

# **CITY OF VALDOSTA, GEORGIA**

## **2015 - 2019 CONSOLIDATED PLAN**

### **2015 - 2016 ANNUAL PLAN**

#### **2015 - 2019 Consolidated Plan**

#### **2015 - 2016 Annual Plan**

#### **30 Day Comment Period April 14 - May 15, 2015**

**Contact:**

**City of Valdosta, Georgia**

**Neighborhood Development Division**

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**Prepared by:  
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## **Executive Summary**

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

#### **1. Introduction**

The City of Valdosta's 2015-2019 Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, with revisions for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to the U.S. Department of HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing and Homeless Needs Assessment, 5-year Strategic Plan, a 1-year Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comment. The Strategic Plan addresses specific needs that were identified in the data analysis, with specific goals and program targets for each category designated for funding. The Action Plan is a subset of the Strategic Plan, addressing funding options for the next fiscal year. The Consolidated Plan can be used by organizations in the community as a guide for identifying activities through which they can help the jurisdiction reach their housing and community development goals. The Consolidated Plan also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. Incorporated into the Consolidated Plan are an analysis of the local housing market and a review of housing and homeless needs in Medford as a means of defining the current environment in which federal funding is being used. The Consolidated Plan provides a strategic plan for meeting priority needs that were identified through the community participation process. The analytical parts of the document draw from the 2005-2009 and the 2008-2012 American Community Surveys and 2005 CHAS data provided by HUD. Other data sources include the 2010 U.S. Census and other information gathered locally, including a survey of citizens that was used to assist in prioritizing needs. The survey was available on the City's website and was distributed at community meetings.

#### **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

This Consolidated Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to Plan, Monitor and Administer Entitlement Grant Program and insure compliance with Federal Regulations. Conduct fair housing education and outreach. Improve the condition of housing for low-income homeowners. Remove slum and blighted conditions. Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.

These objectives are supported by a collection of associated strategies and performance goals. These strategies seek to work toward meeting the objectives stated, addressing the need for more affordable housing, housing rehabilitation, fair housing education, and economic development. Specifics can be found in the Strategic Plan and Annual Action Plan.

### **3. Evaluation of past performance**

Valdosta has a history of successful programs funded through the Community Development Block Grant Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to properly maintain their homes. The City has worked actively with local homeless services providers to expand services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

### **4. Summary of citizen participation process and consultation process**

Based on Community Participation Plan outreach included public forums and focus group meetings, on-line survey accessed on the City of Valdosta Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, Valdosta Housing Authority, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, elected and appointed officials.

### **5. Summary of public comments**

Comments still being gathered, will be added at the completion of the public review process.

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

No comments were rejected.

## **7. Summary**

This plan provides a framework through which Valdosta manages its federal entitlement programs related to community development and homeless assistance. Data were provided through HUD's eCon software system, utilizing American Community Survey data and other sources, to construct the needs assessment and market analysis. The City worked with local service providers and other concerned citizens to develop the strategic plan and annual action plan, both designed to address needs within the city as identified through the public participation process and needs assessment.

## 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 Divisio, City of Valdosta
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

Vanassa Flucas

Neighborhood Development Manager

City of Valdosta

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Valdosta works with a wide variety of agencies, organizations, and service providers in an effort to bring various viewpoints to bear in the identification of local housing and service needs. Ongoing relationships focused on specific needs and targeted meetings designed to bring public input into the Consolidated Plan process are two of the ways that the City utilizes outside organizations in the consultation process. A few of those agencies are listed in the tables below, but others were invited and/or participated that were not found in the HUD database.

**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(l)).**

The City has ongoing relationships with several housing providers working on housing development activities. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

**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 of Valdosta and the South Georgia Partnership to End Homelessness is involved in the development and activities of the local Continuum of Care System. Several local organizations such as social service agencies, charitable groups and religious organizations provide emergency/transitional housing and/or supportive services to the homeless and at-risk persons including abused women and children and substance abusers.

Lowndes Associated Ministries People Inc., New Horizons Family Development Center provides family shelter within the community. Services are focused towards addressing the needs of the homeless. At present, approximately 100% of the programming is directly related to the homeless. New Horizons accommodates non-victimized single women, single parents (male/female) and two parent families with children. New Horizons has 73 bed spaces and is a twenty-four hour-a-day operation that is available to the public 365 days a year, including holidays.

**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**

Staff from Valdosta participates in the development of the Continuum of Care, working with area service providers to include City resources, to the extent possible, in the provision of services to homeless individuals and families in Valdosta.

**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	<b>Agency/Group/Organization</b>	. Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	Heritage of the South Bank
	<b>Agency/Group/Organization Type</b>	Bank
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
3	<b>Agency/Group/Organization</b>	South Georgia Regional Commission
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
4	<b>Agency/Group/Organization</b>	Valdosta Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Chamber of Commerce
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Valdosta Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

No specific organizations were intentionally left out of the public participation process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	South Georgia Partnership to End Homelessness	The Strategic Plan provides a set of priorities for addressing homelessness, with are supported by the South Georgia Partnership to End Homelessness Continuum of Care and its participating agencies.

**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(l))**

Valdosta works closely with South Georgia Partnership to End Homelessness and other local communities active in the Continuum of Care process, State agencies, local non-profit organizations, and other departments of the City of Valdosta in the development of programs to address housing, homeless, and community development needs and other local issues covered by the Consolidated Plan.

**Narrative (optional):**

## **PR-15 Citizen Participation**

### **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, Georgia followed its designated Community Participation Plan in developing the 2015 – 2019 Consolidated Plan and 2015 – 2016 Annual Plan. Based on Community Participation Plan outreach included public forums and focus group meetings, on-line survey accessed on the City of Valdosta Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years. Participating persons, public and private agencies included the general public, neighborhood organizations, Valdosta Housing Authority, Continuum of Care, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, elected and appointed officials.

Three Public Forums and Stakeholder Focus Group sessions were held on January 6th and 7th, 2015 at the Valdosta Community Development Division Offices, 300 North Lee Street, Valdosta, Georgia 31601. Supplemental interviews were conducted with and information and input received from various City Departments and Divisions, Chamber of Commerce and Board of Realtors representatives, social and public service organization, community, professional and industry representatives to obtain information from those unable to attend the sessions. Participants in the sessions and supplemental interviews included Valdosta City staff and other government representatives; administrators from local colleges, universities, and school districts; non-profit organizations, home builders, housing and social service agencies representatives; real estate and financial industry representatives; and the general public and other community representatives.

Attendees for the Focus Groups and Public Forums were gathered through invitations sent to select resident and community leaders, organizations, industry professionals and public officials and a public meeting notice published in the local newspaper. At each Focus Group and Public Forum, general issues related to the housing market, neighborhoods conditions, community development needs and concerns pertaining to barriers to affordable housing in Valdosta were discussed. The format also included discussions of the communities' priority needs for the next five years and their priorities for funding for the next program year.

Participants in the focus groups and public forums and the general public were given an opportunity to complete a Priority Needs Survey as part of the Consolidated Plan process. The survey was presented at each of the aforementioned sessions and also made available on the City's web site for completion and submission on line.

### **Public Hearing and City Council Action**

The Valdosta City Council held a briefing of the 2015 – 2019 Consolidated Plan and 2015 Annual Plan at Valdosta City Hall Council Chambers May 5, 2015 and a Public Hearing and Action to approve the 2015 – 2019 Consolidated Plan and 2015 Annual Plan on May 21, 2015.

### 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)
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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	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Three Public Forums and Stakeholder Focus Group sessions were held on January 6th and 7th, 2015 at the Valdosta Community Development Division Offices, 300 North Lee Street, Valdosta, Georgia 31601. Supplemental interviews were conducted with and information and input received from various City Departments and Divisions, Chamber of Commerce and Board of Realtors representatives, social and public service organization, community, professional and industry representatives to obtain information from those unable to attend the sessions.</p>		None	
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OMB Control No: 2506-0117 (exp. 07/31/2015)

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	Survey	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	An on-line survey was provided through the City of Valdosta Web Site, and consultation with public and private agencies and organizations to capture public input as to the priority needs for the next five years.			
3	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	A public meeting notice was published in the local newspaper.			

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)
4	Survey	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Attendees for the Focus Groups and Public Forums were gathered through invitations sent to select resident and community leaders, organizations, industry professionals and public officials and a public meeting notice published in the local newspaper. At each Focus Group and Public Forum, general issues related to the housing market, neighborhoods conditions, community development needs and concerns pertaining to barriers to affordable housing in Valdosta were discussed. The format also included discussion of the Valdosta communities' priority needs for the next five years and the importance of</p>			

Consolidated Plan

Valdosta

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**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The needs assessment looks at a variety of housing, homeless, community development, and non-homeless special needs through an examination of census and CHAS data, which was created by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. These data quantify housing problems, such as overcrowding and cost burden, and measure the magnitude of special needs populations, such as the elderly, frail elderly, and persons with HIV/AIDS. As shown in the following analysis, cost burden (paying more than 30 percent of household income on housing expenses) and extreme cost burden (paying more than 50 percent of household income on housing expenses) has a considerable impact on households in Valdosta, particularly lower income households. Measures of housing condition (lack of complete kitchen or plumbing facilities) do not provide a very reliable measure of condition, though it represents the best, easily accessible data on the topic. Other needs are represented through various census and state data sources.

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

### Summary of Housing Needs

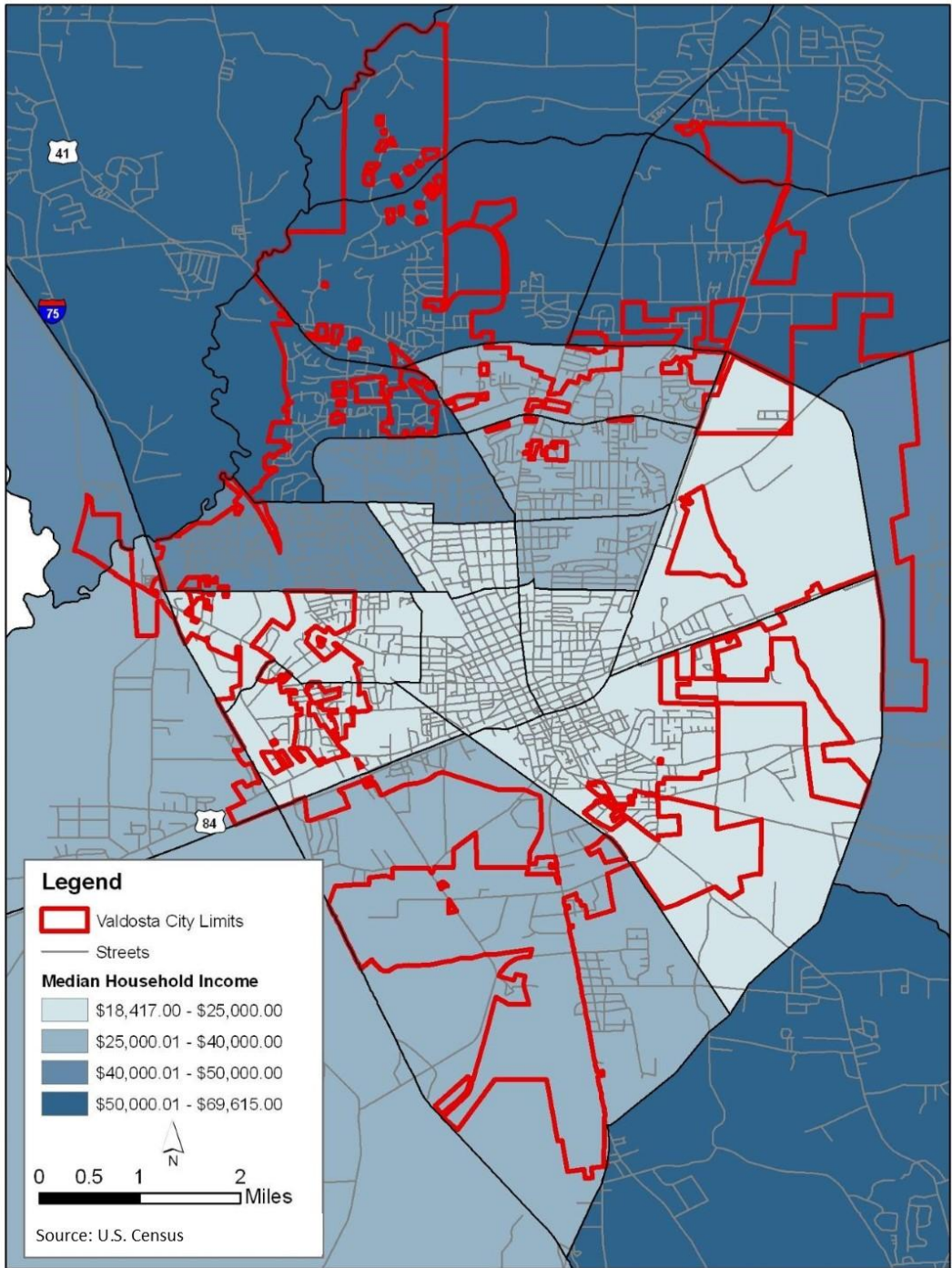
The following data provide an analysis of housing problems in Valdosta, including lack of complete plumbing or kitchen facilities, overcrowding (1.01 to 1.5 persons per room), severe overcrowding (more than 1.5 persons per room), cost burden (paying more than 30% of household income on housing expenses), and severe cost burden (paying more than 50% of household income on housing expenses). By far, the most common housing need related to cost burden, hitting lower income households particularly hard, with over 58 percent of renter households and over 62 percent of owner households earning less than 30% of the area median income (AMI) paying more than 50% of their income on housing expenses. For rental households, cost burden is the most common housing problem with over 69 percent of all renter households earning below 100% of the AMI paying more than 30% of their income on housing expenses. Likewise, cost burden is the most common for owner households where 52 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 31 percent paying more than 50% of their income on housing expenses. The next most pressing housing problem in Valdosta is overcrowded rental housing in rental housing, with just over three percent rental units. When comparing overcrowded housing with cost burden, the needs observed are not nearly as pressing.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	45,739	53,527	17%
Households	17,591	19,640	12%
Median Income	\$29,046.00	\$31,215.00	7%

**Table 5 - Housing Needs Assessment Demographics**

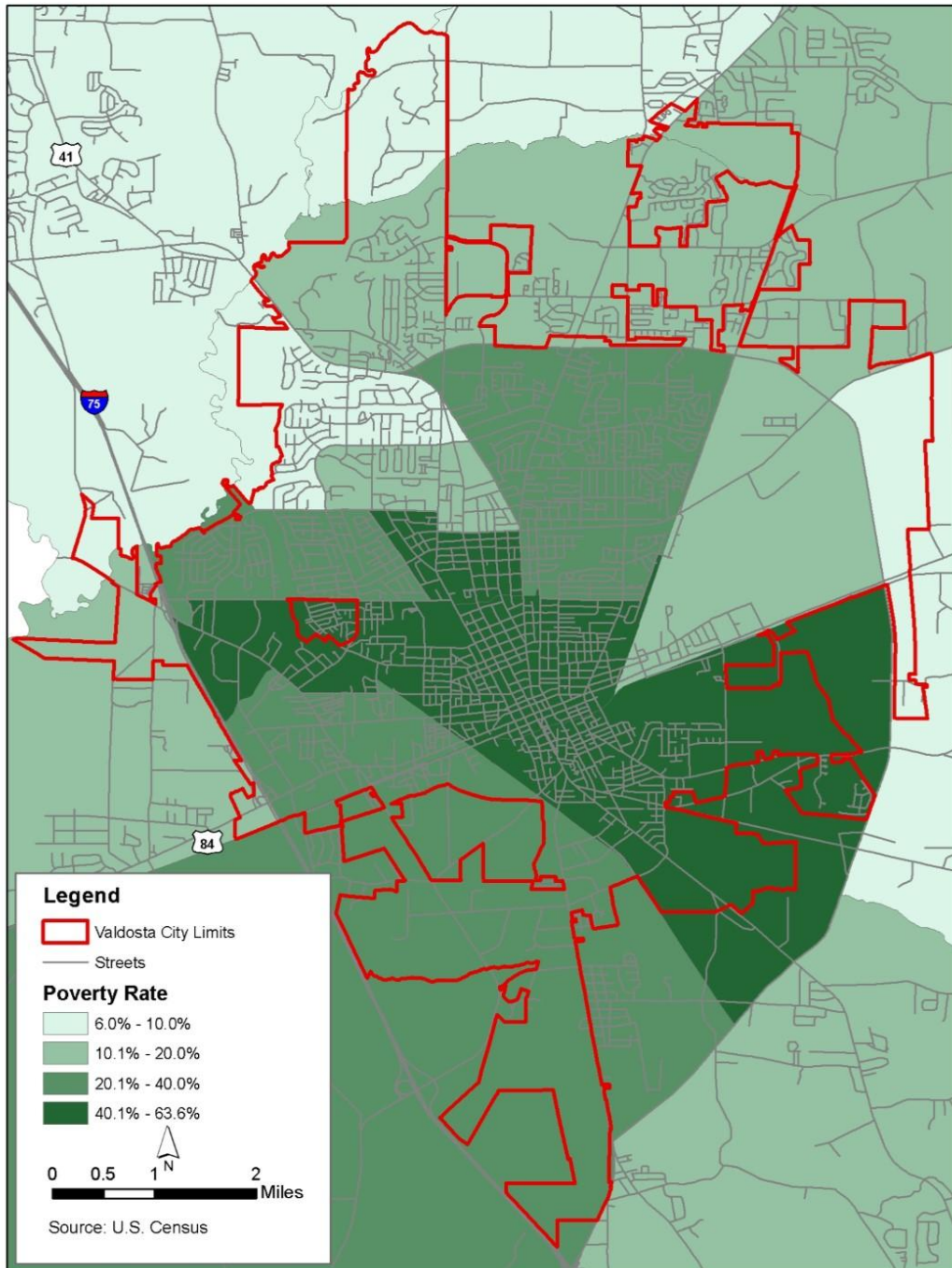
**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

