

**CITY OF VALDOSTA, GEORGIA**  
**2020 – 2024 CONSOLIDATED PLAN**  
**2020 ANNUAL ACTION PLAN**

**Draft Report for City Council Briefing**

**April 20, 2020**

**City of Valdosta**

**Neighborhood Development Division**

**City Hall Annex, 300 North Lee Street, #206**

**Valdosta, GA 31601**

**Draft Report Prepared by:**

**JQUAD Planning Group, LLC**

**April 15, 2020**

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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 2020-2024 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 2014 -2018 American Community Surveys and 2011 -2015 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 ensure 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. Once drafted, the plan will be released for a 30-day comment period from May 11 2020 to June 12, 2020.

### **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.

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

**Table 1 – Responsible Agencies**

### Narrative

#### Consolidated Plan Public Contact Information

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

### **1. Introduction**

Valdosta works with a wide variety of agencies, organizations, and service providers 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(I)).**

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(I))**

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 – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The City of Valdosta, Georgia followed its designated Community Participation Plan in developing the 2020-2024 Consolidated Plan and 2020 – 2021 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 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 14th and 15th, 2020 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 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 made available on the City's web site for completion and submission online.

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

The Valdosta City Council will hold a briefing of the 2020 - 2024 Consolidated Plan and 2020 Annual Plan at Valdosta City Hall Council Chambers on Monday April 20, 2020.

### **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Three Public Forums and Stakeholder Focus Group sessions were held on 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.	None	None	

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.	None	None	
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.	None	None	



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	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	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.	None	None	

**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 (spending more than 50 percent of household income on housing expenses) has a considerable impact on households in Valdosta, notably lower-income families. Measures of housing condition (lack of complete kitchen or plumbing facilities) do not provide a very reliable means of condition. However, it represents the best, easily accessible data on the topic. Other needs are expressed 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 60 percent of renter households and over 41 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 45 percent of all renter households earning below 100% of the AMI paying more than 50% 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: 2010	Most Recent Year: 2018	% Change
Population	52,332	56,074	7%
Households	19,349	20,764	7%
Median Income	\$32,109.00	\$32,051.00	-0%

Table 5 - Housing Needs Assessment Demographics

**Alternate Data Source Name:**

2014 - 2018 ACS

**Data Source Comments:**

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,155	2,910	3,805	1,939	8,225
Small Family Households	1,475	865	1,325	699	3,645
Large Family Households	305	160	305	75	380
Household contains at least one person 62-74 years of age	254	515	765	344	1,755
Household contains at least one person age 75 or older	225	280	350	134	735

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Households with one or more children 6 years old or younger	1,190	630	675	320	1,084

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	0	15	0	65	4	0	0	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	140	70	140	80	430	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	60	55	30	205	0	0	15	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	1,965	985	375	0	3,325	345	105	295	50	795
Housing cost burden greater than 30% of income (and none of the above problems)	385	750	1,100	355	2,590	110	80	450	140	780

	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)	630	0	0	0	630	120	0	0	0	120

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,220	1,115	590	110	4,035	350	105	310	50	815
Having none of four housing problems	665	1,400	1,840	1,235	5,140	170	285	1,065	544	2,064
Household has negative income, but none of the other housing problems	630	0	0	0	630	120	0	0	0	120

**Table 8 – Housing Problems 2**

Data 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	830	665	455	1,950	190	34	335	559
Large Related	270	120	89	479	0	0	0	0
Elderly	195	290	265	750	120	80	260	460



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,290	775	770	2,835	150	65	155	370
Total need by income	2,585	1,850	1,579	6,014	460	179	750	1,389

**Table 9 – Cost Burden > 30%**

Data 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	635	310	90	1,035	105	4	135	244
Large Related	250	50	4	304	0	0	0	0
Elderly	145	105	65	315	120	55	120	295
Other	1,150	595	215	1,960	125	40	45	210
Total need by income	2,180	1,060	374	3,614	350	99	300	749

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	80	75	65	30	250	0	0	0	0	0
Multiple, unrelated family households	0	0	70	30	100	0	0	15	0	15
Other, non-family households	120	55	65	45	285	0	0	0	0	0
Total need by income	200	130	200	105	635	0	0	15	0	15

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

Data 2011-2015 CHAS  
Source:

	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:

Data Not Available

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

According to the 2014-2018 American Community Survey, there were 7,682 single person households in Valdosta (37% of all Valdosta households), over 28.6 percent of which were elderly (age 65+).

