of homeless persons

The City of Valdosta does not receive its own ESG allocation and therefore relies on the allocation received by the agencies applying to the Georgia Balance of State Continuum of Care. The City supports efforts of decreasing or ending homelessness in Valdosta and supports the local initiatives. Agencies are awarded funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Valdosta to include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs. The city supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals.
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that

individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The South Georgia Partnership to End Homelessness implements a housing first model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life. The primary goals are to help people obtain permanent housing as quickly as possible, increase their self-sufficiency, and remain stably housed. The city also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services.

The City of Valdosta will continue to support the South Georgia Partnership to End Homelessness in reducing the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness and encourages collaboration with organizations to transition as many people as possible into permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Valdosta through the South Georgia Partnership to End Homelessness work with local service providers to carry out essential services and homelessness prevention. Homeless prevention funds go for security and utility deposits, and in some cases for arrearages. During the next consolidated plan period, the City of Valdosta will continue to:

- Support organizations that provide transitional housing space for the homeless.
- Work with the local and state Department of Children Services and support them in their effort to expand services for youth existing foster care.
- Support case management, housing counseling, and job training for homeless, and those at risk of becoming homeless, individuals and families.
- Assist in the identification of available prevention programs and development of a gaps analysis that allows us to create a homeless prevention plan in the coming years.
- Support agencies that provide emergency food, rental assistance, utility assistance, and home repair that help prevent homelessness.

SP-65 Lead-based Paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

For housing built prior to 1978, lead-based paint (LBP) mitigation practices are required. The City's housing programs take into consideration lead-based paint hazards. All rehabilitation projects are tested for the presence of LBP hazards and, if found, are abated.

How are the actions listed above related to the extent of lead poisoning and hazards?

The presence of any amount of lead-based paint in the community poses a threat to health, safety, and general welfare of the public. Homes built prior to 1978 that are rehabbed with federal or local funds will be tested for lead, and any hazards found will be abated. Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the lead paint itself that causes the hazards, but rather the deterioration of the paint that releases lead-contaminated dust and allows children to peel and eat lead-contaminated flakes.

How are the actions listed above integrated into housing policies and procedures?

Copies of the LBP report are given to both the buyer and seller. If lead-based paint hazards are noted. The City also conducts visual inspections of Lead-based paint hazards and will conduct lead-based paint abatement as necessary.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City will implement strategies to allocate resources to reduce poverty and create suitable living environments during the next Consolidated Plan period. The City's will work to enhance greater economic diversity and growth to create opportunities through job training and other means of social support.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

There are several City and County funded programs that are directed to improving the lives of community residents by focusing on strategies to increase earnings and long-term employment options. A portion of the City's CDBG grant will also focus on providing Small Business Workforce Economic Development, Homeownership assistance and youth services.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's Neighborhood Development Division staff works diligently to ensure compliance with regulations using various methods such as ongoing desk review and on-site monitoring. In addition, staff also provides internal and external communications, risk analysis, and providing applicable technical assistance to sub-recipients. City staff works to ensure monitoring will result in the following goals:

- Documenting compliance with program rules
- Monitoring areas of common concern that are identified in the risk analysis
- Follow-up on any prior years' monitoring results
- Analysis of progress reports and IDIS reports on program/project status
- Ensuring timely expenditure of funds

Expected Resources

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

Introduction

The City of Valdosta receives CDBG entitlement funding and the Neighborhood Development Department administers the funding for the City. The City of Valdosta received \$600,391 in CDBG funds for FY2025. The City is not a direct Emergency Solutions Grant (ESG) or Housing Opportunities for People with AIDS (HOPWA) recipient. Additionally, the City does not anticipate receiving any program income.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|-----------------------|-----------------------------|--------------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 600,391.00 | 0.00 | 0.00 | 600,391.00 | 2,401,564.00 | The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects. |

Table 54 - Expected Resources – Priority Table

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

matching requirements will be satisfied

The City of Valdosta will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Valdosta will continue to leverage additional financial resources including state and local funds as well as investigate other sources of funding that are consistent with the goals of the 2025-2029 Consolidated Plan. The City will collaborate by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