**Median Household Income**



**Median Household Income**

## Percent of Population Below Poverty Level



## Poverty Rate

## Number of Households Table

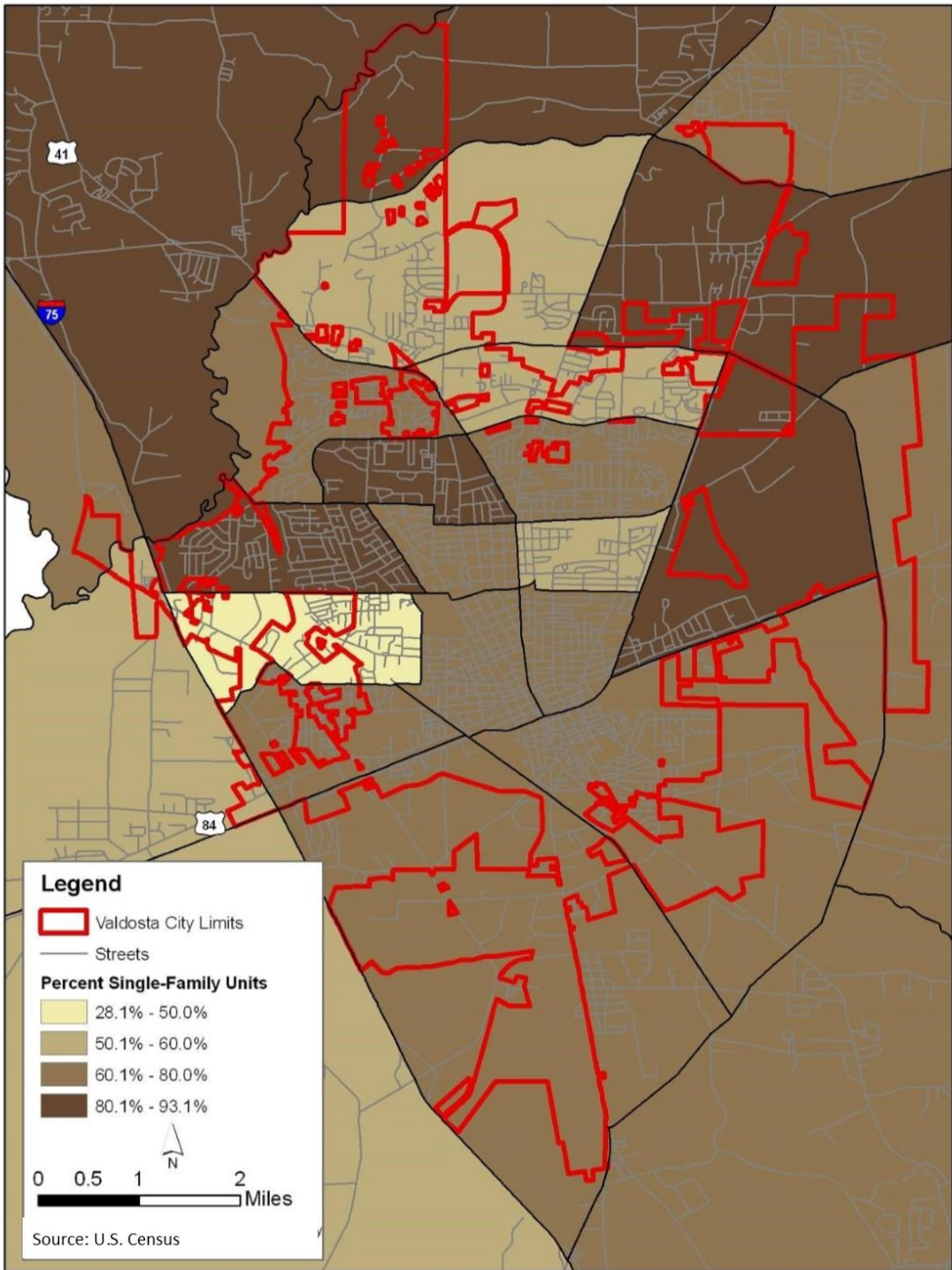
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,245	2,400	3,480	1,910	8,600
Small Family Households *	1,105	720	1,400	739	3,660
Large Family Households *	285	165	360	120	705
Household contains at least one person 62-74 years of age	260	320	460	295	1,450
Household contains at least one person age 75 or older	199	370	350	210	845
Households with one or more children 6 years old or younger *	715	425	749	245	1,060
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2007-2011 CHAS

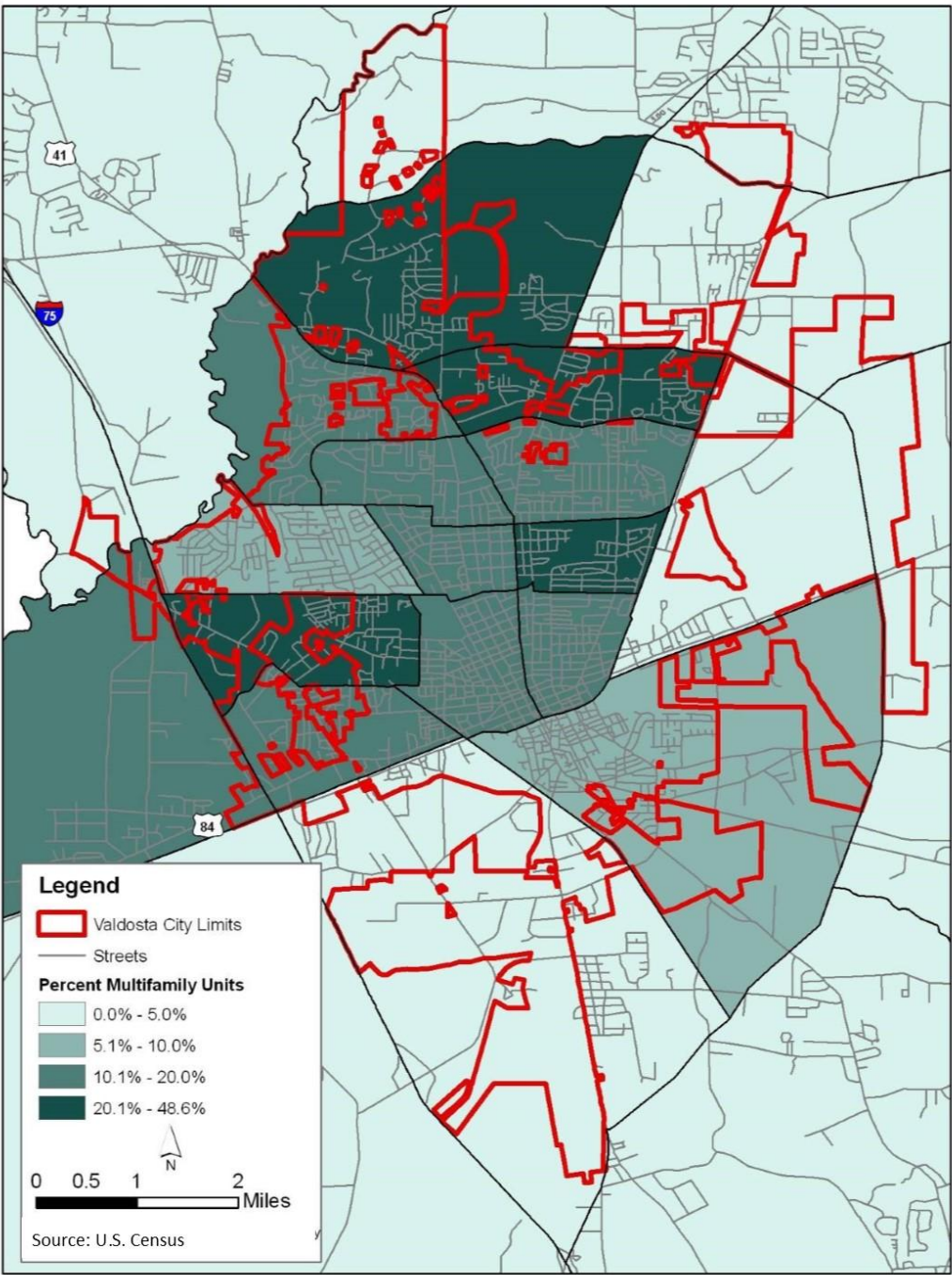


**Percent Single-Family Housing**



**Percent Single-Family Housing**

**Percent Multifamily Housing**



**Percent Multifamily Housing**



## Housing Needs Summary Tables

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

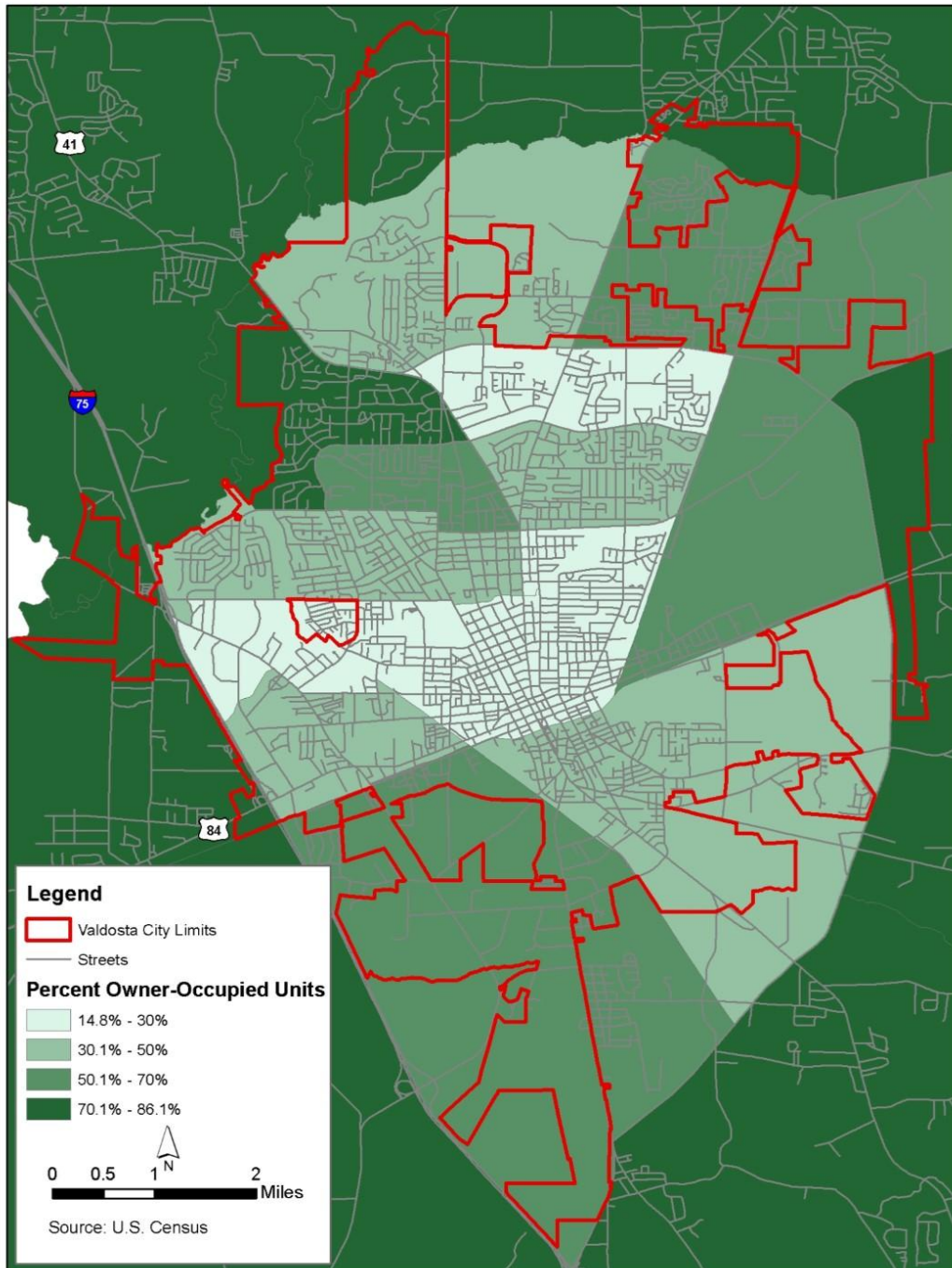
	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	35	25	35	20	115	0	0	30	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	40	0	40	0	0	0	15	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	65	70	25	195	0	20	10	35	65
Housing cost burden greater than 50% of income (and none of the above problems)	1,705	975	440	0	3,120	240	340	290	105	975
Housing cost burden greater than 30% of income (and none of the above problems)	195	470	950	415	2,030	80	140	400	45	665

	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
Zero/negative Income (and none of the above problems)	405	0	0	0	405	85	0	0	0	85

**Table 7 – Housing Problems Table**

**Data** 2007-2011 CHAS  
**Source:**

## Percent of Owner-Occupied Housing Units



## Percent Owner-Occupied Units

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	1,775	1,065	585	50	3,475	240	360	330	160	1,090
Having none of four housing problems	650	660	1,485	1,230	4,025	90	320	1,080	475	1,965
Household has negative income, but none of the other housing problems	405	0	0	0	405	85	0	0	0	85

**Table 8 – Housing Problems 2**

Data 2007-2011 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	675	505	725	1,905	125	110	255	490
Large Related	240	120	104	464	10	20	145	175
Elderly	190	185	75	450	80	220	129	429
Other	870	725	590	2,185	110	125	165	400
Total need by income	1,975	1,535	1,494	5,004	325	475	694	1,494

**Table 9 – Cost Burden > 30%**

Data 2007-2011 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	595	290	195	1,080	100	80	70	250
Large Related	230	95	4	329	0	0	50	50
Elderly	165	80	10	255	50	130	105	285
Other	780	580	240	1,600	95	125	70	290
Total need by income	1,770	1,045	449	3,264	245	335	295	875

**Table 10 – Cost Burden > 50%**

Data Source: 2007-2011 CHAS

#### 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	25	50	55	25	155	0	0	0	15	15
Multiple, unrelated family households	10	15	25	0	50	0	20	10	35	65
Other, non-family households	0	0	30	0	30	0	0	0	0	0
Total need by income	35	65	110	25	235	0	20	10	50	80

**Table 11 – Crowding Information – 1/2**

Data Source: 2007-2011 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.**

According to the 2009-2013 American Community Survey, there were 6,542 single person households in Valdosta (31.1% of all Valdosta households), over 27 percent of which were elderly (age 65+). Thirty-four percent of single person households were homeowners, with 66 percent renters. Forty percent of single person renter households lived in single-family housing units, compared to Sixty percent of owner households. The median household income of single person households was \$20,288, approximately 69 percent of the median income for all households in Valdosta at \$29,371. As shown in Table 6 above, severe cost burden was a major factor for the "Other" category, with 49 percent of the rental cases and 33 percent of the owner cases. Most of the "Other" category will be made up of single person households.

### **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.**

Data from the 2009-2013 American Community Survey show that 12.4 percent of the population of Valdosta reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reporting 1.6 percent with a disability. In the 5 to 17 year age group, 7.4 percent are reported to have disabilities. In the 18 to 64 year age group, 10.4 percent report disabilities, of which 37.8 percent reported employment disability, 18.8 percent reported physical disability, and 12.0 percent reported mental disability. The 65 year and older age group reported 42.5 percent with disabilities, of which 35.7 percent reported physical disability and 16.3 percent reported mental disability. The ACS data also show that 4.2 percent of the population of Valdosta reports a disability and living in poverty. Domestic violence statistics were not readily available for the city. According to the 2011 Homeless Count conducted in Lowndes County, of the 138 total respondents that had severe housing problems, 19.6 percent were kicked out of their home before the age of 18, and 18.1 indicated that family violence played a role in their homelessness.

### **What are the most common housing problems?**

By far, the most common housing problem in Valdosta is cost burden. According to the CHAS data in the tables above, over 70 percent of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30%, with over 61 percent having a cost burden of over 50%. A 30% cost burden means that a household is spending more than 30% of their gross income on housing expenses, including utilities. Over 83 percent of households in the 30-50% AMI income category had a 30% cost burden, with 57 percent having a 50% cost burden. About 63 percent of households in the 50-80% AMI category had a 30% cost burden, with over 21 percent having a 50% cost burden. Looking at severe cost burden by tenure, 62 percent of renter households and 57 percent of owner households

earning less than 30% of the area median income (AMI) were paying more than 50% of their income on housing expenses. For rental households, severe cost burden is the most common housing problem with over 41 percent of all renter households earning below 100% of the AMI paying more than 50% of their income on housing expenses. Cost burden is the most common for owner households where 52 percent of all owner households earning below 100% of the AMI paying more than 30% of their income on housing expenses, with severe cost burden not far behind with 31 percent paying more than 50% of their income on housing expenses. By comparison, the numbers for overcrowding and incomplete kitchen or plumbing facilities were low, with two percent of the lowest income category living in overcrowded conditions and 10 percent living without complete kitchen or plumbing facilities.

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

Cost burden and extreme cost burden affect all household types in the lower income categories. In simple numerical terms, it would appear that "Other" households bear much of the brunt of severe cost burden among renters and owners, with 49 percent of the total number of renter households experiencing severe cost burden and 33 percent of the total experiencing severe cost burden in this category. Elderly in renters and Large Related households in owners comprised the smallest portion of those experiencing severe cost burden.

### **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**

Low-income individuals and families who are currently housed but are at risk of either residing in shelters or becoming unsheltered are living paycheck to paycheck, just making ends meet. They are often one paycheck away from being homeless in the event of a sudden loss of employment or medical emergency which redirects financial resources. These households span all types, including individuals living alone, small families, large families, and the elderly. Some households have relatives or friends with whom they can double-up, thus avoiding homelessness, at least in technical terms, but these accommodations are not long-term solutions to their needs. These households, particularly extremely low-income households, need a wide variety of assistance to help them meet those emergency needs that occasionally crop up in everyone's lives. This assistance could include job training to help them transition into better paying professions, mortgage/rental assistance, medical clinics that provide low or no cost care, rent subsidies, and other services that help absorb the costs that might redirect funds dedicated to housing. Formerly homeless families and individuals also need these services to reduce the prospect of returning to homelessness. Transitional housing units, permanent supportive housing, and

rent subsidies help meet the housing expenses of households returning from homelessness, while job training programs help with job prospects. Other social services are needed on occasion as circumstances demand.

**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 point-in-time homeless count provides the estimates of the various categories of homeless individuals and families. These include chronic homeless, veterans, families with children, families without children, individuals, and unaccompanied children.

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

Severe cost burden is linked with housing instability and an increased risk of homelessness. When a household is paying too large a portion of their income on housing expenses, sudden and unexpected financial demands can tip the scales, forcing them from their homes. These demands might include illnesses requiring hospital stays or time away from their job, automotive problems requiring repairs or loss of work due to lack of transportation, and legal problems that might require payments to lawyers or time away from their job. Lower income households are particularly susceptible to these financial impacts because they are less likely to have savings that can cover these expenses and buffer the effects of monetary demands in covering unexpected events.

## **Discussion**

Cost burden and extreme cost burden are the most common housing problem across all lower income households in Valdosta, both renter and owner. The lower the income of the household, the more extreme the cost burden. Overcrowding is also a common problem in many lower income households, though the numbers are much lower than those of cost burden. There is some concern with lack of complete plumbing and kitchen facilities, but these conditions are not widespread. As a proxy for housing condition, lack of complete kitchen or plumbing facilities does not tell the entire story. Many units with complete kitchen and plumbing facilities may not be habitable.



## 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

The 2007-2011 CHAS data, constructed from data collected by the US Census Bureau for HUD, show housing problems by income and race/ethnicity. The housing problems include incomplete kitchen or plumbing facilities, cost burden greater than 30 percent, and overcrowding (more than 1 person per room). The tables below show the distribution of one or more problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group. The next section will look at severe housing problems (severe overcrowding and extreme cost burden).