**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 2014 - 2018 American Community Survey show that 11.1 percent of the population of Valdosta reports some form of disability. Disabilities reported increase with age. Those below the age of 5 are reporting 0.4 percent with a disability. In the 5 to 17-year age group, 6.3 percent are reported to have disabilities. In the 18 to 64-year age group, 4.3 percent report disabilities. The 65 year and older age group reported 36 percent with disabilities, of which ambulatory, hearing and independent living difficulties were the most reported disabilities. The ACS data also show that 12.3 percent of the population of Valdosta reports a disability and living less than 50 percent of the poverty level. Domestic violence statistics were not readily available for the city.

**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 55 percent of households in the 0-30% AMI income category (including renters and owners) had a cost burden of over 30%, with over 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 69 percent of households in the 30-50% AMI income category had a 30% cost burden, with 49 percent having a 50% cost burden. About 61 percent of households in the 50-80% AMI category had a 30% cost burden, with over 17 percent having a 50% cost burden. Looking at severe cost burden by tenure, 60 percent of renter households and 46 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 50

percent of all renter households earning below 100% of the AMI paying more than 30% 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 3 percent of the lowest income category living in overcrowded conditions and 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 50 percent of the total number of renter households experiencing severe cost burden and 19 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 2011 - 2015 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 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	3,065	340	750
White	900	44	350
Black / African American	1,910	235	370
Asian	4	40	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	0	10

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

Data Source: 2011-2015 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	2,055	855	0
White	580	220	0
Black / African American	1,275	550	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	50	0

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

Data Source: 2011-2015 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	2,450	1,355	0
White	890	515	0
Black / African American	1,390	770	0
Asian	105	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	65	0

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

Data Source: 2011-2015 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	655	1,284	0
White	440	585	0
Black / African American	205	549	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	150	0

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

Data Source: 2011-2015 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 39.6 percent White (non-Hispanic) and 51.7 percent African American, according to the 2014 – 2018 ACS. The next largest population group was Hispanic, at 5.2 percent. The remaining racial groups are small, with 2.4 percent for Asian and much less for all others. The data do show that Hispanic in the 0-30% income range shows disproportionately greater need with 94 % of households having one or more housing problem. In 50-80%, income categories, the Asian population show disproportionately greater need, though in very small numbers.

## 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

#### 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	2,570	835	750
White	885	65	350
Black / African American	1,460	685	370
Asian	4	40	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	125	25	10

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

Data Source: 2011-2015 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	1,220	1,685	0
White	410	385	0
Black / African American	670	1,155	0
Asian	0	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	110	0



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

Data Source: 2011-2015 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	900	2,905	0
White	275	1,130	0
Black / African American	495	1,660	0
Asian	95	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	95	0

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

Data Source: 2011-2015 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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	160	1,779	0
White	120	915	0
Black / African American	40	714	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	150	0

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

Data Source: 2011-2015 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**

Hispanics in the 0-30% income range shows disproportionately greater need. In the 30-50% income category, the Whites and Hispanic population show disproportionately greater need. Disproportionately greater need is seen in the 50-80%, 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:

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,809	3,980	4,480	770
White	6,275	1,485	1,585	375
Black / African American	4,759	2,295	2,455	370
Asian	130	55	69	15
American Indian, Alaska Native	15	0	0	0
Pacific Islander	0	0	0	0
Hispanic	530	120	245	10

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

Data Source: 2011-2015 CHAS

### Discussion:

## **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 with the exception to White, Hispanic, and Asian populations. The total Hispanic population made up about 5.2 percent and Asian population made up 2.4 percent of the total population of Valdosta, however. The impact of the disproportionately greater need is small. Between the two major racial/ethnic groups, White and African American, which comprise more than 96.7 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 over 80 percent of the total population of those tracts, in a city where the total African-American population is 52.8 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, with as much as 9 percent of the total population of the tracts, compared to a total Hispanic population in the city of about 5.2 percent.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Valdosta Housing Authority operates 531 public housing units in four developments. The average annual income of their public housing residents was about \$11,823. The average length of stay for public housing residents is five years. The residents include 64 elderly persons and 75 families with persons with disabilities in public housing. The largest racial/ethnic groups among public housing residents are African Americans, 504 residents, and White, 21 residents. Hispanics account for one resident in public housing.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	531	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**

