

Appendices

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Appendix A

Summary Consolidated Plan Goals and Objectives

I. Homeless

Goal: Work with current service providers to increase the number of emergency shelter and transitional units.

Objectives:

- Provide at least 25 additional emergency shelter units for individuals and families by 2009.
- Provide at least 40 additional transitional housing units by 2009.

Goal: Conduct a complete survey of the homeless population in the City of Valdosta.

Objective:

- Collaborate with the South Georgia Coalition to End Homelessness (SGCEH) to conduct a survey of the homeless population by 2007.

Goal: Work with existing agencies to provide assistance to and reduce the number of at-risk persons and families.

Objectives:

- The SGCEH, LAMP, and other agencies will identify at-risk families.
- Valdosta Housing Authority will continue its public housing program for very low-income families.
- Collaborate with Coastal Plains, LAMP, and the Salvation Army to provide emergency rental and utility assistance to at-risk households.
- Support programs that provide services to at-risk persons and families through referrals and public information programs.

Goal: Work with current agencies to coordinate program and funding opportunities to ensure the efficient and effective delivery of services to those in need.

Objective:

- Provide technical assistance to service providers in identifying funding sources to assist with the implementation of programs.

II. Special Needs

Goal: Support agencies and programs that work to improve the quality of life of our citizens with special needs.

Objectives:

- Work with local agencies to provide 38 long-term transitional beds for women with addictive diseases and their children.

- Seek supportive housing opportunities for the elderly and mentally ill in collaboration with the Valdosta-Lowndes County Land Bank Authority to pursue the donation of publicly-owned land within the city in order to reduce the cost of housing production.

III. Non-housing Community Development Strategies

A. Economic Development:

Goal: To promote and support programs that provide training and job opportunities for low to moderate-income persons.

Objectives:

- Collaborate with the Georgia Department of Labor Career Center to provide employment services to low to moderate income citizens. Services include access to computers to prepare resumes and conduct job searches.
- Collaborate with the Georgia Department of Labor Career Center, Telamon, Inc. and the Workforce Investment Act Program to assist in their outreach initiatives to migrant and seasonal farm workers, and local veterans.
- Collaborate with the Georgia Department of Labor Career Center to coordinate employment services for ex-offenders, parolees, and probationers.
- Coordinate with the Department of Labor to host workshops to be held at the Career Center on the topics of interviewing techniques, application preparation, networking, resume preparation, and stress and financial management.
- Collaborate with the division of Rehabilitative Services to provide employment services to citizens with all types of disabilities.

Goal: To encourage economic development in the Designated Revitalization Area.

Objectives:

- Provide facade loan opportunities to businesses located in the Designated Revitalization Area to make the areas more attractive to shoppers and new businesses.
- Develop long-range economic development plans in coordination with overall neighborhood revitalization strategies for the Designated Revitalization Area to be used to encourage economic development in these areas.
- Coordinate economic development efforts in the Central Valdosta Development Authority area through the Valdosta Main Street Program.
- Identify and coordinate access to alternate economic development funding sources.
- Conduct annual business development training for businesses owned by low to moderate-income persons.

Goal: Support agencies and programs that work with the development of small businesses and community entrepreneurs in order to encourage positive economic development and self-sufficiency.

Objectives:

- Collaborate with the Small Business Development Center (SBDC) of Valdosta State University, QUOLA, Inc. and the Minority Business Development Agency of the U.S. Department of Commerce to promote available programs and resources that directly assist existing small businesses and upcoming community entrepreneurs.
- Develop a Memorandum of Agreement (MOA) between the Georgia Department of Labor, the City of Valdosta and the SBDC to provide business development services appointments for private consultations at least two days per month at the new Career Center.
- Develop a Memorandum of Agreement (MOA) between the Georgia Department of Labor, the SBDC and QUOLA, Inc. for referrals to QUOLA's additional business mentoring programs and small business incubator.
- Work collaboratively with the Department of Labor, the SBDC and other service providers to promote and inform upcoming community entrepreneurs and existing businesses about business and economic development resources available in the local community, and at the state and federal level. This collaborative effort will work to maximize all opportunities for public information dissemination to the community.

B. Public Facilities Programs:

Goal: To support the acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements to: (1) meet health and safety regulations; (2) to upgrade and maintain the viability of neighborhoods where low and moderate-income families reside; and (3) provide handicap accessibility to public facilities.