### 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	2,290	465	490
White	780	55	150
Black / African American	1,390	390	320
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	0	20

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*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

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	2,030	375	0
White	660	165	0
Black / African American	1,265	180	0
Asian	35	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	0	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*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

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	2,265	1,215	0
White	620	485	0
Black / African American	1,430	715	0
Asian	55	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	60	4	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*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

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	665	1,245	0
White	290	450	0
Black / African American	290	685	0
Asian	50	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	110	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*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%

## Discussion

The population of Valdosta was 43.3 percent White and 51.1 percent African-American, according to the 2010 U.S. Census. The next largest population group was Hispanic, at 4.0 percent. The remaining racial groups are relatively small, with about two percent for Asian and much less for all others. The data do show that Whites in the 0-30% income range shows disproportionately greater need. In the 0-30%, 30-50%, 50-80%, and 80-100% income categories, the Hispanic population show disproportionately greater need, though in very small numbers. Disproportionately greater need is seen in the 0-30%, 30-50%, 50-80%, and 80-100% income categories for the Asian population. Again, the size of these populations is quite small.

## 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

The 2007-2011 CHAS data constructed from data collected by the US Census Bureau for HUD show housing problems by income and race/ethnicity. The severe housing problems include incomplete kitchen or plumbing facilities, cost burden over 50 percent, and severe overcrowding (more than 1.5 persons per room). The tables below show the distribution of severe housing problems by race/ethnicity for each of four lower income groups, 0 to 30 percent of the area median income, 30 to 50 percent of the area median income, 50 to 80 percent of the area median income, and 80 to 100 percent of the area median income. The discussion following the tables will identify disproportionately greater need within each income group for particular racial or ethnic group.

### 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	2,015	740	490
White	780	55	150
Black / African American	1,135	640	320
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	15	20

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*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

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	1,420	980	0
White	470	355	0
Black / African American	855	590	0
Asian	35	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	0	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*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

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	915	2,565	0
White	195	910	0
Black / African American	570	1,575	0
Asian	40	15	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	15	50	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*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

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	205	1,705	0
White	65	675	0
Black / African American	95	880	0
Asian	50	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	145	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*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%

## Discussion

Whites in the 0-30% income range shows disproportionately greater need. In the 30-50% income category, the Hispanic population show disproportionately greater need, though in very small numbers. Disproportionately greater need is seen in the 0-30%, 50-80%, and 80-100% income categories for the Asian population. Again, the size of these populations is quite small.

## 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:

The 2007-2011 CHAS data were used to compare housing cost burden across racial/ethnic groups. Cost burden (30 to 50% of household income going to housing expenses), extreme cost burden (more than 50% of household income going to housing expenses), and no cost burden (less than 30% of household income going to housing expenses) were compared by racial/ethnic group to the city as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3,480	2,820	4,255	490
White	6,105	1,370	1,545	145
Black / African American	4,555	2,005	2,425	315
Asian	145	30	140	0
American Indian, Alaska Native	4	0	15	0
Pacific Islander	0	0	0	0
Hispanic	310	110	40	20

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

### Discussion:

The data show a disproportionate need for American Indian, Alaskan Native, having over 38 percent more in the 50% housing cost burden group, though none are seen in the 30% cost burden group. Again, the numbers are quite small in comparison to Whites and African-Americans.

## **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?**

From the CHAS data presented in the previous sections, there is little identifiable disproportionately greater need indicated between racial/ethnic groups in Valdosta other than the lowest and the highest income groups for a relatively small Hispanic and Asian populations. The total Hispanic population made up about four percent and Asian population made up about two percent of the total population of Valdosta, however, and the impact of the disproportionately greater need is small. Between the two major racial/ethnic groups, White and African-American, which comprise more than 94 percent of the population of Valdosta, the CHAS data show more housing problems for very low- and low-income African-American households.

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

None identified.

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

Maps included in the market analysis show some census tracts in the central parts of Valdosta are home to a relatively high portion of the city's African-American population, with the total African-American population in those tracts as much as 88 percent of the total population of those tracts, in a city where the total African-American population is 51 percent of the total population of the city. Likewise, there are tracts the southern and central parts of the city that are home to relatively high portion of the city's Hispanic population, ranging from five to nine percent of the total population of the tracts, compared to a total Hispanic population in the city of about four percent.



## NA-35 Public Housing – 91.205(b)

### Introduction

The Valdosta Housing Authority operates 471 public housing units in four developments. The average annual income of their public housing residents was about \$10,378. The average length of stay for public housing residents is five years. The residents include 64 elderly persons and 71 families with persons with disabilities in public housing. The largest racial/ethnic groups among public housing residents are African-Americans, 452 residents, and White, 19 residents. Hispanics account for one resident in public housing.

### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							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
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	Certificate	Mod-Rehab	Public Housing	Program Type					
				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
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
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**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, residents need housing units that provide easy access to the unit and all rooms within the unit, are free of obstacles that would prevent access to bath and kitchen facilities, and 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.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

According to the PHA Plan, there is no waiting list for public housing in Valdosta.

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

Though there are needs for affordable housing in the overall city, there is no waiting list for public housing in Valdosta.

**Discussion**

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The information in this section provides an estimate of homeless individuals and families within several categories. These numbers are taken from the previous 2011 Point-in-time count for Lowndes County. To date, Valdosta has not provided a separate count of homeless individuals or families in rural areas. Estimates for the number of homeless persons each year, becoming homeless each year, number exiting homeless each year, and duration of homelessness have not been developed, as yet.

**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 2011 homeless point-in-time count conducted in Lowndes County included 469 respondents. Of those:

- 27 (6%) responded as “Unsheltered Homeless”
- 109 (23%) responded as “Sheltered Homeless”
- 53 (11%) responded as “Precariously Housed”
- 280 (59%) responded as “Stably Housed”, and other categories
- 80 (17%) were accompanying children
- 114 (24%) were accompanying adults



**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
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.**

The 2011 homeless point-in-time count conducted in Lowndes County included 138 respondents with severe housing difficulties. The data indicated a total of nine (7%) homeless veterans, but the survey did not report on the families of veterans.

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

The 2011 homeless point-in-time count conducted in Lowndes County included 138 respondents with severe housing difficulties. Of those, a total of 55 (40%) were White, 69 (51%) were African-American, six (5%) identified as Other Race, and two (1%) were Hispanics.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2011 Point-in-time Count showed that of the total of 469 respondents, 27 (6%) unsheltered respondents, and the rest of those had some type of shelter. Eighty (17%) were accompanying children and 114 (24%) were accompanying adults, these respondents include families or families with children. Eighty-one (17%) were reported as being severely mentally ill. Twenty-six (19%) were reported as being victims of domestic violence. Six persons (4%) reported as having HIV/AIDS.



**Discussion:**

While the data available on homelessness in Valdosta is limited, it appears that small portion of homeless individuals were unsheltered in 2011 (27 of 469 individuals) in Lowndes County. Seventeen percent of those individuals were in households without children. Seventeen percent of those individuals were suffering from severe mental illness, seven percent were veterans, four percent were persons with HIV/AIDS, and 19 percent were victims of domestic violence. Forty percent were White and 52 percent were African-American.

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

### **Introduction:**

Non-homeless special needs populations include the elderly, frail elderly, persons with physical and developmental disabilities, substance abusers, persons with mental illness, and persons living with HIV/AIDS. These families and individuals are living either with families, in group facilities, or independently. They have a wide variety of needs, many of which are being met without public assistance. In some cases, where parents are caring for disabled children, the future of their independence is at risk.

### **Describe the characteristics of special needs populations in your community:**

These populations have a broad spectrum of characteristics, similar to the population at large, but a distinguishing factor for them is an increased risk of homelessness due to the fragile nature of their existence, some relying heavily on others for their care, others living on fixed incomes and vulnerable to hardships caused by sudden demands on their resources. Alcohol and drug abuse are defined as excessive and impairing use of alcohol or other drugs. The National Institute of Alcohol and Abuse and Alcoholism estimated the number of adult men with a drinking problem at 15 percent of the total population and that of adult women at 6 percent. These percentages, when applied to Valdosta, would yield a total population of alcohol abuser at 11,500 persons, using 2010 U.S. Census population figures. Elderly are those individuals aged 62 or older. The elderly population continues to show a strong growth pattern as a population group. The elderly live a distinctive lifestyle requiring numerous supportive services. Between 2000 and 2013, the population aged 62 years and over grew from 10.5 percent of the population to 12.6 percent. The 2010 U.S. Census put the population of Valdosta's population of 62 and over 7,000. Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities sometimes lack the capacity to care for themselves and rely on a caretaker to see to their daily needs. More often than not the caretaker is a parent. If the child outlives the parent who has provide their care all their lives, other arrangements must be made to see to their continued care. This group can include all ages, races, and ethnicities.

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

Housing and supportive service needs of these populations include:

- Group housing,
- Physical rehabilitation and medical care,
- New job training skills,
- Unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Extensive medical care and treatment,
- Rehabilitation programs,
- Counseling/ support groups to deal with the problem,
- Addressing unemployment and the resulting loss of income/ insurance coverage due to inability to perform job functions,
- Medical care/prescription medications, straining their already limited income,
- Special transportation needs due to medical and physical condition,
- Mobility assistance in normal daily activities,
- Assistance in meal preparation, housekeeping and shopping, and
- Physical rehabilitative care due to injury/falls. These needs were compiled through consultation with service providers.

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

According to the the South Health District's 10 County health statistics, which include Lowndes and surrounding counties, report 950 confirmed cases of HIV/AIDS, while many more are likely infected and risk becoming sick because they are not being treated. More specifically, there are about 460 reported cases in Lowndes County in 2009. The data do not break the population down by family characteristics.

**Discussion:**

Non-homeless special needs populations encompass a wide variety of persons and households and cannot be easily categorized except in very general terms. Many are coping well with their situations with the need for public assistance. Some find needs that can only be met with help from outside their family. Some are on the verge of homelessness themselves and struggle from day to day. Some live independently, while others depend on family or caregivers to help them on a daily basis. Needs for these populations are as varied as the populations are themselves and depend on individual situations.

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

### **Describe the jurisdiction's need for Public Facilities:**

The identification of needs is currently ongoing and this section will be updated with the results when the process concludes.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction's need for Public Improvements:**

The identification of needs is currently ongoing and this section will be updated with the results when the process concludes.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

### **Describe the jurisdiction's need for Public Services:**

The identification of needs is currently ongoing and this section will be updated with the results when the process concludes.

### **How were these needs determined?**

The City conducted a survey of residents and service providers asking their input into the ranking process for the variety of uses of CDBG funds. The survey was available online and as hard copy at fair housing focus group sessions and Consolidated Plan forums. While the survey was not a statistically reliable instrument for prioritizing, it was a useful tool to include community concerns and preferences into consideration. Staff took the results of the survey and the comments received in the focus group sessions and forums and completed the ranking process.

# **Housing Market Analysis**

## **MA-05 Overview**

### **Housing Market Analysis Overview:**

The local housing market affects the availability and affordability of housing. In Valdosta, the housing market has slowly rebounded from the foreclosure crisis of the last decade. With that recovery, housing prices have increased somewhat, but are still affordable with the historically low mortgage interest rates found in the current market. The following analysis looks at a variety of data from the American Community Survey, the census, the Valdosta Housing Authority, and homeless service providers to provide a picture of the local market.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The housing stock in Valdosta is weighted heavily toward single-family housing, with 65 percent of households residing in single-family detached structures, while nine percent reside in structures with two or more units. Approximately 44 percent of households are home owners, with 91 percent of owner households living in housing units with three or more bedrooms. With over 4,800 multifamily units serving over 11,000 renter households, the data suggest that over 6,200 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households, but the vast disparity of larger units between renter (45%) and owner (91%) households suggests the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

### All residential properties by number of units

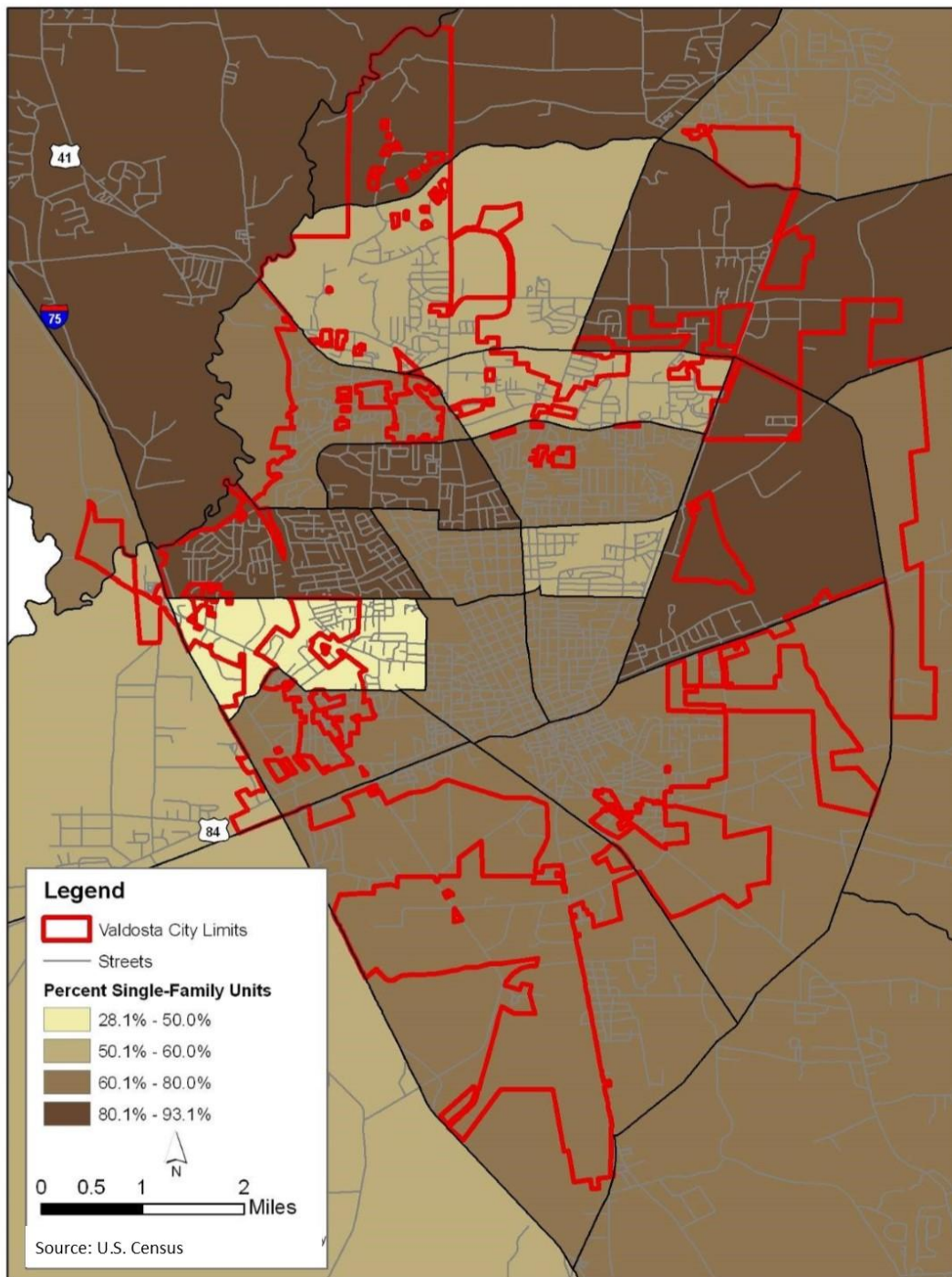
Property Type	Number	%
1-unit detached structure	14,265	65%
1-unit, attached structure	619	3%
2-4 units	2,031	9%
5-19 units	3,756	17%
20 or more units	1,062	5%
Mobile Home, boat, RV, van, etc	332	2%
<b>Total</b>	<b>22,065</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2007-2011 ACS

