

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

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VALDOSTA
A City Without Limits

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Table of Contents

CR-05-Goals and Outcomes.....	3
CR-10-Racial and Ethnic composition of families assisted.....	7
CR-15-Resources and Investments 91.520(a)	8
CR-20-Affordable Housing 92.520 (b)	9
CR-25-Homeless and Other Special Needs 91.220(d,e); 91.320(d,e); 91.520(c)	11
CR-30-Public Housing 91.220(h); 91.320(j)	12
CR-35-Other Actions 91.220(j)-(k); 91.320(i)-(j)	14
CR-40-Monitoring 91.220 and 91.230	17
CR-45-CDBG 91.520(c)	18

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In accordance with 24 CFR 570, the City of Valdosta has prepared this Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2024. This Consolidated Annual Performance and Evaluation Report (CAPER) is an end-of-year requirement of the U.S. Department of Housing and Urban Development (HUD). This CAPER represents the third year of the 2020-2024 Consolidated Plan. This CAPER represents the fifth year of the 2020-2024 Consolidated Plan. This year, staff continued to diligently study pertinent federal regulations, attend critical training opportunities, and implement the programs identified in the Annual Action Plan. Staff have submitted and have received approval of the 2024 Annual Action Plan and continue to work to implement and complete fifth year projects. The City of Valdosta will continue to provide more information regarding Fair Housing and Fair Lending rights to homebuyers and renters. The City of Valdosta continues to receive a plethora of calls for down-payment assistance in the DRA, the City will continue to work with organizations in the local area that are certified to offer this resource. Although the City cannot offer formal training, staff will continue to provide residents information on fair housing rights, predatory lending and Accessibility Rights and Reasonable Accommodations. Staff is offering affordable town hall focusing on heirs property to assist the low-moderate income homeowner community with the issue of heirs property, which in many cases has excluded several income eligible residents from receiving rehab assistance from the CDBG program. 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. The City continues to experience natural disasters close to our immediate area continues to make it difficult to secure qualified contractors for projects, the program is still making an impact in the City.

CDBG Activities Highlights

CDBG funds were used to support several key initiatives this year: Construction of two reconstructions projects listed below, hosting an Affordable Housing Townhall and employing three outstanding students from Valdosta High School providing them with valuable work experience and community service opportunities.

817 Brookwood Place



710 New Hudson



1007 Bunche



Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration Strategy 1.1- Program Administration	Administration	CDBG: \$126,406.00	Other	Other	5	5	100.00%	5	5	100.00%
Administration Strategy 1.2-Fair Housing		CDBG: \$10,000.00	Other	Other	65	65	100.00%	65	65	100.00%
Affordable Housing Strategy 1.1 - Housing Rehab	Affordable Housing	CDBG: \$435,627.00	Homeowner Housing Rehabilitated	Household Housing Unit	8	8	100%	8	8	100%
Non-Housing Community Development-Economic Develop	Non-Housing Community Development	CDBG: \$ 10,000.00	Other	Other	5	5	60%	5	5	60%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the

plan, giving special attention to the highest priority activities identified.

Staff continue to work diligently to utilize the funding for community needs, while staying within timeliness compliance. Overall, the city is pleased with the outcomes from the fifth Consolidated Plan submission and the programs identified in the 2024 Annual Action Plan. The City of Valdosta has made a conscious commitment to allocate majority of the funds to the homeowner rehabilitation/reconstruction activities, but still realizing the need in the community for other services, we have committed funding to activities to aid in the promotion of fair housing education, community, and economic development. Success has been seen with the Great Promise Partnership programs, which has given a greater emphasis on community and economic development.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1
Black or African American	14
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	15
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

This number represents the individual families assisted through the single-family residential rehabilitation/reconstruction activities (8), the Great Promise Partnership program (3), and the Heirs Property assistance (4). Over thirty families were touched with direct assistance through the housing or job mentoring programs. Also, throughout the program year, several races are assisted through information given at community forums and seminars. The majority of those we serve in the Designated Revitalization Area (DRA) are African American (approximate 80%), with Whites and Hispanics representing about 15%, leaving the last 5% a mixture of all races and ethnicities.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public-federal	632,033.00	

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Block Groups	100	100	Areas for area benefit through CDBG Program

Table 4 – Identify the geographic distribution and location of investments.