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

The City does not intend to use any publicly owned land to address the needs identified in this plan during this Consolidated Plan period.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.220(c)(3)&(e)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|--|--------------------|---|
| 1 | Planning & Planning & Administration | 2025 | 2029 | Planning & Administration | Citywide | Planning and Administration | CDBG: \$120,078.20 | Other: 1 Other |
| 2 | Fair Housing Education & Outreach | 2025 | 2029 | Non-Housing Community Development | Citywide | Affirmatively Furthering Fair Housing | CDBG: \$10,000.00 | Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted |
| 3 | Small and emerging business technical assistance. | 2025 | 2029 | Non-Housing Community Development | Citywide | Increase Economic Development Activity | CDBG: \$5,000.00 | Businesses assisted: 5 Businesses Assisted |
| 4 | Public Services - Provide employment training and | 2025 | 2029 | Non-Housing Community Development | Citywide | Improve Access to Public Services to Build Self Su | CDBG: \$60,000.00 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted |
| 5 | Affordable Housing - Rehabilitation for Homeowners | 2025 | 2029 | Affordable Housing | Citywide | Preserve Existing Affordable Housing | CDBG: \$405,312.80 | Homeowner Housing Rehabilitated: 20 Household Housing Unit |

Table 55 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | Planning & Planning & Administration |
| | Goal Description | CDBG Planning & Administration, Fair Housing, Program Oversight |
| 2 | Goal Name | Fair Housing Education & Outreach |
| | Goal Description | Calibri (Body) |
| 3 | Goal Name | Small and emerging business technical assistance. |
| | Goal Description | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| 4 | Goal Name | Public Services - Provide employment training and |
| | Goal Description | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| 5 | Goal Name | Affordable Housing -Rehabilitation for Homeowners |
| | Goal Description | Support the provision of affordable housing through rehabilitation of homeowner housing. |

AP-35 Projects - 91.220(d)

Introduction

Projects planned for the upcoming year are identified in the table below. Additional details are provided in Section AP-38.

| # | Project Name |
|---|--|
| 1 | Planning & Administration |
| 2 | Fair Housing Education and Outreach |
| 3 | Small and emerging business technical assistance. |
| 4 | Public Services - Provide employment training and opportunities for youth and LMI clientele with loc |
| 5 | Affordable Housing - Rehabilitation for Homeowners |

Table 56 – Project Information

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

The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting the municipality's underserved needs. The City of Valdosta will continue to estimate allocations for this Consolidated Plan period based on the prior year's allocation and the priorities identified in the PY2025-2029 Consolidated Plan, community input, qualified applications for funding, the City Manager, City Council, and Mayor direction. The City recognizes there are multiple needs for low and moderate-income persons of the City that are met through the use of CDBG funds. These needs include access to affordable housing for low and moderate-income persons, increased capacity for public services, addressing community development needs, and access to economic development activities. The City prioritizes grant allocations by ensuring that all proposed projects will:

- Directly benefit low and moderate-income persons or households as defined by HUD's Income Limit Guidelines, or
- Take place in an area where more than 51% of the population is lower income according to HUD Income Limits.

AP-38 Project Summary
Project Summary Information

| | | |
|---|--|---|
| 1 | Project Name | Planning & Administration |
| | Target Area | Citywide |
| | Goals Supported | Planning & Planning & Administration |
| | Needs Addressed | Planning and Administration |
| | Funding | CDBG: \$120,078.20 |
| | Description | Planning & Administration |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1 |
| | Location Description | Citywide |
| | Planned Activities | Planning & Administration |
| 2 | Project Name | Fair Housing Education and Outreach |
| | Target Area | Citywide |
| | Goals Supported | Fair Housing Education & Outreach |
| | Needs Addressed | Affirmatively Furthering Fair Housing |
| | Funding | CDBG: \$10,000.00 |
| | Description | Increase Fair Housing Education throughout the Jurisdiction |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 |
| | Location Description | Citywide |
| | Planned Activities | Increase Fair Housing Education throughout the Jurisdiction |
| 3 | Project Name | Small and emerging business technical assistance. |
| | Target Area | Citywide |
| | Goals Supported | Small and emerging business technical assistance. |
| | Needs Addressed | Increase Economic Development Activity |
| | Funding | CDBG: \$5,000.00 |

