



PUBLIC NOTICE
Public Display and Public Hearings
Proposed FFY2020-2024 Consolidated Plan
and FFY2020 Annual Action Plan



Notice is hereby given by Henry County that it has prepared a draft federal fiscal year 2020-2024 Consolidated Plan and 2020 Annual Action Plan. The draft Consolidated Plan includes narrative responses to specific questions in order to be compliant with the Consolidated Planning Regulations. The Annual Action Plan as part of the 2020-2024 Consolidated Plan establishes the proposed use of funds for the FY2020 Community Development Block Grant (CDBG) Program and supplemental funding (CDBG-CV) authorized by the Coronavirus Aid, Relief and Economic Security (CARES) Act.

The County anticipates receiving \$1,197,297 for FY2020 and \$704,701 for CARES. The proposed activities to be assisted with CDBG funding include Public Services and Public Facilities Infrastructure Improvements. CARES funding (CDBG-CV) shall be used to prevent, prepare for, and respond to the coronavirus. Funding is proposed to assist Public Services and as one-time grants to microenterprises.

In order to obtain the views of residents, public agencies, and other interested parties, Henry County will place its draft 2020-2024 Consolidated Plan and FY2020 Annual Action Plan on public display in the following locations during normal business hours from on Monday, July 27, 2020 through Monday, August 3, 2020:

- Henry County Web site:
www.co.henry.ga.us/CDBG/
- Henry County Administration Building
- Fairview Recreation Center
- J.P. Moseley Recreation Center
- Locust Grove Recreation Center
- McDonough City Hall
- Locust Grove City Hall
- Hampton City Hall
- Bear Creek Recreation Center

Comments on the draft plans can be directed in writing to Shannan Sagnot, Henry County CDBG Program, 140 Henry Parkway, McDonough, GA 30253 or via e-mail at CDBGProgram@co.henry.ga.us. All comments must be received in writing by 5:00 p.m. on Monday, August 3, 2020. A receipt of all comments received will be provided to the Board of Commissioners and will be submitted in the FY2020 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) on or about Friday, August 14, 2020.

Henry County will hold a public hearing on Tuesday, August 4, 2020 at 9:00 a.m. The purpose of the public hearing is to present information on how the County developed its priorities for the 2020-2024 Consolidated Plan and how it intends to expend its FY2020 allocation of CDBG and CDBG-CV funds and to obtain comments on the proposed use of funds.

*This meeting will be held via Webex video conference. HenryTV will be streaming live online at <https://www.co.henry.ga.us/Government/Agenda-Minutes>; on Charter/Spectrum Channel 180, and Facebook Live.

PLEASE SEE BELOW INSTRUCTIONS TO PARTICIPATE IN THE COMMUNITY DEVELOPMENT PUBLIC HEARINGS

Those wishing to speak during the Public Hearing will need to pre-register by emailing cdbgprogram@co.henry.ga.us no later than August 3, 2020 by 5:00 p.m. Each person will have three (3) minutes to speak. An invite to the video conference will be provided via email upon sign up.

Use the following link to join as an attendee:

<https://hencoga.webex.com/hencoga/onstage/g.php?MTID=eb3f69a3ec0a3bfad2973cf9180bec25d>

Join the audio conference only

To receive a call back, provide your phone number when you join the event, or call the number below and enter the access code.

+1-408-418-9388 United States Toll

Global call-in numbers

Join from a video system or application

Dial 1299305868@hencoga.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 793645

Below is an outline of how the County intends to expend its allocations of CDBG funding and CDBG-CV funding:

Proposed FY2020 CDBG funding	\$1,197,297
Public Facilities Infrastructure Improvements	\$848,342
City of Hampton – Street Improvements (Phases)	\$100,000
City of McDonough – Sidewalks (Phases)	\$100,000
City of Stockbridge – Water and Sewer Improvements (Phases)	\$100,000
Hampton Housing Authority – Public Housing	\$100,000
Units Modernization (Phases)	
Henry County – Greenview Community – Street	\$100,000
& Stormwater Improvements (Phases)	
Henry County - Rehab; Single Unit Residential	\$123,342
McDonough Housing Authority - Public Housing	\$100,000
Units Modernization (Phases)	
National Community Resources & Development, Inc. – Rehab;	\$75,000
Single Unit Residential	
Southern Crescent Habitat for Humanity, Inc. – Rehab;	\$50,000
Single Unit Residential	
Public Services	\$110,000
A Friend's House, Inc. – Services for Abused & Neglected Children	\$20,000
Crosswalk Ministries USA dba ArtReach 180 – Youth Services	\$15,000
Flint Circuit Council on Family Violence, Inc. dba Haven House –	\$30,000
Services for Abused & Battered Spouses	
Hands of Hope Clinic, Inc. – Health Services	\$25,000

Southern Crescent Sexual Assault Center, Inc. – Services for Abused Children	\$30,000
Planning and Administration	\$239,585
Administrative Cost	\$209,585
Fair Housing Outreach & Education	\$30,000
 Proposed CDBG-CV funding	 \$704,701
 Public Facilities Infrastructure Improvements	 \$50,000
A Friend's House, Inc. – Homeless Facilities	\$50,000
 Public Services	 \$238,761
Africa's Children's Fund, Inc. – Subsistence Payments	\$80,000
Connecting Henry, Inc. – Subsistence Payments	\$103,761
Connecting Henry, Inc. – Employment Training	\$25,000
Hands of Hope Clinic, Inc. – Health Services	\$30,000
 Microenterprise Assistance	 \$275,000
55 grants at \$5,000 each	
 Planning and Administration	 \$140,940

*To ensure timely expenditures of federal funds, staff may change the Federal Fiscal Funding Year approved for an activity without changing the funding amount. This may be necessary if an activity is delayed and the funds could be utilized in a timelier manner if moved to another activity. In these cases, the delayed activity shall be awarded funding from a later Federal Fiscal Funding Year. This shall promote the expenditure of older funds first.



Henry County, Georgia

2020-2024 Consolidated Plan &

2020 Annual Action Plan

First Year of Five-Year Consolidated Plan

Submitted to the
U.S. Department of Housing and Urban Development
Atlanta Office of Community Planning and Development
Five Points Plaza Building
40 Marietta Street
Atlanta, Georgia 30303-2806

Submitted by the
Henry County Board of Commissioners
140 Henry Parkway
McDonough, Georgia 30253

Executive Summary

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

1. Introduction

Henry County Community Development Block Grant (CDBG) Program funds are used to address a variety of housing, public services, public facilities, infrastructure, and economic development needs for the primary benefit of low-to-moderate income persons and/or households within the county and all of the municipalities located within its boundaries, to include the Cities of Hampton, Locust Grove, McDonough and Stockbridge. This Consolidated Plan (CP) is to provide policy direction concerning the county's CDBG funding decisions over the next five (5) years, beginning with July 1, 2020 and ending on June 30, 2024.

The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, clearance and demolition, rehabilitation of commercial or industrial buildings, loans or grant to businesses and public services.

In addition to low income households the county has identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds. For this purpose, special needs individuals include homeless persons and households, those threatened with homelessness, the elderly, persons with disabilities, persons living with HIV/Aids and at-risk youth. Henry County benefits from a local and regional network of public, private and non-profit housing and human services providers that serve the area's special needs populations.

This plan incorporates funding from the Coronavirus Aid Relief, Economic Security (CARES) Act awarded to Henry County from HUD; known as CDBG-CV. For this purpose, specific priorities are emphasized as a result of the coronavirus pandemic. Such as subsistence payments (mortgage, rent and utilities), access to food, and safe delivery of medical and/or forensic screenings and treatment.

As reported by the Centers for Disease Control and Prevention (CDC) there were 1,787,680 cases of COVID-19 and 104,396 deaths in the U.S. as of Monday, June 1, 2020. In regard to Healthcare personnel, there were a total of 66,770 confirmed cases and 323 deaths.

According to the Georgia Department of Public Health (DPH) there were a total of 47,899 confirmed COVID-19 cases in Georgia as of Monday, June 7, 2020. The total number of COVID-19 related

hospitalizations, Intensive Care Unit (ICU) admissions and deaths in the state were 8,303; 1,818 and 2,089 respectively. A total of 562,815 tests were administered in the state as of Monday, June 1.

Furthermore, the department reported a total of 693 confirmed COVID-19 cases in Henry County on Monday, June 1, 2020. The total number of hospitalizations and deaths in the County due to COVID-19 were reported at 90 and 23 respectively.

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

The CP requires the county to specifically address needs and proposed strategies in three areas, Housing Needs, Homeless Needs, Community Development Needs and Economic Development Needs.

Housing Needs:

Objective 1: Single Family Residential Rehabilitation.

Outcome A: Complete housing rehabilitations to include owner-occupied housing rehab and Septic Tank repair/replacements.

Objective 2: Assist Public Housing Authorities.

Outcome A: Improve the quality of current public housing stock, to include physical improvements and modernization of existing units.

Outcome B: Increase public housing units, particularly for the benefit of senior residents.

Homeless Needs:

Objective 1: Assist public services designed to aid the homeless population and/or prevent homelessness.

Outcome A: Assist shelters in the provision of safe housing and/or supportive services.

Outcome B: Provide one-time or short-term (no more than three (3) months) emergency payments (subsistence payments) on behalf of individuals/households, generally for the purpose of preventing homelessness. Assistance includes rent, utility and mortgage payment.

Outcome C: Provide hotel vouchers or payments to ensure short-term lodging for individuals/households for the purpose of preventing homelessness.

Outcome D: The expansion, rehabilitation, construction of and/or energy efficiency improvements of local shelters.

Community Development Needs:

Objective 1: Infrastructure and public facilities improvements, and spot demolition.

Outcome A: Street improvements, sidewalks, water and sewer improvements, recreation facilities, and flood drainage improvements.

Outcome B: Clearance and demolition of vacant, dilapidated, uninhabitable structures for the prevention and elimination of slum and blight.



Objective 2: Support public service agencies that address the community development needs of LMI residents, especially those with special needs and/or of extremely low income.

Outcome A: Expand services or increase number of clients served by public service agencies.

Economic Development Needs:

Objective 1: Offer microgrants to microenterprises who've been impacted by COVID19.

Outcome A: One-time grant assistance to Microenterprises. Funding to be utilized to assist with employee wages and benefits (including fringe benefits associated with employment, such as health insurance), accounts payable, fixed costs, inventory, rent, and utilities.

Objective 2: Create and/or improve economic opportunities for LMI residents.

Outcome A: Increase number of living wage jobs or job training opportunities.

Outcome B: Increase stability of small businesses owned and operated by LMI business others.

3. Evaluation of past performance

Over the past eight (8) years Henry County CDBG funds have been used to assist in a variety of community development needs. To include the delivery of public and social services. Nonprofit agencies are awarded funding for the purpose of providing direct assistance to Henry County residents. Such activities have varied from employment training, subsistence payments, health services, food banks, and youth services, services for battered and abused spouses and abused and neglected children.

Since receiving its first annual allocation of CDBG funding in 2012, each municipality in Henry County has completed at least one (1) CDBG assisted public facility infrastructure improvement activity. Activities carried out by the cities include sidewalks, storm water and drainage improvements, park improvements, street improvements and public facility improvements to remove architectural barriers that restrict accessibility of elderly and severely disabled adults. Henry County has directly carried out

public facility infrastructure improvements to include a parking facility, clearance and remediation activities, and owner-occupied housing rehabilitation and preservation activities. Additionally, non-profit agencies have benefited from public facility infrastructure improvements such as the one (1) park facility carried out by Henry County, the fire alarm equipment and commercial fire suppression activities and energy efficiency improvements. These activities were designed to benefit County owned property utilized by local non-profits as shelters for homeless individuals. The County has been successful in partnering with the two (2) public housing authorities in the County, Hampton and McDonough. Through these partnerships the County has assisted in the modernization of over 100 public housing units and the conversion of an existing building to a neighborhood center to benefit public housing residents.

Staff has completed the development and sometimes necessary revisions to program manuals and policy and procedures. Staff regularly engages other entitlement jurisdictions regarding their successes and lessons learned. This has proven to be very beneficial in streamlining our points of focus and prioritizing objectives. As a new entitlement Henry County has significantly benefitted its communities with the investment of CDBG funding. With our successes have come failures, specifically, the county failed to meet its timeliness test in two (2) consecutive years (2015 and 2016). This too has taught the county how to better prioritize and evaluate proposed activities.

Staff seeks to improve partnerships with the municipalities to ensure the continued completion of city projects and reduce delays. Due to its limited low- to -moderate income census track block groups the City of Locust Grove has only completed one (1) CDBG assisted activity. Staff maintains regular contact with each city, inquiring about needs and possible projects that CDBG may be able to assist with. Each city agreed to continue participation in the Cooperation Agreement for 2021-2023.

4. Summary of citizen participation process and consultation process

5. Summary of public comments

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

7. Summary

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HENRY COUNTY	Community Development Department

Table 1 – Responsible Agencies

Narrative

Henry County's CDBG Program is administered and implemented by the County's Community Development (CD) Department. In addition to the CDBG Program the department is responsible for the administration and implementation of the County's Neighborhood Stabilization Program (NSP) awards from HUD and the Georgia Department of Community Affairs (DCA). Currently, the department consists of a director, one (1) Planner II/Rehab Advisor and two (2) Planner I(s). The department offices are located in Henry County's Administration Building in McDonough, Georgia.

Consolidated Plan Public Contact Information

Henry County Community Development Department
140 Henry Parkway; McDonough, Georgia 30253
CDBGProgram@co.henry.ga.us

Shannan B. Sagnot, Director
770-288-7525
ssagnot@co.henry.ga.us

Charles Bagley, Planner I
770-288-7538
cbagley@co.henry.ga.us

Stacey H. Wallace, CD Specialist/Rehab Advisor
770-288-6547
swallace@co.henry.ga.us

Raven Morris, Planner I
770-288-7533
ravenmorris@co.henry.ga.us

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

1. Introduction

The Henry County Community Development Department has held regular needs assessment meetings, public hearings, application workshops, Fair Housing trainings and technical assistance trainings in order to enhance coordination between the county's CDBG program office, the public, assisted housing providers and service agencies. During the development of each Annual Action Plan, the Community Development Department holds a series of needs assessment meetings for the purpose of determining the nature and types of assistance needed to address priority needs in Henry County including the cities of Hampton, Locust Grove, McDonough and Stockbridge.

At a minimum the following is discussed and/or made available during the needs assessment meetings; 1) Estimated amount of Community Development Block Grant (CDBG) Program entitlement funds, 2) Eligible uses for CDBG funds, and 3) Description of current CDBG assisted activities, completed activities and accomplishments. An average of six (6) needs assessment meetings have been held each year since 2013. The meeting locations are spread across the county utilizing public facilities such as libraries, senior centers, and the community room of one of the areas Public Housing Authorities. Public Hearings are held throughout the year; in conjunction with the development and amendments of the Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). At least two (2) application workshops have been held annually since 2013 prior to the development of the Annual Action Plan. The purpose of the workshops is to assist applicants with the preparation of their application and understanding of the CDBG Program requirements. Approximately twenty (20) Fair Housing trainings to include homebuyer education workshops have been held since March 2015. Trainings have been specifically designed to educate the general public, county and city employees, CDBG subrecipients, housing providers, property owners, and public housing authority employees, individuals with Limited English Proficiency (LEP) and individuals with disabilities or other special needs on the basic principles of Fair Housing laws. Attendance of Fair Housing training is mandatory for CDBG subrecipients. Technical assistance in Financial Management and Procurement was mandated in 2014 for all CDBG subrecipients. In addition to routine guidance and oversight technical assistance is provided as deemed necessary to individual subrecipients.

There are two (2) public housing authorities operating in Henry County, they are the Housing Authority of the City of McDonough (MHA) and the Housing Authority of the City of Hampton (HHA). In June 2016 the County entered into a collaboration agreement with the Housing Authority of the City of McDonough for the development and submission of a joint Assessment of Fair Housing (AFH) in April 2019.

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

The Community Development Department hosted a series of Needs Assessment meetings for the purpose of engaging the general public and low- to- moderate income residents. The Needs Assessment meeting dates and locations are provided in the Citizens Participation appendix.

In addition to the Needs Assessment meeting listed above Henry County's Community Development staff presented at Connecting Henry's Community Collaborative meeting held on Tuesday, May 23, 2017 at Heritage Park in McDonough. The meeting started at 9:00 am and was co-sponsored by Piedmont Henry Hospital. There were 55 participants present not including two (2) Henry County Community Development staff persons. Participants represented 40 different agencies serving Henry County residents. Included in this document is the flyer for Connecting Henry's Community Collaborative meets and a copy of the data base containing the names, agency name and contact information of participants. Participants were asked to complete the Agency Needs Assessment.

During the development of this plan interviews were held with public and private entities to further discern the unmet needs in Henry County. To better understand to plot and housing conditions of school aged children and their families, county staff met with the Henry County Board of Education Homeless Liaison, the Executive Director of Communities In Schools and the CEO/ Co-Founder of The Furthering Fathering Corporation. As transportation and public transit are one of the top concerns presented in Needs Assessments staff discussed issues and plans for transportation with the Henry county Transit Director and the Transportation Planner. Staff also discussed the issues and concerns facing our aging population with several seniors and staff of Senior Services. The focus of discussions with the public agencies and non-profit organizations consulted was the provision of affordable housing and human services to low and moderate income (LMI) persons and households, including persons with disabilities, homeless individuals and families and persons with special 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

Henry County is a member of the Georgia Balance of State Continuum of Care (CoC). The County collaborates with the Georgia Department of Community Affairs (DCA) and CoC member agencies to implement strategies to reduce and end homelessness in the County. Representatives from the Community Development Department attend the annual, regional CoC meetings in Macon, Georgia. The Community Development Department is responsible for ensuring applications submitted to DCA for Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with Aids (HOPWA) are consistent with Henry County's Consolidate Plan and advising the Henry County Board of Commissioners or their appointee. The County and several of its CDBG subrecipients participated in the 2015 Point In Time Homeless Count. This was the first year a count had been conducted for Henry

County. In years past DCA assigned a number of homeless persons to the county based on a regional average. The Flint Circuit Council on Family Violence, Inc. served as the lead agency. Assisting the lead, in the conduct of status surveys for the night of Monday, January 26, 2015 were, Henry County's Fire Department, Police Department, Sheriffs Office and Community Development Department along with the City of Hampton, Avalon Church, Henry County Board of Education.