Narrative

Leveraging

Explain how federal funds, leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Staff continues to work to secure additional leveraged funds from sources such as the Georgia Department of Transportation, Goodwill Industries, Habitat for Humanity and the Georgia Department of Community Affairs. The City works to maximize available resources through leveraging with homeownership programs such as Habitat for Humanity.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	10	8
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	8

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	5	5
Number of households supported through Rehab of Existing Units	5	3
Number of households supported through Acquisition of Existing Units	0	0
Total	10	8

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Staff will continue with other applicants to accomplish our goals.

Discuss how these outcomes will impact future annual action plans.

The City of Valdosta and the surrounding area will need to change the ways in which we reach our low-moderate populations and be a part of offering solutions to overcome the barriers we experienced due a category 4 hurricane hitting the area. A year has passed since the hurricane hit Valdosta, yet, its impact remains. Our community continues to rebuild, stronger together with each step forward. The need for safe, sanitary, and affordable housing is an even more important goal for our community. The issues of housing instability, low wages, and the cost of decent housing have been brought to the forefront of our governmental concerns as an Entitlement Community. Staff is eagerly looking to local, state and national guidance on how to be able to continue the programs we have been fortunate enough to provide to our community for over ten years, but now with a new method of presentation.

We always plan projects with our annual CDBG allocation and resources in mind. Any additional projects that are able to be completed through those other resources just add to the overall efforts of the City to

eliminate substandard housing and barriers to fair housing in our community. Given a worst-case housing need, the City would continue to coordinate our local Continuum of Care and emergent housing with our community partners (Valdosta Housing Authority, LAMP, Salvation Army, Behavioral Health, etc.) to the extent of the community resources available. Also, the City will utilize a substantial amendment to our annual action plans, if such a housing crisis would warrant and CDBG funding was available to redirect to such a need.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	3	0
Low-income	5	0
Moderate-income	0	0
Total	8	0

Table 7 – Number of Persons Served

Narrative Information

The City continues to maintain a relationship with local organizations to provide opportunities for homeowner rehabilitation, emergency shelter as well as elderly and disabled housing in the Designated Revitalization Area. CDBG funds have been coordinated with local funds to assist with homeowner repairs. Staff continues to collaborate with local providers, planners, and housing developers to implement steps to alleviate barriers to affordable housing that have been identified in our Analysis of Impediments to Fair Housing.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Valdosta is involved in the development and activities of the local Continuum of Care System (partners in the homeless coalition include: LAMP/New Horizons, The Haven, Valdosta Housing Authority, the Salvation Army, Behavioral Health Services of South Georgia, South Georgia Homeless Task Force, 90Works and the City of Valdosta).

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Georgia Housing Finance Administration (GHFA), Coastal Plains, Lowndes Associated Ministries to People, the Salvation Army, and other agencies will continue to provide utility assistance to families at risk of becoming homeless if resources are available. The Valdosta Housing Authority (VHA) will give priority to homeless families in its public housing program. GHFA will coordinate the case management system that will allow each agency to participate in building a database on each homeless person as well as other special needs groups. The City makes referrals to LAMP for eligible citizens to participate in their Homeless Prevention and Rapid Re-Housing (HPRP) program, which has resulted in the prevention of the families referred from becoming homeless. The City will continue to work with agencies that provide supportive services to the homeless and those at risk of becoming homeless.

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 City will continue to identify and match at-risk people with available services which can assist with housing and prevent homelessness. Staff was advised on the new count protocols from both the federal and state level regarding the PIT count for 2023. All necessary precautions will be made to make sure our community has a complete count and has full consideration of all state and local public health safety

mandates.