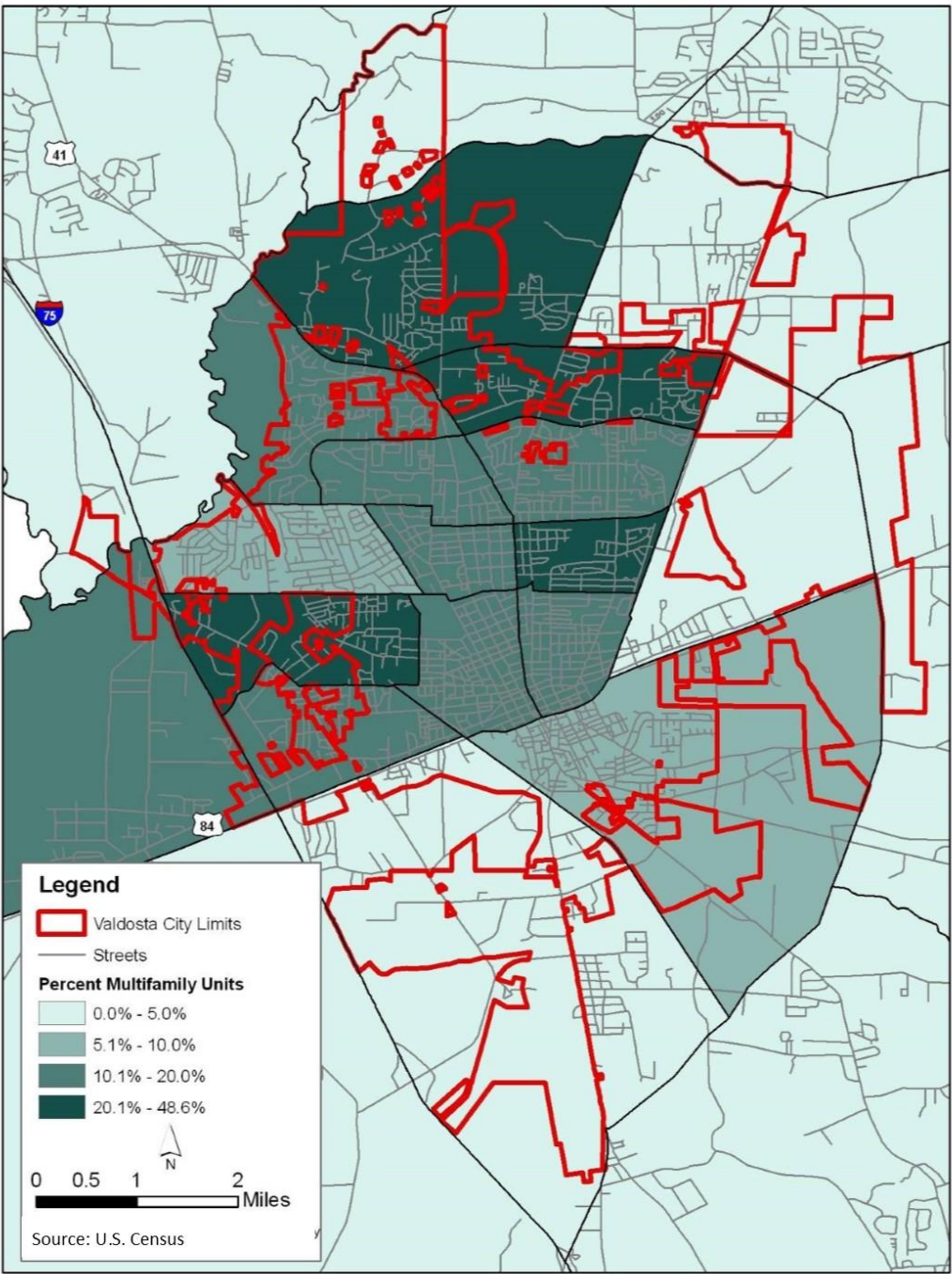


### Percent Single-Family Housing



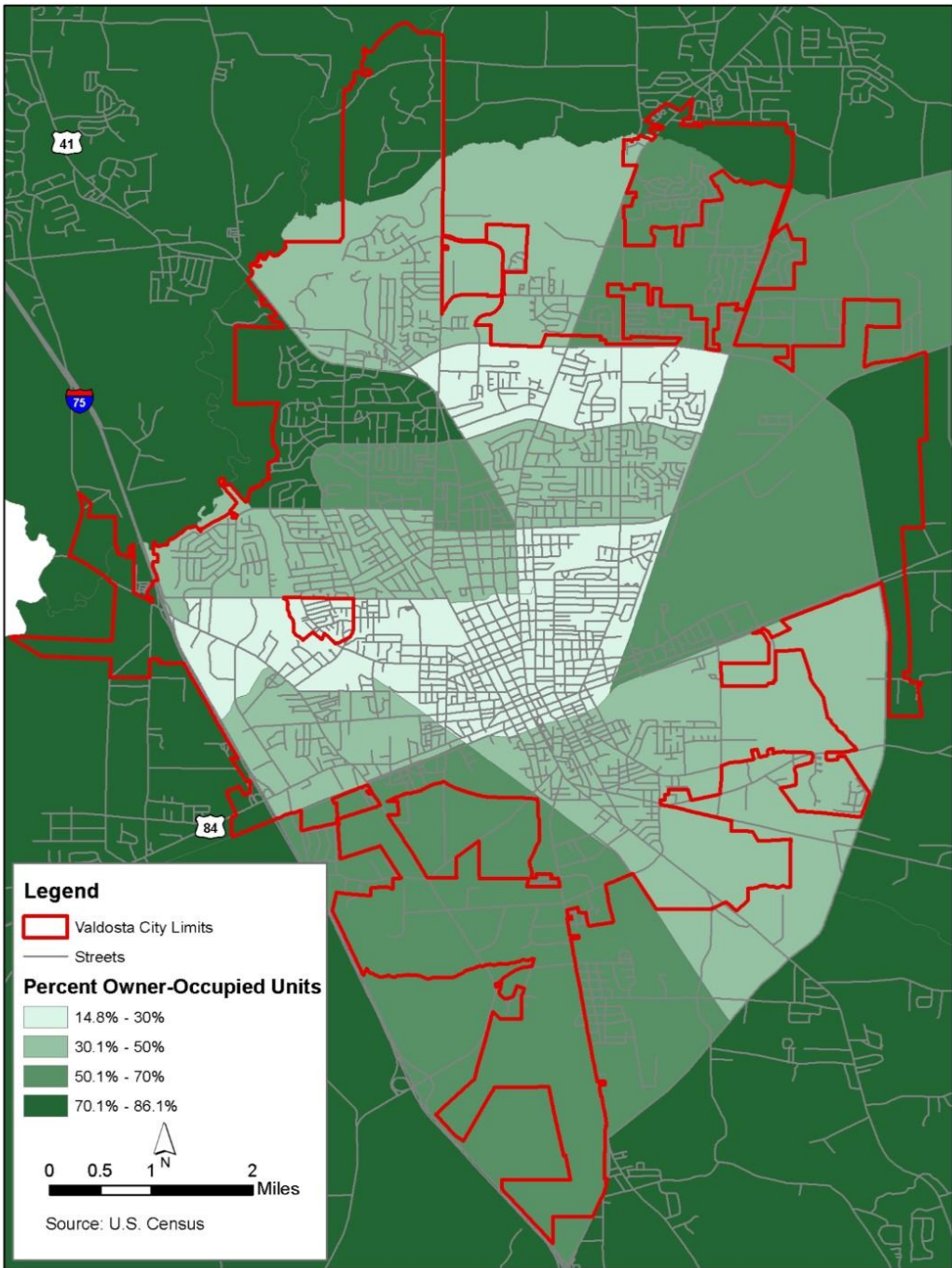
### Percent Single-Family Housing Units

**Percent Multifamily Housing**



**Percent Multifamily Housing Units**

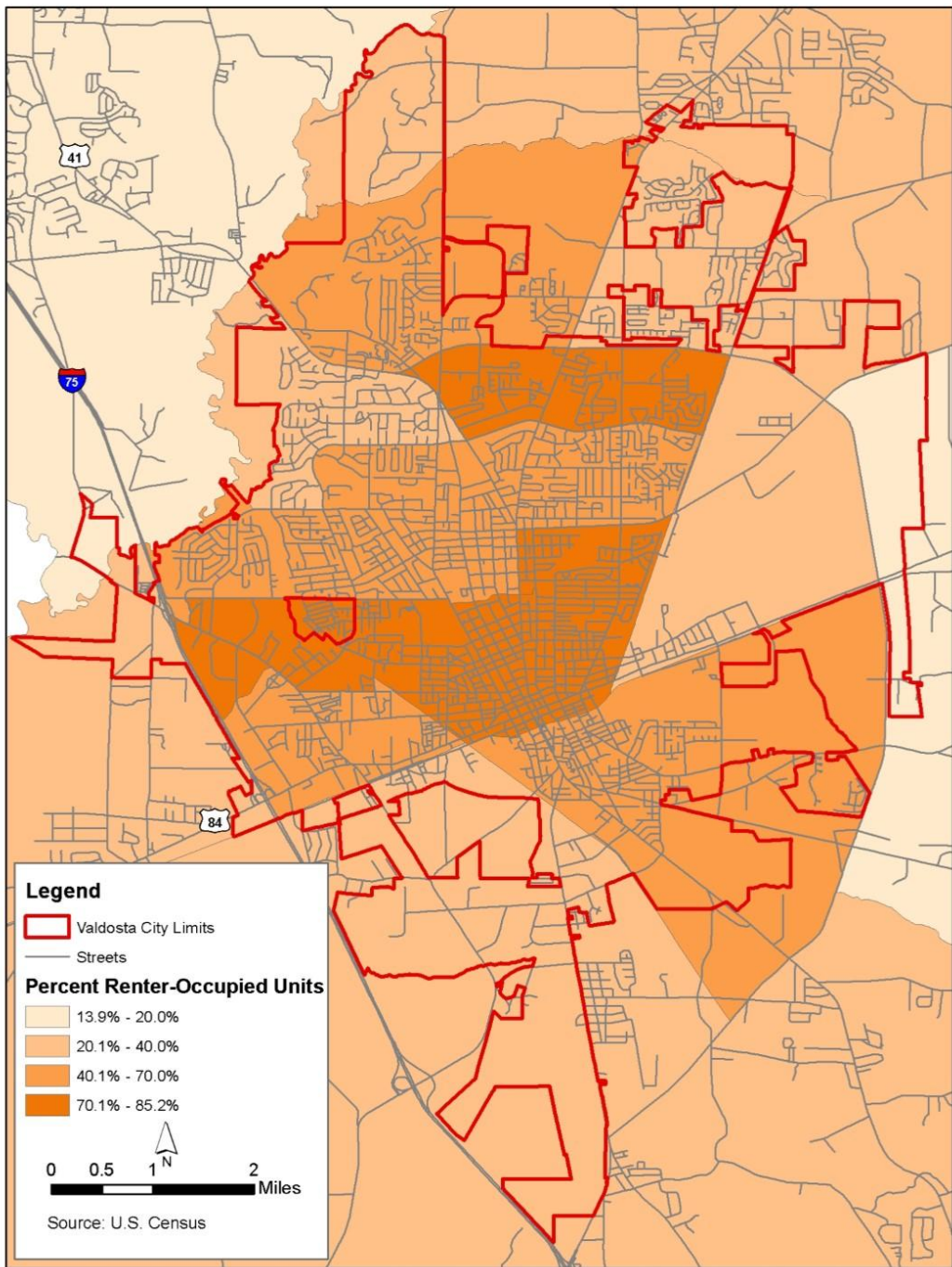
**Percent of Owner-Occupied Housing Units**



**Percent Owner-Occupied Units**



**Percent of Renter-Occupied Housing Units**



**Percent Renter-Occupied Units**

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	200	2%
1 bedroom	16	0%	1,388	13%
2 bedrooms	761	9%	4,485	40%
3 or more bedrooms	7,780	91%	5,010	45%
<b>Total</b>	<b>8,557</b>	<b>100%</b>	<b>11,083</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2007-2011 ACS

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

The Valdosta Housing Authority manages an inventory of 540 public housing units in four projects. Additionally, there are 365 subsidized units in housing developments funded through various HUD programs. All units are targeted to low-income households, though the public housing units typically serve household with much lower incomes, currently below 30% of the area median income.

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

The HUD multifamily housing database indicates that there are 365 subsidized housing units in Valdosta. Of that total, 101 units are in a community with a loan maturity date of 2045, with the remaining 264 units in a community with a loan maturity date of 2051. This suggests that there is little risk of loss of affordable housing units from the inventory in the near future.

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

Sixty-nine percent of all households in Valdosta reside in single-family homes. While this is often considered the ideal in terms of raising a family, the growing senior population may require a reconsideration of what is ideal with respect to housing type. In the coming years, the growing senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, which could serve a large senior or elderly population, as they look to downsize from the single-family home in which they raised their families. Future development of units designed with retirees in mind and active senior apartment communities may take on a larger presence in the housing market.

**Describe the need for specific types of housing:**

As shown in the Units by Tenure data, the vast majority of owner households reside in homes with three or more bedrooms (65%). By comparison, 45 percent of renter households reside in units with three or more bedrooms. While many renter households contain single or couple households with no children, a number of larger renter households are overcrowded in smaller rental units, less than three bedrooms. There is a potential need for more apartment developments with larger units, particularly three or more bedrooms.

**Discussion**

The largest sector of housing units in Valdosta are in single-family structures (69%). More than half of renter households, (55%) live in units with two or fewer bedrooms. As the demographics of the city and state start reflecting the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize from their family home to smaller units, some of which might be in senior's communities where residents can participate in a variety of community activities, including meals, exercise, shopping, and entertainment. The housing stock also needs additional supplies of larger rental units, some of which may come from the baby boomers moving to smaller units. The rental stock is 65 percent larger units (three or more bedrooms) compared to 44 percent for owner occupied units. There is a modest inventory of HUD insured rental units in Valdosta (365 units) with maturity dates in 2045 and 2051, suggesting little risk of loss of affordable housing units in the near future.

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

### Introduction

Housing costs are a major portion of any households' monthly budget. In 2000, the median home value in Valdosta was \$81,600. By 2011, the median value had increased by 52 percent to \$124,000. Rental costs had similar, though somewhat lower, increases rising 47 percent from \$389 in 2000 to \$573 in 2011. In Valdosta, 42 percent of renter households paid less than \$500 per month in rent. Just over 10 percent of the rental housing stock was affordable to households earning less than 30 percent of the area median income. No homes were priced in a range that would be affordable for a household earning less than 30 percent of the area median income.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	81,600	124,000	52%
Median Contract Rent	389	573	47%

Table 28 – Cost of Housing

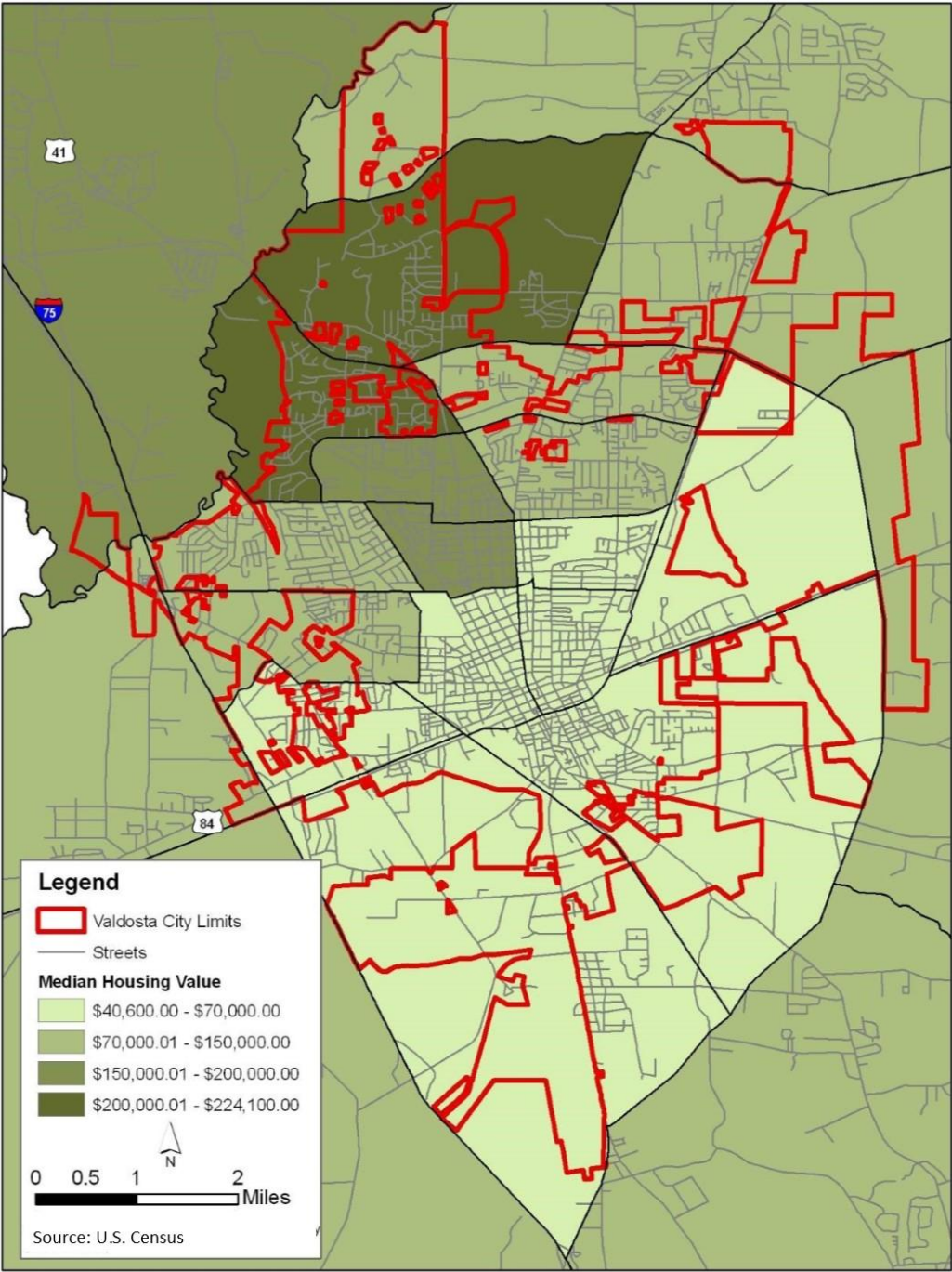
Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,616	41.7%
\$500-999	5,820	52.5%
\$1,000-1,499	392	3.5%
\$1,500-1,999	181	1.6%
\$2,000 or more	74	0.7%
<b>Total</b>	<b>11,083</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

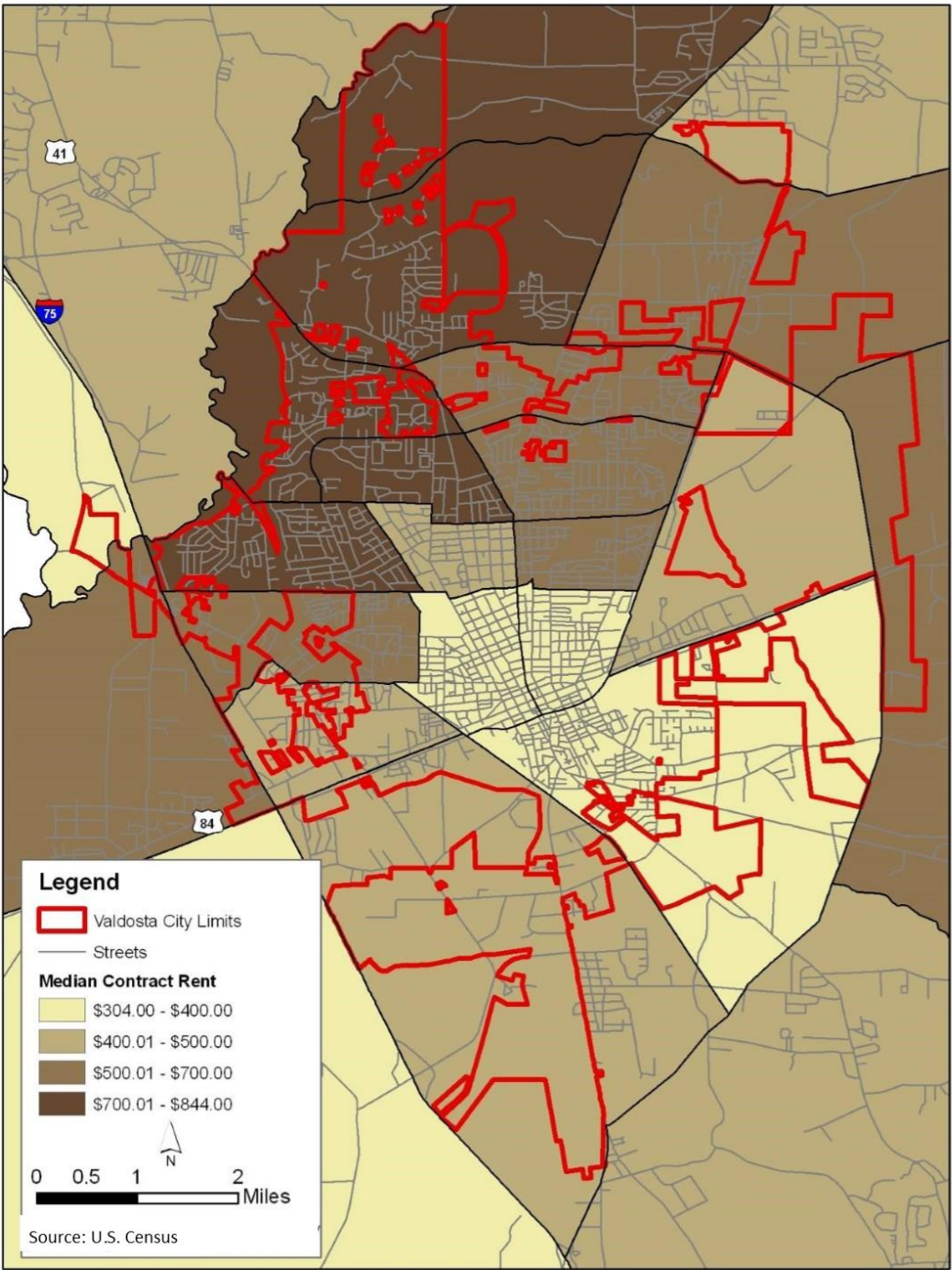
**Median Housing Value**



**Median Housing Value**



**Median Contract Rent**



**Median Contract Rent**

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	770	No Data
50% HAMFI	1,600	620
80% HAMFI	5,000	1,920
100% HAMFI	No Data	2,685
<b>Total</b>	<b>7,370</b>	<b>5,225</b>

**Table 30 – Housing Affordability**

Data Source: 2007-2011 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 31 – Monthly Rent**

Data Source Comments:

## Is there sufficient housing for households at all income levels?

As would be expected, the lowest income households have the least housing stock from which to choose, clearly not enough to meet the needs of the community. With no homes priced at a level affordable to those earning below 30 percent of the area median income, rental properties are their only option. The data show that 10 percent of rental units are affordable to those earning less than 30 percent of the area median income. With this limited housing stock, many households are forced to spend more of their income on housing expenses, moving up to higher priced rental housing. This creates a cost burden for those households, requiring that they spend more than 30 percent of their household income on housing expenses. In many cases it creates a severe cost burden, requiring more than 50 percent of their income for housing. In some cases households are forced to double-up with other families, sharing housing units that were designed for only one household.