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

Henry County is not a recipient of the Emergency Solutions Grant (ESG). DCA releases a Notice of Funding Availability for ESG during the first quarter of each year. Agencies interested in receiving and/or applying for ESG funds to benefit Henry County residents may apply through the Georgia Department of Community Affairs (DCA). ESG applicants may contact the Community Development Department regarding the execution of a Certification of Consistency with the Local HUD Consolidated Plan. Applicants are asked to provide a copy of their application for review by County staff in order to ensure the proposed activity is indeed consistent with the Consolidated Plan. Additionally, once DCA has made their selection they request a Certification of Consistency with the Local HUD Consolidated Plan prior to executing awards. All certifications are reviewed by the Community Development Department and once consistency has been confirmed, are presented to the Henry County Board of Commissioners Chair or their designee for execution.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Crosswalk USA/dba ARTreach 180
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group is a recipient of CDBG funding. It was consulted through the request for completion of the Needs Assessment Survey. Anticipated outcomes included after school programs for middle and high school students.

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

The list of consulted agencies represents approximately one-fourth (1/4) of all agencies originally contacted for consultation. Staff emailed, called, and mailed survey and request for consultation to CDBG subrecipients (past and present), agencies who have expressed an interest in CDBG assistance, government agencies and departments (state and local), known area services providers and members of the general public. Unfortunately, not all agencies contacted responded. Therefore, staff was not able to conduct the full number of consultations as planned. There are no known types of agencies that were not contacted for consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Georgia Department of Community Affairs	The goals of both organizations are to reduce and prevent homelessness, ensure safe, affordable, decent housing for residents.

Table 3 – Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

For the development of this plan Henry County consulted the Georgia Department of Community Affairs (DCA) and the Georgia Department of Labor (DOL) Career Center for Clayton, Fayette, and Henry Counties. DCA staff was consulted regarding the administration and implementation of Section 8 Housing Choice Vouchers for Henry County and the Balance of the State Continuum of Care services for Henry County. Adjacent units of general local government were informed once the plan was available

for public review and commenting. These include Clayton County HUD Programs Division, DeKalb County Community Development Department and Fulton County Department of Housing and Community Development Department.

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 County held a series of Needs Assessment meetings between March 5 and March 12, 2020. Additional meetings scheduled for March 18 through March 26, 2020 were not held due to closures of local government and public facilities in response to the coronavirus pandemic. The purpose of the meetings was to determine the nature and types of assistance needed to address priority needs in Unincorporated Henry County and the cities of Hampton, Locust Grove, McDonough and Stockbridge. A total of five (5) meetings were held. A copy of the public notice announcing the Needs Assessment meetings, sign in sheets and comments received during the meetings are included in the Citizens Participation Comments attachment.

In the February 29 and March 1, 2020 edition of the Henry Daily Herald Henry County provided notice of the first public hearing on the Consolidate Plan and announced the Needs Assessment meetings. The first public hearing was held on Tuesday, March 03, 2020 during a regularly scheduled meeting of the Board of Commissioners. The public meeting started at 6:30 pm and was held in the Community Meeting Room in the Henry County Administration Building located at 140 Henry Parkway, McDonough, GA 30253. The Public Hearing was televised on Henry TV 14, the County's television news outlet. The purpose of the hearing is to explain the CDBG Program and the purpose of the Consolidated Plan and Annual Action Plans, and to receive input on the types of projects to be funded and the proposed activities.

Efforts were made to broaden citizen participation through the inclusion of the Needs Assessment meetings and the schedule of the meeting at public facilities such as the libraries and senior centers. Additionally, to ensure inclusion of low income and public housing residents a Needs Assessment meeting was held at the McDonough Public Housing Authority and Needs Assessment forms were provided to housing authority tenants who were unable to attend; specifically, those residing at the Hampton Housing Authority.

The needs assessments completed by the general public, non-profits, private agencies, the state and other units of government were reviewed and analyzed to guide in the establishment of unmet needs and priority needs. This had an unequaled impact on the County's goal setting. Staff also considered needs assessments received through the last five-year planning period.

Per HUD waiver, a five (5) day public comment period was held as permitted in HUD's Community Planning and Development (CPD) notice 16-18. The notice of public comment requested input on the proposed FY2020-2024 Consolidated Plan and the FY2020 Annual Action Plan as part of the Consolidated Plan. Comments regarding the proposed plans were accepted through Monday, July 27, 2020 through Monday, August 03, 2020. Citizens were encouraged to attend and participate in the

Demo

second and final Public Hearing to assist the County in finalizing its FY2020-2024 Consolidated Plan and 2020 Annual Action Plan.

Citizen Participation Outreach

 **DRAFT**

Demo

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)

Demo

1	Public Meeting	Residents of Public and Assisted Housing		To ensure that the concerns of all participants were heard, a chart was created that lists the concerns selected by each participant. Each participant selected more than two major concerns. It was easier to create a chart and mark a tally for each project/service selected by the participants and then use Microsoft Excel to decide which project/service was the most important to the majority of participants. Transportation services		
---	----------------	--	--	---	--	--

Demo

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)
				and street improvements were the most needed projects/services.		
2	Newspaper Ad	Non-targeted/broad community	The newspaper ad advertised the first public hearing and needs assessment meetings scheduled dates and times. Saturday/Sunday, June 06/07, 2020 editions of the Henry Daily Herald.	Copies of completed assessments are provided in the appendix of this plan.		

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Senior Citizens	All information present in the newspaper ads previously described were also presented on the Henry County website in English and Spanish.			
4	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	All information present in the newspaper ads previously described were also presented on the Henry County website in English and Spanish.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Participants were asked to identify the two (2) most important community needs known to them at each of the five (5) Needs Assessment meetings described earlier in this plan. Five (5) other Needs Assessment meetings were cancelled due to COVID-19. Included in this document are the flyers, newspaper tear sheets and sign in sheets from the Needs Assessment meetings.

Individuals surveyed identified the following as the most unmet and/or the major unmet housing and/or supportive service needs faced by area agencies and/or individuals and/or households. The following needs are arranged in order from what the responders considered to be important and least important:

Henry County accepts completed Needs Assessments surveys throughout the year. The forms are available online and in public facilities. The most common need mentioned was for an expansion of Transportation. Over the years numerous residents have expressed that the current transportation system is not sufficient for people who rely on public transportation to get back and forth to work, to appointments, and who needed transportation on the weekends. Residents and senior citizens alike, would also like to see more public transportation with fixed bus routes with more trips, destinations, and schedules/hours. The second most commonly mentioned item were Street Improvements. Some Henry County residents want to see streets repaved, patched, and repainted. Major issues were:

- Potholes on Old Conyers Road
- The speed bump on Bowden Road is too large and needs to be reduced in grade
- The roads were patched up badly
- Roads need to be widened and finished

Transportation Services	Youth Services
Street Improvements	Substance Abuse Services
Sidewalks	Battered and Abused Spouses
Senior Services	Child Care Services
Water/Sewer Improvements	Abused and Neglected Children
Health Services	Food Banks
Housing Counseling	Housing Facilities
Youth Centers	Neighborhood Facilities
Parking Facilities	Flood Drainage Improvements
Handicapped Services	Health Facilities
Legal Services	Abused and Neglected Children Facilities

Demo

Employment Training	Facilities for AIDS Patients
Mental Health Services	Multi-Family Housing Rehab
Job Creation & Retention	Public Housing Modernization
Senior Centers	Energy Efficiency Improvement
Handicapped Centers	Acquisition for Rehab
Parks & Recreational Facilities	Rehabilitation Administration
Fire Station/Equipment	Public/Private Owned Commercial/Industrial Rehab
Single Family Housing Rehab	Historic Preservation
Lead Based Paint/Hazard Testing and Abatement	

Table 5 - Projects and Services

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

Summary of Housing Needs

The population of Henry County continues grow, however not at the rapid rates as experienced in the 1990s and early 2000s. According to the U.S. Census Bureau the total population estimates for Henry County as of July 1, 2019 is 234,561.

The estimated total number of housing units in the county as of July 1, 2019 is 84,536. The rate of owner-occupied units from 2014 through 2018 is 71.6%. In comparisons, the rate of owner-occupied units in the state for the same period is 63.1%. Both the County and state have experienced a decrease in owner-occupied units from the prior period of 2011 through 2015. The estimated total number of households in Henry County from 2014 to 2018 is 73,826 this is up from 70,281 for 2011 to 2015. It is estimated that there were 2.98 persons per household in Henry County between 2014 and 2018; the household median income for the period is estimated to have been \$68,609. This is up from \$60,424 for the period of 2011-2015. In 2010 the county's median income was \$63,923. As reported in the County' 2017-2019 Consolidated Plan the median income dropped six percent (6%) for the period of 2011 to 2015 to be \$60,424. The 2014-2018 median income estimate of \$68,609 is an increase of 13.55%.

The period of 2014-2018 found the State of Georgia with 2.71 persons per household and an estimated household median income of \$55,679. The estimated household median income for the State of Georgia has increased from \$49,620 for the period of 2011 through 2015. That was up from \$49,347 for 2010.

Henry County's higher median income remains mostly due to its unincorporated areas. However, the gap between the county's median income and that of Stockbridge (the city with the highest median income) is less than \$10,000 and is not considered significant.

The following uses the data provided in the "Number of Households" table in comparisons to the Census Bureau's estimated total number of households (73,826). Approximately 58% of the total households in Henry County are at or above 80% of area median household income. Approximately 33.5% of households identified as low to moderate income are Small Family Households. Approximately twenty-five percent (25%) of households contain at least one (1) person age 62 or older. Nearly half (46%) of households consisting of at least one (1) person age 62 or older are low to moderate income. Over eighteen percent (18%) of households consist of one (1) or more children six (6) years old or younger. Approximately fifty percent (50%) of households with one (1) or more children six (6) years old or younger are low to moderate income households.

Per the U.S. Census, from 2014 to 2018, 86.1% of Henry County residents reside in the same home which they lived in one (1) year prior. Furthermore, the county has an owner occupancy rate of 71.6%. Although the changes are insignificant, the percentage of county residents residing in the same home as the year prior and the rate of owner-occupied housing have both decreased since 2011-2015. From 2011 to 2015, 86.8% of Henry County residents resided in the same home which they lived

in one (1) year prior; during the same period the county had an owner occupancy rate of 72.9%. Despite decrease many county residents are still longtime residents having resided in their Henry County home as their primary residence for multiple decades, regardless of housing conditions.

* Note: Population trends for Henry County include those of the unincorporated area that are not within the jurisdictional boundaries of the four (4) municipalities (Hampton, Locust Grove, McDonough, and Stockbridge).

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	203,922	211,520	4%
Households	62,656	70,285	12%
Median Income	\$65,002.00	\$60,424.00	-7%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

 DRAFT

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,560	7,140	12,670	8,660	34,270
Small Family Households	3,530	3,305	6,020	4,705	20,835
Large Family Households	770	940	1,400	1,080	3,965
Household contains at least one person 62-74 years of age	1,045	1,465	3,225	1,550	5,665
Household contains at least one person age 75 or older	708	910	1,030	750	1,815
Households with one or more children 6 years old or younger	2,195	1,770	2,745	1,490	5,310

Table 7 - 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	95	0	0	150	15	10	70	0	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	25	0	0	25	0	40	20	0	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	15	200	45	415	70	100	35	50	255
Housing cost burden greater than 50% of income (and none of the above problems)	2,645	1,295	230	70	4,240	2,305	1,725	964	335	5,329

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	104	1,375	2,065	370	3,914	425	1,030	2,605	1,145	5,205
Zero/negative Income (and none of the above problems)	435	0	0	0	435	775	0	0	0	775

Table 8 – 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,860	1,430	430	115	4,835	2,390	1,875	1,079	385	5,729
Having none of four housing problems	330	1,560	4,235	2,790	8,915	760	2,265	6,915	5,365	15,305
Household has negative income, but none of the other housing problems	435	0	0	0	435	775	0	0	0	775

Table 9 – 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
NUMBER OF HOUSEHOLDS								
Small Related	1,725	1,840	1,165	4,730	1,160	1,100	1,675	3,935
Large Related	320	220	325	865	329	423	270	1,022
Elderly	294	215	200	709	845	870	800	2,515
Other	620	530	640	1,790	425	450	859	1,734
Total need by income	2,959	2,805	2,330	8,094	2,759	2,843	3,604	9,206

Table 10 – 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
NUMBER OF HOUSEHOLDS								
Small Related	1,690	860	160	2,710	1,020	670	335	2,025
Large Related	310	55	0	365	275	169	40	484
Elderly	255	120	15	390	665	545	320	1,530
Other	590	280	55	925	360	415	269	1,044
Total need by income	2,845	1,315	230	4,390	2,320	1,799	964	5,083

Table 11 – 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
NUMBER OF HOUSEHOLDS										
Single family households	85	40	130	45	300	70	55	35	15	175
Multiple, unrelated family households	70	0	70	4	144	0	85	20	35	140

	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
Other, non-family households	0	0	0	0	0	0	10	0	0	10
Total need by income	155	40	200	49	444	70	150	55	50	325

Table 12 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS
Comments:

	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	0

Table 13 – Crowding Information – 2/2

Data Source
Comments:

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

There is not adequate data available to determine a number or type of single person households or their need of housing assistance. However, it can be noted that there has been an increase in the population aged 65 and older and a steady decrease in the population of persons who are traditional working age and those age 18 and under. These population changes have been evident since 2010.

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.

Persons with disabilities live throughout the County with slight concentrations along the I-75 corridor, particularly in locally defined R/ECAPs. This is likely because more populated areas are concentrated along the corridor than in the outer edges of the County.

There is not adequate data available to determine a number or type of families who are victims of domestic violence, dating violence, sexual assault and stalking or their need of housing assistance. However, there is information available on the known number of persons residing in Henry County with a disability but not number of families. According to the County's AI, there are approximately 17,357 persons living in Henry County with a disability age five and older. These disabilities vary from hearing impaired, vision impaired, cognitive difficulties, ambulatory difficulties, self-care difficulties, and independent living difficulties. The most common type of disability is ambulatory followed by cognitive disabilities and the independent living difficulties.

Many persons having one (1) or more of the above mentioned disabilities are of low and extremely low income. It is often difficult for persons with physical disabilities to find suitable accessible housing. These households require housing that is both affordable and accessible.

There is a limited supply of housing units that are both affordable to and accessible for persons with physical disabilities, particularly in the private market. As seniors age in place, there is a continued need to retrofit existing housing units to become accessible as well as to provide transportation options for persons who continue to live at home but can no longer drive a personal vehicle and/or access public transit. In addition to accessible housing, seniors increasingly need access to smaller affordable housing units that are easier to maintain. Stakeholders participating in meetings for the development of the County's AI commented that there is a need for both market rate and subsidized senior housing.

The greatest need for housing assistance of households with disabilities is believed to be accessibility improvements such as the removal of architectural barriers within the home. This may include bathroom and kitchen modifications ensuring the disabled family member can access the facilities in these rooms properly and independently as much as possible. This may also include the replacement of existing flooring as some flooring material is more difficult than others to maneuver on for persons who are wheelchair bound or rely on other devices. The need for handicapped ramps and/or handrails may also be needed. The more common housing problems such as damaged roofs, plumbing, heating and air conditioning systems, and electrical are also expected repair or replacement needs for households with disabilities.

According to the Census and based on population estimates for July 1, 2019, 7.4% of Henry County's population age 65 and younger have a disability. There is no source data that enumerates the number of Henry County households consisting of one (1) or more persons with a disability and their housing needs. However, through consultation with local agencies and support groups that assist persons with disabilities it is evident that there is a shortage group homes, assisted living facilities and accessible housing in general for disabled persons.

What are the most common housing problems?

The most common housing problems involve damaged/leaking roofs, plumbing, heating and air conditioning systems, and electrical.

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

Non-family households, households with five (5) or more persons, Hispanics and Asian or Pacific Islanders (non-Hispanic) are more affected than others by these problems. Non-family households are more likely to have housing problems as compared to family households; 45.55% of non-family households face housing needs whereas 30.39% and 38.81% of small and large families, respectively, have housing problems. Based on race and ethnicity, 42.75% of Black households, 55.42% of Hispanic

households and 46.91% of Asian households in Henry County have housing problems; Hispanic and Asian households have disproportionate housing needs.

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

Shelters and other safe housing to include rapid re-housing assistance is needed for precariously housed individuals and families who are believed to currently be housed but are at risk of either residing in shelters or becoming unsheltered households. Due to a lack of shelters designed to keep the family together, many households become unsheltered to avoid being separated. Other needs of these households would include job training, transportation, resume writing and interview skills training, financial assistance (deposits for rental housing and the connection of utilities), affordable childcare, personal care items as well as food and clothing.

Per consultation with the Henry County Board of Education's Homeless Liaison, there were 980 homeless children enrolled in Henry County schools during the 2019-2020 school year. This number is believed to be low due to some changes with how residency was required. Additionally, this number is not intended to reflect a total number of persons nor households. The 980 homeless school aged children are representatives of households varying in size and possibly consisting of multiple adults and none school aged children. Ten percent (10%) of the homeless school aged children are believed to reside in area hotels, twenty-five percent (25%) are believed to be doubled up or couch surfing, staying with family or friends, another ten percent (10%) are believed to reside in local shelters such as Haven House or A Friend's House. Fifty percent (50%) or more are believed to be homeless due to eviction or foreclosure.

The County is a member of the Balance of the State Continuum of Care. As such Rapid Re-Housing, Emergency Solutions Grants (ESG) and assistance to Transitional Housing programs are largely funded through the Georgia Department of Community Affairs (DCA).

The specific needs of formerly homeless families and individuals who are receiving Rapid Re-Housing assistance and are nearing the termination of that assistance are not known. However, understanding the needs of the population of extremely low-income and low-income households it is believed that supportive services to include job training, subsistence payments (rent and/or utility assistance to prevent eviction), affordable childcare and affordable housing would be among their greatest needs.