Objectives:

- Assist with funding improvements to park facilities that are located in the Designated Revitalization Area, to include parks located adjacent to Public Housing Areas.
- Provide funding to eliminate architectural barriers in public facilities that do not comply with the minimum requirements of the Americans with Disabilities Act.
- Promote the construction of sidewalks in the Designated Revitalization Area to provide safe walking areas separate from city streets.

C. Public Service Programs:

Goal: To provide resources to improve the community's public services; including but not limited to employment, crime prevention, childcare, health, drug abuse, education, and recreational needs.

Objectives:

- Develop and implement a competitive process for service providers to access CDBG funds for eligible public service projects in the Designated Revitalization Area.
- Clearance and demolition of vacant and hazardous lots and buildings located within the Designated Revitalization Area.
- Collaborate with agencies and the Valdosta Police Department to support programs that reduce crime rates in the Designated Revitalization Area.
- Develop and implement training programs available for local service providers in the areas of project development, preparing grant proposals, grant administration, and specific CDBG monitoring and compliance components.
- Provide funds for scholarships for children through the Valdosta-Lowndes County Parks, Recreation, and Community Affairs Department from low to moderate-income families to participate in after-school and summer education and recreation programs.

D. Planning:

Goal: To assess the needs of all neighborhoods in the Designated Revitalization Area in order to establish long-range implementation strategies to address their needs.

Objectives:

- Prepare revitalization strategies for all neighborhoods within the Designated Revitalization Area by 2009.
- Review and recommend revisions to the local subdivision and zoning ordinances, in order to alleviate barriers in the Designated Revitalization Area.
- Develop a Performance Measurement System to assess the overall improvements in the neighborhoods within the Designated Revitalization Area.

Goal: Identify and define neighborhoods adjacent to the existing HUD Designated Revitalization Area that potentially contain concentrations of low to moderate income residents and low rates of homeownership in order to develop an official request of HUD to include those areas in the existing Revitalization Area.

Objectives:

- Work with residents, staff, service providers and officials to identify and geographically define the neighborhoods that are immediately adjacent to the existing Revitalization Area.

- Work with the RDC staff to map the areas and obtain 1990 and 2000 U.S. Census data for a comparative analysis of income levels and rates of homeownership for that period.
- Prepare an official report to be forwarded to HUD to request inclusion of those adjacent areas that contain the minimum concentration of 51% or more low to moderate income residents, and that have experienced a decline in the rate of homeownership that currently falls below the 2000 U.S. Census average for the community of 48%.

IV. Anti-Poverty Strategy

- Fund programs that impact the quality of life for persons living in poverty.
- Fund programs that reduce housing costs of persons living in poverty including programs for low-income homeowners, renters, and first-time homebuyers.
- Support programs that address the basic causes of poverty--lack of employment training, substandard housing, education, and illiteracy.
- Develop and support economic development programs that create jobs for low- income persons.
- Coordinate programs with service providers that address the needs of the homeless, elderly, disabled, and special needs groups, including persons with HIV/AIDS, living in poverty.
- Work with private agencies, quasi-governmental bodies and government agencies to leverage funding of programs that help persons living in poverty.
- Support homeless projects including, but not limited to, transitional housing, emergency shelter, and projects associated with the city's continuum of care efforts.
- Develop and implement small and minority business development assistance programs.

V. Housing Strategy

Goal: To fund and collaborate with programs that encourage an increase in rates of homeownership in the Designated Revitalization Area.

Objectives:

- Provide funding to DCA and HUD certified organizations that carry out homebuyer education programs. Existing programs will be modified to include home maintenance, budgeting, financial management, neighborhood relationships, and other topics as needed.
- Provide and coordinate CDBG funds with other funding sources for down payment assistance and mortgage guarantees.

- Utilize the Valdosta-Lowndes County Land Bank Authority to acquire property within the Designated Revitalization Area for infill construction of homeowner units.

Goal: To fund and coordinate with local providers to provide opportunities for homeowner and renter occupied housing rehabilitation in the Designated Revitalization Area.