The Georgia Housing Finance Administration (GHFA) and South Georgia Homeless Task Force will continue to reach out to homeless individuals and families by making available its information and referral service, and advertising available services through different mediums such as radio and television advertisements, newspapers, and flyers. Each organization is using the HMIS comprehensive case management system that will assess individual and family needs and connect them with the proper resources. A well-developed referral and case management system will allow most agencies to immediately assess the needs of homeless people. Once an agency determines the need, the individual or family is promptly referred to the appropriate services. The City will also collaborate with homeless agencies to address the housing needs of recently released institutionalized persons. CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Valdosta Housing Authority continues in its mission to provide affordable housing to the most vulnerable in our community. The Housing Authority has continued to modernize its housing stock through its Comprehensive Modernization Program and continues to work with a local service provider to provide job/career training and after-school programs for its residents and their children.

Statistical information about the Valdosta Housing Authority public housing:

531 Total Public Housing Units

425 Households are headed by females

106 Households are headed by elderly persons

45% Households have incomes at or below 30% of the media area income

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

The physical improvements that the Valdosta Housing Authority is making to its public housing developments and the way in which the VHA and its residents maintain their housing should have a positive impact on neighborhoods that immediately surround public housing developments.

The Valdosta Housing Authority is in the various stages of repairing their single-family homes. 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.

Actions taken to provide assistance to troubled PHAs

The age of our oldest public housing development, Ora Lee West, makes this property a troubled property, however, the Valdosta Housing Authority has initiated repairs on this property to ensure it meets code requirements but our public housing authority as a whole functions well. Staff continue to collaborate with local providers to implement steps to alleviate barriers to affordable housing that have been identified in the recently completed Analysis of Impediments for the City of Valdosta. The Valdosta Housing Authority continues to use its Capital Improvement Funds, as available, to work towards completing the façade and community updates to the Hudson Docket community. The Valdosta Housing Authority has received a grant from HUD to fund the Job Plus initiative, which supports 400 public housing residents in gaining employment and financial stability. The program also provides job training, skill development, career coaching, employer connections, and financial literacy resources.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City is moving forward in preparing and attending additional forums to continue to present information on potential obstacles to meeting underserved needs, and to provide informational materials regarding the wealth of different community and faith-based housing, employment, educational and health related services that are offered in the City at no cost. A major issue within the city is heirs' property. To address this, the city will be hosting an Affordable Housing Town Hall focused on heirs' property and how to help residents navigate this challenge. Staff will continue to meet with local non-profit agencies in our community to inquire as to what they feel the needs of the underserved are and to solicit suggestions on how these needs can be best met and the gaps in services offered can be filled.

Staff will continue to push for sensible relaxation of underwriting criteria used by banks and other financial institutions that participate in the City's housing partnership. Also, the City will continue to advocate for financial literacy and education be a part of both the primary and secondary education systems, but also in career training programs. Other barriers will be identified, analyzed, and where appropriate changed. The City, in partnership with the Federal Deposit Insurance Corporation (FDIC) and the Office of the Comptroller of the Currency (OCC), will seek to host another Community Reinvestment Act (CRA) workshop to bring awareness and to work with local financial institutions to encourage activities that contribute to Community Reinvestment Act (CRA) activities in our community. Staff continues to meet with local financial institutions to work on community presentations to assist with increasing financial literacy among citizens.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City continues to work with local community and faith-based organizations to identify and address potential obstacles to meeting underserved needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Actions taken to reduce lead-based paint hazards. 91.220(k);, 91.320(j)