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:

Estimates are based on data obtained by the Henry County Board of Education by its Homeless Liaison. The numbers are supported by school enrollment and individuals requiring school bus transportation to and from locations other than typical family residential structures such as, hotels/motels and shelters or those being transported from outside of the county in order to maintain a sense of normalcy in keeping children at their school of enrollment prior to becoming homeless.

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

Loss of employment and under employment are directly linked to housing instability and the increased risk of homelessness. Financial means not only impact a household's ability to ensure proper payment of rent, mortgage and utilities. As it relates to homeowners, financial means directly impact the household's ability to ensure proper upkeep and repairs to a home. The long-term failure to maintain and repair a home can result in the home becoming uninhabitable. Thus, increasing the households' risk of homelessness. A household's inability to make small repairs can lead to the need for larger, critical and more costly repairs when left unresolved for an extended period. For example, a beneficiary of the Senior/Disabled Housing Rehab program applied for assistance with roof repairs. However, the roof had been allowed to leak for a significant amount of time. Water continued to come into the home and was found to have caused deterioration in the walls and floorboards. What initially began as a need for minor repairs become a need for a much more costly rehab. The inability to make such repairs independently or with assistance can lead to the dilapidation of a home.

Discussion

Households that spend greater than 50% of household income on housing expenses are considered cost burdened. There is no geographic pattern of housing cost burden in the county. However, there is significant burden among those living in McDonough. This area overlaps with R/ECAPS. As defined by HUD, R/ECAPS are areas within the county designated as racially or ethnically concentrated areas of poverty. Specifically, R/ECAPS are census tracts whose non-white population exceeds 50% and in which the poverty rate is 40% or higher or three times the countywide poverty rate. The R/ECAPS referenced here are based on and defined by local analysis; HUD has not identified any R/ECAPS in Henry County since 1990.

Although there are no areas that meet HUD's R/ECAP definition in the county, there are areas in which there are higher percentages of non-White persons and areas in which the poverty rate exceeds the countywide average. Areas in which there are 25% more non-White persons than the countywide average are considered concentrated minority areas. Areas in which the poverty rate is one third higher than the countywide average are concentrated areas of poverty. Locations where concentrated minority areas overlap concentrations of poverty are locally defined R/ECAPs. There are four (4) census tracts that meet this local definition of R/ECAP, all of which are located in McDonough and Stockbridge. Locally defined R/CAPS are discussed in greater detail in the County's AI.

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

Housing problems refers to a household having incomplete kitchen or plumbing facilities, more than one (1) person per room and/or cost burden in which housing costs exceed 30% of the household's income. The County's Analysis of Impediments (AI) to Fair Housing Choice approved in May 2019, considers a racial or ethnic group that faces disproportionate housing need as one that has housing problems at a rate that exceeds that of the general population by ten percentage points. For example, the general population in the County experiences housing problems at a rate of 34.95%; a group with housing problems at a rate of 44.95% and above has disproportionate housing needs.

In Henry County, non-family households are more likely to have housing problems as compared to family households; 45.55% of non-family households face housing needs whereas 30.39% and 38.81% of small and large families, respectively, have housing problems. Non-family households have disproportionate housing needs. There could be some non-family households that are living together out of necessity rather than choice; occupants are trying to find safe, decent housing that is within their financial reach.

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	5,780	559	1,210
White	2,360	384	594
Black / African American	2,550	105	470
Asian	75	70	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	670	0	110

Table 14 - Disproportionately 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	5,705	1,414	0
White	2,390	1,039	0
Black / African American	2,650	240	0
Asian	124	20	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	410	110	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

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

50%-80% of Area Median Income

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	6,190	6,485	0
White	2,909	3,635	0
Black / African American	2,690	2,235	0
Asian	169	110	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	320	325	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,015	6,640	0
White	740	3,795	0
Black / African American	855	2,220	0
Asian	140	69	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	210	274	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
 Source:

*The four housing problems are:

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

Discussion

There is no geographic pattern of housing burden. However, there is significant burden for those living in McDonough. This area overlaps with R/ECAPs.

There is no pattern of cost burden among foreign-born persons as they make up a small proportion of the population. Under eight percent (7.7%) of the County's population is foreign born in comparisons to over ten percent (10.1%) in the State.

A household in Henry County is more likely to be a homeowner than a household in the state; the homeownership rate in the County is 71.6 (down from 75% in 2013) compared to 63.1% in the state. All non-White groups are under-represented in owner-occupied housing in the County. In the County, a White household is nearly twice as likely to live in owner-occupied housing as a Black household.

Non-White groups are also under-represented in owner-occupied housing. Whites are over twice as likely to own their home as Blacks and approximately 13 times more likely to own their homes as Hispanics. Many areas of the County have high homeownership rates, particularly in Locust Grove. There are areas in McDonough and Stockbridge with lower homeownership rates. The western side of Hampton also has lower homeownership rates.

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

Severe housing problems refers to a household having incomplete kitchen or plumbing facilities, more than 1.5 persons per room and/or cost burden in which housing costs exceed 50% of household income. While the County's aggregated rate of severe housing problems is 16.27%, Black and Hispanic households face severe housing problems at rates of 19.93% and 25.94%, respectively. The regional pattern is similar in that Black and Hispanic households face severe housing problems at greater rates than White households.

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	5,250	1,090	1,210
White	1,965	785	594
Black / African American	2,430	219	470
Asian	75	70	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	655	14	110

Table 18 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

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	3,305	3,825	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,380	2,065	0
Black / African American	1,695	1,190	0
Asian	74	69	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	100	410	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

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	1,509	11,150	0
White	694	5,870	0
Black / African American	725	4,210	0
Asian	45	235	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	35	610	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

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	500	8,155	0
White	180	4,345	0
Black / African American	224	2,855	0
Asian	15	194	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	80	410	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS

Source:

*The four severe housing problems are:

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

Discussion

Cost burdened is defined as households that spend greater than 50% of household income on housing expenses. Among all households, 14.41% are severely cost burdened. The rate is higher for Black and Hispanic households who face severe cost burden at rates of 17.83% and 18.02%, respectively. The rate is higher among Native Americans – 23.53% of households are severely cost burdened; however, no group is disproportionately impacted.

Both large and small family households face severe cost burden at lower rates than non-family households; 12.31% and 10.05% of small and large households are severely cost burdened as compared with 22.17% of non-family households.

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:

Households that spend greater than 50% of household income on housing expenses are considered severely housing cost burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	47,549	11,505	10,009	1,215
White	27,635	4,855	4,064	594
Black / African American	15,990	5,240	4,890	470
Asian	945	294	184	35
American Indian, Alaska Native	114	0	15	0
Pacific Islander	0	0	0	0
Hispanic	1,975	840	725	110

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Among all households, 14.41% were severely cost burdened in 2013. The rate was higher for African-American (Black) and Hispanic households who faced severe cost burden at rates of 17.83% and 18.02%, respectively. The rate was higher among Native Americans; 23.53% of these households were severely cost burdened. However, no group was disproportionately impacted. This pattern was found to be consistent throughout the region.

Both large and small family households faced severe cost burden at lower rates than non-family households; 12.31% and 10.05% of small and large households were severely cost burdened as compared with 22.17% of non-family households. This pattern was also persisted in the region.

There is no geographic pattern of housing cost burden in Henry County. However, there is significant burden for those living in McDonough. This area overlaps with R/ECAPs. Additionally, there is no pattern of cost burden among foreign-born persons as they make up a small proportion of the Henry County population.

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?

- Whites at 30% to 50% of area median income are disproportionately more likely to have one (1) or more of the four (4) housing problems, severe and none severe, than other races and ethnicities.
- Whites at 80% to 100% of area median income are disproportionately more likely to have one (1) or more of the four (4) housing problems than other races and ethnicities.
- Whites at or below 30% of area median income are disproportionately more likely to be housing cost burden.

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

There are no other known needs.

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

There are no concentrations of Whites in Henry County. For the purpose of this plan racial or ethnic concentrations are defined as census tract block groups where the percentage of a single minority or ethnic group is at least ten (10) percentages points higher than in the County overall.

NA-35 Public Housing – 91.205(b)

Introduction

There are two (2) options in the County for those needing housing assistance. These include Public Housing and the Housing Choice Voucher (HCV) program. There are two (2) Public Housing Authorities in the County; the Housing Authority of the City of Hampton and the Housing Authority of the City of McDonough. The Housing Choice Voucher program is administered by the Georgia Department of Community Affairs (DCA). Persons residing in Locust Grove and Stockbridge can apply for Public Housing in McDonough or Hampton. However, as all Public Housing is located in McDonough and Hampton the applicants would have to relocate.

According to the HUD AFH Tool, there are 1,040 residents receiving public housing assistance in Henry County. Of these 139 reside in Public Housing and 901 receive Housing Choice Vouchers. Between the McDonough and Hampton Housing Authorities there is a combined 143 Public Housing Units. The McDonough Housing Authority has 118 units across three (3) developments. The Hampton Housing Authority has 25 units across two (2) developments.

Needs Assessments were requested from the Georgia Department of Community Affairs (DCA) as it relates to the Section 8 Housing Choice Vouchers (HCV) program for Henry County, assessments were also requested of the Hampton and McDonough Public Housing Authorities. Unfortunately, the assessment for DCA and the Hampton Housing Authority were not returned. Staff was unable to speak with a representative for DCA. As a result, there is limited information available regarding the housing needs and conditions for these programs.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type						
				Vouchers			Special Purpose Voucher			
				Total	Project-based	Tenant-based	Veterans Affairs	Family Unification Program	Disabled *	
# of units vouchers in use	0	0	142	0	0	0	0	0	0	0

Table 23 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Total	Project - based
				Veterans Affairs Supportive Housing	Family Unification Program			
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	41	0	0	0	0	0
# of Disabled Families	0	0	22	0	0	0	0	0
# of Families requesting accessibility features	0	0	142	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 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
White	0	0	21	0	0	0	0	0	0	0	0	
Black/African American	0	0	121	0	0	0	0	0	0	0	0	
Asian	0	0	0	0	0	0	0	0	0	0	0	
American Indian/Alaska Native												
Pacific Islander	0	0	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	0	0	

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type								
				Vouchers			Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *						
Hispanic	0	0	2	0	0	0	0	0	0	0	0	
Not Hispanic	0	0	140	0	0	0	0	0	0	0	0	

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

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Some of the immediate needs of the Public Housing tenants and applicants include:

- Minor to major rehab of existing public housing units
- Additional affordable housing for low to moderate income households
- Public or affordable transportation with extended hours (after 5:00 pm to accommodate residents who are seeking employment for second and third shift jobs)
- Additional affordable housing for low to moderate income senior citizens
- Resident Services/ Family Self-Sufficiency

The McDonough Housing Authority has a Reasonable Accommodation policy in which a person fills out a form or has someone complete the form on his/her behalf and submits it for review. Included in the request is required documentation such as a doctor's note. It is estimated that there are approximately two Reasonable Accommodation requests made per year; most requests are for grab bars to be installed in bathrooms and/or for raised toilets.

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

As of March 2020, the McDonough Housing Authority waiting list consisted of approximately 198 applicants. Of these, 70% are Extremely Low Income, and 24% are Moderate Income. Sixty-eight percent (68%) of the applicants represent small families of two (2) to four (4) persons. Nonelderly applicants consisted of 68% of the applicants and individuals and/or families with disabilities represent 23% of applicants. Of the applicants, 88% are African-American (Black). Sixty-eight percent (68%) of applicants have requested one to two-bedroom units.

There are numerous immediate needs of residents of public housing and Housing Choice voucher holders. These include: Self-sufficiency programs and training to include job skills and job readiness. Childcare and youth programs such as tutorials and life skills training. Public or affordable transportation to essential places to include places of employment, medical appointments, grocery stores, institutions of higher education.

Stakeholders commented that there is a lack of private investment from developers in building new affordable housing options including but not limited to LIHTC projects. This factor, however, is not considered an impediment to fair housing because it was also stated by stakeholders that developers are interested in constructing new housing but that the reason for lack of investment is related to community opposition to multifamily housing for lower income households.

Stakeholders commented that there is a lack of investment in services such as public transportation while other stakeholders reported that they prefer to not make investments in public transit because of what they view to be potential negative effects of having a public transit system. While there is a need

for public transit, the need is Countywide rather than specific to service areas near Public Housing and R/ECAPs. The primary impediment is community opposition.

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

The general population is 48% White and slightly over 39% African-American (Black). Across all types of publicly assisted housing, 96% of residents are African-American (Black) indicating that Black households are over-represented in publicly assisted housing. This is indicative of a segment of the population with lower incomes and restricted housing choice. Of the remaining 4% of households utilizing publicly assisted housing, 3% are White and 1% is Hispanic. There are no significant disparities in different racial/ethnic groups' abilities to access different types of publicly assisted housing.

To be eligible for the Housing Choice Voucher Program, a household must earn less than 50% of the area median income. Among all households, 36.17% are African-American (Black). The African-American proportion of the population that is extremely low and low income is 39% and 38%, respectively. A similar pattern exists for Hispanic households which constitutes less than 5% of all households while they comprise 8% and 6% of extremely low- and low-income households, respectively.

Families with children comprise approximately 47% of the total population. Households with children are over-represented in both categories of publicly assisted housing. In Public Housing and the HCV program, 52.14% and 75.27% of households have children, respectively.

Although there are three (3) individual developments operated by the McDonough Housing Authority (Church Circle, Hooten and Lewis Street) and two (2) developments operated by the Hampton Housing Authority, HUD considers both authorities to each have only one (1) development. As such, there is no basis for comparison within each housing authority. Residents of the McDonough Housing Authority (Church Circle, Hooten and Lewis Street) are predominantly African-American (Black) (92%) and the census tract in which it is located is 44% African-American (Black). Residents of the Hampton Housing Authority are 67% African-American (Black). The authority is located in a census tract which is 45% African American (Black). The census tracts in which both Public Housing developments are located have Low Poverty Index scores of 18 and 19 indicating that there is a high exposure to poverty.

Discussion

There are no R/ECAPs in Henry County as defined by HUD. However, the McDonough Public Housing developments are in a locally defined R/ECAP in McDonough. The Hampton Housing Authority developments although not in a locally defined R/ECAP because it does not meet the racial/ethnic concentration threshold is in a poverty concentrated area.

All Low-Income Housing Tax Credit (LIHTC) developments are located along I-75, mostly in McDonough in and near locally defined R/ECAPs.

Residents of Public Housing have decreased opportunities because they are in R/ECAPs or concentrated areas of poverty. HCV holders tend to live in western Hampton and along the I-75 corridor where there is older, more affordable housing stock. The I-75 corridor has higher opportunity index scores for job and transportation related indices. Public Housing developments are in areas with high exposure to poverty and low Labor Market Index scores. Not along the I-75 corridor Hampton has a lower Jobs Proximity score.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

As referenced in section PR-10 Consultation of this plan, Henry County is a member of the Georgia Balance of State Continuum of Care (CoC). Georgia created its CoC in 1998 to address the needs of homeless persons in the rural areas of the state where smaller CoC's would not be feasible. The Georgia Balance of the State CoC includes 152 Georgia counties and is administered by the Georgia Department of Community Affairs (DCA). A Continuum of Care system addresses the critical problem of homelessness through a coordinated community-based process of identifying needs and building a system to meet those needs. The approach is predicated on the understanding that homelessness is not caused merely by a lack of shelter, but involves unmet physical, economic and social needs.

The County collaborates with DCA and CoC member agencies to implement strategies to reduce and end homelessness in the County. Representatives from the Community Development Department have attended regional CoC meetings in Macon, Georgia. The Community Development Department is responsible for ensuring applications submitted to DCA for Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with Aids (HOPWA) are consistent with Henry County's Consolidate Plan and advising the Henry County Board of Commissioners or their appointee.

The most recent state-wide homeless count was conducted in January 2019. "A total of 4,183 people in the 152 counties of the Balance of State Continuum of Care were identified as Literally Homeless by HUD definition on the night of January 28, 2019 – a 13% increase from 2017. 54% were unsheltered; the other 46% were in emergency or transitional housing."

According to the Georgia Balance of State Continuum of Care Point In Time Homeless Count 2019 Report there were 39 Sheltered Homeless Persons (Emergency & Transitional Housing), 39 Total Homeless Persons (Unsheltered & Sheltered Persons) with 48 Total Emergency & Transitional Beds Available at 81% PIT Utilization.

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):

 DRAFT

Nature and Extent of Homelessness: (Optional)

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

Data Source

Comments:

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

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

Introduction:

Persons with special needs include the elderly, persons with severe mental disabilities, persons with severe developmental and physical disabilities, persons suffering from drug and alcohol addiction, public housing residents, and persons living with HIV/Aids. Many persons having one (1) or more of the above mentioned special needs are of low and extremely low income. It is difficult to determine a precise number of individuals with special needs in Henry County. Some of the unmet needs described in this plan were obtained through consultation and Needs Assessments with agencies that serve the local special needs populations.

Describe the characteristics of special needs populations in your community:

The table below identifies the number of persons living in Henry County with Disabilities by Age.

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

Henry County residents living with disabilities are dispersed throughout the county; however, the most heavily concentrated near the I-75 corridor.

Currently, the supply of affordable housing for those living with disabilities is limited. Per the County's Analysis of Impediments to Fair Housing Choice, thirty percent (30%) of residents in Public Housing are living with one or more disabilities. Additionally, 9.54% of participants in the HCV Program are living with disabilities. As seniors age, the goal is to keep them in their homes. Furthermore, those living with disabilities whose age is less than 65 years, experience difficulty when in search of an existing home. Many existing homes lack the accessibility for the needs of those living with one or more disabilities.

Henry County has increased access to supportive services for persons living with disabilities throughout its government facilities and programs. The county offers a TTY2 line for those who have hearing impairments. Additionally, public spaces have been made better accessible for those living with physical impairments.

The county's lack of infrastructure remains a deep concern for those living with disabilities. In many areas across the county sidewalks are limited or nonexistent. This forces residents to walk along the roadway with a consistent flow of vehicle traffic.

Additionally, there is an increased need for access to transportation for aging seniors and those living with physical impairments as many are unable to drive a personal vehicle. The County offers transportation options through the Henry County Transit System, however this option cannot guarantee pickup and drop-off times. Additionally, transit operation function with-in a fixed route system.