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

With a 52 percent increase in median home value, homeownership is becoming less affordable. With an improving economy, that pressure on homeownership is likely to increase as the housing market

recovers from the mortgage foreclosure situation of the recent past and home prices return to pre-2008 levels and grow even more. On the other hand, mortgage interest rates are at historic lows, which make home purchases more affordable than would have been possible in 2000 when rates were higher. The lower interest rates are, to some extent, responsible for the rise in home prices since 2000 as an individual household is able to afford a higher home price with the lower interest rate. Rents, however, rose at a similar pace, 47 percent between 2000 and 2011. Rents are less affordable than in 2000 and the demand for rental housing is most likely higher than in 2000 with former homeowners who lost their homes to foreclosure looking for rental housing instead of looking to buy.

**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 rents are relatively close to Fair Market Rents and all HOME rents, with the exception of efficiencies, are higher than the area median rents as shown for 2011. These data suggest that the development of new rental housing units may increase the area median rent, while possibly remaining within the fair market rents for the area.

**Discussion**

Competing factors in the housing market, rising prices and historically low mortgage interest rates, have kept homeownership affordability somewhat constant over the past decade. The mortgage market, however, created a situation through "liar" loans and adjustable rate mortgage products where large numbers of homeowners lost their homes to foreclosure. This resulted in a bubble in the supply of homes on the market and a dip in home prices, but many were unable to take advantage of the market conditions because of a tightening of mortgage requirements and the inability of many to qualify for mortgage under the more stringent rules. Rents, on the other hand, increased by 47 percent since 2000, putting pressure on lower income households looking for rental opportunities.

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

### Introduction

The condition of housing units is highly correlated to the income of the household residing within those housing units. In Valdosta, 71 percent of owner-occupied housing units and 48 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data show that 29 percent of owner households and 49 percent of renter households have one housing problem or condition. Presumably, this one housing problem is most likely either cost burden or substandard housing, with the later more likely for renter housing than for owner housing. Fifty-four percent of owner-occupied housing and renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination. While not all will have lead-based paint, the age of the units suggest that at one time lead-based paint may have been used on the unit and provides a potential hazard, particularly for households with children present. Almost 10,540 units in Valdosta were built before 1980 and have children present in the household. It is reasonable to assume that a large number of these households are lower income households due to the fact that older housing stock is often filtered down through the income categories to the lowest income households.

### Definitions

Substandard condition is defined as a combination of incomplete kitchen or plumbing facilities, missing windows or exterior doors, severely compromised foundations, outdated electrical infrastructure, holes in floors or walls, and holes in roof or severely compromised roofing materials preventing closure from weather penetration. Many units with a combination that includes all these conditions may be unfit for human occupation. Some may be candidates for rehabilitation, others may not be. Substandard condition not suitable for rehabilitation would be units where the home is determined to be 60 percent deteriorated or the cost of the combination of needed repairs of all conditions does not exceed the estimated after-rehabilitation value of the house.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,457	29%	5,474	49%
With two selected Conditions	31	0%	318	3%
With three selected Conditions	0	0%	0	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,069	71%	5,291	48%
<b>Total</b>	<b>8,557</b>	<b>100%</b>	<b>11,083</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data Source: 2007-2011 ACS

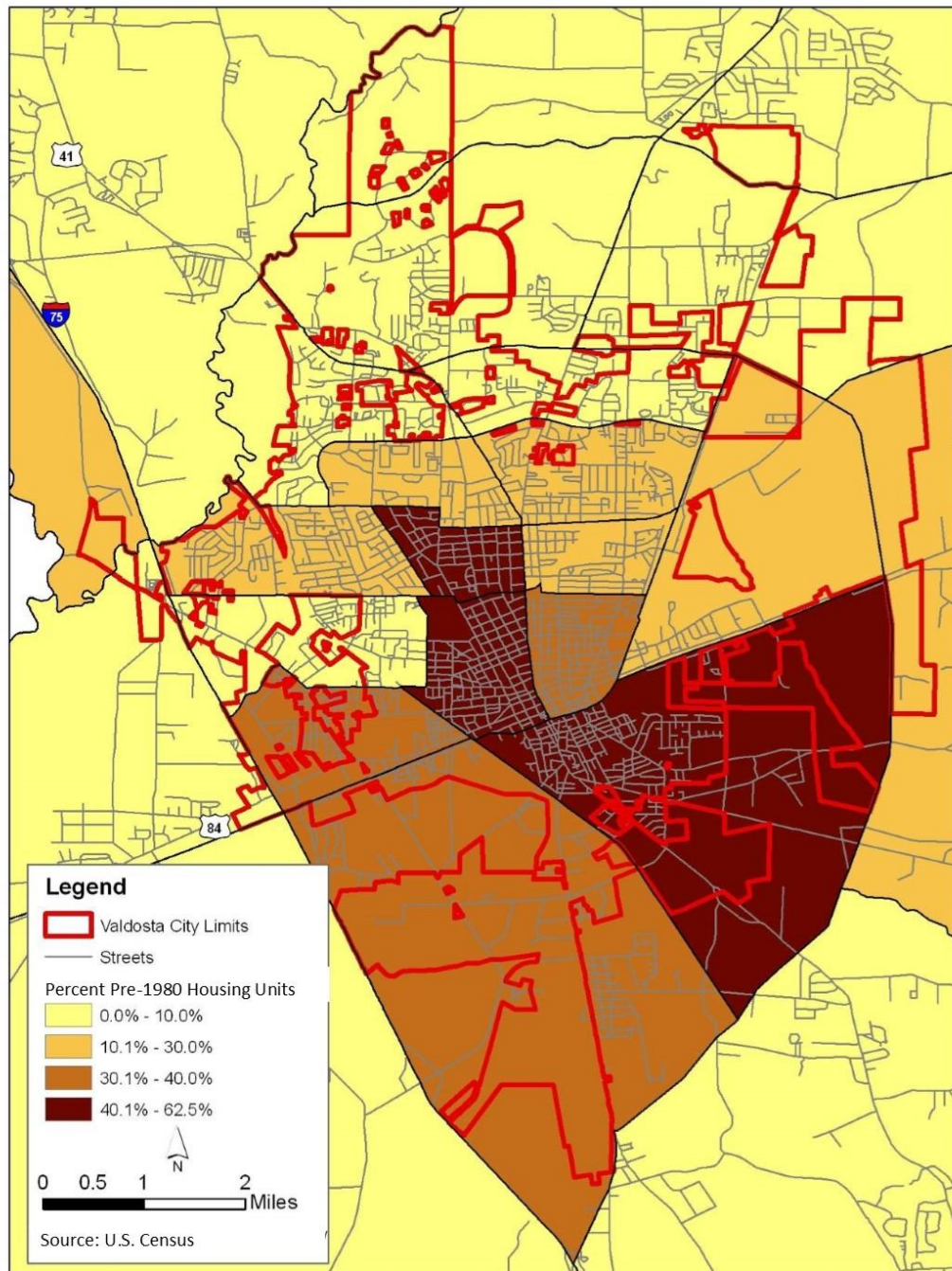
## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,644	19%	1,685	15%
1980-1999	2,352	27%	3,423	31%
1950-1979	3,738	44%	4,956	45%
Before 1950	823	10%	1,019	9%
<b>Total</b>	<b>8,557</b>	<b>100%</b>	<b>11,083</b>	<b>100%</b>

**Table 33 – Year Unit Built**

Data Source: 2007-2011 CHAS

### Percent Pre-1980 Housing Stock



### Pre-1980 Housing Units

### 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	4,561	53%	5,975	54%
Housing Units build before 1980 with children present	785	9%	1,020	9%

**Table 34 – Risk of Lead-Based Paint**

**Data Source:** 2007-2011 ACS (Total Units) 2007-2011 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 35 - Vacant Units**

**Data Source:** 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

Fifty-four percent of the owner-occupied housing stock and 84 percent of the renter-occupied housing was built prior to 1980, placing the age of that housing at more than 30 years old, much of it many years older. As the housing stock ages, water infiltration and many other factors can cause rapid deterioration of housing units, particularly where the residents don't or can't provide needed maintenance. In some areas of Valdosta, the housing stock may exceed 50 years of age and the median income of the residents of those areas may be less than 50 percent of the area median income. In these situations it is likely that housing conditions generally throughout these areas are poor.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The data show that the number of housing units in Valdosta built prior to 1980, and potentially where lead-based paint hazards might be found, include 54 percent of all owner and rental housing. Nine percent of owner and rental housing units built prior to 1980 were occupied by families with children present, a total of over 1,800 housing units. As housing units and neighborhoods age, they typically fall through the income classes from middle- or moderate-income households to lower income households. Neighborhoods that were once middle class become home to lower income groups as they age. Typically, with some exceptions, the oldest neighborhoods found are where the poorest residents are

found. As a result, it is reasonable to assume that most of the 1,800 units in Valdosta built prior to 1980 and occupied by families with children are likely occupied by low- or moderate-income families.

## **Discussion**



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Valdosta Housing Authority manages an inventory of 540 public housing units in four developments. All units are targeted to low-income households, though the public housing units typically serve household with much lower incomes, currently below 30% of the area median income. Inspection scores for the housing developments range from 67 to 90, with the majority falling within the upper 80s to lower 90s.

### 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 36 – 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:

## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

The Valdosta Housing Authority is in various stages of repairing 50 of 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.

### **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:**

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

### Introduction

The following data are the most current count of homeless facilities in Valdosta.

### Facilities and Housing Targeted to Homeless Households

	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)	95	0	0	0	0
Households with Only Adults	8	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 38 - Facilities and Housing Targeted to Homeless Households**

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, Lowndes Associated Ministries to People, the Salvation Army and other homeless service providers in Valdosta will continue provide utility assistance to families at risk of becoming homeless if resources are available.

These services are provided to our community through the following organizations, who set their programmatic goals based on their yearly funding allocations: The South Georgia Partnership to End Homelessness, Coastal Plains, Lowndes Associated Ministries to People, and the Salvation Army. Some of these services are offered pro bono from caring professionals. Other services require some payment from the client.

The data on housing and facilities targeted to homeless households are not available in IDIS Portal. The following organizations currently work to provide 103 beds for immediate emergency shelter for homeless persons: LAMP/New Horizons – 73 beds for women and children; Salvation Army – 8 beds for men; and The Haven – 22 beds for women and children. These agencies are working together to share resources, assessment data and common release of information forms. They are also participants with the South Georgia Partnership to End Homelessness.

**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.**

Several local organizations such as social service agencies, charitable groups and religious organizations provide emergency/transitional housing and/or supportive services to the homeless and at-risk persons including abused women and children and substance abusers. The City of Valdosta and the South Georgia Partnership to End Homelessness is involved in the development and activities of the local Continuum of Care System.

Valdosta is served by a wide range of organizations that address the needs of homeless individuals and families. Included are:

- Azalea Woods Apartments - Affordable housing (30% of Income)
- Five Point Towers Apartments - Affordable housing (30% of Income)
- Better Neighborhood Housing Corporation Valdosta - Housing assistance
- Lowndes Associated Ministries to People (LAMP) and New Horizons Family Development Center – Family shelter, limited assistance food, clothing, utility, rental assistance, financial counseling, advocacy

- Salvation Army – Shelter
- The Haven - Shelter
- Valdosta-Lowndes County Habitat For Humanity Valdosta – Pre-purchase Counseling, Pre purchase

These facilities and programs address housing and service needs of homeless individuals and families by offering beds and a variety of much needed services. Contained within this group of programs are emergency shelters, counseling and education programs, and services for persons with Special Needs.

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

### **Introduction**

Special needs populations in Valdosta include the elderly; frail elderly; persons with mental, physical, or developmental disabilities; persons with HIV/AIDS; and persons with substance abuse problems. Considering the non-homeless special needs population, many in these populations are currently having their housing and service needs met without or with limited public assistance. Circumstances, however, are subject to change and the more the community prepares for future needs, the better it will be able to meet those needs when they occur.

**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**

The supportive housing needs of special needs populations in Valdosta vary according to the population. In coming years, the needs of the elderly and frail elderly will increase as the over 65 year old population grows with the aging of the baby boom population. These needs may include nursing care facilities targeted to lower income households who cannot afford private nursing home care. Permanent supportive housing options for persons with mental, physical, and developmental disabilities may also become a pressing issue as persons with disabilities who previously been taken care of parents lose those caregivers to death or incapacity. With healthcare systems enabling persons with disabilities to live longer, many are now outliving their caregivers, increasing demand for group housing that provides the care this population needs.

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

The City works with agencies that provide supportive services to the homeless and those at risk of becoming homeless. The Valdosta Housing Authority (VHA) gives priority to homeless families in its public housing program. Non-profit agencies and the City coordinate to identify at-risk persons and services that help them avoid becoming homeless. The South Georgia Partnership to End Homelessness promotes the Pathways Case Management system that allows each agency to participate in building a database on each homeless person as well as other special needs groups.

The South Georgia Partnership to End Homelessness continues 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. At a minimum, institutions agree not to discharge individuals into homelessness. Individual mental and physical health institutions may have their own discharge planning protocols in place. The City continues to collaborate with homeless agencies that provide services to the homeless and persons that are subject to becoming homeless, such as recently released institutionalized persons.

**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 funds owner-occupied housing rehabilitation through direct loans and grants to low and moderate income homeowners for the rehabilitation of single-family residential structures. The City also funds an emergency home repair program, minor repair program, major repair program, demolition and lead paint abatement, in an attempt to maintain housing stock, so that non-homeless persons with special needs can continue to reside in their own homes. As a homeowner ages he/she is often unable to continue to provide the maintenance needed to keep the home habitable. The City's programs work with those homeowners to address pressing issues that arise, such as roof leaks or plumbing failures, and also more extensive rehabilitation needed to bring a home completely up to current building code.

**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 of Valdosta does not directly fund programs that address the supportive service needs of non-homeless special needs populations. Non-profit agencies in the city have dedicated programs that address the needs of children and the provision of housing counseling services to low-income households. The City operates housing rehabilitation and emergency repair programs that target elderly households in need of assistance with housing maintenance and safety issues. The South Georgia Partnership to End Homelessness will continue to promote the Pathways 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.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The following barriers to affordable housing resulting from public policies of the City of Valdosta are identified through the Analysis of Impediments to Fair Housing conducted in 2011 and 2015-2019 Consolidated Plan process:

Currently, there is no public policy in support of and a limited supply of affordable housing and high concentrations of public and assisted housing in minority concentrated areas of the City. Reduced federal funding for public and assisted housing has contributed to limitations in housing choice. The City and County are limited in their ability to respond to this impediment due to local fiscal constraints. However, alternative ways of providing local funding for affordable housing is needed.

#### **addtext1**

As a result of the decreased federal funding for public and assisted housing, the number of affordable housing units remain limited and resources for rental assistance, owner occupied rehabilitation, and housing assistance to first time home buyers to become homeowners are inadequate to meet local demand.

#### **addtext2**

Inadequate Public Transportation and Lack of Mobility for Elderly, disabled and low and moderate income households is another barrier to choose affordable housing because people have limited access from housing locations to work sites or other areas. Many areas of the City and County have limited access to the public transportation network or buses run limited schedules.

#### **addtext3**



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

### Introduction

Housing preferences are fulfilled by a household's ability to meet the financial needs of owning or renting their desired housing unit. The economic health of a community has a large impact on that ability through the job market, business activity, and the household's relative place in the economy determined by their level of education and employment status. The data below provide a look at where jobs and economic activity in Valdosta provide employment opportunities and some descriptive consideration of education and employment levels.