| | | |
|---|--|---|
| | Description | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 5 small businesses assisted. |
| | Location Description | Citywide |
| | Planned Activities | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| 4 | Project Name | Public Services - Provide employment training and opportunities for youth and LMI clientele with loc |
| | Target Area | Citywide |
| | Goals Supported | Public Services - Provide employment training and |
| | Needs Addressed | Improve Access to Public Services to Build Self Su |
| | Funding | CDBG: \$60,000.00 |
| | Description | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| | Target Date | 6/30/2026 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 |
| | Location Description | Citywide |
| | Planned Activities | Support the development of small and emerging businesses by providing technical assistance to assist in job creation and retention. |
| 5 | Project Name | Affordable Housing - Rehabilitation for Homeowners |
| | Target Area | Citywide |
| | Goals Supported | Affordable Housing -Rehabilitation for Homeowners |
| | Needs Addressed | Preserve Existing Affordable Housing |
| | Funding | CDBG: \$405,312.80 |

| | |
|--|--|
| Description | Support the provision of affordable housing through the rehabilitation of homeowner housing. |
| Target Date | 6/30/2026 |
| Estimate the number and type of families that will benefit from the proposed activities | 20 LMI Households |
| Location Description | Citywide |
| Planned Activities | Support the provision of affordable housing through rehabilitation of homeowner housing. |

AP-50 Geographic Distribution - 91.220(f)

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

Valdosta receives entitlement program funds directly from HUD. Program resources are allocated citywide based on low-mod areas which can coincide with areas of minority concentration. The City relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low- and moderate-income communities. Over the next five years, the City intends to use its resources in the geographical boundaries of the City. The City has not selected any target areas for this Consolidated Plan period.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Citywide | 80 |

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To generate the greatest impacts, the City will focus efforts citywide in low-income areas. The general priorities and needs are, public services, affordable housing and public facilities & economic development activities that meet the needs of the City's very low-, low- and moderate-income residents.

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Public facility and infrastructure activities will be provided for areas where the percentage of LMI persons is 51% or higher. CDBG will also be used for beneficiaries that meet criteria under limited clientele beneficiary, such as the elderly, persons with disabilities, the homeless, etc. It is also expected that funding will be provided to assist low- and moderate- income homeowners. Public facilities and

infrastructure activities will be based in the qualified census tracts according to the quartile method.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

For the upcoming program year, the City of Valdosta has set pragmatic goals aligned with HUD's 24â€CFRâ€91.220(g) guidelines to support affordable housing initiatives. These objectives stem from an analysis of local housing needs, community input, and current funding allocations.

| One Year Goals for the Number of Households to be Supported | |
|--|----|
| Homeless | 0 |
| Non-Homeless | 50 |
| Special-Needs | 0 |
| Total | 50 |

Table 58 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|----|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 50 |
| Acquisition of Existing Units | 10 |
| Total | 60 |

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

N/A

AP-60 Public Housing - 91.220(h)

Introduction

The City of Valdosta will continue to support the efforts of the Valdosta Housing Authority [VHA] to address the needs of public housing residents by undertaking affordable housing strategies to encourage economic independence and healthy communities.

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

During the next year, VHA will continue to provide housing assistance and social services to residents and voucher holders to implement additional programs if resources and funding allow. These programs include self sufficiency programs that compliment to proposed activities in this Consolidated Plan to be carried out with CDBG funds.

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

Housing Authority staff reviews proposed new policies and revisions to the PHA Plan with residents and voucher holders before going to the Wichita Valdosta Housing Authority Board. All public housing residents have access to the City's down payment assistance program for first-time homebuyers and other self-sufficiency programs to ensure eligibility for the home buying process. Qualified participants who have good credit and sufficient income to make monthly house payments can get down payment and closing cost assistance to buy a home of their own through one of the City's housing development partners. The Valdosta Housing Authority is currently rehabilitating single-family units to make them available for public housing residents.

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

The PHA is not designated as troubled.