The Henry County School System offers an Individual Education Plan (IEP) to students with disabilities. In the event the county system cannot address the needs of the individual, alternative arrangements are made.

For those living with disabilities, access to employment is difficult as employers lack the awareness to make accommodations. Many living with disabilities rely on public transportation, and with the lack of consistent transportation, many unable to find employment.

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

Henry County does not directly receive Housing Opportunities for Persons with AIDS (HOPWA) funds, as a result the HOPWA needs and services are unquantifiable. HOPWA funded programs available to Henry County residents are administered through the City of Atlanta. The City of Atlanta is the largest recipient in Georgia and receives a formula share for the Atlanta Eligible Metropolitan Statistical Area (EMSA), from which it awards sub-grants.

Additional services for persons living with HIV/AIDS are available through Fulton County's Ryan White Program. The Ryan White Program is funded under Part A of "The Ryan White HIV/AIDS Treatment Extension Act of 2009". The program is administered by the Health Resources and Services Administration (HRSA), HIV/AIDS Bureau. It addresses the unmet health needs of persons living with the HIV disease (PLWH) by funding primary health care and support services that enhance retention and access to care.

According to the estimates generally applied to the HIV/Aids population, approximately 50% of those who have been infected will require housing assistance, including transitional housing and permanent supportive housing. If this estimation is accurate there are over 300 persons in Henry county living with HIV/Aids who are or will be in need of assistance. In addition to adequate affordable housing, supportive services, medical and health care are the major unmet needs for this special needs population.

Discussion:

It is often difficult for persons with physical disabilities to find suitable accessible housing. However, in addition to having a disability, securing accessible housing is especially difficult for low to moderate income households consisting of one (1) or more persons with a disability. These households require housing that is both affordable and accessible. Persons with disabilities are more likely to live in poverty than those without disabilities.

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

Describe the jurisdiction's need for Public Facilities:

Henry County's needs for Public Facilities include homeless facilities, neighborhood facilities, park and recreation facilities, health facilities, and abused and neglected children facilities.

How were these needs determined?

All needs were determined through the Needs Assessment process involving solicitation of input from the general public, service providers, units of government (local and state), special needs populations, and housing providers.

Describe the jurisdiction's need for Public Improvements:

Henry County's needs for Public Improvements include sidewalks, street improvements, water/sewer improvements, flood drainage improvements and clearance and remediation.

Specifically, the following needs and geographic locations have been identified:

- Sidewalks on Cherry Street and Doris Street located in the City of McDonough
- Street Improvements on West Main Street located in the City of Hampton
- Smith Barnes Sewer Basin improvements located in the City of Stockbridge

How were these needs determined?

All needs were determined through the Needs Assessment process involving solicitation of input from the general public, service providers, units of government (local and state), special needs populations, and housing providers.

Describe the jurisdiction's need for Public Services:

Henry County's needs for Public Services include youth services, senior services, handicapped services, legal services, transportation services, battered and abused spouses services, employment training, child care and elderly care services, abused and neglected children services, health services, mental health services, subsistence payments, food banks, operating cost for homeless facilities and youth centers, and homeless prevention activities.

How were these needs determined?

All needs were determined through the Needs Assessment process involving solicitation of input from the general public, service providers, units of government (local and state), special needs populations, and housing providers.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In a trend consistent with the county's growing population, the county's housing stock has expanded significantly since 1990. The majority of units for which permits are issued are for single-family detached dwelling units. The added tables indicate the number of building permits issued for residential developments in unincorporated Henry County and the City of Stockbridge combined. The tables identify the number of permits by number of bedrooms and square footage of the individual units. There were no permits issued for new construction of multifamily residential units in unincorporated Henry County or the City of Stockbridge.

Based on building permits issued in 2016 it can be determined that a higher number of larger dwelling units (by bedroom size and square footage) are being built than smaller units that would traditionally be less expensive to acquire and maintain. Similar information was sought for the cities of Hampton, Locust Groove and McDonough but was not available in time for inclusion in this plan.

Much like other jurisdictions across the state and country the county's housing market was impacted during the recession of the early 2000's. Recently the housing market has begun to recover with new construction taking place and eager buyers entering the scene. The Georgia Department of Community Affairs (DCA) recently announced the availability of funding from the U.S. Department of Treasury's Hardest Hit Fund (HHF) program. The program is being administered in Georgia by DCA as part of the HomeSafe Georgia program. The program's objective is to provide down payment and closing cost assistance to low to moderate income eligible borrowers purchasing an existing home in ten (10) of Georgia's hardest hit counties to include Henry. The goal is to reduce obstacles for homeownership and to stabilize those counties that have been the hardest hit with serious delinquency, negative equity, distressed sales and foreclosures.

# of Bedrooms	</=3	4	5
# of Permits	131	323	483

Table 27 - Building Permits by # of Bedrooms

Square Footage	>1,800	1,800-2,500	>2,500
# of Permits	1	50	886

Table 28 - Building Permits by Square Footage

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

Introduction

All four (4) cities in Henry County have a lower percentage of single family homes than the unincorporated areas of the county. Locust Grove has the highest percentage of mobile home units. Based on the 2010 housing stock the city's mobile homes comprised of 22.8% of its housing inventory. However, overall there are fewer mobile homes, boat, RV, van, etc. used as primary housing in Henry County today than there were in 2010. To the contrary, the overall number of multi-family housing units has increased since 2010. In 2010 there were 7,975 multi-family housing units in Henry County. Based on the most current information known there are 8,015 multi-family units now in the county. The majority of the multi-family units are found in the cities of McDonough and Stockbridge. Their percentage of multi-family units was significantly higher than that of the county overall, accounting for 33.9% and 28.4%, respectively, based on 2010 housing inventory.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	64,500	83%
1-unit, attached structure	1,445	2%
2-4 units	1,220	2%
5-19 units	4,685	6%
20 or more units	3,095	4%
Mobile Home, boat, RV, van, etc	2,329	3%
Total	77,274	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	295	2%
1 bedroom	120	0%	1,945	10%
2 bedrooms	2,263	4%	5,340	28%
3 or more bedrooms	48,815	95%	11,479	60%
Total	51,238	99%	19,059	100%

Table 30 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

Based on the information generated using the AFFH Data and Mapping Tool there are 991 Section 8 Housing Choice Vouchers servicing Henry County residents. However, according to the information provided by HUD from the 2008-2012 CHAS there are 142 Housing Choice Vouchers being utilized in Henry County. The income levels and type of families served by Section 8 HCV's is unknown.

There are 143 occupied public housing units assisted with federal, state, and local programs. The Hampton Housing Authority has a combined 25 units in two (2) housing developments. The McDonough Housing Authority has a combined 118 units spread over three (3) housing developments. See the tables added to MA-25, Demographics of McDonough Housing Authority Residents and Demographics of Hampton Housing Authority Residents for the income levels and type of families served by the housing authorities in Henry County.

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

Neither of the Public Housing Authorities operating in Henry County anticipate the loss of public housing inventory. Loss is not expected as a result of demolition, by prepayment or voluntary termination of federally assisted mortgages or any other actions. This question was posed to the Georgia Department of Community Affairs in regards to Section 8 Housing Choice Vouchers (HCV). However, the county did not receive a response to its request for completion of the Section 8 HCV survey. Therefore the county is unable to address the expiration of Section 8 contracts in this plan. In consultation with the McDonough Housing Authority the authority added that it would, "continue to follow the practices and procedures governed by HUD to ensure we will not encounter any hardships". In its consultation the Hampton Housing Authority added, "The HHA has no plans to decrease its Public Housing Authority".

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

There currently is not sufficient housing for Henry County households at all income levels. Those impacted the most and experiencing the most difficulties securing and maintaining affordable decent housing are those at and below fifty percent (50%) of area median income, or of extremely low and low income. Affordable housing is likely to become a greater problem considering the changes to home values and/or rents. Due to the already limited supply of rental properties the cost is likely to increase.

While not all extremely low- and low-income households (those at or below 50% of area median income) residing in Henry County are threatened with housing instability, it is difficult to impossible to maintain adequate housing at such income levels. According to the National Low Income Housing Coalition (NLHC) the average household would have to earn \$22.44 an hour working 124 hours to afford the fair market rent for a two (2) bedroom rental in Henry County. To the contrary, affordable rent for households at or below 30% of area median income (\$24,810 for a household of four (4)) is \$620 per month. The added table, Rent Affordability Statistics identifies the Fair Market Rents (FMR) and housing wage for the Atlanta MSA.

Describe the need for specific types of housing:

Based on building permits issued in 2016 it can be determined that a higher number of larger dwelling units (by bedroom size and square footage) are being built than smaller units that would traditionally be less expensive to acquire and maintain. As reported in this plan Small Related renter households are disproportionately cost burdened. Small Related renter households are also disproportionately impacted by overcrowding. Should these households desire to purchase homes in the county smaller homes of three (3) to four (4) bedrooms will likely be preferred. According to the American Community Survey, 39.4% of the children residing in Henry County live with one parent. These single parent households likely make up the majority of the Small Related households.

Discussion

A significant number of the housing units in Henry County were built from 1990 through 2010, approximately 48,560 single family units and 6,490 multi-family units. The growth of multi-family units is somewhat inconsistent but the growth in the single family units had followed a clear pattern, with a steady and slightly increasing stream of construction from the 1990s through early 2000s. A significant drop in new construction occurred in 2008 lasting through 2010. This may be largely due to the recession of the 2000s which resulted in significantly high numbers of foreclosures of occupied and new unoccupied units.

The Henry County Community Development Department will continue to research new strategies for producing and preserving affordable housing. Through the utilization of CDBG funding the county will continue to assist low to moderate income, owner occupied residential properties with housing rehab. The county will seek non-profit and for-profit subrecipients to carry out housing rehab in addition to rehab programs specifically designed to assist elderly and/or disabled households. The county will also assist with septic tank repair and replacement. The county will not utilize subrecipients for the elderly and disabled housing rehab or the septic tank repair and replacement assistance. Instead it will utilize contractors in these particular areas. The purpose for using contractors is to minimize the waiting time for elderly and disabled households and for septic tank issues due to the potential environmental impact of systems that do not operate properly.

Based on the information presented in this consolidated plan there are an estimated 7,230 owner occupied structures in need of minor to major housing rehab. Of these, 6,565 are low to moderate income housing. As for renter occupied properties, an estimated 4,395 units need minor to major housing rehab. Of these, 4,200 are low to moderate income housing.

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

Introduction

According to the U.S. Census Bureau the median value of Henry County owner-occupied housing units between 2011 and 2015 was \$140,300. The median value of owner-occupied housing units in the state was slightly higher at \$148,100 during the same period. During the period of 2011 and 2015, the median selected monthly owner costs, for residents with a mortgage were \$1,361. Similar the median selected monthly owner costs in the state, for residents with a mortgage was \$1,346. For owner occupied residents without a mortgage in Henry County the median selected monthly owner costs were \$403, for the state the median costs was \$392. There appears to be a similar differentiation between the county and the state regarding monthly cost for owner-occupied housing units, whether with or without a mortgage.

Median values varied across the four (4) cities, none of which exceed the overall county value. This is an indication that the median housing value in the unincorporated areas is significantly higher than that of the county overall. Median gross rents also vary across the cities, with that of Hampton's exceeding that of the county overall. McDonough has the lowest gross rent, the lowest owner occupancy rate but the highest median value of owner occupied housing by far.

Per the Census Bureau's definition the selected monthly owner costs are the sum of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property (including payments for the first mortgage, second mortgages, home equity loans, and other junior mortgages); real estate taxes; fire, hazard, and flood insurance on the property; utilities (electricity, gas, and water and sewer); and fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, the monthly condominium fee for condominiums and mobile home costs (installment loan payments, personal property taxes, site rent, registration fees, and license fees).

To consider monthly housing cost on renters, the median gross rent in Henry County for 2011 through 2015 was \$1,056. This is approximately 17% higher than the median gross rent for the state which was \$879 for the same period. Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	171,700	140,300	(18%)
Median Contract Rent	800	838	5%

Table 31 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,742	9.2%
\$500-999	12,179	63.9%
\$1,000-1,499	4,410	23.2%
\$1,500-1,999	479	2.5%
\$2,000 or more	225	1.2%
Total	19,035	99.9%

Table 32 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	570	No Data
50% HAMFI	2,729	5,380
80% HAMFI	11,953	14,899
100% HAMFI	No Data	20,742
Total	15,252	41,021

Table 33 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

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

Table 34 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

Those impacted the most and experiencing the most difficulties securing and maintaining affordable decent housing are those at and below fifty percent (50%) of area median income, or of extremely low and low income.

The table above provides data on the number of dwelling units that are affordable to households by income category. There is no data available for owner units that are affordable to households at or below 30% of AMI. It may be more accurately stated that there are no owner units affordable to extremely low income households and thus there are limited opportunities for homeownership for this population. Homebuyer assistance would increase the chances of extremely low income households being able to acquire property.

While not all extremely low and low income households (those at or below 50% of area median income) residing in Henry County are threatened with housing instability, it is difficult to impossible to maintain adequate housing at such income levels. According to the National Low Income Housing Coalition (NLHC) the average household would have to earn \$17.80 an hour working 105 hours to afford the fair market rent for a two (2) bedroom rental in Henry County. To the contrary, affordable rent for households at or below 30% of area median income (\$24,600 for a household of four (4)) is \$523 per month. See the "Rent Affordability Statistics" table which identifies the Fair Market Rents (FMR) and housing wage for the Atlanta MSA in MA-10.

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

As home values and/or rents increase, affordable housing is likely to become a greater problem. However, as seen with the recession of the 2000s, as home values; in particular, fall housing and home ownership will become more affordable. The recent trend across the country has shown home values increasing as the number of buyers in the market have outpaced the number of units for sale. Additionally, the majority of new housing construction has been toward the high income. This is believed to be the result of the rising prices of land, labor and materials. Due to the increasing cost of living, stagnant wages and the County's expected population growth it is likely to become harder to secure affordable 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?

Based on the data provided by HUD from the 2008-2012 ACS in the "Rent Paid" table sixty-five percent (65%) of renters pay between \$500 to \$999. This is comparable to the Fair Market Rent rates for Efficiency units with no bedrooms, one (1) bedroom units and two (2) bedroom units. Twenty-one percent (21%) of renters pay between \$1,000 to \$1,499. This is comparable to the Fair Market Rent rates for three (3) and four (4) bedroom units. In fact, the Fair Market Rent rate for a four (4) bedroom unit exceed the area median rents. There is not enough information to make a full comparison as the Area Median Rent by number of bedrooms is not available.

As noted in the added table, "Housing Values and Costs", the high majority, 67.1%, of renters in Henry County pay monthly rents from \$500-\$999. However, McDonough is the only city with a gross rent

falling within this price range. Additionally, the county's overall gross rent is significantly greater than this price range.

This may encourage the County's involvement in the production of affordable housing primarily to increase the number of units available for Seniors.

As it relates to the preservation of affordable housing the County is committed to assisting income eligible homeowners with rehab of owner occupied structures. As for rental properties, CDBG funding will be used to assist in the rehabilitation of public housing authority units. Improvements that will modernize and improve energy efficiency of the units will be considered with priority.

Discussion

Decent, affordable housing is a human need. Low and extremely low income households have the greatest need for continued assistance in the form of affordable housing units or subsidies. Low to extremely low income homeowners and renters in particular have needs of supportive services, such as childcare, healthcare, and/or transportation services. Assistance with such supportive services reduces demands on already limited income, thus increasing the amount of income available for housing needs. Furthermore, assistance with supportive services increases the likelihood of low to extremely low income renters being able to save money preparing themselves for homeownership opportunities. Housing rehabilitation assistance is particularly beneficial for low and extremely low income homeowners who are cost burden. Housing rehabilitation assistance helps low and extremely low income home owner in efforts to prevent the deterioration of their homes. Similarly, to cost burden renters, cost burdened homeowners benefit from assistance with supportive services reducing the competing demands on limited incomes. As the majority of low and extremely low income households are cost burden at some point, all would benefit from improved economic opportunities. Improved economic opportunities are the direct result of higher education and job training. Specifically, assistance with education and job training leads to higher skilled jobs with increased pay and greater potential for job advancement.

 DRAFT

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

Introduction

Based on the information presented in this consolidated plan there are an estimated 7,230 owner occupied structures in need of minor to major housing rehab. Of these, 6,565 are low to moderate income housing. As for renter occupied properties, an estimated 4,395 units need minor to major housing rehab. Of these, 4,200 are low to moderate income housing. According to the HUD Aggregated USPS Administrative Data on Address Vacancies there were 261 vacant residential properties for the quarter ending December 31, 2018. Of the 261 residential properties it is unknown how many are abandoned or REO properties.

The Census Bureau defines complete plumbing facilities as those having hot and cold piped water, a bathtub or shower, and a flushing toilet. Units without complete kitchens facilities have been added to the total of units lacking complete facilities. Units without complete facilities generally indicate substandard housing conditions.

Thirty percent (30%) of Henry County's owner-occupied housing stock is reported as having one (1) or more housing conditions. Forty-nine percent (49%) of renter occupied housing stock is reported as having one (1) or more housing conditions. The county will assist homeowners with needed housing repairs. The objective of the assistance is to ensure homes are affordable and sustainable for income eligible homeowner. Needs of homes vary largely depending on the age and condition of the properties. The county has developed owner occupied housing rehab assistance projects to be carried out in specific target areas and those making limited assistance available to income eligible households county wide. Rehab assistance in specific target areas will be carried out by a real estate developer. To date selected target areas have been presented by members of city councils. These rehabs vary from minor rehab, enhanced disability access and substantial rehab. County wide, residents who are elderly or disabled may contact the county directly for limited rehab assistance. Additionally, repair and replacement of septic tanks is available to residents county wide. Non-profit housing rehab provider will be sought as subrecipients to assist with the delivery of housing rehab to income eligible homeowners county wide regardless of age or disability.

As for rental properties, CDBG funding will be used to assist in the rehabilitation of public housing authority units. Improvements that will modernize and improve energy efficiency of the units will be considered with priority. Through the 2016 program year the McDonough Housing Authority has utilized \$600,000 of CDBG funding for these purposes. The county will continue to assist the McDonough Housing Authority and will provide similar assistance to the Hampton Housing Authority.