### 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	178	49	2	0	-2
Arts, Entertainment, Accommodations	2,508	4,846	21	18	-3
Construction	432	1,058	4	4	0
Education and Health Care Services	2,127	4,314	18	16	-2
Finance, Insurance, and Real Estate	623	1,411	5	5	0
Information	387	500	3	2	-1
Manufacturing	1,245	2,849	11	11	0
Other Services	369	678	3	3	0
Professional, Scientific, Management Services	592	1,212	5	5	0
Public Administration	0	0	0	0	0
Retail Trade	2,552	7,819	22	30	8
Transportation and Warehousing	418	767	4	3	-1
Wholesale Trade	414	763	3	3	0
Total	11,845	26,266	--	--	--

**Table 39 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

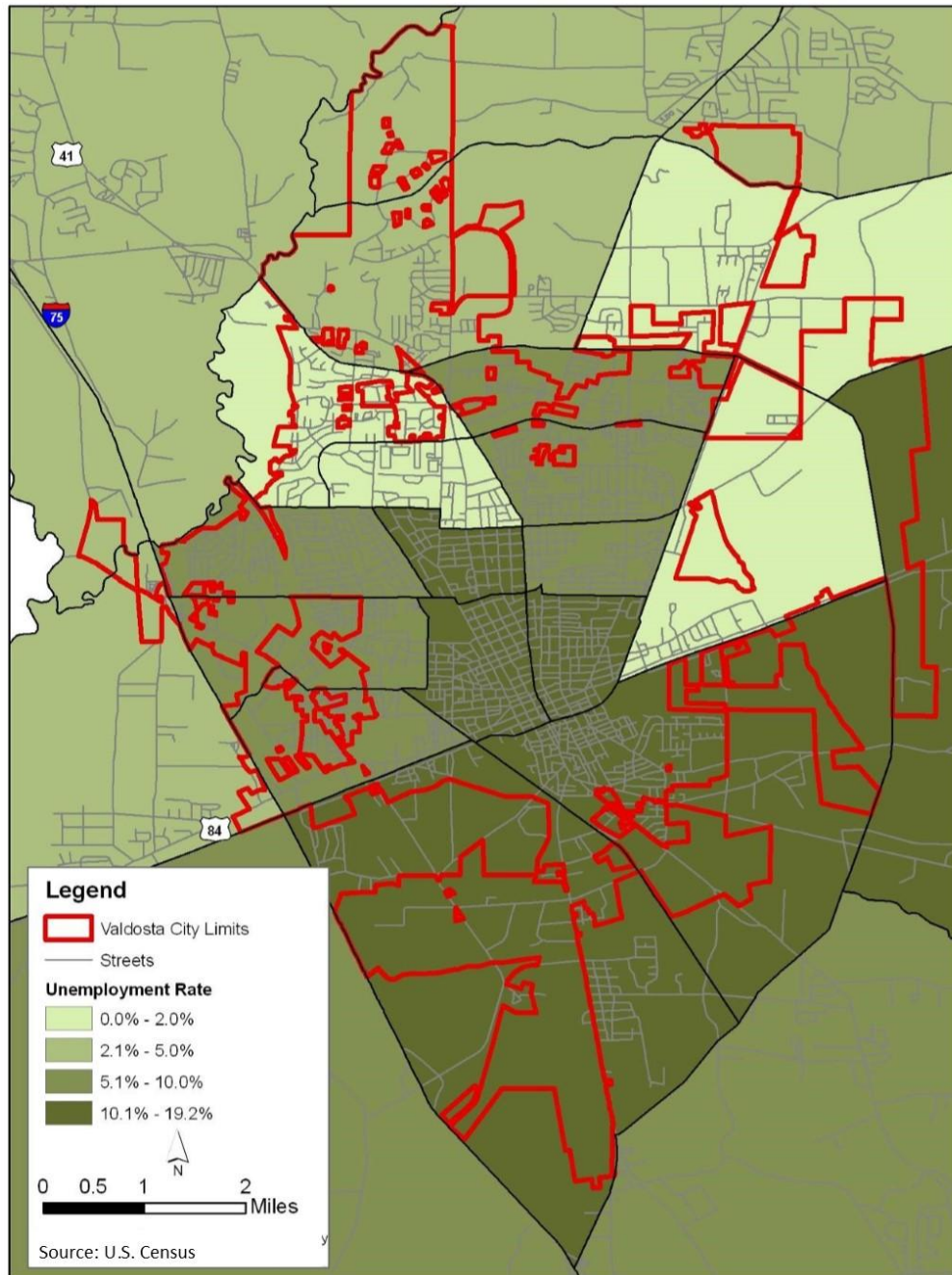
## Labor Force

Total Population in the Civilian Labor Force	25,624
Civilian Employed Population 16 years and over	22,191
Unemployment Rate	13.40
Unemployment Rate for Ages 16-24	27.33
Unemployment Rate for Ages 25-65	8.35

**Table 40 - Labor Force**

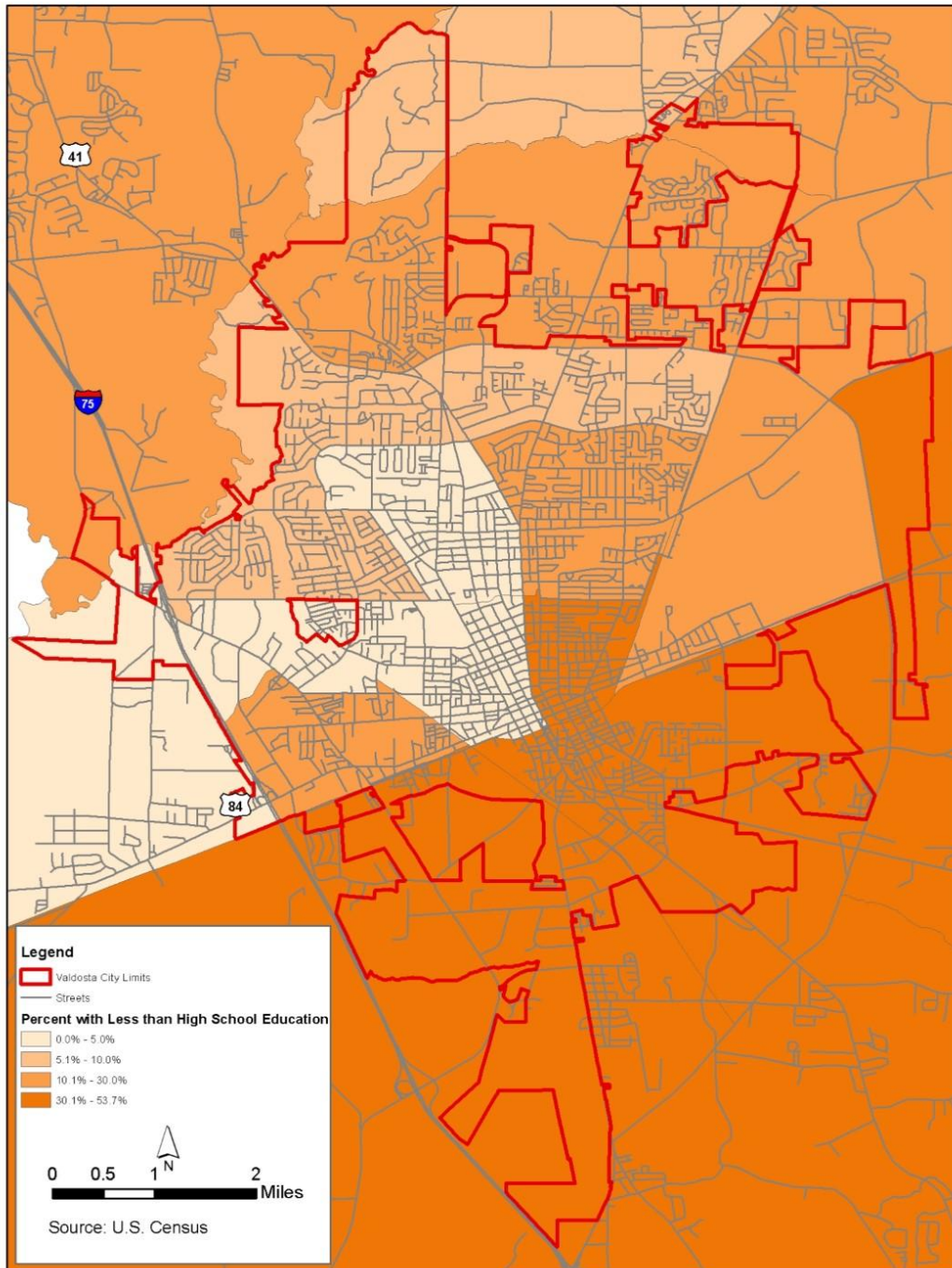
**Data Source:** 2007-2011 ACS

## Unemployment Rate



## Unemployment Rate

### Percent of Population (over the age of 25) with Less than High School Education



### Percent Less than High School Education

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	3,488
Farming, fisheries and forestry occupations	781
Service	3,203
Sales and office	6,651
Construction, extraction, maintenance and repair	1,407
Production, transportation and material moving	1,358

**Table 41 – Occupations by Sector**

Data Source: 2007-2011 ACS

## Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	19,722	89%
30-59 Minutes	2,072	9%
60 or More Minutes	295	1%
<b>Total</b>	<b>22,089</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2007-2011 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	1,899	281	1,563
High school graduate (includes equivalency)	4,186	1,036	1,810
Some college or Associate's degree	4,630	404	1,292
Bachelor's degree or higher	4,299	199	770

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS

### Educational Attainment by Age

	<b>Age</b>				
	<b>18–24 yrs</b>	<b>25–34 yrs</b>	<b>35–44 yrs</b>	<b>45–65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	158	110	282	467	745
9th to 12th grade, no diploma	1,461	777	681	1,426	588

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
High school graduate, GED, or alternative	2,581	1,822	1,677	3,613	1,726
Some college, no degree	7,238	1,948	1,294	1,858	911
Associate's degree	489	596	380	614	118
Bachelor's degree	822	1,394	747	1,105	667
Graduate or professional degree	29	472	646	1,078	529

**Table 44 - Educational Attainment by Age**

Data Source: 2007-2011 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,830
High school graduate (includes equivalency)	20,528
Some college or Associate's degree	25,616
Bachelor's degree	36,482
Graduate or professional degree	56,569

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS

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

The most active business sector in Valdosta, in terms of the number of workers in the various industries, is Retail Trade with 20 percent of all workers. That sector is followed by Retail Trade and Manufacturing with 20 and 14 percent respectively. Arts, Entertainment, Accommodations has a 13 percent share of workers, followed by Wholesale Trade and Professional, Scientific, Management Services with six percent each and Finance, Insurance, and Real Estate with a five percent share.

### Describe the workforce and infrastructure needs of the business community:

According to the 2014 WPPD Comprehensive Economic Development Strategy, the workforce and infrastructure needs of the business community include;

- Increase educational opportunities, especially with respect to technology that would include STEM-H Initiatives;
- Strengthen connection between workforce skills and training programs;

- Improve regional transportation infrastructure; and
- Create modern communications infrastructure.

These efforts would include development of fiber-optic network, webcast of public meetings, construction of I-73, upgrade of the Route 29 corridor, adequate transportation services for job interviews, and continued support for job training programs.

**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.**

Some recent economic development accomplishments in Valdosta, include:

- Telvista has renewed its lease at Cane Creek Boulevard — and plans to hire 300 more workers at its call center in Valdosta. The program will allow customers to chat with someone online about their orders, billing, products and services.
- Sky Valley Foods, a North Carolina-based maker of natural and organic sauces and salad dressings, announced today that it is relocating to Airside Industrial Park in Valdosta, where the company expects to expand its business and add new product lines. The company produces salad dressings and specialty sauces, including condiments, marinades, salsa and pasta sauce, for the natural and organic food consumer. Its branded products are Bella's, Organicville, Sky Valley and Simply Delicious. Sky Valley Foods formed in early 2011 with the merger of Wizard's Cauldron of Yanceyville, N.C., and Organicville Foods of Milwaukee. Prior to the merger, the two companies shared a history that spanned more than 25 years as organic and natural food producers. Production at the 132,000 square-foot facility in Airside Industrial Park will begin by late fall. The company will employ 60 workers when production here begins. It intends to have 100 workers on its payroll by the end of 2015.
- The City of Valdosta and Valdosta Regional Foundation are working together to bring about a renaissance of Valdosta's River District — an area spanning from Ridge Street to Riverside Drive and Poplar Street to the Carrington Pavilion. But we need the involvement of more people in this critical effort. The Dan River and the River District are what distinguish Valdosta from thousands of other communities in competing to attract new residents and businesses. With many of Valdosta's oldest, most architecturally attractive and significant buildings, it's key to our heritage and sense of community. It's the most important gathering place for community events. The impression both residents and outsiders have of the River District is projected on the community as a whole.
- In June, 2011, state and city leaders announced that global supercomputer leader Cray Inc. and science, technology and strategy nonprofit Noblis would invest \$2.5 million to establish the new



Center for Applied High Performance Computing in Valdosta, which houses a next-generation Cray XMT supercomputer — the first outside a federal lab or university, creating 15 jobs within three years. The Virginia Tobacco Commission supplied \$3 million and the Governor's Opportunity Fund gave \$1 million to the project. The supercomputer can address complex problems requiring access to large amounts of data, like in DNA sequencing, molecular science, fraud detection or even counter-terrorism. A software team at the center will work to develop beneficial uses the machine. The computing center also plans to work with small companies on application development. The goal is to attract high-tech firms to the region, as it offers the private sector "unprecedented access" to supercomputing.

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

Generally, there is a wide range of jobs in Valdosta with a variety of education and skill requirements. The industry with the most workers in Valdosta is the Education and Health Care Services sector, which typically has stringent education and skill requirements for the most visible portion of the workforce, the educators, doctors, and nurses. The sector also has a large support staff with lower education and skill requirements, including maintenance workers, drivers, and many other job classifications. Valdosta's second and third largest sectors are Retail Trade and Manufacturing, typically calling for a less educated, less skilled workforce, though many manufacturing positions demand high skill levels. Valdosta has a relatively well educated workforce, with over four times as many residents over the age of 16 having a college degree or at least some college as those not having finished high school.

**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.**

Valdosta Community College

Valdosta Community College offers a Workforce Services program through the Regional Center for Advanced Technology and Training. This program serves employees and employers alike, as well as other citizens who have an interest in increasing his or her technical or workforce skills. DCC offers credit and non-credit programs that are designed to meet occupational, professional, and personal interests and needs. The courses are designed to help upgrade technical skills, improve employability skills, acquire new skills, and meet educational requirements for job certification. Additional services include custom training programs that can be delivered on the job site to small or large groups of employees, as well as various other business services and outreach programs.

In addition to the Workforce Services program, Valdosta Community College offers advanced manufacturing courses and certification programs. A few examples of the programs offered include Advanced Manufacturing Engineering Technology Degrees, Industrial Maintenance Technician Degrees, and Manufacturing Technician Certificates. DCC also offers a Computer-Aided Drafting and Design program. Through this program, students are introduced to drafting procedures, materials, manufacturing processes, science, and mathematics that are needed by the technician or engineering assistant in the field. Those enrolled in this course will receive theoretical and practical experiences in drafting principles, drafting skills, CAD Drafting (AUTOCAD) manufacturing processes, and machine and tool design.

#### The Institute for Advanced Learning and Research

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.

Through the IALR's research centers, top-notch Virginia Tech faculty are locating to Southside Virginia to conduct research in the fields of unmanned systems, high value horticulture and forestry, and motorsports engineering. IALR research centers are designed to conduct cutting-edge research in their specialty fields, as well as attracting small and mid-sized companies who desire access to the expertise they offer. Additionally, each research center provides educational opportunities uniquely focused on their current research.

The construction of the Sustainable Energy Technology Center (SEnTeC) will be breaking ground in early 2010 as a part of the expansion of the IALR. In this facility, graduate students and staff members will build upon the on-going bio-fuels and bio-based products research conducted at the IALR. They will attempt to work closely with local farmers to utilize their crops in more economically feasible and environmentally sustainable ways. Additionally, laboratory-scale processing facilities will be established to evaluate and optimize the conversion processes of alternative energy crops.

#### **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.**

Yes.

The City of Valdosta participated in the development of the 2014 West Piedmont Planning District Comprehensive Economic Development Strategy. The major goals of the strategy are:

- Enhance regional identity and vision;
- Retain and expand existing industries and small businesses;
- Advocate regional economic diversity;
- Provide the land development infrastructure needed to grow the regional economy;
- Increase educational opportunities, especially with respect to technology that would include STEM-H (Science, Technology, Engineering, Math, and Health) Initiatives;
- Strengthen connection between workforce skills and training programs;
- Advocate “pro-business” thinking;
- Further develop small and minority businesses;
- Improve overall quality of life;
- Improve regional transportation infrastructure;
- Create modern communications infrastructure; and
- Preserve agricultural base and promote modern agricultural enterprises.

These goals can be supported through the Consolidated Plan through funding opportunities in support of housing for low- and moderate-income households, educational and job training initiatives, business development, and infrastructure improvements, where those efforts fit within the regulatory framework of the CDBG program.

## **Discussion**

The City of Valdosta has been working, through the efforts of their Office of Economic Development, to expand opportunities in the region. Redevelopment of the River District has provided a new destination for residential and commercial developments. Jobs programs operated by Valdosta Community College and the Institute for Advanced Learning and Research work with workers to create a workforce tailored to meet the workforce needs of businesses in the area. The 2014 WPPD Comprehensive Economic Development Strategy provides a regional framework for economic development initiatives for the coming years.

## **MA-50 Needs and Market Analysis Discussion**

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

The census tracts that are identified as eligible for CDBG area benefit (median income below 80 percent of the area median income) include some of the oldest neighborhoods in the city. The housing in these neighborhoods are often in poor condition and many are in need of extensive rehabilitation or removal. These neighborhoods are also where the lowest income households in the city live, in housing stock that is in poor condition, and, therefore, offered at lower rents or sales prices. Despite the lower rents or purchase price, the lower income households pay a large portion of their income on housing expenses. In this case, concentrated would mean that a large portion of the neighborhood shows the impact of these housing problems.

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

As of the 2010 Census, African-Americans comprise about 48 percent of the population of Valdosta. There is some concentration of the African-American population in census tracts in the central parts of the city, with the percentage of the total population being as much as 75 percent. Most of the tracts are within the CDBG area benefit tracts (where median incomes of the tracts are below 80 percent of the area median income). These areas also show high rates of poverty, with poverty rates above 47 percent of the population of the tracts. Maps of poverty rates and concentrations of African-Americans are included below.

Likewise, the Hispanic population, which makes up about three percent of the total population of Valdosta, is concentrated in census tracts in the southern and western parts of the city. In some of these tracts, the percentage Hispanic exceeds 15 percent of the total population of the tract. Some of these tracts also show high rates of poverty. A map of the Hispanic population concentrations is provided below as well.

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

These neighborhoods, as mentioned above, contain much of the poorest housing stock in the city. As a result, the housing market contains much of the lowest cost housing as well. Code enforcement officials worked extensively in these areas in an attempt to maintain the integrity of the community in past years. The City funds a demolition program to remove dilapidated, unsafe houses from low-income neighborhoods. Some neighborhoods have a number of vacant lots where homes have been removed.

**Are there any community assets in these areas/neighborhoods?**

These areas do have community assets, including community and senior centers, parks, and other public facilities. Much of the public housing operated by the Valdosta Redevelopment and Housing Authority is also located within these neighborhoods.

**Are there other strategic opportunities in any of these areas?**

***In neighborhoods where many homes have been removed, there may be opportunities for development of new housing units. In areas where brownfield issues are not a concern, private and non-profit developers can find appropriate redevelopment sites to provide homes for a range of household incomes, including lower and upper income households. These efforts would aid in sustainability efforts, bringing more people into the neighborhoods and improving the housing stock available in the market.***

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan lays out the direction the City of Valdosta intends to take is the distribution of the Community Development Block Grant funding for the next five years. The priorities listed were determined through consultation with service providers and consideration of a community survey that was conducted in the development of the Consolidated Plan. Some of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit) and toward particular areas within the City where the median incomes of the census tracts involved are below 80 percent of the area median income (area benefit). The City's goals and objectives are summarized in Section SP-45.

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

### Geographic Area

Table 46 - Geographic Priority Areas

1	<b>Area Name:</b>	CDBG Eligible Block Groups
	<b>Area Type:</b>	Areas for area benefit through CDBG Program
	<b>Other Target Area Description:</b>	Areas for area benefit through CDBG Program
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
2	<b>Area Name:</b>	CYPRESS COMMUNITY
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	

	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments will be allocated according to responses to programmatic opportunities and client response to funding availability. Rehab programs may be targeted to the CDBG Eligible Areas or as individual benefit to low-income households. Public services, likewise, may be offered in low-income areas or generally to all qualified residents.



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

### Priority Needs

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation and Reconstruction
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration Strategy 1.1-Program Administration Affordable Housing Strategy 1.1 - Housing Rehab
	<b>Description</b>	Grants or loans to assist homeowners with needed home repairs and reconstruction
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
2	<b>Priority Need Name</b>	Emergency Home Repairs
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration Strategy 1.1-Program Administration
	<b>Description</b>	Assist households with emergency repairs to their housing units
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
3	<b>Priority Need Name</b>	Housing Assistance -Homeownership
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Loan and funding assistance to help purchase housing
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.