Alternate Data Source Name:

PIH

Data Source Comments:

## 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	11,823	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	0	0	0	0
# of Disabled Families	0	0	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	0	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**

Alternate Data Source Name: PIH

Data Source Comments:

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	21	0	0	0	0	0	0
Black/African American	0	0	504	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

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

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name: PIH

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	6	0	0	0	0	0	0
Not Hispanic	0	0	525	0	0	0	0	0	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Alternate Data Source Name: PIH



**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 needs 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 I 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 2019 Point-in-time count for GA Balance of State. 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, 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 2019 GA Balance of State homeless point-in-time count conducted in Lowndes County included 469 respondents. Of those:

- 68 responded as “Unsheltered Homeless”
- 76 responded as “Sheltered Homeless”
- 33 responded as “Unsheltered Veterans”
- 5 were Unsheltered Chronic

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

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

The 2019 GA Balance of State homeless point-in-time count conducted in Lowndes County included 33 unsheltered veterans.

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

N/A

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

2019 GA Balance of State homeless point-in-time count conducted in Lowndes County showed, 68 (6%) unsheltered respondents and 76 sheltered.

**Discussion:**

While the data available on homelessness in Valdosta is limited, Lowndes County ranks among the higher counties in total number of homeless persons with 144.

## **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. Still, 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 9.2 percent of the total population and that of adult women at 5.3 percent. These percentages, when applied to Valdosta, would yield a total population of alcohol abuser at 7,200 persons, using 2014 – 2018 ACS 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 lives a distinctive lifestyle requiring numerous supportive services. Between 2010 and 2018, the population aged 62 years and over grew from 11.8 percent of the population to 13.5 percent. The 2014 – 2018 ACS put the population of Valdosta's population of 62 and over 6,100. Persons with physical or developmental disabilities often require special facilities and care. Persons with developmental disabilities cannot sometimes care for themselves and rely on a caretaker to see to their daily needs. Often 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 Georgia’s 2017 HIV Surveillance Summary report, Valdosta had 68 new cases of HIV of which 42 were males and 26 were females. Of people living with HIV 687 were males, 458 were females and 5 were transgender. Black Non-Hispanics were 69% of the people living with HIV and the largest age group was 50-59 with 316 people or 27.5 percent living with HIV.

**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 daily. 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 jurisdiction has aging public facilities in need of structural improvements and improvements to parks and open space for recreation.

### **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:**

Utilities upgrades and replacement of obsolete and deteriorated utilities, water and sewer, streets, sidewalks, curb and gutter in both downtown and low-moderate income neighborhoods will be needed in order to improve existing housing stock and create new affordable housing in single and multifamily family developments and downtown housing as part of mixed used development and commercial adaptive reuse projects.

### **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:**

Priorities for public services include workforce development and job training.

### **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, 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 63 percent of households residing in single-family detached structures. In comparison, 34 percent reside in structures with two or more units. Approximately 38 percent of households are homeowners, with 89 percent of owner households living in housing units with three or more bedrooms. With over 5,600 multifamily units serving over 12,700 renter households, the data suggest that over 7,100 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. Still, the vast disparity of larger units between renter (45%) and owner (89%) 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	15,481	63%
1-unit, attached structure	613	2%
2-4 units	2,478	10%
5-19 units	4,294	17%
20 or more units	1,347	5%
Mobile Home, boat, RV, van, etc	355	1%
<b>Total</b>	<b>24,568</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2014-2018 ACS