Definitions

Definitions

Per the Con Plan In IDIS Desk Guide Updates released May 2018, grantees must define “standard condition” and “substandard condition but suitable for rehabilitation” instead of “substandard condition” and “substandard condition but suitable for rehabilitation” as referenced in the IDIS Con Plan. Below are Henry County’s definitions per the Desk Guide.

A property is considered to be in “standard condition” if it meets the HUD Housing Quality Standards (HQS) and/or all state and local building or housing codes.

A property is considered to be in “substandard condition but suitable for rehabilitation” when one or more property conditions exist that do not conform to local building or housing codes but economic, environmental and structural factors render the property suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,080	26%	8,580	45%
With two selected Conditions	175	0%	398	2%
With three selected Conditions	40	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	37,955	74%	10,080	53%
Total	51,250	100%	19,058	100%

Table 35 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,895	45%	8,035	42%
1980-1999	22,570	44%	8,345	44%
1950-1979	4,818	9%	2,279	12%
Before 1950	980	2%	369	2%
Total	51,263	100%	19,028	100%

Table 36 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,798	11%	2,648	14%
Housing Units build before 1980 with children present	12,325	24%	7,795	41%

Table 37 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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 38 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units

As the CHAS did not generate data regarding vacant units the Vacant Units table was developed using the United States Postal Services (USPS) Vacancy Data made available through the HUD Users site. This data is based on the December 2018 USPS Vacancy Data. This data is based on estimation. However, an analysis of USPS data was done considering four bi-annual reports from 2017 and 2018. This data shows an increasing decline in the number of vacant units. According to the USPS Vacancy Data there were over 2100 vacant units in June 2017. By December 2018 the number of vacant units was 12% lower.

Additionally, data on REO Properties were derived from conversation with a local realtor and real estate developer. The conversation was approached with the Neighborhood Stabilization Program in mind. In summary, the foreclosure market has slowed significantly. The current market is considered a seller's market even for bank owned properties. This means that properties are selling for much more than they did a few years ago.

Need for Owner and Rental Rehabilitation

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

Homes built prior to January 1, 1978 are at risk of containing lead-based paint which presents environmental hazards that must be appropriately test and addressed. Over 6,000 owner occupied homes were built prior to 1978 and may contain lead-based paint. Lead-based paint is of greatest concern in units where elderly persons and children reside.

Low to moderate income owner households, particularly those who are cost burden, may not have the resources to abate lead-based paint from the homes. LMI renter households may not be aware of the age and risk of the property where they reside. LMI renters may also be hesitant to inquire of such

details from their landlord and/or property management office. Fear of eviction and increase rent may prevent renters from asking that their units lead-based paint be abated.

The income categories of those reported in the "Risk of Lead-Based Paint Hazard" as residing in homes built prior to 1980 is not known. However, as presented in the 2012-2016 Consolidate Plan and based on the 2000 census data, 255 extremely low income households, 359 low income households and 183 moderate income household were believed to reside in dwelling units which contained lead-based paint. This totals slightly less than 700 low to moderate income households.

Discussion

Overcrowding directly impacts the conditions of homes. More than one (1) person per room (1.01 persons or more) is used as the threshold for defining living conditions as overcrowded.

A structure's age is used to demonstrate the amount of time a unit has been in the housing stock and the duration of time over which substantial/major rehab is necessary. The absence of routine repair and maintenance can cause any age of home to become substandard and in need of repair. However, the absence of repair and maintenance can cause an older home to become dilapidated. The age threshold used to signal a potential deficiency is 50 years or more.

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

Introduction

Needs Assessments were requested of the Georgia Department of Community Affairs (DCA) as it relates to the Section 8 Housing Choice Vouchers (HCV) program for Henry County, assessments were also requested of the Hampton and McDonough Public Housing Authorities. Unfortunately the assessment for DCA was not returned and staff was unable to speak with the department's Director. As a result there is limited information available regarding the housing needs and conditions of the HCV program.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available				143									
# of accessible units													

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

Table 39 – 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:

The McDonough Housing Authority has a total of 118 units across three (3) developments; 100% of the units are family units. The units consist of thirty-eight (38) one (1) bedrooms, forty (40) two (2) bedrooms, twenty-seven (27) three (3) bedrooms and thirteen units of four (4) or more bedrooms. Of the 118 units, six (6) are accessible for persons with mobility disabilities, four (4) are accessible for persons who are sight and

hearing impaired. One hundred percent (100%) of the units were occupied when the CP was developed. The McDonough Housing Authority (MHA) last completed a Physical Needs Assessment (PNA) in 2009. Based on the results of the PNA or other objective data, the overall condition of the public housing stock is Fair. The overall need of the public housing stock is Minor to Major Rehabilitation.

The Hampton Housing Authority (HHA) has a total of 25 units across two (2) developments; 100% of the units are family units. The units consist of three (3) one (1) bedrooms, thirteen (13) two (2) bedrooms, eight (8) three (3) bedrooms and two (2) units of four (4) or more bedrooms. Of the 25 units, two (2) are accessible for persons with mobility disabilities. One hundred percent (100%) of the units were occupied when the CP was developed. The HHA stated in its needs assessment that its Physical Needs Assessment (PNA) is "ongoing through Capital Planning". Based on the results of the PNA or other objective data, the overall condition of the public housing stock is Fair. The overall need of the public housing stock is Minor Rehabilitation.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 40 - Public Housing Condition

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

To date the MHA has utilized CDBG funding from Henry County to assist in Public Housing Modernization activities such as the replacement of window and exterior doors to improve energy efficiency and kitchen and bathroom renovations. The MHA has also been awarded Henry County CDBG funding to assist in the renovations of an existing facility on authority property. The facility has in the past been used as a local police precinct, food and clothing bank. Once renovated, the improved facility will be utilized as a community resource center for residents' use. The facility will enhance the authority's existing self-sufficiency programs. The county anticipates continuing to assist the authority in restoration and revitalization efforts.

According to the McDonough Housing Authority ninety-five percent (95%) of their public housing residents are extremely low income, at or below thirty percent (30%) of AMI. Five percent of McDonough public housing residents are low income, between thirty percent (30%) to fifty percent (50%) AMI.

To date the HHA has not utilized any CDBG funding from Henry County. However, CDBG assisted activities such as Public Housing Modernization are planned for the authority during program years 2020 through 2024.

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

The units of the MHA are in Fair condition needing minor to major rehab. The MHA does not anticipate the reduction of any public housing units between 2020 -2024. To ensure that no net loss of public housing inventory occurs as the result of demolition, prepayment, or voluntary termination of federally assisted mortgages or other actions the MHA will continue to follow the practices and procedures governed by the U.S. Department of Housing and Urban Development (HUD). However, the MHA does anticipate the adding of public housing units to its current inventory via acquisition, new construction, or the conversion or modernizations of existing units. The anticipated new units will consist of one (1) and (2) bedroom units. Although, not all funding sources have been secured the MHA does anticipate funding assistance from HUD. The MHA also has an interest in ownership and/or management of non-public housing rental units. According to the MHA, it is their goal to "help in any way possible to provide and help assist with the housing needs of our community". The MHA added, "because our agency currently manage and maintain safe, decent, sanitary housing, adding additional housing would greatly benefit the HA and the applicants we serve." The availability of housing units does not meet the needs

of the population. The McDonough Housing Authority currently has a waiting list of 670 households. With 118 units, all of which are occupied, there is a significant number of low and extremely low income households with unmet needs for affordable and decent housing. The units of the HHA are in Fair condition needing minor rehab. The HHA does not anticipate the reduction of any public housing units between 2020 and 2024. The HHA does not anticipate adding public housing units to its current inventory via acquisition, new construction, or the conversion or modernizations of existing units. The availability of housing units does not meet the needs of the population. With 25 units, all of which are occupied, the HHA projects that there are 515 income eligible Hampton households with unmet needs for affordable and decent housing.

Discussion:

The added Tables depict the demographics of the residents of the Hampton and McDonough Housing Authorities. The needs assessment completed by the Hampton Housing Authority did not identify income of its current public housing residents. Therefore, this information is not included in the added table.

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

Introduction

There are two (2) widely known shelters currently operating in Henry County. They are A Friend's House and Haven House. A Friends House provides safe housing for children, 0-18 years of age or completion of high school. The children residing at A Friends House are deemed homeless under the Fostering Connections Act. These children have been displaced at A Friends House through the state court system or the Department of Family and Children Services. Haven House serves as a safe shelter for those escaping domestic violence. The residents of Haven House are deemed homeless under the McKinney-Vento Act.

Several churches and/or faith-based organizations provide emergency housing for individuals however these are not widely known and the particularity of their services are not known by Henry County.

The added table, "Facilities and Housing Targeted to Homeless Households", was developed from information received from Georgia Department of Community Affairs based on its 2020 Housing Inventory Chart (HIC) for Henry County.

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	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Project Type	Emergency Shelter	Permanent Supportive Housing	Rapid Rehousing
Beds HHw/Children	36	16	62
Units HHw/Children	9	16	19
Bed HHw/o Children	12	21	7
Veteran Beds HH w/ Children	0	0	0
Veteran Beds HH w/o Children	0	21	2
Year Round Beds	48	37	69
HMIS Bed HH w/ Children	0	0	0
HMIS Beds HH w/o Children	0	0	0
PIT Count	39	37	69
Total Beds	48	37	69
Utilization Rate	81%	100%	100%

Table 42 - Facilities and Housing Targeted to Homeless Households

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

Piedmont Henry Hospital is a full-service medical facility with 215 beds, and is the only hospital in the county. Henry's hospital was founded in 1979 as Henry General Hospital, in 1995, the name was changed to Henry Medical Center. On January 1, 2012 the hospital joined the Piedmont Healthcare family of community hospitals becoming Piedmont Henry Hospital. According to Piedmont's May 2016 Community Health Needs Assessment the agency intends to "increase access to appropriate and affordable care for low and no income patients". In order to accomplish this goal the hospital will develop and execute a plan focusing on patients utilizing high-cost care settings, such as an emergency department for their care and continue to provide necessary care to all patients.

Piedmont Henry is a primary supporter of the Hands of Hope Clinic, Inc. the only free or reduced rate clinic in Henry County. Piedmont provides clinical space and utility support for the clinic and the Henry County Health Department. In its needs assessment Piedmont stated that it also provided in-kind lab services to the clinic at no charge. Piedmont provided free screening mammograms with referrals to follow-up care when necessary for qualifying women through the Breast Health Connection program in partnership with the Henry County Health Department.

Hands of Hope Clinic is a faith-based non-profit. Whose mission is to provide access to high quality healthcare for low income, uninsured Henry County residents. Qualifying factors for those seeking assistance from Hands of Hope are, Henry County resident, no medical insurance and within 300% of the established federal poverty level guidelines. Hands of Hope identified the following as the major unmet housing and/or supportive services needs to Henry County residents, Lack of Medicaid providers, Lack of affordable housing, Lack of affordable transportation and Number of residents without health insurance. Similarly, the agency identified the following as the most unmet housing and/or supportive services need faced by the agency and/or the clients they serve, Access to healthcare/medical care – specifically specialty care when diagnosed with certain illnesses/disease, Affordable Housing, Job training/ Job skills, Dental care, and Transportation.

The Henry County Health Department, operating under the Georgia Department of Public Health, provides services to all county residents. The goal of public health care is to "prevent disease and promote a healthy lifestyle". Services provided locally in Henry County, include but may not be limited to Child and Adult Immunizations, Hearing, vision and dental screenings for children with required certificates for school, WIC (Women, Infant and Children) Nutritional Services, Lab work, Medicaid for pregnancy, Women's Health Medicaid and Cervical or Breast Cancer, Children's First Program, High Risk Infant Follow-Up, Referrals to Babies Can't Wait and Children's Medical Services, Perinatal Case management, Health check for children from 0-21 years old, Sickle Cell and Lead Testing, Travel Vaccines, Sexually Transmitted Disease (STD) screening and treatment, Tuberculosis (TB) screening and case management, and Family Planning Clinic.

The Southern Crescent Sexual Assault and Child Advocacy Center provides forensic medical and interview services to victims of sexual assault and child maltreatment. The regional agency serves a 9 county area. It provided direct victim services to 3,364 individuals in 2016, 28% or approximately 942 of which were Henry County residents. According to the Sexual Assault and Child advocacy Center the major unmet housing and/or supportive services need facing Henry County is "counseling services for victims, co-victims, and non-offending caregivers."

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.

Connecting Henry, Inc., a non-profit organization, is the local branch of the Georgia Family Connection. Their mission is to identify and connect existing resources in the community by facilitating collaboration to strengthen families and children in Henry County. When asked, "what special needs classification of persons and/or households does your agency serve" Connecting Henry responded, "children and families in Henry county, students ages 16-24, homeless or displaced families, disabled, elderly, veterans, low to moderate income, and grandparents raising grandchildren". The majority of Connecting Henry's requests for assistance are for utility, mortgage/rent/hotel assistance, and for food and/or clothing.

S.W.A.G. "Students Working to Achieve Greatness" is the agency's youth workforce program that engages Henry County's out-of-school young adults aged sixteen (16) to twenty-four (24). The Program identifies the individual needs of young adults, and delivers services through in-house and community partnerships. Services offered include Paid or Unpaid Work Experience, Career Exploration, Comprehensive Guidance & Counseling, Adult Mentoring, Free GED Classes, and Occupational Skill Training for Qualified High School and GED Graduates. The program is funded through the Workforce Initiative and Opportunity Act (WIOA) and is administered through the Atlanta Regional Commission.

Communities In Schools (CIS) of Henry County serves students who are at risk of dropping out of school for various reasons. The main indicators that a student is at risk are observed through the "ABCs" being attendance, behavior and curriculum. The agency works directly with the students to connect them to community resources to address their needs and help move them towards success. According to the CIS, the major unmet housing and/or supportive services need is for a shelter to assist the "large population of homeless children/families". In addition, parents need training in areas that will help them move from poverty to prosperity, such as job and interview training, decision making, money management and parenting skills training. As reported in CIS's needs assessment the youth of Henry County need a place to go such as a YMCA or Boys and Girls Club; specifically, over the weekend and during the summer.

It is not specifically known to what extent any of the above mentioned agencies and/or their services are used to complement services targeted to homeless persons.

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

Introduction

Persons with special needs include the elderly, persons with severe mental disabilities, persons with severe developmental and physical disabilities, persons suffering from drug and alcohol addiction, public housing residents, and persons living with HIV/Aids. Many persons having one (1) or more of the above mentioned special needs are of low and extremely low income. It is difficult to determine a precise number of individuals with special needs in Henry County.

The McIntosh Trail Community Service Board (MTCSB) is a public entity created by the Georgia legislature in 1993 to provide mental health, developmental disability and addictive disease services. Additionally, MTCSB offers specialty services geared toward an individual's specific treatment needs. The agency manages rental units as permanent supportive housing in Henry County. A request to complete a needs assessment was sent to the agency but was not returned.

It is the mission of the Henry County Accountability Court to provide non-violent offenders who are addicted to drugs and/or have persistent and severe mental illness intensive judicial supervision along with clinical supervision to enhance public safety, reduce recidivism rates, and reduce the number of persons incarcerated. The agency seeks to address an offender's addiction, mental health, family and social environment by reuniting families and reducing demand of public assistance. By the completion of the program successful participants return to the community as sober healthy and productive residents. Unfortunately, due to a lack of affordable housing options the Accountability Court reported in its needs assessment having to decline program participation to offenders due to their lack of a residence.

According to the Accountability Court the most unmet needs faced by persons who are addicted to drugs and/or have persistent and severe mental illness are:

- Affordable housing options
- Reliable transportation

There are senior housing developments in Henry County receiving funding from HUD and/or DCA however, little is known of the complexes and/or the funding assistance they receive. There are also facilities under development and those completed since the completion of the last consolidated plan. Additionally, there are believed to be developments of publicly assisted housing specifically for the needs of non-homeless special needs populations other than elderly persons; such as persons with mobility or sensory disabilities.

Henry County's Park and Recreation Department provides services to special needs classification of persons and households to include those with emotional, social, physical and mental disabilities. The Therapeutic Recreation division provides residents who have mental, physical, economic and behavioral

challenges the opportunity to participate in competitive sporting events as well as organized outings, socials and creative activities.

According to the Parks and Recreation Director, transportation for participants to and from activities and facilities is the most unmet need facing the department and the people they serve. The major unmet housing and/or supportive services need facing Henry County residents include swimming pool(s) and a therapeutic pool facility, playgrounds at Hampton Bear Creek and Nash Farm Park, outdoor fitness equipment and tennis center. Additionally, the department mentioned track(s) for youth and adults as all existing tracks are located on school grounds. There are approximately 100 youth in the county's spring track program. Practices are limited to after 6:00 pm and must be canceled when the schools have track meets. Due to the lack of a track the department is not able to host any meets.



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

In general, supportive housing can be described as a combination of affordable housing with services that help people who face the most complex challenges to live with stability, autonomy and dignity. Supportive housing makes it possible for persons with special needs to live more stable and productive lives. It does so by improving housing stability, employment, mental and physical health, school and/or work attendance; and reduces active substance use.

Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for residents to thrive and achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed to assist them in the undertaken of daily activities. When a person has one (1) or more limitations on activities of daily living, the individual may require assistance in the performance of routine activities such as bathing and eating. Special needs persons typically have housing needs directly related to financial assistance, such as subsistence payments and/or housing rehabilitation. However, they are often in need of counseling, mentorship, transportation, job training, education, and medical care assistance. Supportive housing is most often needed when a special needs person is low income. Special needs persons living on fixed, extremely low and low incomes need affordable housing options.