Discussion

N/A

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

Introduction

The City of Valdosta's Annual Action Plan provides funding support for agencies providing services to the homeless. CDBG funds are also being provided for existing housing service providers to homeless populations. This section describes the one-year goals and activities for the City of Valdosta, GA in assessing and serving the needs for homeless persons and special needs populations. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Such interventions include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs.

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

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

The City of Valdosta will continue to work closely with agencies affiliated with the Georgia Balance of State CoC. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the CoC continues to strengthen the street outreach network to address the needs of the unsheltered population. Over the next Consolidated Plan period, the City of Valdosta will collaborate with various local nonprofits organizations to expand services for the homeless and at-risk of homelessness population. The City of Valdosta participates in and supports local efforts of the Continuum of Care for the GA Balance of State to provide services providers with funding through the Emergency Solutions Grant (ESG) to assist homeless persons, including unsheltered persons. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Service providers are tasked with outreaching to and serving street homeless individuals throughout the service area. They also regularly visit known encampments and other locations where individuals less likely to utilize formal supports may be found. The community has expanded efforts to expand awareness of homelessness in the region. The City is committed to establishing a collaborative partnership with service providers, private citizens, and businesses to raise awareness, connect organizations and provide outreach resources. These efforts expand the network for

individuals and organizations to seek assistance for homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Valdosta does not receive its own ESG allocation and therefore relies on the allocation received by the agencies applying to the Georgia Balance of State Continuum of Care. The City supports efforts of decreasing or ending homelessness in Valdosta and supports the local initiatives. Agencies are awarded funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities provide shelter and services to citizens of Valdosta to include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs. The city supports increasing housing options and self-sufficiency for the homeless and near homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals.
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness

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

The South Georgia Partnership to End Homelessness implements a housing first model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life. The primary goals are to help people obtain permanent housing as quickly as possible, increase their self-sufficiency, and remain stably housed. The city also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Due to limited resources, it is important for agencies to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services.

The City of Valdosta will continue to support the South Georgia Partnership to End Homelessness in reducing the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness and encourages collaboration with organizations to transition as many people as possible into permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Valdosta through the South Georgia Partnership to End Homelessness work with local service providers to carry out essential services and homelessness prevention. Homeless prevention funds go for security and utility deposits, and in some cases for arrearages. During the next consolidated plan period, the City of Valdosta will continue to:

- Support organizations that provide transitional housing space for the homeless.
- Work with the local and state Department of Children Services and support them in their effort to expand services for youth existing foster care.
- Support case management, housing counseling, and job training for homeless, and those at risk of becoming homeless, individuals and families.
- Assist in the identification of available prevention programs and development of a gaps analysis that allows us to create a homeless prevention plan in the coming years.
- Support agencies that provide emergency food, rental assistance, utility assistance, and home repair that help prevent homelessness.

Discussion

N/A

AP-75 Action Plan Barriers to Affordable Housing - 91.220(j)

Introduction

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment. These issues are presented based on programmatic experience, previous analyses, and were explored as part of the City of Valdosta's Analysis of Impediments to Fair Housing Choice. A detailed description of these contributing factors can be found in the 2024 AI (accessed from the City of Valdosta website) and highlights are listed below:

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

The City of Valdosta's Analysis of Impediments outlines strategies to address issues of fair housing, which directly impact access to affordable housing. The following is an overview of cross cutting strategies to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment:

- o Increase coordination with City Departments and City/Regional Entities: Working with the Valdosta Housing Authority, school district and other agencies the Community and Housing Development Department will conduct an analysis of vacant or underutilized publicly owned properties that may be used for affordable housing and community development activities. In addition, the Department will develop a strategy for incorporating affordable housing into historic districts and other communities of opportunity.
- o Provide more housing in areas of high opportunity and reduce barriers to affordable housing: There is a need for quality, affordable housing throughout the city. The city should preserve existing affordable housing developments in neighborhoods that are at risk of displacement or gentrification. In addition, the city should support and pursue affordable housing development in high opportunity areas.
- o Reduce disparities in access: I-75 divides the City of Valdosta, with many segregated low-income communities east of I-75 and many growth areas west of I-75, the City will continue to target investments to increase resources east of I-75 and support the development of affordable housing west of I-75.
- o Increase fair housing capacity: The City of Valdosta will expand awareness of fair housing needs and rights among stakeholder organizations and the community overall. This will include providing technical assistance and capacity building to area nonprofit organizations and the Center for Fair Housing to expand fair housing training and awareness. To be consistent with this Plan, those entities seeking a consistency letter from the City should provide the request in a timely manner and attach any proposed plan, activity, or project for review. These requests should be submitted to the Neighborhood