### Percent Single-Family Housing Units

### Percent Multifamily Housing Units

### Percent Owner-Occupied Units

### Percent Renter-Occupied Units

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	18	0%	974	8%
1 bedroom	49	1%	1,475	12%
2 bedrooms	825	10%	5,058	40%
3 or more bedrooms	7,138	89%	5,227	41%
<b>Total</b>	<b>8,030</b>	<b>100%</b>	<b>12,734</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2014-2018 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 531 public housing units in four projects. Additionally, there are 530 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 530 subsidized housing units in Valdosta. Of that total, 101 units are in a community with a loan maturity date of 2045, and 91 units with a maturity date beyond 2049. 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-five 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 concerning 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 (89%). By comparison, 44 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 (65%). More than half of renter households, (56%) 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 41 percent larger units (three or more bedrooms) compared to 89 percent for owner occupied units. There is a modest inventory of HUD insured rental units in Valdosta (531 units) with maturity dates in 2045 through 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 2010, the median home value in Valdosta was \$122,800. By 2018, the median value decreased by 1 percent to \$121,600. Rental costs increased marginally by 2.1 percent from \$562 in 2010 to \$574 in 2017. Median contract rent data was not available through 2018 ACS. In Valdosta, 16 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: 2010	Most Recent Year: 2018	% Change
Median Home Value	122,800	121,600	-1%
Median Contract Rent	562	574	2.1%

Table 28 – Cost of Housing

Data Source: 2010 Census (Base Year), 2014-2018 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,005	16%
\$500-999	7,904	64%
\$1,000-1,499	2,164	17%
\$1,500-1,999	276	2%
\$2,000 or more	38	0%
<b>Total</b>	<b>12,387</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2014-2018 ACS

### Median Housing Value

### Median Contract Rent

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	865	No Data
50% HAMFI	2,615	695

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	6,885	1,820
100% HAMFI	No Data	2,623
<b>Total</b>	<b>10,365</b>	<b>5,138</b>

**Table 30 – Housing Affordability**

Data Source: 2014-2018 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	533	536	697	986	1224
High HOME Rent	533	536	697	883	965
Low HOME Rent	475	508	610	705	786

**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 the 2018 median home value and household income about the same as 2010, households will continue to have trouble affording the existing housing supply. As noted previously, only about 10 percent of the housing stock is affordable to households earning less than 30% of the median household income. Low-interest rates make homes more affordable; however, should interest rates increase to pre-2008 levels, more homes may become unaffordable to many households. Rents, however, increased by 2.1 percent between 2010 and 2018. Rents are less affordable than in 2010, and the demand for

rental housing is most likely higher because of the marginal change in median household income, which is forcing more families to rent.

**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, except efficiencies, are higher than the area median rent of 574. Considering how slight the median rent has an increase since 2010, new rental housing units should remain affordable, and within the fair market rents for the area.

**Discussion**

Homeownership may become a much larger issue for two key reasons, stagnant household incomes and higher interest rates. Meaning if housing becomes more expensive, households may not earn enough to purchase a home. Rents, despite a slight increase since 2010 may see an increase in demand as more households choose to rent because of unaffordable housing prices.

## 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, 69 percent of owner-occupied housing units and 52 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 27 percent of owner households and 41 percent of renter households have one housing problem or condition. 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 led-based paint, the age of the units suggests 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. 10,540 units in Valdosta were built before 1980 and have children present in the household. It is reasonable to assume that many these households are lower income households because 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%
With four selected Conditions	0	0%	0	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
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: 2014-2018 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: 2014-2018 CHAS

### 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	3,648	45%	6,002	47%
Housing Units build before 1980 with children present	640	12%	1,340	13%

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

Data Source: 2014-2018 ACS (Total Units) 2014-2018 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



Forty-five percent of the owner-occupied housing stock and 47 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 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 49 percent of all owner and rental housing. twelve percent of owner and rental housing units built prior to 1980 were occupied by families with children present, a total of over 1,900 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 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			531						
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

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

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

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

**Discussion:**

## 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**

**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 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)**

### **Adverse 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 2020 and 2020-2024 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 the 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.

As a result of the decreased federal funding for public and assisted housing, the number of affordable housing units remains 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.

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.

## 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. Please note, the data pertaining to workers and jobs was available at the city level through 2017.