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

The County will seek to aid special needs populations by supporting public, private and non-profit housing and service providers who serve special needs clients. To ensure that persons leaving institutions receive the most appropriate housing and supportive services possible, the Georgia Balance of State Continuum of Care adopted discharge protocols that outline procedures for those leaving

health care facilities and mental health facilities. There are several agencies providing servicing in Henry County who are recipients of such funding as the Emergency Solutions Grant (ESG) and Rapid Rehousing from DCA. Such funding has been utilized to benefit Henry County residents with hotel/motel vouchers and short-term utility/rent/mortgage payments. Additionally, Connecting Henry, Inc. is the region's Family Connection collaborative and provides similar services through grant funded and fundraiser initiatives. Henry County does not directly receive Housing Opportunities for Persons with AIDS (HOPWA) funds, as a result the HOPWA needs and services are unquantifiable. HOPWA funded programs available to Henry County residents are administered through the City of Atlanta. Additional services for persons living with HIV/AIDS are available through Fulton County's Ryan White Program. The Ryan White Program is funded under Part A of "The Ryan White HIV/AIDS Treatment Extension Act of 2009". The program is administered by the Health Resources and Services Administration (HRSA), HIV/AIDS Bureau. It addresses the unmet health needs of persons living with the HIV disease (PLWH) by funding primary health care and support services that enhance retention and access to care. According to the estimates generally applied to the HIV/Aids population, approximately 50% of those who have been infected will require housing assistance, including transitional housing and permanent supportive housing. In addition to adequate affordable housing, supportive services, medical and health care are the major unmet needs for this special needs population.

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)

Henry County will seek to aid special needs populations by supporting public, private and non-profit housing and service providers who serve special needs clients.

Activities planned in 2020 to assist those who are not homeless but have other special needs include public housing unit modernization activities and housing rehab for the elderly and disabled (both are under the Housing Assistance priority). For the first time assistance will be provided to the Hampton Housing Authority. Some needs of the authority are kitchen renovations, energy efficiency improvement through the replacement of windows and flooring replacements; the needed improvement exceed \$300,000. The county is not able to award this sum of funding in one (1) program year it plans to assist the authority in phases over multiple years. The 2020 fiscal year will mark the fourth CDBG assisted public housing unit modernization activity with the McDonough Housing Authority. Improvements have been carried out in phases; with an overall goal of completing kitchen and bathroom renovations and energy efficiency improvement to the full 118 units the county will continue to assist the authority. To better assist elderly and disabled persons who are not homeless the county created its Senior and Disabled Housing Rehab Program. This reduces the waiting period and allows the county to address the needs in a more time effective manner.

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))

Henry County is not a consortia grantee

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The following have had a negative effect on public policies of affordable housing and residential investment.

Inadequate supply of both affordable and accessible housing; existing housing supply does not meet current demand levels.

Local zoning ordinances need improving from a fair housing perspective.

Lack of public transit.

Mortgage loan denial and high cost lending disproportionately affect minority applicants.

In February 2016, Metro Fair Housing Services, Inc. (Metro) conducted 20 paired tests of rental properties to monitor compliance with the federal Fair Housing Act (FHA) based on Race and Gender. Of the 10 sites tested on the basis of Race, 100% of the sites did not indicate significant discriminatory practices that favored 1 race over the other. Of the 10 sites tested on the basis of Gender, 50% of the sites indicated significant discriminatory practices favoring 1 gender over the other. There was evidence of differential treatment favoring the female tester in each instance where discriminatory practices were found. Each test was conducted with the same agents within 2 to 3 hours of the other on the same day. Specific differences include the male tester being, Quoted higher prices, Informed of later availability dates, Informed of fewer available units, Not shown a model unit, Not offered refreshments, Potentially steered with a price variation different than the female tester, Given less time, and/or Shown less attention than the female tester. Metro also conducted single tester Disability tests on rental properties to observe compliance with the FHA and HUD guidance regarding reasonable accommodation of service animals. Of the 10 sites tested for reasonable accommodations of a service animal for a person with a disability, Metro found that 100% of the sites tested were compliant. However, 9 of the 10 sites stated a requirement for some type of documentation on the service animal and 1 of the 9 requested additional health information on the animal.

Testing and enforcement investigations were again conducted by Metro during the period of March 2016 through February 2017. Metro performed a 20 paired test and 10 single tests of rental properties to monitor compliance with the FHA as follows, 10 based on Race, 6 based on National Origin, 4 based on Familial Status and 10 based on Disability. There was no significant difference found in the treatment of testers based on Race in 7 of the properties tested, or 70%. There was evidence of differential treatment in 1 of the properties, Metro recommended re-testing of the site as the protected tester was treated differently based on availability and marketing materials. Two of the properties tested, or 20%; were determined to be inconclusive. Metro recommended re-testing due to issues with different agents, concerns regarding agent demeanor, availability and steering. There was no significant difference found in the treatment of testers based on National Origin in 4 of the properties tested, or 67%. Two of the properties tested were determined to be inconclusive. Metro recommends re-testing due to issues with availability and steering. There was no significant difference found in the treatment of testers based on

Familial Status in 3 of the properties tested, or 75%. One of the properties tested was determined to be inconclusive due to tester error. Metro recommends re-testing due to tester's failure to mention children. Lastly, of the 10 properties tested for reasonable accommodation of a service animal for a person with a Disability, Metro found that 100% of the sites tested were compliant with the FHA and HUD guidance regarding fee waivers.

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

Introduction

Henry County's economic development is primarily carried out by its Development Authority. Henry County is positioned to serve as Metro Atlanta's connector to global transportation and distribution. Located a short drive from Atlanta and the Hartsfield-Jackson Atlanta International Airport, and with direct rail service from Norfolk Southern Railroad, and the metro's best access to the Port of Savannah – the county is less than two (2) hours away by air and two (2) days by truck to eighty percent (80%) of the United States.

The Henry County Development Authority works to strengthen the county's economy by building relationships with local and national companies. The Authority serves to retain local companies and foster relationships and opportunities with companies looking to relocate or grow their operations in Henry County. "The mission of the Henry County Development Authority is to promote economic development in Henry County through the attraction of new investment and jobs and the retention and expansion of existing industries."

Each of the four (4) cities in the county have their own Main Street Program, Downtown Development Authority and/or Economic Development staff.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	170	119	0	0	0
Arts, Entertainment, Accommodations	9,020	7,091	13	17	4
Construction	3,800	1,842	6	4	-2
Education and Health Care Services	11,116	6,719	16	16	0
Finance, Insurance, and Real Estate	4,404	2,125	6	5	-1
Information	2,007	563	3	1	-2
Manufacturing	5,193	3,103	8	8	0
Other Services	2,182	1,300	3	3	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	5,562	2,023	8	5	-3
Public Administration	0	0	0	0	0
Retail Trade	11,166	9,560	16	23	7
Transportation and Warehousing	8,860	4,239	13	10	-3
Wholesale Trade	5,231	2,382	8	6	-2
Total	68,711	41,066	--	--	--

Table 43 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	103,737
Civilian Employed Population 16 years and over	92,990
Unemployment Rate	10.33
Unemployment Rate for Ages 16-24	20.01
Unemployment Rate for Ages 25-65	6.80

Table 44 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	19,160
Farming, fisheries and forestry occupations	4,500
Service	8,594
Sales and office	25,780
Construction, extraction, maintenance and repair	8,200
Production, transportation and material moving	7,900

Table 45 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	39,040	46%
30-59 Minutes	34,085	40%
60 or More Minutes	12,265	14%
Total	85,390	100%

Table 46 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,775	1,270	3,820

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	21,615	2,130	8,680
Some college or Associate's degree	27,020	2,885	7,410
Bachelor's degree or higher	26,575	1,400	4,765

Table 47 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	69	520	475	1,490	1,765
9th to 12th grade, no diploma	3,705	2,130	1,865	3,410	2,330
High school graduate, GED, or alternative	6,765	5,815	9,095	17,560	8,290
Some college, no degree	6,885	7,365	7,290	12,640	4,280
Associate's degree	974	2,145	3,160	4,810	1,205
Bachelor's degree	1,164	5,080	6,655	10,070	2,100
Graduate or professional degree	10	1,350	4,165	5,700	969

Table 48 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	207,154
High school graduate (includes equivalency)	315,470
Some college or Associate's degree	396,447
Bachelor's degree	535,806
Graduate or professional degree	563,720

Table 49 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

Based on the Business Activity table, the major employment sectors in Henry County are Education and Health Services, Retail Trade and Transportation and Warehousing. Specifically, the Henry County Board

of Education is the county's largest employer. It is followed by the Henry County government, Luxottica Retail Group and Piedmont Henry Hospital.

Describe the workforce and infrastructure needs of the business community:

Workforce and infrastructure needs in the areas of Education and Health Care Services are possible. For years, the majority of the county's business development has been designed for warehousing and logistics. There are numerous available locations for transportation and warehousing businesses. There are facilities of new construction that have never been occupied fully built out as well as those which are of older construction and have been vacant for multiple years.

As the development of new schools is underway a need for infrastructure assistance may arise. This may include sidewalks and street improvements connecting residents to the new schools. Additionally, there is the potential for converting and repurposing existing, historical school buildings that will be vacant once the new buildings are complete.

As new, larger schools are constructed, and the county populations continues to grow so will the need for additional workforce in the school system. This need for workforce will not be limited to degreed professionals such as teachers but will include bus drivers, cafeteria staff, crossing guards, building maintenance, landscapers, and administrative staffing.

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.

Proposed retail developments may have an economic impact to the job and business growth of the area. It is not known when such developments will be completed; however, analysis conducted on the activities project that the proposed developments will not only have a significant local impact but a significant financial impact to the region and state.

From the proposed developments infrastructure and/or job training needs may arise. Infrastructure needs are not likely. Although the assistance from CDBG may be an eligible activity it would likely not be the ideal economic development activity due to the nature of the proposed developments and the large number of companies that would be involved. Job training needs is only likely should business activities other than retail trade be included. The workforce is adequate to support the additional retail trade jobs.

Microenterprise assistance would be valuable in assisting small, local businesses and those interested in developing Microenterprises. Such assistance could result in the expansion of existing Microenterprises and new businesses creating a presence at the planned new developments. As microenterprises are

limited to five (5) or fewer employees (including the owner) these efforts would not have a significant effect on jobs but would impact business growth opportunities.

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

The skills and education of the current workforce is expected to effectively accommodate the growth of the retail trade. However, job training is needed to correspond to the employment opportunities in transportation, warehousing and health care services.

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.

Connecting Henry, Inc., a non-profit organization, is the local branch of the Georgia Family Connection. Their mission is to identify and connect existing resources in the community by facilitating collaboration to strengthen families and children in Henry County. When asked, "what special needs classification of persons and/or households does your agency serve" Connecting Henry responded, "children and families in Henry County, students ages 16-24, homeless or displaced families, disabled, elderly, veterans, low to moderate income, and grandparents raising grandchildren". The majority of Connecting Henry's requests for assistance are for utility, mortgage/rent/hotel assistance, and for food and/or clothing.

S.W.A.G. "Students Working to Achieve Greatness" is the agency's youth workforce program that engages Henry County's out-of-school young adults aged sixteen (16) to twenty-four (24). The Program identifies the individual needs of young adults and delivers services through in-house and community partnerships. Services offered include:

- Paid or Unpaid Work Experience
- Career Exploration
- Comprehensive Guidance & Counseling
- Adult Mentoring
- Free GED Classes
- Occupational Skill Training for Qualified High School and GED Graduates

The program is funded through the Workforce Initiative and Opportunity Act (WIOA) and is administered through the Atlanta Regional Commission.

Goodwill of North Georgia established a career center in Henry County two (2) to three (3) years ago. The agency's mission is to, "work force training programs for people with barriers to employment, skill training and career centers". The majority of the job seekers who attend the center are individuals with criminal records and retirees or seasoned individuals having to return to the workforce. Additional computer training and interview skills training are needed. According to the Goodwill career center

director, transportation, homelessness and basic literacy, financial and computer literacy are the major unmet housing and/or supportive services needs facing their clients.

In addition, to the job training provided and available through the Goodwill Career Center and Connecting Henry, Inc. Henry County recently broke ground on the expansion of the Henry County Center of Southern Crescent Technical College (SCTC). SCTC offers programs here in the county in the following areas:

- Allied Health
- Business Technology
- Computer Information Systems
- Personal Services
- Public Safety
- Drafting Technology

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

No

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.

No.

Each jurisdiction within the county carries out its own initiatives impacting economic growth. The County has the Development Authority and the cities have Main Street Programs and well as Downtown Development Authorities. Recently, the City of Stockbridge launched its branding initiatives and was selected to participate in the Renaissance Strategic Visioning and Planning program through the Georgia Downtown Renaissance Partnership. Additionally, some of the cities are recipients of the Atlanta Regional Commissions' (ARC) Livable Centers Initiative (LCI) Study.

Discussion

Henry County will continue to improve the suitable living environment of its LMI areas and neighborhoods within its boundaries to include the four (4) cities. During the consolidated period of 2020 through 2024, Henry County's non-housing community development activities will include the following:

- Sustaining and improving the quality of life for low to moderate income persons and households by performing improvements to infrastructure and public facilities

- Improving the living environment through the elimination of slum and blight
- Providing public services for low to moderate income persons and households as well as those with special needs
- Supporting economic development activities that will create and/or retain businesses and jobs

MA-50 Needs and Market Analysis Discussion

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

Areas of concentrations are defined as census tracts where the percentage of households with multiple housing problems is at least ten (10) percentage points higher than in the County overall. However, due to the inability to map the homes with multiple housing problems the presents of concentrations of homes with housing problems are unknown.

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

The areas of racial or ethnic concentrations are defined as census tracts where the percentage of a single minority or ethnic group is at least ten (10) percentage points higher than in the County overall. According to the 2008-2012 America Community Survey there were concentrations of Minorities or non-whites, Black/African Americans, Asians and Hispanics. In all, there are nine (9) census tracts in Henry County that meet Henry County's definition for an area of racial or ethnic concentration as defined in its 2012-2016 Consolidated Plan. Seven (7) of the nine (9) have a Black/African American concentration, one (1) has a Hispanic concentration and one (1) has an Asian/Pacific Islander concentration.

To the contrary, according to the Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFHT) there are not any areas in Henry County having significant concentrations of poverty and minority populations. See the current race/ethnicity dot density map for Henry County and its region with R/ECAPs.

Maps identifying areas of concentration or the lack thereof are included in this plan's appendix.

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

Five (5) of the nine (9) census tract block groups of racial or ethnic minorities also consist of a concentration of low to moderate income (LMI) households. Of the sixteen (16) low to moderate income census tract block groups only three (3) also consist of racial or ethnic concentrations. Census Tract block groups 701.07(1) and 701.08(1), although not LMI census tract block groups, have significantly high percentages of foreclosures at greater than twenty-seven percent (27%). Both of these census tract block groups have a concentration of Black/African Americans and Non-Whites. Census tract block group 703.11(2) has a concentration of Black/African Americans and Non-Whites, is low to moderate income and has a high percentage of foreclosures at greater than twenty-seven percent (27%). Each of the census tract block groups with racial or ethnic concentrations have an owner occupancy rate of twenty-nine percent (29%) or greater. Census tract block group 701.14(2) has a

median sales price of \$134,826-\$272,750, while all other areas of racial or ethnic concentrations have median sales prices below \$134,826.

Are there any community assets in these areas/neighborhoods?

There are community assets in these areas to include a public facilities, commercial developments and private businesses.

Are there other strategic opportunities in any of these areas?

The proposed developments of a new medical complex and professional office facilities and senior housing present opportunities to improve the economic conditions of the areas as well as diversification of residents and property owners.

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.

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

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

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

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

The housing, special needs and community development priorities established in this Consolidated Plan were developed through a comprehensive public outreach process. This process included public meetings, needs assessments, individual consultations, and a public review period.

To guide the next five (5) years of CDBG funding, the following criteria was used to establish priorities among activities:

- Meeting the statutory requirements of the CDBG Program
- A focus on low to moderate income areas or neighborhoods in the county and cities of Hampton, Locust Grove, McDonough and Stockbridge
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact

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

Geographic Area

Table 50 - Geographic Priority Areas

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

General Allocation Priorities

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

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

The allocation of investments and establishment of priorities will be assigned based on the needs identified in this plan and the County's strategies for addressing Housing, Homelessness and Community Development needs. To date, the majority of activities have been site specific; but have served income eligible residents countywide. These subrecipients have operated from specific locations in or surrounded by LMI census block groups. Residents from across the county go to these locations to receive services or assistance. These activities/subrecipient will be selected through a bi-annual application process following the release of a Notice of Funding Availability. A minimum of seventy percent (70%) of the CDBG assistance proposed for these agencies will benefit low- to- moderate income (LMI) persons.

Other projects such as housing rehab will be on a first come first serve bases. However, some rehab assistance has been and may in the future be designated geographically in local target areas. The goal of these target areas is to concentrate housing rehab activities in an area in order to stabilize declining neighborhoods. Similarly, clearance and remediation activities are concentrated in LMI census block groups and sometimes declining neighborhoods also with the goal of stabilizing neighborhoods in addition to the primary objective of eliminating slum and blight.

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

Priority Needs

Table 51 – Priority Needs Summary

1	Priority Need Name	Public Service (CV)
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	Assistance to Public Service providers will focus on helping residents maintain housing and provide for their essential needs to include but is not limited to rent/mortgage and utility payments and assistance to food banks. All beneficiaries must be able to document direct impact by the Coronavirus and must be low- to- moderate income, at or below 80% of area medium income. Public Service funding is recommended at \$288,760.
2	Basis for Relative Priority	To prevent, prepare for and respond to COVID-19.
2	Priority Need Name	Microenterprise Assistance (CV)
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	

Associated Goals	Micro-enterprise Assistance
Description	<p>Assistance to microenterprises in the amount of \$275,000 will be used to award 55 grants in the amount of \$5,000 each to microenterprises to assist with small business stabilization costs to include employee wages and benefits (including fringe benefits associated with employment, such as health insurance), accounts payable, fixed costs, inventory, rent, and utilities.</p> <p>As defined by HUD, microenterprises are commercial businesses with five (5) or fewer employees, one or more of whom owns the enterprise. Eligible businesses must be private, for-profit and not be part of a franchise. They also must be able to demonstrate that they do not have access to emergency assistance through the U.S. Small Business Administration, such as its Paycheck Protection Program or Emergency Injury Disaster Loan program. The business owner(s) and/or employee(s) must also meet low- to- moderate income limits.</p>
Basis for Relative Priority	To prevent, prepare for and respond to COVID-19.