Development Department so that proposals can be reviewed against this Plan and other related plans as designated by the Mayor of the City of Valdosta on behalf of its residents. By providing more detail, the city can further its Plan and analyze gaps of services and needs.

Discussion

N/A

AP-85 Other Actions - 91.220(k)

Introduction

The Strategic Plan addresses the issue of meeting underserved needs through a variety of initiatives. Several of these initiatives are proposed for funding in this Annual Plan. The Action's below will describe the City's efforts to carry out the following goals:

- Increasing and preserve the supply of affordable housing through housing single-family rehabilitation, emergency repairs, reconstruction, and homeownership assistance
- Increase Public Services to Build Self-Sufficiency & Sustainability
- Planning & Administration
- Fair Housing Education
- Small Business Workforce Economic Development

Actions planned to address obstacles to meeting underserved needs

The City will continue to collaborate with community leaders, stakeholders, and local non-profit agencies to help remove obstacles to better meet the needs of the underserved population and improve service delivery. The City will work with local nonprofit organizations to provide social services, disseminate news and information, and spearhead community-wide solutions to local needs.

Actions planned to foster and maintain affordable housing

Affordability with rental and homeownership options is becoming a major concern within the City. Land is rapidly increasing in value and construction materials continue to rise making housing options more and more expensive. As housing prices speedily rise, the need for housing assistance will continue to increase. For those looking to purchase a home, the City will provide critical homeownership assistance for low income households. The City will also continue its single-family housing repair and emergency repair housing program.

Actions planned to reduce lead-based paint hazards

Lead-based paint remediation will continue to be an integral part of the City's rehab program. All rehabs of owner-occupied homes are tested for lead-based paint and any LBP found is appropriately remediated.

Actions planned to reduce the number of poverty-level families

The City will continue to work with multiple partners to provide services to help alleviate poverty. The City's Small Business Workforce Economic Development program will also provide assistance for

poverty-level families.

Actions planned to develop institutional structure

The City has worked to create efficiencies through collaboration in providing services. The City's collaboration with the CoC will remain an importance aspect of its institutional structure for service homeless and those who are at-risk of homelessness. The City will continue to be an active partner in the CoC to ensure that the services will continue and those seeking assistance will receive better services to meet their individual needs.

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

The City will continue to foster collaboration through the dissemination of services, news, and information across social service organizations, subcontractors, and public and private entities for activities undertaken through the grant program.

Discussion

N/A

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

| | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| <TYPE=[text] REPORT_GUID=[A698417B4C924AE0218B42865313DACF] DELETE_TABLE_IF_EMPTY=[YES]> | |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>

Discussion

N/A

Appendix - Alternate/Local Data Sources

| | |
|---|--|
| 1 | Data Source Name 2014 - 2018 ACS |
| | List the name of the organization or individual who originated the data set. N/A |
| | Provide a brief summary of the data set. N/A |
| | What was the purpose for developing this data set? N/A |
| | Provide the year (and optionally month, or month and day) for when the data was collected. N/A |
| | Briefly describe the methodology for the data collection. N/A |
| | Describe the total population from which the sample was taken. N/A |
| | Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A |
| | Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A |
| 2 | Data Source Name PIH |
| | List the name of the organization or individual who originated the data set. N/A |
| | Provide a brief summary of the data set. N/A |
| | What was the purpose for developing this data set? N/A |
| | How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? N/A |
| | How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? N/A |

| | |
|--|--|
| | What time period (provide the year, and optionally month, or month and day) is covered by this data set? N/A |
| | What is the status of the data set (complete, in progress, or planned)? N/A |