### 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, Forestry, Fishing and Hunting	110	36	0.5%	0.1%	0.0
Mining, Quarrying, and Oil and Gas Extraction	33	0	0.1%	0.0%	0.0
Utilities	134	112	0.6%	0.4%	0.0
Construction	748	1,011	3.2%	3.8%	0.0
Manufacturing	1,651	3,390	7.0%	12.9%	0.1
Wholesale Trade	493	800	2.1%	3.0%	0.0
Retail Trade	4,069	4,905	17.2%	18.7%	0.0
Transportation and Warehousing	931	2,111	3.9%	8.0%	0.0
Information	250	388	1.1%	1.5%	0.0
Finance and Insurance	488	738	2.1%	2.8%	0.0
Real Estate and Rental and Leasing	279	699	1.2%	2.7%	0.0
Professional, Scientific, and Technical Services	982	1,084	4.2%	4.1%	0.0
Management of Companies and Enterprises	0	173	0.0%	0.7%	0.0
Administration & Support, Waste Management and Remediation	1,656	1,626	7.0%	6.2%	0.0
Educational Services	3,040	115	12.9%	0.4%	-0.1
Health Care and Social Assistance	3,188	3,904	13.5%	14.9%	0.0
Arts, Entertainment, and Recreation	471	221	2.0%	0.8%	0.0
Accommodation and Food Services	3,150	4,277	13.3%	16.3%	0.0
Other Services (excluding Public Administration)	666	698	2.8%	2.7%	0.0
Public Administration	1,287	0	5.4%	0.0%	-0.1
Total	23,626	26,288	-	-	-

**Table 39 - Business Activity**

Data Source: 2014 - 2018 (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	25,388
Civilian Employed Population 16 years and over	23,304
Unemployment Rate	8.2
Unemployment Rate for Ages 16-24	9.8
Unemployment Rate for Ages 25-65	7.9

**Table 40 - Labor Force**

Data Source: 2014-2018 ACS

**Unemployment Rate**

**Percent Less than High School Education**

Occupations by Sector	Number of People
Management, business, science, and arts occupations:	7,050
Service occupations:	5,021
Sales and office occupations:	6,410
Natural resources, construction, and maintenance occupations:	1,373
Production, transportation, and material moving occupations:	3,450

**Table 41 – Occupations by Sector**

Data Source: 2014-2018 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	19,988	86%
30-59 Minutes	1,886	8%
60 or More Minutes	1,296	6%
<b>Total</b>	<b>23,170</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2014-2018 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

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

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

Data Source: 2014-2018 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	103	178	111	364	288
9th to 12th grade, no diploma	783	953	673	1456	214
High school graduate, GED, or alternative	3547	2445	1952	3245	556
Some college, no degree	5059	2153	1032	1782	325
Associate degree	1005	1010	428	719	110
Bachelor's degree	846	1529	921	1443	499
Graduate or professional degree	140	793	837	1527	401

**Table 44 - Educational Attainment by Age**

Data Source: 2014-2018 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 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: 2014-2018 ACS

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

The 5 most active business sectors in Valdosta, in terms of the number of workers in the various industries, is Retail Trade with 17 percent of all workers. That sector is followed by the Health Care and Social Assistance and Accommodation and Food Services sector with 13 percent each. Lastly is Educational Services with 12.9 percent share of workers.

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

According to the 2018 - 2022 South Georgia Comprehensive Economic Development Strategy, the workforce needs include:

- Improve educational attainment by reducing high school drop-out rates
- Market Workforce Development Programs that enable youth and adults to pursue higher education opportunities.

Valdosta and surrounding areas are faced with aged and outdated infrastructure, systems at or near capacity, and the need for expansion of water and sewer lines to meet increasing demand in services.

**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 of 2019 economic development accomplishments in Valdosta, include:

The city of Valdosta spent 40 million dollars to improving the aging infrastructure

Metro 17 Valdosta Produces 'Next Gen Valdosta' Video Series spotlighting employees in their 20's or 30's throughout different departments in the city. The series highlights Valdosta's younger workforce to citizens and employers.

The City of Valdosta has worked recently to improve the flow of traffic around the community to improve traffic around many popular destinations including busy mall area intersections

The University of Georgia Small Business Development Center at Valdosta State University partnered with Wiregrass Georgia Technical College to present a six-week Guardian Bank Entrepreneurship Academy.

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

There is a wide range of jobs in Valdosta with a variety of education and skill requirements. The industries with the most workers in Valdosta include the Retail trade and Manufacturing sector, which typically has less educated, less skilled workforce, though many manufacturing positions mand high skill levels. Healthcare and Social Assistance 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 has a 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

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.

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

**N/A**

**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.**

### **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 needs 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 2014 – 2018 ACS, African Americans comprise about 52 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. 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. 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 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 several 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.