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)	
TBRA for Non-Homeless Special Needs	Henry County is not a recipient of HOME funds and therefore will not be providing any Tenant Based Rental Assistance.
New Unit Production	Henry County does not currently foresee the assistance of CDBG funding in the production of new units.
Rehabilitation	Henry County anticipates its annual assistance in housing rehabilitation. The need of housing rehabilitation based on the condition of owner occupied homes has proven to be of great demand and is a priority for the county. The County's goal is to assist twenty-five or more owner occupied homes a year. Assistance will be offered through the county's Senior and Disabled Housing Rehab program, Septic Tank Repair/Replacement program and through the partnership of the county and non-profit and/or for-profit housing providers and contractors.
Acquisition, including preservation	The county has not committed funding for property acquisition although the county is aware of the need of additional public housing for the McDonough Housing Authority. The county is also aware of the need for facilities for youth activities, summer camps, and after school programs. Such need may be assisted in the future with CDBG funding for acquisition.

Table 52 – Influence of Market Conditions

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

Introduction

Henry County anticipates receiving a FY 2020 CDBG entitlement grant in the amount of approximately \$1,197,927. In addition to the anticipated FY 2020 allocation, Henry County anticipates receiving approximately \$704,701 in CDBG-CV funds. In conjunction with the CDBG and CDBG-CV funds, the County has Neighborhood Stabilization Program 1 and 3 funds which it utilizes to create affordable homeownership opportunities.

The McDonough Housing Authority and the Hampton Housing Authority will receive federal grants through HUD's Capital Fund and Operating Fund. The Georgia Department of Community Affairs provides Section 8 funds for the Housing Choice Voucher Program that it operates to benefit Henry County residents.

The Henry County Board of Education receives McKinney-Vento Homeless Assistance Act funds which are used to assist homeless students with education related challenges. Specifically, the McKinney-Vento funds are utilized for tutoring and after school services, school supplies, summer camp participation, and immunization, eye, ear and dental exam fees. The school board also receives funds from the Fostering Connections Act.

The County will also utilize other funds received from federal and state resources to continue to provide assistance and service to those who are in the greatest need in our community. Previously, funding has been received from the U.S. Department of Health and Human Services, such as the Community Care Services Program, the Community Services Block Grant (CSBG) and the Social Services Block Grant; funds have also been received from the Violence Against Women Act (V.A.W.A).¹ Other funding agents include the U.S. Department of Justice, the U.S. Department of Homeland Security, the U.S. Department of Education, the U.S. Department of Transportation, the U.S. Department of Energy and the Atlanta Regional Commission. Many of these are pass-through programs from state agencies such as the Governor's Office of Highway Safety, the Georgia Department of Human Resources and the Criminal Justice Coordinating Council.

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	0	0	0	0	0	

Table 53 - 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

A 50% match is required of all non-governmental CDBG subrecipients. These funds may consist of donations, private funds, and other grants. Although there is not a match requirement for cities and other governmental entities, with most activities there is a contribution even though it does not equate to 50% of the project cost.

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

Discussion

Henry County is proposing to use CDBG and CDBG-CV funds to assist with activities in the following locations:

1. A Friend's House; 111 Henry Parkway, McDonough, GA 30253 (County owned property)
2. *Flint Circuit Council on Domestic Violence, Inc. dba Haven House; Confidential Safe House (County owned property) *Southern Crescent Sexual Assault and Child Advocacy Center, Inc.; Confidential location (City owned property)

*Due to the nature of the clientele and the services provided the location is maintained confidential for safety purposes.

A Friend's House and Haven House are shelters that serve a Presumed Benefit clientele through the provision of safe housing for abused and neglected children or battered and abused spouses and their children, respectively. The individuals who benefit from these services are all homeless. The Southern Crescent Sexual Assault and Child Advocacy Center serves a Presumed Benefit clientele. Services assisted with CDBG funds are to assist abused children. The agency was designated as the Child Advocacy Center for Henry County by the Children's Advocacy Centers of Georgia (CACGA). The child advocacy program is designed to meet the needs of children who have been physically and sexually abused.

Additionally, CDBG assistance will be provided to the Hampton and McDonough Housing Authorities. Both are authorities of their respective jurisdiction and subsidized with public funding. The public housing developments and the properties of such are publicly owned.

1. Housing Authority of the City of Hampton; 20 College Street, Hampton, GA 30228
2. Housing Authority of the City of McDonough; 345 Simpson Street, McDonough, GA 30253

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
McDonough Housing Authority	PHA	Public Housing Rental	Jurisdiction
Hampton Housing Authority	PHA	Public Housing Rental	Jurisdiction
City of McDonough	Government	Economic Development neighborhood improvements public facilities	Jurisdiction
City of Stockbridge	Government	Economic Development neighborhood improvements public facilities	Jurisdiction
City of Hampton	Government	Economic Development neighborhood improvements public facilities	Region
A Friend's House, Inc.	Non-profit organizations	Homelessness public facilities public services	Region
FLINT CIRCUIT COUNCIL ON FAMILY VIOLENCE, INC.	Non-profit organizations	Homelessness public services	Region
Crosswalk Ministries USA, Inc.	Community/Faith-based organization	public services	Jurisdiction
Synergy Real Estate	Developer	Ownership	Jurisdiction
Hands of Hope Clinic, Inc.	Community/Faith-based organization	public services	Jurisdiction
Southern Crescent Habitat for Humanity	Community/Faith-based organization	Ownership neighborhood improvements	Region
Connecting Henry, Inc.	Departments and agencies	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Henry County Stormwater Management	Departments and agencies	neighborhood improvements public facilities	Jurisdiction
Henry County Code Enforcement	Departments and agencies	Ownership neighborhood improvements public facilities	Jurisdiction
Metro Fair Housing Services, Inc.	Contractor		Region

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Henry County has identified numerous agencies, organizations and institutions that participate in the implementation of Consolidated Plan activities. For the most part, the institutional structure is efficient. However, the CDBG Program has found gaps in the prescribed delivery system and has found where some organizations lack the staff and facility capacity to effectively and efficiently carry out activities which address the County's housing, homeless and community development needs. There has also been a lack of activities to the benefits of certain special needs populations such as persons with severe mental disabilities, persons with severe developmental and physical disabilities (other than housing rehab), and persons suffering from drug and alcohol addiction. These inefficiencies hamper optimal implementation of CDBG funded activities. The CDBG Program continues to work with organizations to fill the identified gaps and is constantly seeking new agencies and organizations that have the necessary capacity.

In previous Annual Action Plans CDBG staff has documented concerns with its homeowner rehab program. Staff has found that interested homeowners were on the waiting list far too long and some were declined services who are eligible based on the CDBG Program requirements. To improve these program weaknesses staff has expanded its housing rehab program to include a for-profit developer as a subrecipient and has implemented a Senior and Disabled Housing Rehab and Septic Tank Repair/Replacement Program. The first phase of changes to the overall housing rehab program was implemented in the FY16 Program Year. These initiatives will increase the overall number of rehab activities completed each year while increasing the number of elderly households assisted and reducing the time elderly and disabled households wait for assistance.

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

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

Table 55 - 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)

Henry County does not directly receive Housing Opportunities for Persons with AIDS (HOPWA) funds, as a result the HOPWA needs and services are unquantifiable. HOPWA funded programs available to Henry County residents are administered through the City of Atlanta. The City of Atlanta is the largest recipient in Georgia and receives a formula share for the Atlanta Eligible Metropolitan Statistical Area (EMSA), from which it awards sub-grants.

According to the City of Atlanta's 2010-2014 HOPWA Consolidated Planning Report there were 79 persons in Henry County living with HIV (not Aids) and 103 persons living with Aids as of December 31, 2008.¹² The information provided herein is the most current information available to the County. The information is presented as provided in the City of Atlanta 2015-2019 Consolidated Plan Section. ¹²

Additional services for persons living with HIV/AIDS are available through Fulton County's Ryan White Program. The Ryan White Program is funded under Part A of "The Ryan White HIV/AIDS Treatment Extension Act of 2009". The program is administered by the Health Resources and Services Administration (HRSA), HIV/AIDS Bureau. It addresses the unmet health needs of persons living with the HIV disease (PLWH) by funding primary health care and support services that enhance retention and access to care.

According to the estimates generally applied to the HIV/Aids population, approximately 50% of those who have been infected will require housing assistance, including transitional housing and permanent supportive housing. In addition to adequate affordable housing, supportive services, medical and health care are the major unmet needs for this special needs population.

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 greatest strengths of the service delivery system are in regards to public housing residents, elderly and disabled persons. This has been most impactful through public housing unit modernization and housing rehab assistance.

There is believed to be an unknown number of organizations, primarily faith based, offering meals, toiletry items and emergency beds to persons experiencing homelessness. Gaps of the service delivery system for special needs populations, specifically persons experiencing homelessness exist due to the lack of known service providers and local shelters in the county. All services provided to persons experiencing homelessness are not currently known to this office and are unquantifiable. Many of the service providers are churches and other faith based organizations to include individual advocates. There are two (2) well known shelters in the county whose services are limited due to number of beds and their missions to assist those escaping domestic violence and homeless children under the Fostering Connections Act.

Other gaps in the service delivery system exist for special needs populations in the development and implementation of services and activities to benefit persons with severe mental disabilities, persons with severe developmental and physical disabilities (other than housing rehab), and persons suffering from drug and alcohol addiction.

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

Staff will increase its involvement with the Community Collaborative in an effort to learn more about what agencies are providing services to persons experiencing homelessness, persons with severe mental disabilities, persons with severe developmental and physical disabilities, and persons suffering from

drug and alcohol addiction. With this knowledge staff will seek to gain understanding from the service providers as to what the unmet needs are facing the agencies and their clientele.

 **DRAFT**

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	Housing Rehab	2020	2024	Affordable Housing			CDBG: \$500,000	Homeowner Housing Rehabilitated: 400 Household Housing Unit
2	Public Housing Modernization	2020	2024	Public Housing				Rental units rehabilitated: 75 Household Housing Unit
3	Clearance and Remediation	2020	2024	Non-Housing Community Development			CDBG: \$150,000	Buildings Demolished: 15 Buildings
4	Public Facilities and Infrastructure Improvements	2020	2024	Non-Housing Community Development			CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 118 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2020	2024	Direct Client Services		Public Service (CV)		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3300 Persons Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 50 Persons Assisted
6	Micro-enterprise Assistance	2020	2021	Non-Housing Community Development		Microenterprise Assistance (CV)	CDBG: \$275,000	Other: 50 Other

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehab
	Goal Description	
2	Goal Name	Public Housing Modernization
	Goal Description	Assistance shall be provided to renovate and improve public housing owned and maintained by the Hampton and McDonough Public Housing Authorities.

3	Goal Name	Clearance and Remediation
	Goal Description	
4	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Assistance provided for acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements.
5	Goal Name	Public Services
	Goal Description	Provisions of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing, counseling, energy conservation, and welfare.

6	Goal Name	Micro-enterprise Assistance
---	------------------	-----------------------------

Goal Description	<p>To offer one-time grants to small, local businesses, independent contractors, and self-employed individuals to assist with their short-term financial needs. Funds may be used for business expenses that are determined reasonable, not excessive, and necessary for the stabilization of the business.</p> <p>Eligible uses include: Employee wages and benefits (including fringe benefits associated with employment, such as health insurance), accounts payable, fixed costs, inventory, rent, and utilities. Working capital, marketing/planning/feasibility studies, technical training, machinery and equipment are also eligible expenses.</p> <p>Ineligible uses include: Relocating a business, renovations, paying off existing debt, reimbursement for cost incurred before March 11, 2020 and starting a new business.</p> <p>The program is intended for private, for-profit businesses in Henry County, GA with 5 or fewer employees (including the owner). Non-profit, franchise, and chain organizations are not eligible, as well as any business outside of Henry County boundaries.</p> <p>Only applicants who can demonstrate that private funding is either not feasible or not available (i.e. denial) will be eligible. Similarly, only applicants who can demonstrate that assistance through the U.S. Small Business Administration (SBA) – including the Paycheck Protection Program and Emergency Injury Disaster Loans – is either not feasible or not available (i.e. denial) will be eligible.</p> <p>Additionally, one (1) of the following eligibility criteria must be met:</p> <p>The Owner's household income (including all adults at their home address) is low-to-moderate income (LMI).</p> <p>The business is located within a Low-to-Moderate Income Area (LMA).</p> <p>The funding will help retain at least one (1) full-time or part-time position for a person from a LMI household, who is at imminent risk of job loss without the funding (including furloughed workers). It is anticipated that the funding would be used to supplement or aid job retention, rather than as a sole means of retaining a worker. Employees must be on payroll as W-2 workers and be considered low-to-moderate income at the time of retention.</p> <p>The funding will hire at least one (1) full-time or part-time position for a person from LMI household (including laid off workers). It is anticipated that the funding would be used to supplement or aid job creation, rather than as a sole means of hiring a worker. Employees must be on payroll as W-2 workers and be considered low-to-moderate income at the time of hire.</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)

Over the course of the five (5) year Consolidated Planning period an estimated 500 low to moderate income families will be assisted with affordable housing. Approximately 75 public housing residents will be assisted along with roughly 125 county residents receiving housing rehab assistance through the delivery of a CDBG subrecipient, the Senior and Disabled Housing Rehab Program, or the Septic Tank Repair/Replacement Program. Estimated numbers for each income bracket can be found in the added table.

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 need to increase the number of accessible units as required by a Section 504 Voluntary Compliance Agreement was not indicated by either Public Housing Authority.

Activities to Increase Resident Involvements

The McDonough Housing Authority has previously utilized CDBG funds to renovate an existing structure for use as a community resource center. The center is used for sessions on job training, financial counseling, GED training and self-sufficiency skills.

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

No

Plan to remove the ‘troubled’ designation

Neither McDonough Housing Authority or Hampton Housing Authority have been designated as troubled.

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

Barriers to Affordable Housing

The following have had a negative effect on public policies of affordable housing and residential investment.

Inadequate supply of both affordable and accessible housing; existing housing supply does not meet current demand levels.

Local zoning ordinances need improving from a fair housing perspective.

Lack of public transit.

Mortgage loan denial and high cost lending disproportionately affect minority applicants.

In February 2016, Metro Fair Housing Services, Inc. (Metro) conducted 20 paired tests of rental properties to monitor compliance with the federal Fair Housing Act (FHA) based on Race and Gender. Of the 10 sites tested on the basis of Race, 100% of the sites did not indicate significant discriminatory practices that favored 1 race over the other. Of the 10 sites tested on the basis of Gender, 50% of the sites indicated significant discriminatory practices favoring 1 gender over the other. There was evidence of differential treatment favoring the female tester in each instance where discriminatory practices were found. Each test was conducted with the same agents within 2 to 3 hours of the other on the same day. Specific differences include the male tester being, Quoted higher prices, Informed of later availability dates, Informed of fewer available units, Not shown a model unit, Not offered refreshments, Potentially steered with a price variation different than the female tester, Given less time, and/or Shown less attention than the female tester. Metro also conducted single tester Disability tests on rental properties to observe compliance with the FHA and HUD guidance regarding reasonable accommodation of service animals. Of the 10 sites tested for reasonable accommodations of a service animal for a person with a disability, Metro found that 100% of the sites tested were compliant. However, 9 of the 10 sites stated a requirement for some type of documentation on the service animal and 1 of the 9 requested additional health information on the animal.

Testing and enforcement investigations were again conducted by Metro during the period of March 2016 through February 2017. Metro performed a 20 paired test and 10 single tests of rental properties to monitor compliance with the FHA as follows, 10 based on Race, 6 based on National Origin, 4 based on Familial Status and 10 based on Disability. There was no significant difference found in the treatment of testers based on Race in 7 of the properties tested, or 70%. There was evidence of differential treatment in 1 of the properties, Metro recommended re-testing of the site as the protected tester was treated differently based on availability and marketing materials. Two of the properties tested, or 20%; were determined to be inconclusive. Metro recommended re-testing due to issues with different agents, concerns regarding agent demeanor, availability and steering. There was no significant difference found in the treatment of testers based on National Origin in 4 of the properties tested, or 67%. Two of the properties tested were determined to be inconclusive. Metro recommends re-testing due to issues with availability and steering. There was no significant difference found in the treatment of testers based on

Familial Status in 3 of the properties tested, or 75%. One of the properties tested was determined to be inconclusive due to tester error. Metro recommends re-testing due to tester's failure to mention children. Lastly, of the 10 properties tested for reasonable accommodation of a service animal for a person with a Disability, Metro found that 100% of the sites tested were compliant with the FHA and HUD guidance regarding fee waivers.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The County will utilize portions of its Program Administration funds to carry out fair housing activities annually between 2020 and 2024.¹² Funding will be utilized to provide Fair Housing training sessions to the general public, persons with special needs, Henry County CDBG and NSP subrecipients and contractors, housing providers, property owners, service providers and government staff. Additionally, fair housing testing and enforcement investigations will be conducted in order to monitor and observe compliance of the Fair Housing Act (FHA) and HUD guidance of service animals.

Henry County intends to not only encourage good, affordable housing, but the County will continue to work with property owners, developers, non-profits, community housing providers, developers and others to diversify the housing stock and modernize existing units. With financial assistance from the CDBG Program, housing non-profits and for-profit real estate developers and/or contractors will aid current homeowners with housing rehabilitation needs annually.

Non-profit housing providers may be awarded funding to also assist first-time homebuyers. The services and assistance provided by non-profit housing agencies shall be available to income eligible residents countywide. On the contrary, the services of for-profit developers and/or contractors will be limited to a geographic area(s) or site specific.

Regardless of the provider all applicants for housing assistance will be required to complete the appropriate application and screening process. The assistance programs provided through the non-profit housing agencies will include extensive homeownership education programs, financial literacy classes, and hours of sweat equity.

SP-60 Homelessness Strategy – 91.215(d)

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

As a member of the Georgia Balance of the State Continuum of Care, Henry County will work with state programs and initiatives to implement actions to end homelessness.

In regards to outreach DCA utilizes the Homeless Trust Fund to assist local sponsors of regional homeless resource fairs within twelve (12) regions of the state. Local sponsors are charged with providing a wide range of prevention and outreach services. The Projects for Assistance in Transition for Homelessness (PATH) Program is administered through the Department of Behavioral Health and Developmental Disabilities (DBHDD). The DBHDD funds Homeless Outreach Teams located in Atlanta, Athens, Columbus and Savannah. PATH services are for persons with serious mental illnesses, including those with co-occurring substance abuse disorders, experiencing homelessness or are at risk of becoming homeless. PATH services also includes community based outreach, mental health, substance abuse, case management and other supportive services, in addition to limited set of housing services.