Objectives:

- Contract with certified lead paint contractors to test and abate lead, as appropriate, in any units constructed prior to 1979 that receive funds from CDBG or other HUD programs for rehabilitation.
- Coordinate CDBG funds, UDAG program income, and HOME funds to establish grant/loan programs for homeowner repair.
- Utilize CDBG funds to establish a single-family rental rehabilitation loan program.
- Provide funding through the existing UDAG program income to provide owner occupied mobile home weatherization and skirting in the Designated Revitalization Area.
- Collaborate with faith-based organizations to provide volunteer opportunities for homeowner repair.
- Collaborate and provide funding to DCA and HUD certified organizations that carry out homeowner maintenance education programs.

Goal: Analyze the impediments and barriers to affordable housing in the Designated Revitalization Area, and implement steps to alleviate those impediments and barriers.

Objectives:

- Prepare a Request for Proposals to conduct and complete an Analysis of Impediments in the Designated Revitalization Area.
- Collaborate with local providers to implement steps to alleviate barriers to affordable housing that have been identified in the Analysis of Impediments.

VI. Lead-Based Paint Strategy

- Staff members will attend HUD’s Lead-Based Training course.
- Staff members will become familiar with HUD’s new lead-based paint regulations.
- The Community Development Department will utilize HUD certified inspectors to conduct all lead-based paint inspections.
- The city will adopt a Lead-Based Paint Abatement Ordinance and incorporate abatement procedures into the city Housing Code.

- The city will create procedures for determining when it is more cost-effective to presume that lead hazards are present, and when it makes sense to evaluate a property.
- The city will develop methods and assemble materials to educate rental property owners, homeowners, and occupants of rental housing about the new requirements.
- 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.
- Notify persons living in or purchasing houses built before 1979 of the hazards associated with lead paint and that lead paint may be contained in houses built before 1979.
- Encourage parents with children below the age of 6 to have their children tested to see if they test positive for lead poisoning.
- Encourage households with lead poisoned children to seek safe housing and medical treatment immediately, including calling on the Valdosta Housing Authority for assistance in locating lead free public housing when reducing or eliminating lead hazards is not economically feasible or possible.
- Investigate availability and practicality of low cost encasement, encapsulation and other related products.

VII. Strategy to Alleviate Barriers to Affordable Housing

Federal Barriers: The city's affordable housing and neighborhood revitalization efforts cannot become a reality without anticipated HUD funds. The city has limited resources available to provide decent, safe, and affordable housing to very low-income residents, many of whom are elderly and live on fixed incomes. Local non-profit organizations, with limited support from the city, have managed to build or rehabilitate housing units and improve the immediate surroundings of those areas in which these activities have taken place. The city, service providers, private sector and low-income Valdosta residents need the federal government, and HUD in particular, as a major financial partner in the provision of affordable housing and revitalization of its neighborhoods.

The city understands that these anticipated funds come with regulations that may often present challenges to the city's affordable housing efforts. The city will work with HUD to identify these challenges and to develop programs that work effectively in context to these regulations.

State Barriers: The State Historic Preservation Office's (SHPO) interpretation of the Secretary of the Interior's Standards at the state government level is a barrier to affordable housing concerning the rehabilitation or demolition of houses that were built more than 50 years ago. Historic preservation and the tax benefits associated with it is a great contribution to neighborhood revitalization. Preserving and rehabilitating homes adds to the supply of quality housing, but reasonable standards should be applied when low-income homeowners, homebuyers and rental property investors cannot benefit from historic tax credits due to the existing standards. The City of Valdosta will notify the State Historic Preservation Officer

(SHPO) and its state legislators of its concerns and make recommendations of how to solve problems associated with historic preservation in the City of Valdosta.

Local Barriers: The city will refine, change and create programs that will enhance affordable housing efforts and inner city neighborhood revitalization. Some of the barriers such as better land use and building code regulations, and the enforcement of the regulations have already begun. Other barriers such as local historic district requirements will be analyzed and where appropriate modified. Zoning regulations will be reviewed in order to encourage in-fill development in existing neighborhoods.

Private Sector Barriers: The city will continue to push for sensible relaxation of underwriting criteria used by banks and other financial institutions that participate in the city's housing partnership. Other barriers will be identified, analyzed, and where appropriate changed. The city will work with local financial institutions to encourage activities that contribute to Community Reinvestment Act (CRA) activities.

To help increase appraisal values in inner city neighborhoods, the city will fund the construction of new infill housing built by non-profits and sold to homebuyers. It will also finance the rehabilitation of older inner city homes by non-profit and for profit developers who agree to sell or rent the houses at affordable prices to low-income households.