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

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

Residents of Valdosta with access to high-quality high-speed fiber Internet is less when compared to residents of the state with access. According to BroadbandNow, 20 percent of Valdosta residents have access to broadband. Lack of access to broadband affects the ability for Valdosta residents to improve their digital literacy, which in turn limits their workforce opportunities within the technology sector.

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

According to BroadbandNow, the average download speed in Valdosta is 68.8 Mbps with 13 residential providers. This is faster than the average in Georgia at 65.5 Mbps and faster than the national average of 58.6 Mbps. BroadbandNow coverage data is created by performing validation on top of FCC reporting and NTIA datasets.

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

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

As the temperature of the United States continues to rise, regions like Valdosta are at risk of excessive flooding. According to the 2016 Hazard Mitigation Plan, Throughout Lowndes County, the greatest risk of Flooding occurs during periods of heavy rainfall, as a result of Thunderstorms, Hurricanes or Tropical Storms. During these events, storm water runoff will cause rivers, creeks, and tributaries to overflow and roadways to be overtopped.

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

Most of the damage done during Flooding events is to local infrastructure, such as the hundreds of miles of roads as well as dozens of local bridges that can quickly become inundated during an extreme rain event. Because low- and moderate-income households typically rely on public transportation, damage to local infrastructure may increase transportation cost or restrict access to jobs and food.

# 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

<b>1</b>	<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>Revival Type:</b>	
	<b>Other revival 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.

### CDBG Eligible Areas

## 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 housing 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>	Community Development
	<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>	Community Development
	<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>	Community Development
	<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>	Community Development
	<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>	Community Development
	<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.
24	<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.
25	<b>Priority Need Name</b>	Transportation
	<b>Priority Level</b>	High
	<b>Population</b>	Other
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Community Development
	<b>Description</b>	Transportation
	<b>Basis for Relative Priority</b>	Priorities were determined through an evaluation of the community survey and public participation process.
26	<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.
27	<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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The use of tenant-based rental assistance is dependent on rental property owner’s 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 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**

## 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 Remainder 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	659,080	0	0	659,080	2,636,230	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 publicly 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 \$659,080 from the CDBG program for the FY 2020 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	2020	2024	Administration	CDBG Eligible Block Groups	Emergency Home Repairs Fair Housing Education and outreach Housing Rehabilitation and Reconstruction Job Training, Workforce Development Technical Assistance to Small Businesses	CDBG: \$659,080	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2020	2024		CDBG Eligible Block Groups	Fair Housing Education and outreach	CDBG: \$50,000	Other: 750 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2020	2024	Affordable Housing	CDBG Eligible Block Groups	Housing Rehabilitation and Reconstruction	CDBG: \$1,396,320	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Public Service Youth Services	2020	2024	Non-Housing Community Development	CDBG Eligible Block Groups	Youth Job Training, Workforce Develop, Ed. Enrichment, Employment Training	CDBG: \$250,000	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	2020	2024	Non-Housing Community Development	CDBG Eligible Block Groups	Employment Training Job Training, Workforce Development	CDBG: \$440,000	Other: 50 Other
6	Community Development	2020	2024	Non-Housing Community Development	CDBG Eligible Block Groups	Infrastructure (Streets and Sidewalks) Other Public Facility Needs Parks and Recreation Facilities Public Improvements Public and Community Facilities Transportation	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted

Table 52 – Goals Summary

**Goal Descriptions**



1	<b>Goal Name</b>  <b>Goal Description</b>	Administration Strategy 1.1-Program Administration  <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.  <b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations.  <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.
2	<b>Goal Name</b>  <b>Goal Description</b>	Administration Strategy 1.2-Fair Housing  <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.  <b>Objective 1:</b> Continue to Plan, Monitor and Administer Entitlement Grant Programs and ensure compliance with Federal Regulations.  <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.