For the residential rehabilitation component of the program, applicants are given a Protect Your Family from Lead in Your Home booklet, which informs homeowners of potential lead-based paint hazards in all pre-construction meetings. In the housing rehabilitation program, homes that were built prior to 1978 were tested for lead. In the homes that tested positive for lead, abatement practices were used by a licensed lead abatement contractor.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to investigate and utilize various forums within the community for organizations to provide information regarding Fair housing/Fair lending practices, homebuyer counseling information, weatherization information and resources, utility billing assistance, homeless shelter information and resources, rental housing information, elderly and disabled individual housing resources and information regarding subsidized child-care programs, job/career training and workshops, job fairs and more affordable housing resources that would assist to provide decent, safe, sanitary and affordable housing for the citizens of Valdosta.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

At the commencement of the City's Entitlement fund program, it was determined the most efficient methodology for delivery of some funds would be through partnerships with those organizations already providing the identified programs and projects. Staff also meet with local non-profit agencies to inquire and discuss the needs/gaps in the institutional structures. Suggestions are being solicited on how these needs can be met and the gaps that may be in some of the services offered in our community can be filled. For example, the City continues to work with South Georgia Black Chamber to provide homebuyer education and financial literacy for small business owners. Staff continues to coordinate with new organizations as they are certified to provide homebuyer education services. The City utilizes its own Community Protection Division (Code Enforcement) in the effort to demolish, clear dilapidated structures and alleviate unsafe conditions. The City has partnered with the Valdosta/Lowndes County Chamber of Commerce for job training and small business education and technical assistance services. As the national pandemic restrictions are eased, the presentation of these resources and services will resume to pre-pandemic levels.

Staff have participated in numerous training opportunities as they have become available during the last year. Staff continues contact with our HUD Community Planning and Development Representative on a regular basis to ensure program compliance. Program files and procedures are reviewed periodically to ensure files are being maintained in compliance with program regulations throughout HUD.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The home repair program administered through the City is seeing an increased number of requests for assistance, due to the limited resources, which were addressed through grant funding. Decent housing and a suitable living environment has been provided through referrals to Coastal Plains, Counsel on Aging, the Salvation Army, LAMP and the Georgia Housing Finance Administration. Fair Housing and Lending information, Residential Rehabilitation/Reconstruction, the Small Emerging Business program, and its partnerships with community organizations in the educational and labor markets are indicators that address these strategies and describe the results of the activities and strategies implemented. In the program activities, changes were made to better address the needs of homeownership/retention and housing rehabilitation and to create more educational and economic opportunities as well as affirmatively furthering fair housing initiatives within the City. The City is also making the public aware of funding available

through Georgia Department of Community Affairs.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Valdosta completed an Analysis of Impediments to Fair Housing in 2024. The report has listed the local barriers residents of Valdosta/Lowndes County face in regard to securing affordable, safe and sanitary housing in our community. The City continues to utilize the impediments set forth in the report as the basis for their housing goals in the 204 Annual Action Plan. Funding will be allocated yearly to address Fair Housing education and housing activities in our Annual Action Plan.

CR-40 - Monitoring 91.220 and 91.230

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

Although the City currently does not have any subrecipients, when applicable, subrecipients will be required to turn in quarterly reports with drawdown requests. The reports for reimbursement will be evaluated to ensure the activities for reimbursement are within the program parameters. When applicable, during the evaluation of quarterly reports, subrecipients would be asked to include or document detailed information in respect to the clients they provided services to (i.e., income verification of participants, race, gender, number of opportunities offered and to whom, the means of outreach to program participants, MBE, WBE, and Section 3 Business Entity status).

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City conducts conferences to apprise the public of funding availability and offer technical assistance to agencies, groups and individuals in completing the required applications for any particular program. Citizens are informed through newspaper articles, public notices, public hearings, the city's website, social media sites, and the city's public access channel concerning the CDBG objectives, changes in the use of funds, availability of the Annual Action Plan and other pertinent information as it relates to the CDBG Program.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Although affordable housing is a high priority for us, other needs in the areas of community & economic development, fair housing and small business education and retention were identified as emerging needs. Funding is being allocated to activities yearly to move all these priorities forward. The progress made by the program in the area of eliminating substandard housing will not and cannot be sustained in the community unless funding is directed to other identified needs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.