4	<b>Priority Need Name</b>	Demolition / Removal of Slum and Blight
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing Objective 1.2-Blight Removal
	<b>Description</b>	Demolition of dilapidated housing units
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
5	<b>Priority Need Name</b>	Emergency Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Emergency housng assistance
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
6	<b>Priority Need Name</b>	Fair Housing Education and outreach
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration Strategy 1.1-Program Administration Administration Strategy 1.2-Fair Housing
	<b>Description</b>	Education and outreach on Fair Housing issues
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
7	<b>Priority Need Name</b>	Technical Assistance to Small Businesses
	<b>Priority Level</b>	High
	<b>Population</b>	Other

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration Strategy 1.1-Program Administration
	<b>Description</b>	Technical Assistance to Small Businesses for economic development in the city
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>8</b>	<b>Priority Need Name</b>	Small Business Loans
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Small Business Loans to promote economic development
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>9</b>	<b>Priority Need Name</b>	Job Training, Workforce Development
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Administration Strategy 1.1-Program Administration Non-Housing Community Development-Economic Develop
	<b>Description</b>	Job Training, Workforce Development
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>10</b>	<b>Priority Need Name</b>	Employment Training
	<b>Priority Level</b>	High
	<b>Population</b>	Other

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Non-Housing Community Development-Economic Develop
	<b>Description</b>	Employment Training to unemployed and underemployed persons
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>11</b>	<b>Priority Need Name</b>	Job Development / Creation
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Job Development / Creation to increase employment opportunities
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>12</b>	<b>Priority Need Name</b>	Public and Community Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Public and Community Facilities
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>13</b>	<b>Priority Need Name</b>	Homeless Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	

	<b>Description</b>	Homeless Facilities
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
14	<b>Priority Need Name</b>	Public Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Public Improvements
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
15	<b>Priority Need Name</b>	Other Public Facility Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Other Public Facility Needs
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
16	<b>Priority Need Name</b>	Infrastructure (Streets and Sidewalks)
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Infrastructure (Streets and Sidewalks)

	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
17	<b>Priority Need Name</b>	Parks and Recreation Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Parks and Recreation Facilities
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
18	<b>Priority Need Name</b>	Youth Services
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Youth Services
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
19	<b>Priority Need Name</b>	Child Care Services
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Child Care Services
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
20	<b>Priority Need Name</b>	Disability Services

	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Disability Services
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>21</b>	<b>Priority Need Name</b>	Senior Services
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Senior Services
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>22</b>	<b>Priority Need Name</b>	Health Services/Substance Abuse
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Health Services/Substance Abuse
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>23</b>	<b>Priority Need Name</b>	Domestic Violence/Child Abuse
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	

	<b>Description</b>	Domestic Violence/Child Abuse
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>24</b>	<b>Priority Need Name</b>	Meals/Food
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Meals/Food
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>25</b>	<b>Priority Need Name</b>	Transportation
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Transportation
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>26</b>	<b>Priority Need Name</b>	Legal Services
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Legal Services
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
<b>27</b>	<b>Priority Need Name</b>	Homeless Prevention and Emergency Assistance
	<b>Priority Level</b>	High



	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Homeless Prevention and Emergency Assistance
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
28	<b>Priority Need Name</b>	Mental Health Services/Supportive Services
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Mental Health Services/Supportive Services
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
29	<b>Priority Need Name</b>	Domestic Violence Shelters
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Domestic Violence Shelters
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
30	<b>Priority Need Name</b>	Transitional Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	Transitional Housing

	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
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**Narrative (Optional)**

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

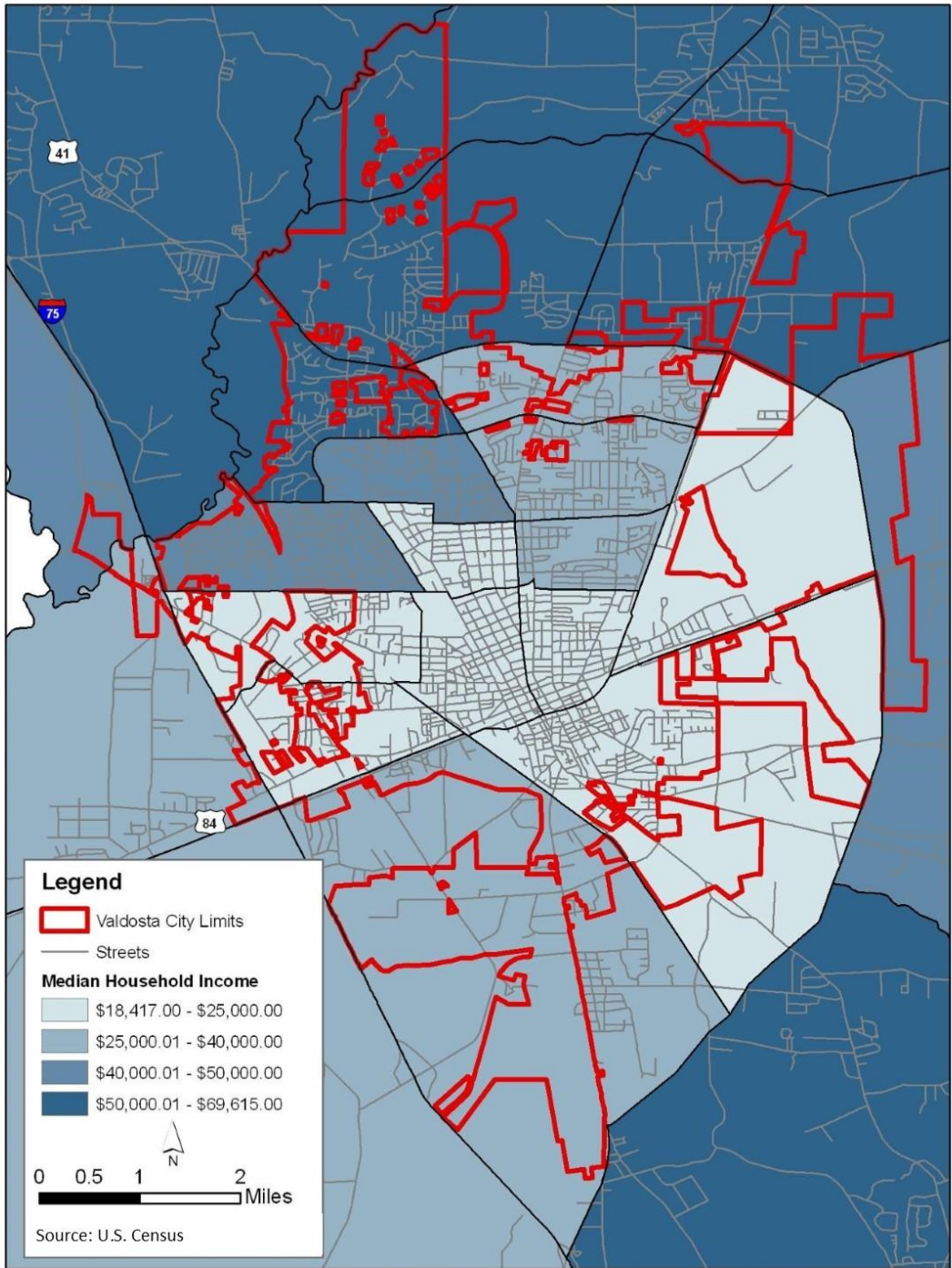
### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owners willingness to rent their units to TBRA clients. In many communities, landlords are reluctant to rent to these clients due to the reputation they have that the clients do not take care of the property as well as other renters do. Other market conditions that could influence the use of TBRA have to do with rents being asked for rental property. If rents are too high, the rental assistance might not be enough to allow clients to lease the units, even if the landlord was willing.
TBRA for Non-Homeless Special Needs	Added to the description of TBRA market characteristics above, non-homeless special needs clients may also encounter housing units that do not meet their accessibility needs. Most housing in any community has not had accessibility improvements that allow persons with mobility issues ease of access. While landlords are obligated to make reasonable accommodations for such renters, many need more accommodations than typical landlords would consider reasonable.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the mortgage markets are still recovering from the recent mortgage foreclosure crisis and restrictions placed on lending institutions that resulted. In many areas lenders are not making new loans as freely as before and some well qualified buyers are finding it difficult to navigate the new mortgage processes that have been instituted. The resulting delays in securing loans can burden housing developers and restrict their activities.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. In City of Valdosta, these costs are relative low in comparison to other areas of the country. The efficiency of rehabilitation is dependent on the after rehabilitation value of the home. If the market value of the home does not support the extent of rehabilitation required, it's not worth the effort to repair the home.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	Acquisition, including preservation, can be influenced by the market value of the structure. With home purchases by private individuals, the historic low interest rates off-set increases in the market value of the housing stock. Monthly housing costs of higher priced homes at lower interest rates approximate the monthly housing costs of lower priced homes at higher interest rates. In the case of a City or non-profit organization buying housing stock for rehabilitation and resale or for preservation, the costs of purchasing a home outright at higher prices can reduce the number of homes that can be purchased or reduce the funds available for rehabilitation activities.

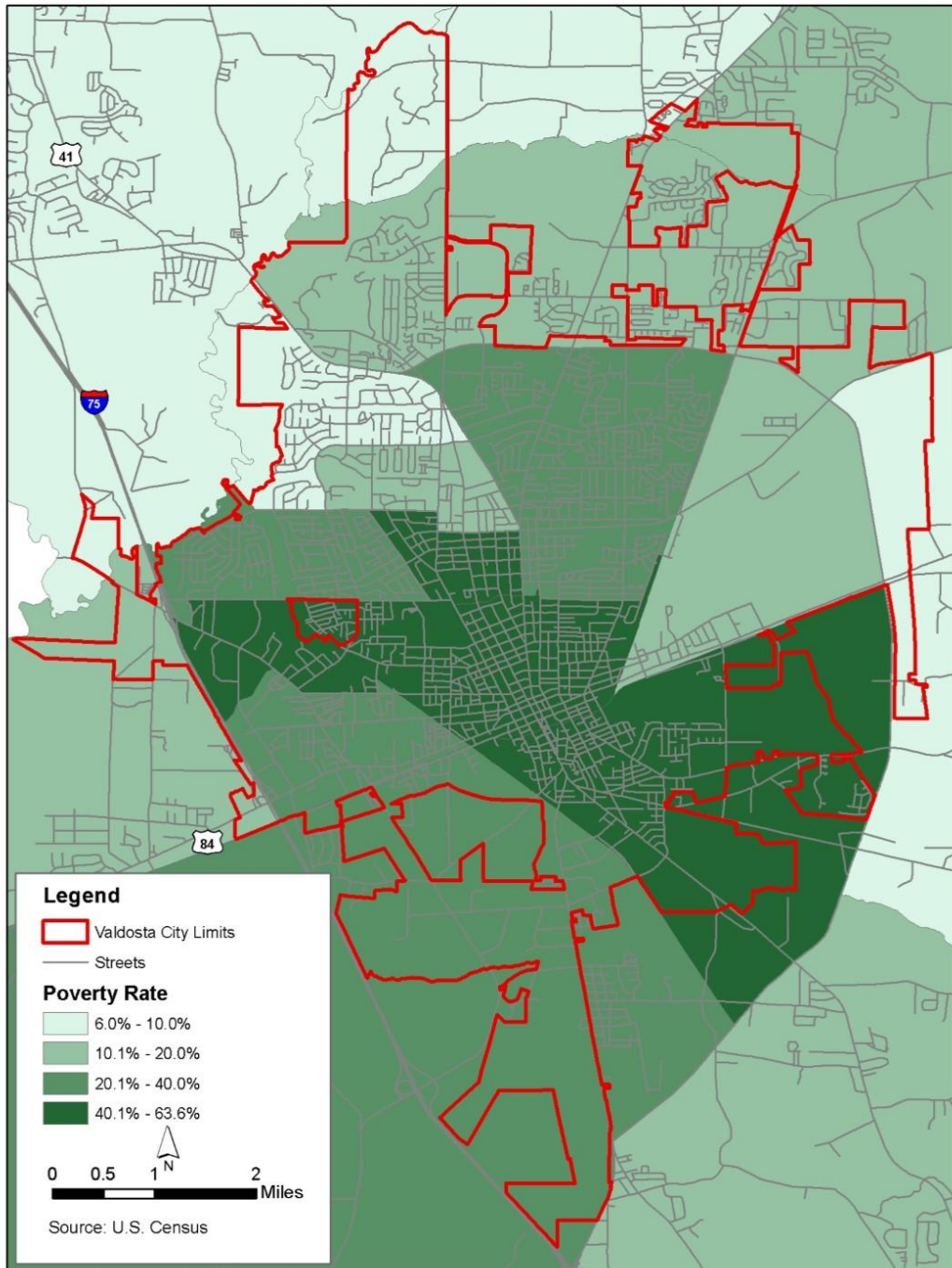
**Table 48 – Influence of Market Conditions**

**Median Household Income**



**Median Household Income**

## Percent of Population Below Poverty Level



## Poverty Rate



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

### Introduction

The City of Valdosta receives funding from the Community Development Block Grant Program. This program will bring \$565,826 into the City to support affordable housing and promote economic development in the first program year.

### 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	565,826	0	0	565,826	2,263,304	Expected resources equal the first year CDBG and Program Income funding times 4.

Table 49 - 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**



Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has programmed approximately \$0.5 million from the CDBG program for the FY 2015 program year. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## 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
VALDOSTA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing neighborhood improvements public facilities public services	Other

**Table 50 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Valdosta is well coordinated and spans a range of community needs. The City has many years of experience managing and implementing the programs addressed in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

### 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			

Street Outreach Services			
Other Street Outreach Services			
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	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

**Table 51 - 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 services targeted to homeless persons and persons with HIV/AIDS and mainstream services are made available through the coordination of services provided by the array of non-profit service providers that constitute The South Georgia Partnership to End Homelessness. These organizations partner with each other, the City, and mainstream service providers to provide a wide ranging response to the service needs of homeless persons and persons with HIV/AIDS, particularly 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**

The following organizations currently work to provide 103 beds for immediate emergency shelter for homeless persons: LAMP/New Horizons – 73 beds for women and children; Salvation Army – 8 beds for men; and The Haven – 22 beds for women and children. These agencies are working together to share resources, assessment data and common release of information forms. They are also participants with the South Georgia Partnership to End Homelessness.

A gap in the system is the coordination of services centers through the lack of universal participation of providers in the HMIS system. All homeless providers who participate in federal funding programs are enrolled in the HMIS system. Also, there is a gap in the availability of resources to address needs.

**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 of Valdosta's Neighborhood Development Division will be responsible for carrying out the Strategic Plan. The strength of the system is that we have an experienced team of staff members as well as an in-house Housing Rehabilitation Coordinator. Staff will manage and work close with non-profit and for profit organizations in carrying out the Strategic Plan activities. Various initiatives within the strategy include:

1. Work with non-profit organizations to address community needs and provide support to federal and non-federal funding initiatives.
2. Work with private industry to address important issues that hamper housing and community development efforts.
3. Identify opportunities to create private/public partnerships for project finance and development to leverage federal funds.

## SP-45 Goals Summary – 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	Administration Strategy 1.1-Program Administration	2015	2019	Administration		Housing Rehabilitation and Reconstruction Emergency Home Repairs Fair Housing Education and outreach Technical Assistance to Small Businesses Job Training, Workforce Development	CDBG: \$565,825	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2015	2019			Fair Housing Education and outreach	CDBG: \$50,000	Other: 750 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2015	2019	Affordable Housing		Housing Rehabilitation and Reconstruction	CDBG: \$2,163,305	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Affordable Housing Objective 1.2-Blight Removal	2015	2019			Demolition / Removal of Slum and Blight	CDBG: \$150,000	Other: 25 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Non-Housing Community Development-Economic Develop	2015	2019	Non-Housing Community Development		Job Training, Workforce Development Employment Training	CDBG: \$100,000	Other: 50 Other

Table 52 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Administration Strategy 1.1-Program Administration
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.1:</b> Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.</p> <p><b>Performance Goal:</b> \$113,165 CDBG Funding allocated 1st Year; A maximum of 20% of the CDBG Entitlement will be allocated each of the additional 4 annual plan years.</p>

2	<b>Goal Name</b>	Administration Strategy 1.2-Fair Housing
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.2:</b> Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.</p> <p><b>Performance Goal:</b> \$ 10,000 in CDBG funds allocated 1st Year for seminars supporting 150 persons. \$10,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$40,000 for seminars each remaining Annual Plan Year benefiting 150 persons each annual plan year).</p>
3	<b>Goal Name</b>	Affordable Housing Strategy 1.1 - Housing Rehab
	<b>Goal Description</b>	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.1:</b> Provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide.</p> <p><b>Performance Goal:</b> \$ 432,661 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation). Maximum benefit for reconstruction \$75,000, emergency repair \$25,000, and major rehabilitation \$45,000. Approximately \$432,661 in CDBG funds allocated each of the additional 4 annual plan periods (\$1,730,644 for 8 units over the 4 years).</p>

4	<b>Goal Name</b>  <b>Goal Description</b>	<p>Affordable Housing Objective 1.2-Blight Removal</p> <p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.2:</b> Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement. Eligible beneficiaries are low and moderate-income persons at 80% or below the median income citywide and designated sites in CDBG Eligible Census Tracts.</p> <p><b>Performance Goal:</b> \$ 30,000 in CDBG funds allocated 1st Year for 5 bulk trash and vacant lot debris designated collection points where slum and blight debris and construction renovation materials can be discarded during Bulk Trash Amnesty Day. \$30,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$120,000 for four collection sites once a year each annual plan year).</p>
5	<b>Goal Name</b>  <b>Goal Description</b>	<p>Non-Housing Community Development-Economic Develop</p> <p><b>Goal:</b> Improve Economic Development and living conditions in Valdosta by addressing non-housing community development needs including technical assistance support to small business and job training, retention and development over a five year period.</p> <p><b>Objective 1:</b> Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.</p> <p><b>Strategy 1.1:</b> Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low and moderate income persons.</p> <p><b>Performance Goal:</b> \$20,000 in CDBG Funding allocated 1st Year to conduct 4 seminars benefiting 10 persons/businesses. \$20,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$80,000) for the remaining 4 each remaining Annual Plan Year).</p>



**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)**

The City of Valdosta does not receive HOME funds. The City plans to provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing utilizing CDBG funds. Eligible applicants are low and moderate-income at 80% or below the median income citywide. A total of 40 affordable housing units will be repaired through the CDBG funding goals over five years. These include 20 units of reconstruction and 20 units of Emergency Repair or Major Rehabilitation over the five year period.

## **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)**

The Valdosta Housing Authority is in various stages of repairing 50 of 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.

### **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**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The following barriers to affordable housing resulting from public policies of the City of Valdosta are identified through the Analysis of Impediments to Fair Housing conducted in 2011 and 2015-2019 Consolidated Plan process:

Currently, there is no public policy in support of and a limited supply of affordable housing and high concentrations of public and assisted housing in minority concentrated areas of the City. Reduced federal funding for public and assisted housing has contributed to limitations in housing choice. The City and County are limited in their ability to respond to this impediment due to local fiscal constraints. However, alternative ways of providing local funding for affordable housing is needed.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Mayor and the City Council created a Fair Housing Committee, with the mission of investigating ways to address and/or eliminate the impediments/barriers identified in the 2011 Analysis of Fair Housing Impediments report. The Committee has completed a neighborhood assessment, and will complete a series of community focus groups during the second quarter of the 2014 Fiscal Year. The City plans to undertake several activities to address barriers to affordable housing.