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>
4	<b>Goal Name</b>	Public Service Objective 1.1 Youth Training and Employment Non-Housing Community Development
	<b>Goal Description</b>	<p><b>Goal:</b> Improve employment opportunities to youth through partnerships with local businesses.</p> <p><b>Objective 1:</b> Promote economic development and job training.</p> <p><b>Strategy 1.2:</b> Provide part-time and full-time positions to high school students during the school year and summer break.</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.</p>

6	<b>Goal Name</b>	Community Development
	<b>Goal Description</b>	<p><b>Goal:</b> Improve living conditions in Valdosta by addressing non-housing community development needs.</p> <p><b>Objective 1:</b> Support community infrastructure projects, public service organizations and facilities, transportation, and others deemed as needed in the designated revitalization area of the city.</p> <p><b>Strategy 1.1:</b> Support the improvement of community infrastructure projects.</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. A 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 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 2020 and 2020-2024 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 2020 Analysis of Fair Housing Impediments report.

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 Remainder 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	659,080	0	0	659,080	2,636,320	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 publicly 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 \$659,080 million from the CDBG program for the FY 2020 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	2020	2021	Administration	CDBG Eligible Block Groups	Emergency Assistance Fair Housing Education and outreach Housing Assistance - Homeownership Housing Rehabilitation and Reconstruction	CDBG: \$131,816	Other: 5 Other
2	Administration Strategy 1.2-Fair Housing	2020	2021		CDBG Eligible Block Groups	Fair Housing Education and outreach	CDBG: \$10,000	Other: 150 Other
3	Affordable Housing Strategy 1.1 - Housing Rehab	2020	2021	Affordable Housing	CDBG Eligible Block Groups	Housing Rehabilitation and Reconstruction	CDBG: \$279,264	Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Public Service Youth Service	2020	2021	Public Services	CDBG Eligible Block Groups	Youth Job Training, Workforce Develop, Ed. Enrichment, Employment Training	CDBG: \$50,000	Other: 5 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	2020	2021	Non-Housing Community Development	CDBG Eligible Block Groups	Job Development / Creation Small Business Loans	CDBG: \$88,000	Other: 10 Other
6	Community Development	2020	2021	Non-Housing Community Development	CDBG Eligible Block Groups	Infrastructure (Streets and Sidewalks) Legal Services Meals/Food Other Public Facility Needs Parks and Recreation Facilities Public Improvements Public and Community Facilities Senior Services Transitional Housing Transportation Youth Services	CDBG: \$100,000	Other: 250 Other

Table 54 – Goals Summary

### Goal Descriptions

1	<p><b>Goal Name</b></p>	<p>Administration Strategy 1.1-Program Administration</p>
	<p><b>Goal Description</b></p>	<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 ensure 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>
2	<p><b>Goal Name</b></p>	<p>Administration Strategy 1.2-Fair Housing</p>
	<p><b>Goal Description</b></p>	<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 ensure 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>



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> \$ 342,661 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 \$342,661 in CDBG funds allocated each of the additional 4 annual plan periods (\$1,370,644 for 8 units over the 4 years).</p>
4	<b>Goal Name</b>	Public Service Objective 1.1 Youth Training and Employment Non-Housing Community Development
	<b>Goal Description</b>	<p><b>Goal:</b> Improve employment opportunities to youth through partnerships with local businesses.</p> <p><b>Objective 1:</b> Promote economic development and job training.</p> <p><b>Strategy 1.2:</b> Provide part-time and full-time positions to high school students during the school year and summer break.</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>
6	<b>Goal Name</b>	Community Development
	<b>Goal Description</b>	This funding will be used for community infrastructure projects, public service organizations and facilities, transportation, and others deemed as needed in the designated revitalization area of the city.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Valdosta is scheduled to receive \$656,080 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
2	Fair Housing Education and Outreach
3	Single Family Residential Rehabilitation
4	Great Promise Partnership Program
5	Economic Development and Job Training
6	Community Development

Table 55 – Project Information

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

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

<b>1</b>	<b>Project Name</b>	Program Administration 2019
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Administration Strategy 1.1-Program Administration
	<b>Needs Addressed</b>	Housing Rehabilitation and Reconstruction Emergency Home Repairs Demolition / Removal of Slum and Blight Emergency Assistance Technical Assistance to Small Businesses Job Development / Creation Infrastructure (Streets and Sidewalks) Youth Services
	<b>Funding</b>	CDBG: \$131,816
	<b>Description</b>	Funds will be used to pay portions or entire salaries, benefits, and administrative costs of Neighborhood Development and Finance Departments staff in oversight, management, monitoring, and coordination of CDBG programs.
	<b>Target Date</b>	6/30/2020
	<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 development, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Action Plans and grant administration; Sub-recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
<b>2</b>	<b>Project Name</b>	Single Family Residential Rehabilitation 2020
	<b>Target Area</b>	CDBG Eligible Block Groups
	<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>	CDBG: \$279,264

	<b>Description</b>	Funds will be used to offer owner occupied housing rehabilitation through direct grants to low to moderate income homeowners for the rehabilitation of single family residential structures.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Six (6)
	<b>Location Description</b>	Eligible applicants are low and moderate-income at 80% or below the median income citywide.
	<b>Planned Activities</b>	Emergency Housing Repairs, Major Rehabilitation, and Reconstruction to improve the habitability of owner-occupied housing.
<b>3</b>	<b>Project Name</b>	Fair Housing Education and Outreach 2019
	<b>Target Area</b>	CDBG Eligible Block Groups
	<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>	Funds will be used to inform, educate and promote fair and equitable housing for low-moderate income persons.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150
	<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 person residing in CDBG Eligible Census Tracts and Designated Revitalization Areas.
<b>4</b>	<b>Project Name</b>	Great Promise Partnership Program
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Public Service Objective 3 - Youth

	<b>Needs Addressed</b>	Job Training, Workforce Development Job Development / Creation Youth Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	This funding will be used for community infrastructure projects, public services organizations and facilities, transportation, and others deemed as needed in the designated revitalization area of the city.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5
	<b>Location Description</b>	Great Promise Partnership Program
	<b>Planned Activities</b>	Job training/mentorship
5	<b>Project Name</b>	Economic Development and Job Training 2020
	<b>Target Area</b>	CDBG Eligible Block Groups
	<b>Goals Supported</b>	Non-Housing Community Development-Economic Develop
	<b>Needs Addressed</b>	Technical Assistance to Small Businesses Job Training, Workforce Development Employment Training
	<b>Funding</b>	CDBG: \$88,000
	<b>Description</b>	Funding will be used to inform, educate and promote economic development in conjunction with the Valdosta Area Business Incubator (VABI) Program through continuing education opportunities and small business technical assistance.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 persons/businesses, and job creation/retention of 7 positions.
	<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 to inform, educate and promote economic development in support of job creation for low and moderate income persons.
6	<b>Project Name</b>	Community Sidewalk Project
	<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: \$100,000
	<b>Description</b>	Funds will be used to complete a community infrastructure project in the Designated Revitalization Area of the City.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Families residing in Designated Revitalization Area
	<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 and public space debris to improve the habitability of housing and support neighborhood improvement.



## **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**

The Designated Revitalization Area (DRA) is a seventeen-neighborhood area in the City of Valdosta that was designated as such due to its concentration of low to moderately low-income households. This area has been the sole recipients of the funds received from the Community Development Block Grant (CDBG) the City of Valdosta receives as an entitlement community. The DRA surrounds the Downtown Valdosta area and includes Census Tracts: 0105.00, 106.03-block 2, 0106.04, 0108.00, 0109.00, 0110.00, 0113.01, 0113.02 and 0114.02, with the exception of those projects/programs with an individual benefit based solely on income level.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
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.

<b>One Year Goals for the Number of Households to be Supported</b>	
Special-Needs	60
Total	60

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	
Acquisition of Existing Units	
Total	

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

#### Discussion

A total of \$ 342,661 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 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 2020 and 2020-2024 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 childcare, 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 has designated Enterprise Zones and Opportunity Zones as a result of having an URP in place. These zones were updated by the federal government in the last year, with the greater portion of our DRA still listed as an eligible area, which will provide tax and other incentives for new and expanding businesses locating within these areas.

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.

The City is continuing to provide career and job training services to all citizens through their partnership with Goodwill Industries of Southern Rivers. These services branded "Goodwill on the Go" is presented in different locations throughout the City to enable those with transportation issues to attend regularly. The trainings provide assistance with resume writing, interviewing, soft skills, and job fairs. The City's partnership with the Great Promise Partnership Program is an in-house career training and mentoring program for at-risk youth from Valdosta High School, which is a Title I district school. We are in our third year and have had 28 graduates, who have continued on to post-secondary options, the military and community employment opportunities.

### **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%



## Appendix - Alternate/Local Data Sources