The City will undertake several activities during the proposed Annual Action period to address some of the barriers identified in the Analysis of Impediments (AI). Specifically, the City will continue: to address issues relating to mortgage foreclosure and credit counseling to homeowners who have lost jobs or suffering severe income reductions; encourage more financial institutions to improve the origination rates among minorities and low-moderate income residents; to promote incentives available for new and expanding businesses to create job opportunities in the City; to identify and locate more community gardens in the DRA and promote participation in the City's Downtown Farmers' Market; to partner with Group Workcamps, Inc. to provide an annual volunteer-based minor home repair program to low-moderate income homeowners; and continue to assist individuals obtain the skills necessary to secure employment.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The South Georgia Partnership to End Homelessness, 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.

These services are provided to our community through the following organizations, who set their programmatic goals based on their yearly funding allocations: The South Georgia Partnership to End Homelessness, Coastal Plains, Lowndes Associated Ministries to People, and the Salvation Army.

### **Addressing the emergency and transitional housing needs of homeless persons**

The Valdosta Housing Authority (VHA) will give priority to homeless families in its public housing program. The City will 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.**

Non-profit agencies and the City will continue to identify at-risk persons and services that help them avoid becoming homeless. The South Georgia Partnership to End Homelessness will continue to promote the Pathways 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.

**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 South Georgia Partnership to End Homelessness 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. A well developed referral and case management system will allow almost any agency to immediately assess the needs of homeless persons. The City will collaborate with homeless agencies that provide services to the homeless and persons that are subject to becoming homeless, such as recently released institutionalized persons.

## **SP-65 Lead based paint Hazards – 91.215(i)**

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

The City of Valdosta will continue to comply with the new lead-based paint regulations. Staff member will attend HUD's Lead-Based Training course, as needed, and remain updated with HUD's lead-based paint regulations. The Neighborhood Development Division will utilize certified inspectors to conduct all lead-based paint inspections. The City will build upon existing relationships and establish new contacts with lead professionals and key partners, such as clearance technicians, public health departments, and HUD lead grantees.

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

In all HUD funded programs, notify persons living in or purchasing houses built before 1978 of the hazards associated with lead paint and encourage parents with children below the age of 6 to have their children tested, to seek safe housing and medical treatment immediately. Investigate availability and practicality of low cost encasement, encapsulation and other related products. Valdosta will continue to test homes constructed prior to 1978, receiving federal assistance, for lead-based paint in compliance with 24 CFR part 35, at the time households seek assistance from the City.

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

The City of Valdosta currently performs visual inspections of housing units included in their housing programs. Where defective paint is observed, surfaces are prepped and repainted, following abatement guidelines provided by HUD. All rehabilitation and down-payment assistance programs include provisions requiring that all painted surfaces be in good condition.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

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

The City of Valdosta adopted Enterprise Zones and received Opportunity Zones (EZ/OZ) designation from the Georgia Department of Community Affairs in November 2009. Since that time, City staff has been working diligently to create a framework of tools to help citizens understand the boundaries of these designated areas, along with other areas, and any incentives associated with these areas in order to elicit business development and investment.

The Valdosta Small Emerging Business Program (VSEB) was also created in order to give citizens more confidence and a helping hand towards growing their small business by giving them the tools and training they will need to manage and compete for City contracting opportunities and ultimately be successful in their own business venture.

Other Actions to reduce the number of families in poverty include:

- Intake and case management,
- Food boxes,
- Utility assistance, and
- Emergency mortgage and rent assistance.

Staff will manage and work closely with non-profit organizations to provide the above services.

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

Given the City's limited financial resources and that the majority of factor's affecting a family's poverty-level status are typically beyond the control of City policies, the extent to which the proposed strategies will reduce and/or assist in reducing the number of poverty-level families is difficult to gauge. In future, the City of Valdosta's Neighborhood Development Division will continue to work with the community to address deficiencies and attempt to measure the impact of federal grant programs in reducing and/or preventing poverty.



## **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**

Monitoring begins with the application process for the development of the Annual Action Plan. The City of Valdosta's Neighborhood Development Division will be responsible for carrying out the Annual Action Plan. Staff will manage and work close with non-profit and for profit organizations in carrying out the activities included in the Plan.

- Each application for funding is reviewed for compliance with national objectives, eligibility, and the Consolidated Plan.
- The Neighborhood Development Division evaluates proposals and makes a formal funding recommendation to City Council; City Council approves funding awards.

The second monitoring step will be the review of invoices for reimbursement of costs incurred against the grant. This will occur before reimbursements are authorized for contracted work performed.

The more formal monitoring will begin with a risk assessment of all grant-funded projects and subrecipient contracts. The risk assessment will consider:

- size of the grant contract
- changes in organizational structure, and
- how long it has been since the last on-site monitoring

Based on the risk assessment, there are three possible options:

- Review of monthly invoices only
- Desk review
- On-site monitoring. An on-site monitoring follows a formal monitoring checklist and may result in:
- Finding concerns or suggestions for improvement. Agencies will be given an opportunity to address concerns and correct any findings. The need for follow-up review will be considered in the risk assessment for the next year and corrections to prior year findings are specifically included in the subsequent monitoring.

## Expected Resources

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

#### Introduction

The City of Valdosta receives funding from the Community Development Block Grant Program. This program will bring \$565,826 into the City to support affordable housing and promote economic development in the first program year.

#### 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	565,826	0	0	565,826	2,263,304	Expected resources equal the first year CDBG and Program Income funding times 4.

Table 53 - 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**

Federal funds will be leveraged through the ability of service organizations to raise program funds through outside sources, other loan sources needed for housing development activities, and the City's General Fund, where appropriate.

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

None currently identified. The City will continue to evaluate opportunities to use public lands for future development.

**Discussion**

The City has programmed approximately \$0.5 million from the CDBG program for the FY 2015 program year. These funds will be used to operate a range of private and public services as described later in the Annual Action Plan.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration Strategy 1.1-Program Administration	2015	2019	Administration			CDBG: \$113,165	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2015	2019			Fair Housing Education and outreach	CDBG: \$10,000	Other: 150 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2015	2019	Affordable Housing		Housing Rehabilitation and Reconstruction	CDBG: \$342,661	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Affordable Housing Objective 1.2-Blight Removal	2015	2019			Demolition / Removal of Slum and Blight	CDBG: \$30,000	Other: 5 Other
5	Non-Housing Community Development-Economic Develop	2015	2019	Non-Housing Community Development			CDBG: \$70,000	Other: 10 Other

Table 54 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Administration Strategy 1.1-Program Administration
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.1:</b> Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.</p> <p><b>Performance Goal:</b> \$113,165 CDBG Funding allocated 1st Year; A maximum of 20% of the CDBG Entitlement will be allocated each of the additional 4 annual plan years.</p>

2	<b>Goal Name</b>	Administration Strategy 1.2-Fair Housing
	<b>Goal Description</b>	<p><b>Goal:</b> Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.</p> <p><b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and insure compliance with Federal Regulations.</p> <p><b>Strategy 1.2:</b> Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.</p> <p><b>Performance Goal:</b> \$ 10,000 in CDBG funds allocated 1st Year for seminars supporting 150 persons. \$10,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$40,000 for seminars each remaining Annual Plan Year benefiting 150 persons each annual plan year).</p>
3	<b>Goal Name</b>	Affordable Housing Strategy 1.1 - Housing Rehab
	<b>Goal Description</b>	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.1:</b> Provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide. Decent Housing / Sustainability</p> <p><b>Performance Goal:</b> \$ 392,661 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation). Maximum benefit for reconstruction \$75,000, emergency repair \$25,000, and major rehabilitation \$45,000. Approximately \$392,661 in CDBG funds allocated each of the additional 4 annual plan periods (\$1,570,644 for 8 units over the 4 years).</p>

4	<b>Goal Name</b>	Affordable Housing Objective 1.2-Blight Removal
	<b>Goal Description</b>	<p><b>Goal:</b> Improve the condition and availability of affordable housing over a five-year period.</p> <p><b>Objective 1:</b> Improve the condition of housing for low-income homeowners.</p> <p><b>Strategy 1.2:</b> Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement. Eligible beneficiaries are low and moderate-income persons at 80% or below the median income citywide and designated sites in CDBG Eligible Census Tracts. Decent Housing / Sustainability</p> <p><b>Performance Goal:</b> \$ 30,000 in CDBG funds allocated 1st Year for 5 bulk trash and vacant lot debris designated collection points where slum and blight debris and construction renovation materials can be discarded during Bulk Trash Amnesty Day. \$30,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$120,000 for four collection sites once a year each annual plan year).</p>
5	<b>Goal Name</b>	Non-Housing Community Development-Economic Develop
	<b>Goal Description</b>	<p><b>Goal:</b> Improve Economic Development and living conditions in Valdosta by addressing non-housing community development needs including technical assistance support to small business and job training, retention and development over a five year period.</p> <p><b>Objective 1:</b> Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.</p> <p><b>Strategy 1.1:</b> Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low and moderate income persons. Suitable Living Environment / Availability-Accessibility</p> <p><b>Performance Goal:</b> \$20,000 in CDBG Funding allocated 1st Year to conduct 4 seminars benefiting 10 persons/businesses. \$20,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$80,000) for the remaining 4 each remaining Annual Plan Year. \$50,000 in CDBG Funding allocated 1 st Year to offer business seed loans benefiting 5 businesses. \$50,000 in CDBG funds allocated each of the additional 4 annual plan periods (\$200,000) for the remaining 4 Annual Plan Years.</p>





## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Valdosta is scheduled to receive \$565,826 from the U.S. Department of Housing and Urban Development (HUD) as its Entitlement funding allocation under the Community Development Block Grant Program.

Unless otherwise designated concentrated use of funds will be in the Designated Revitalization Area consisting of Census Tracts 0105.00, 106.03-block2, 0108.00, 0109.00, 0110.00, 0113.01, and 113.02. All activities are expected to meet or exceed the 70% overall program benefit to low and moderate income citizens.

#### Projects

#	Project Name
1	Program Administration 2015
2	Fair Housing Education and Outreach
3	Single Family Residential Rehabilitation
4	Blight Removal
5	Economic Development and Job Training

**Table 55 – Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Program Administration 2015
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Administration Strategy 1.1-Program Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$113,165
	<b>Description</b>	Plan, Monitor and Administer Entitlement Grant Programs. Evaluate upcoming needs related to affordable housing, non-housing community development needs including community, public and park facilities; public services and the non-homeless special needs populations.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Program Administration for all 5 strategies.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
2	<b>Project Name</b>	Fair Housing Education and Outreach
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration Strategy 1.2-Fair Housing
	<b>Needs Addressed</b>	Fair Housing Education and outreach
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	\$ 10,000 in CDBG funds allocated 1st Year for seminars supporting 150 persons.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.
<b>3</b>	<b>Project Name</b>	Single Family Residential Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Strategy 1.1 - Housing Rehab
	<b>Needs Addressed</b>	Housing Rehabilitation and Reconstruction Emergency Home Repairs
	<b>Funding</b>	:
	<b>Description</b>	Provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	\$ 352,661 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation).
	<b>Location Description</b>	Eligible applicants are low and moderate-income at 80% or below the median income citywide.
<b>4</b>	<b>Planned Activities</b>	Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing.
	<b>Project Name</b>	Blight Removal
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Affordable Housing Objective 1.2-Blight Removal
	<b>Needs Addressed</b>	Demolition / Removal of Slum and Blight
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	\$ 30,000 in CDBG funds allocated 1st Year for 5 bulk trash and vacant lot debris designated collection points where slum and blight debris and construction renovation materials can be discarded during Bulk Trash Amnesty Day.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Support Housing Rehabilitation and Neighborhood Revitalization through the removal of slum and blighted conditions and providing designated collection points for bulk trash and vacant lot debris to improve the habitability of housing and support neighborhood improvement.
5	<b>Project Name</b>	Economic Development and Job Training
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Job Training, Workforce Development
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Promote Economic Development, Job Training, Development and Retention by Small and Emerging Businesses in CDBG eligible census tracts.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	\$20,000 in CDBG Funding allocated 1st Year to conduct 4 seminars benefiting 10 persons/businesses.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Support the enhancement and development of small business and emerging businesses by providing funding for technical assistance and continuing education and to inform, educate and promote economic development in support of job creation for low and moderate income persons.

## **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**

Much of the funding from the CDBG program is available for use in any of the CDBG neighborhoods or citywide, depending on the specifics of the designated activities. Also, some funding is available according to individual benefit rather than area benefit. It is, therefore, difficult to provide reasonable projections of the distribution of funds by target area. The numbers below are strictly estimates based on experience.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CYPRESS COMMUNITY	
CDBG Eligible Block Groups	100

**Table 56 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The proposed allocation of funds is based on federal funding requirements for each formula-allocated grant. Areas of low to moderate-income concentration and certain areas of high minority concentration are targeted. Areas of low homeownership and deteriorating housing conditions were also considered in the targeting process.

#### **Discussion**

The distribution of funds by target area is projected to be primarily citywide due to use of funds for administrative, non-profit support, and individual benefit-oriented programmatic uses of the funds. The remaining funds are estimated to be spread through smaller CDBG-eligible areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City plans to provide Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

**Table 57 - 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	4
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	8

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

A total of \$ 432,661 in CDBG funds allocated 1st Year for 8 units (4 units of reconstruction and 4 units of Emergency Repair or Major Rehabilitation).



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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).

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

The Valdosta Housing Authority is in various stages of repairing 50 of 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.

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

Not applicable

### **Discussion**

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

### **Introduction**

**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 South Georgia Partnership to End Homelessness, 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.

These services are provided to our community through the following organizations, who set their programmatic goals based on their yearly funding allocations: The South Georgia Partnership to End Homelessness, Coastal Plains, Lowndes Associated Ministries to People, and the Salvation Army.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The Valdosta Housing Authority (VHA) will give priority to homeless families in its public housing program. The City will 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**

Non-profit agencies and the City will continue to identify at-risk persons and services that help them avoid becoming homeless. The South Georgia Partnership to End Homelessness will continue to promote the Pathways 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.

**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 South Georgia Partnership to End Homelessness 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. A well developed referral and case management system will allow almost any agency to immediately assess the needs of homeless persons. The City will collaborate with homeless agencies that provide services to the homeless and persons that are subject to becoming homeless, such as recently released institutionalized persons.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The following barriers to affordable housing resulting from public policies of the City of Valdosta are identified through the Analysis of Impediments to Fair Housing conducted in 2011 and 2015-2019 Consolidated Plan process:

Currently, there is no public policy in support of and a limited supply of affordable housing and high concentrations of public and assisted housing in minority concentrated areas of the City. Reduced federal funding for public and assisted housing has contributed to limitations in housing choice.

Inadequate Public Transportation and Lack of Mobility for Elderly, disabled and low and moderate income households is another barrier to choose affordable housing because people have limited access from housing locations to work sites or other areas.

### **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 will undertake several activities during the proposed Annual Action period to address some of the barriers identified in the Analysis of Impediments (AI). Specifically, the City will continue: to address issues relating to mortgage foreclosure and credit counseling to homeowners who have lost jobs or suffering severe income reductions; encourage more financial institutions to improve the origination rates among minorities and low-moderate income residents; to promote incentives available for new and expanding businesses to create job opportunities in the City; to identify and locate more community gardens in the DRA and promote participation in the City's Downtown Farmers' Market; to partner with Group Workcamps, Inc. to provide an annual volunteer-based minor home repair program to low-moderate income homeowners; and continue to assist individuals obtain the skills necessary to secure employment.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

Several local organizations such as social service agencies, charitable groups and religious organizations provide emergency/transitional housing and/or supportive services to the homeless and at-risk persons including abused women and children and substance abusers. The City of Valdosta and the South Georgia Partnership to End Homelessness is involved in the development and activities of the local Continuum of Care System.

#### **Actions planned to foster and maintain affordable housing**

Lowndes Associated Ministries People Inc., New Horizons Family Development Center provides family shelter within the community. Services are focused towards addressing the needs of the homeless. At present, approximately 100% of the programming is directly related to the homeless. New Horizons accommodates non-victimized single women, single parents (male/female) and two parent families with children. New Horizons has 73 bed spaces and is a twenty-four hour-a-day operation that is available to the public 365 days a year, including holidays.

The Emergency Shelter Program provides emergency shelter, for up to ninety (90) days, for families with children in need, to lead the families to self-sufficiency. This goal is accomplished through the provision and implementation of many services: housing, transportation, case management, educational enrichment, empowerment, employment opportunities, laundry facilities, shower facilities, drop-in child care, clinical therapy, specialized training, and point-of-contact services. Requirements dictate that clients actively pursue goals that are defined in Service Plans and Housing Support Standards.

#### **Actions planned to reduce lead-based paint hazards**

The City of Valdosta will continue to comply with the new lead-based paint regulations. Staff member will attend HUD's Lead-Based Training course, as needed, and remain updated with HUD's lead-based paint regulations. The Neighborhood Development Division will utilize certified inspectors to conduct all lead-based paint inspections. The City will build upon existing relationships and establish new contacts with lead professionals and key partners, such as clearance technicians, public health departments, and HUD lead grantees. In all HUD funded programs, notify persons living in or purchasing houses built

before 1978 of the hazards associated with lead paint and encourage parents with children below the age of 6 to have their children tested, to seek safe housing and medical treatment immediately. Investigate availability and practicality of low cost encasement, encapsulation and other related products.

### **Actions planned to reduce the number of poverty-level families**

The City of Valdosta adopted Enterprise Zones and received Opportunity Zones (EZ/OZ) designation from the Georgia Department of Community Affairs in November 2009. Since that time, City staff has been working diligently to create a framework of tools to help citizens understand the boundaries of these designated areas, along with other areas, and any incentives associated with these areas in order to illicit business development and investment.

The Valdosta Small Emerging Business Program (VSEB) was also created in order to give citizens more confidence and a “helping hand” towards growing their small business by giving them the tools and training they will need to manage and compete for City contracting opportunities and ultimately be successful in their own business venture.

### **Actions planned to develop institutional structure**

The City of Valdosta’s Neighborhood Development Division will be responsible for carrying out the Annual Action Plan. The strength of the system is that we have an experienced team of staff members as well as an in-house Housing Rehabilitation Coordinator. Staff will manage and work close with non-profit and for profit organizations in carrying out the Annual Action Plan activities.

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

The following organizations currently work to provide 103 beds for immediate emergency shelter for homeless persons: LAMP/New Horizons – 73 beds for women and children; Salvation Army – 8 beds for men; and The Haven – 22 beds for women and children. These agencies are working together to share resources, assessment data and common release of information forms. They are also participants with the South Georgia Partnership to End Homelessness.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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.	78.00%



**Discussion:**

## **Appendix - Alternate/Local Data Sources**