Addressing the emergency and transitional housing needs of homeless persons

As a member of the Georgia Balance of the State Continuum of Care, Henry County will work with state programs and initiatives to implement actions to end homelessness.

In regards to emergency shelter and transitional housing needs of homeless persons the goal for all programs that serve homeless families and individuals is permanent, decent and affordable housing. Through Rapid Re-housing or the Housing First model it is possible for homeless households to go directly into independent housing. However, some will transition from homelessness into an emergency shelter that provides the most basic housing and services for a limited period of time. Transitional housing allows those of greatest need up to twenty-four (24) months of housing with case management and services that help them transition into permanent housing as a long term goal.

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.

DCA's Permanent Supportive Housing Program (PSHP) promotes the production of affordable rental housing with accompanying supportive services for eligible homeless tenants with special needs. Also in collaboration with the DBHDD, the state is redefining the types of residential services provided to

individuals in permanent supportive housing and creating partnerships enabling the development of housing options for individuals with mental illness.

DCA ensures projects with chronic homeless beds and the availability of such beds. Through its partnership with the Department of Behavioral Health (DBH), the state ensures the appropriateness of services available for Permanent Supportive Housing activities to sustain and increase the beds for chronically homeless households. Regular coordination meetings are held between DCA and DBH in order to maintain open communication and the progression of activities.

In an effort to reduce the number of homeless households with children, DCA has increased resources towards prevention and rapid re-housing. As part of this initiative DCA sponsors the housing search web site, www.GeorgiaHousingSearch.org. The sole purpose of the site is to connect families with affordable housing. Service providers assisting the homeless and the general public may utilize this site to find rental units based location, price, number of bedrooms, available amenities, access to public transportation, and accessibility features.

By Executive Order, Governor Perdue formed the Georgia Interagency Homeless Coordination Council (GIHCC) in 2004. Members of the council represent widely diverse State agencies, entities and policymakers. The GIHCC meets quarterly (subgroups may meet more often). The council is focused on ending chronic homelessness through policies that will eliminate discharging clients back into homeless situations and improving state agency coordination; improving access to social security income with a consideration given to presumptive eligibility.

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 level of discharge in place for the state as implemented by the Georgia Balance of State Continuum of Care includes plan to allow youth to remain in foster care after age eighteen (18) and until they are stable and ready to live independently. Discharge plans for Health institutions provides for increased housing stability.

The Georgia Department of Community Health implemented Money Follows the Person on September 1, 2008. Through partnerships with the Department of Human Services/Division of Aging Services, the Department of Behavioral Health and Developmental Disabilities, the Department of Community Affairs, and other state and local agencies and organizations, DCH seeks to transition 2,754 individuals from institutional setting to the community by the end of the grant in 2020. Money Follows the Person (MFP) is a rebalancing initiative that was made possible by an eleven-year grant to states from the Centers for Medicare and Medicaid Services (CMS). This grant is designed to help individuals who are institutionalized in in-patient facilities like nursing facilities, hospitals and intermediate care facilities for

individuals with intellectual and developmental disabilities (ICF/IDD) return to their homes and communities. Money Follows the Person (MFP) allows people in inpatient facilities (i.e. hospitals, psychiatric residential treatment facilities, nursing homes or other long-term care facilities) who are youth with mental illness, elderly or have physical, intellectual and developmental disabilities to move out and receive services to live in their own homes and communities. Eligibility requirements of Money Follows the Person are:

- Live in an inpatient facility (i.e. hospitals, psychiatric residential treatment facilities, nursing homes or other long-term care facilities)
- Be a Medicaid beneficiary for at least one day prior to transition
- Meet institutional level of care
- Move into a qualified residence (home, apartment or group setting)
-

Mental health transition planning is provided to all state mental health hospitals. Participating hospitals develop a Transition Plan for all individuals being discharged that addresses the needed services, including housing and support. A Person Centered Transition Plan provides for receipt of appropriate community services at discharge.

To facilitate the transition of incarcerated individuals who are eligible for parole but lack a residence the Re-entry Partnership Housing Program (RPH) was formed as a collaborative effort between Pardons and Parole, the Department of Corrections and DCA. The program provides participating organizations with short-term financial assistance in exchange for the provision of stable housing and food. In addition to RPH, the Department of Corrections has several re-entry initiatives for individuals existing prison. Pre-Release Centers address the re-entry needs of offenders who have two (2) or fewer years left to serve. The Centers focus on locating suitable housing and meaningful work upon discharge. The Department of Correction also has a Faith and Character Based Initiative to match ex-offenders with faith based organizations that assist with housing and mentoring upon release.

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

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

Henry County will work with other parties to reduce lead-based paint hazards through the following:

- As part of code enforcement efforts, Henry County municipal building code departments will educate residents about lead paint hazards.
- Properties will be made lead safe during renovation of older residential units. The County will disseminate information on lead-based paint hazards to CDBG sub-recipients who receive entitlement funds for housing activities where lead-based paint may be an issue.
- Henry County and/or its municipalities will abate lead-based paint where feasible or will demolish pre-1978 nuisance housing which often contains lead-based paint.
- The County will continue to monitor Georgia Division of Public Health reports regarding county children with elevated blood lead levels.
- The County may apply for a grant to combat lead-based paint hazards via public education, building code department staff training, and residential rehabilitation that controls or eliminates lead-based paint hazards.

Low to moderate income owner households, particularly those who are cost burden, may not have the resources to abate lead-based paint from the homes. LMI renter households may not be aware of the age and risk of the property where they reside. LMI renters may also be hesitant to inquire of such details from their landlord and/or property management office. Fear of eviction and increase rent may prevent renters from asking that their units' lead-based paint be abated.

The income categories of those reported in Table 31 as residing in homes built prior to 1980 is not known. However, as presented in the 2012-2016 Consolidate Plan and based on the 2000 census data, 255 extremely low income households, 359 low income households and 183 moderate income household were believed to reside in dwelling units which contained lead-based paint. This totals slightly under 700 low to moderate income households.

In regards to public housing, the Hampton Housing Authority does not have a lead-based paint abatement program. All lead-based paint was abated from its properties in the late 1980's. Similarly the McDonough Housing Authority does not have a lead-based paint abatement program. In its needs assessment it identified zero (0) as the estimated number of units suspected or known to contain lead-based paint. It is the belief of Henry County staff that it is because any previously existing lead-based paint has been abated from all of the authority's properties, although a timeframe is currently unknown.

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

HUD has made the elimination of lead-based paint in housing units a priority. Additionally, the Center for Disease Control (CDC) recognizes the poisoning of children from contact with lead-based paint as a major public health concern. According to the CDC, lead is the number one (1) environmental health hazard to American children, affecting an estimated 10 to 15% of all U.S. preschoolers. Childhood lead poisoning is considered a major health problem because of its extremely damaging and irreversible effects. The exposure to lead in children (including pregnant women) can cause brain damage, liver and kidney disorders, hyperactivity and aggressive behavior, blindness, permanent learning disabilities, and even death. The County will continue to seek to reduce lead-based paint hazards primarily through its Housing Rehab Programs.

There are 5,969 owner occupied and 2,496 rental housing units in Henry County that were built before 1980.¹² The use of lead-based paint was not banned from residential paint until 1978.¹³ All homes built prior to the banning of lead-based paint may contain lead-based paint. However, not all units containing lead-based paint pose a lead paint hazard. Although anyone can contract lead poisoning, children under the age of six (6) and women of childbearing age are at the greatest risk. Even then, there is typically only a hazard when the condition of the lead-based paint is poor such as chipping and peeling. Lead-based paint hazards include deteriorated lead-based paint on friction surfaces, impact surfaces and accessible (chewable) surfaces; and dust and soil that is contaminated with lead. Surfaces that show signs of paint abrasion, damage, or teeth marks are also considered lead-based paint hazards. Lead-based paint that is intact and in good condition is usually not considered a hazard. Lead poisoning is a result of exposure to lead-based paint hazards.

Lead poisoning is one of the most common health hazards to humans. The Georgia Division of Public Health issues a report on elevated blood lead levels in children under 72 months of age. The 2009 report indicates there were fewer than ten (10) children in Henry County with elevated blood lead levels.

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

The actions listed above are integrated and described in the Henry County CDBG Program manual and housing rehabilitation policies and procedures. Additionally, questions relating to the age of a property and any known presence of lead-based paint are asked in applications for assistance. Lead-based paint is directly addressed in the environmental review record complete for each activity pursued with CDBG assistance.

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

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

Henry County does not provide any direct services to reduce the number of households with income below the poverty line. In considering the factors affecting poverty and impacted by the county's housing and community development investments the county will continue to purpose the production and preservation of affordable housing, supportive services and programs that provide assistance to special need populations.

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

Poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living and employment. The County will collaborate with human service providers, social service providers, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide quality services to extremely low and low income residents to help them improve their incomes and quality of life.

Through its collaborations, the County will continue to strive to be of a positive influence to the likelihood of poverty-stricken residents moving up and out of poverty, reduce the number of residents living in poverty by minimizing threats to individual and family financial stability, and extend services that will provide adequately for those in need.

Federal and state policies on welfare, health care and the minimum wage are crucial factors in the fight to address and reduce poverty. Henry County will continue to support organizations that provide services to encourage local economic development and to preserve and improve affordable housing options as part of the County's strategy to prevent and alleviate poverty.

The objectives and outcomes described in this plan shall direct the county in how to best utilize CDBG funding in reducing the number of households living in 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

Henry County will monitor CDBG and CDBG-CV activities to ensure appropriate use of CDBG funds. The county will require all subrecipients to submit project completion schedules with measurable objectives to be achieved on a monthly or quarterly basis. Progress reports will be required for each project receiving grant funds. Monthly progress reports will be required for activities involving construction such as public facility improvements or housing rehabilitation projects. Quarterly progress reports will be required for public service activities. Reporting may be requested more frequently if deemed necessary by Community Development Department staff. However, progress reports shall not be required more frequently than monthly.

In addition to progress reports, each subrecipient will submit periodic requests for reimbursement. Each subrecipient will be required to maintain records of all project expenses, activities, correspondence, and other information as requested by the county, for a period of no less than five years from the date of the final project report. All documentation will be maintained in the county's CDBG files. Additionally, the county will make on-site visits to inspect the progress of each project and review subrecipient records.

The Henry County CDBG Subrecipient Monitoring Plan requires that high risk subrecipients be monitored annually with all other subrecipients being monitored at least once every three (3) years. Subrecipients are labeled "High Risk" if any of the following apply to them, 1) new to the program; 2) turnover in key staff positions or a change in goals; 3) have previous performance issues; 4) carrying out high risk activities, or undertaking multiple CDBG activities simultaneously.

The monitoring procedure will involve initial contact to establish a date and time, the notification letter, a desk review, an entrance conference, data acquisition and analysis, an exit conference, and will conclude with a follow up letter. The monitoring visit will be conducted by a Community Development Planner under the supervision of the Community Development Director. Any Findings will be reported in the follow up letter, and will require a response from the subrecipient. Community Development staff will determine appropriate remedies for identified Findings and/or Concerns.

Expected Resources

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

Introduction

Henry County anticipates receiving a FY 2020 CDBG entitlement grant in the amount of approximately \$1,197,927. In addition to the anticipated FY 2020 allocation, Henry County anticipates receiving approximately \$704,701 in CDBG-CV funds. In conjunction with the CDBG and CDBG-CV funds, the County has Neighborhood Stabilization Program 1 and 3 funds which it utilizes to create affordable homeownership opportunities.

The McDonough Housing Authority and the Hampton Housing Authority will receive federal grants through HUD's Capital Fund and Operating Fund. The Georgia Department of Community Affairs provides Section 8 funds for the Housing Choice Voucher Program that it operates to benefit Henry County residents.

The Henry County Board of Education receives McKinney-Vento Homeless Assistance Act funds which are used to assist homeless students with education related challenges. Specifically, the McKinney-Vento funds are utilized for tutoring and after school services, school supplies, summer camp participation, and immunization, eye, ear and dental exam fees. The school board also receives funds from the Fostering Connections Act.

The County will also utilize other funds received from federal and state resources to continue to provide assistance and service to those who are in the greatest need in our community. Previously, funding has been received from the U.S. Department of Health and Human Services, such as the Community Care Services Program, the Community Services Block Grant (CSBG) and the Social Services Block Grant; funds have also been received from the Violence Against Women Act (V.A.W.A).¹ Other funding agents include the U.S. Department of Justice, the U.S. Department of Homeland Security, the U.S. Department of Education, the U.S. Department of Transportation, the U.S. Department of Energy and the Atlanta Regional Commission. Many of these are pass-through programs from state agencies such as the Governor's Office of Highway Safety, the Georgia Department of Human Resources and the Criminal Justice Coordinating Council.

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	0	0	0	0	0	

Table 57 - 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

A 50% match is required of all non-governmental CDBG subrecipients. These funds may consist of donations, private funds, and other grants. Although there is not a match requirement for cities and other governmental entities, with most activities there is a contribution even though it does not equate to 50% of the project cost.

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

Discussion

Henry County is proposing to use CDBG and CDBG-CV funds to assist with activities in the following locations:

1. A Friend's House; 111 Henry Parkway, McDonough, GA 30253 (County owned property)
2. *Flint Circuit Council on Domestic Violence, Inc. dba Haven House; Confidential Safe House (County owned property) *Southern Crescent Sexual Assault and Child Advocacy Center, Inc.; Confidential location (City owned property)

*Due to the nature of the clientele and the services provided the location is maintained confidential for safety purposes.

A Friend's House and Haven House are shelters that serve a Presumed Benefit clientele through the provision of safe housing for abused and neglected children or battered and abused spouses and their children, respectively. The individuals who benefit from these services are all homeless. The Southern Crescent Sexual Assault and Child Advocacy Center serves a Presumed Benefit clientele. Services assisted with CDBG funds are to assist abused children. The agency was designated as the Child Advocacy Center for Henry County by the Children's Advocacy Centers of Georgia (CACGA). The child advocacy program is designed to meet the needs of children who have been physically and sexually abused.

Additionally, CDBG assistance will be provided to the Hampton and McDonough Housing Authorities. Both are authorities of their respective jurisdiction and subsidized with public funding. The public housing developments and the properties of such are publicly owned.

1. Housing Authority of the City of Hampton; 20 College Street, Hampton, GA 30228
2. Housing Authority of the City of McDonough; 345 Simpson Street, McDonough, GA 30253

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	Public Services	2020	2024	Direct Client Services				
2	Public Housing Modernization	2020	2024	Public Housing				
3	Housing Rehab	2020	2024	Affordable Housing				
4	Public Facilities and Infrastructure Improvements	2020	2024	Non-Housing Community Development				
5	Clearance and Remediation	2020	2024	Non-Housing Community Development				

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
---	-----------	-----------------

Goal Description	<p><u>Africa's Children's Fund</u> is a non-profit organization that services multiple counties across the metro-Atlanta area including the residence of Henry County. Africa's Children's Fund offers programs including mentorships, educational programs and financial assistance. With the assistance of CDBG dollars, Africa's Children's Fund's goal is to assist families with financial assistance to prevent homelessness and maintain a family's quality of life.</p> <p><u>A Friend's House</u> is a home for children in crisis who are in the custody of the Department of Family and Children Services. The children range from newborn to 18 years old and are considered presumed benefit clientele. They provide the children with medical care, dental care, counseling, therapy, academic and school support. They are projecting to house 70 children.</p> <p><u>Connecting Henry, Inc.</u> is a non-profit organization that provides a multitude of services to the community. As the local branch of the Georgia Family Connection, Connecting Henry collaborates with local organizations to connect the community to existing resources. These resources help to assist families in becoming self-sufficient. With the assistance of CDBG dollars, Connecting Henry's goal is to provide subsistence payments, Employment training, and counseling to families facing eviction and disconnection of utility services.</p> <p><u>Connecting Henry, Inc.</u> is a non-profit organization that provides a multitude of services to the community. As the local branch of the Georgia Family Connection, Connecting Henry collaborates with local organizations to connect the community to existing resources. These resources help to assist families in becoming self-sufficient. With the assistance of CDBG dollars, Connecting Henry's goal is to provide subsistence payments, Employment training, and counseling to families facing eviction and disconnection of utility services.</p> <p><u>Flint Circuit on Family Violence, Inc.</u> is a non-profit that provides confidential shelter for survivors of domestic violence. With the use of CDBG dollars, the goal is to ensure all children residing in Haven House are given the opportunity to excel in school, and to assist the families in obtaining employment and housing stability. They serve a presumed benefit clientele that consist of men, women, and children who are homeless due to fleeing violence in the home. They are projecting to house 600 clients at a confidential location.</p> <p><u>Hands of Hope</u> is a non-profit organization that provides medical and dental services and treatments to Henry County Residents who are underserved and may otherwise not have access to these vital services. The clinic targets adults who are without insurance and meet the low to moderate income limit requirements. They are projecting to serve 750 LMI persons.</p>
-------------------------	--

		<p><u>Southern Crescent Sexual Assault & Child Advocacy Center</u> is a non-profit that serves a presumed benefit clientele. CDBG dollars are used to assist the abused children they serve by providing comprehensive services that are child-focused to eliminate duplication of services and to reduce trauma to the victims. They are projecting to serve 175 presumed LMI Henry County children. The location of this facility is confidential.</p>
2	Goal Name	Public Housing Modernization
	Goal Description	<p><u>Hampton Housing Authority</u>- is federally funded housing that is committed to providing safe, decent, and sanitary housing for low to moderate income persons/families. With the use of CDBG funds HHA is in the process of renovating units. Their goal is to renovate bathrooms in units. They also propose improvements to the exterior of the units to enhance curb appeal. Twenty-five (25) units will benefit from this project.</p> <p><u>McDonough Housing Authority</u> is federally funded housing that is committed to providing safe, decent, and sanitary housing for low to moderate income persons/families. With the use of CDBG funds MHA proposes to continue renovations of public housing units' kitchens and bathrooms. Their goal through these renovations is to improve the quality of life for their residents and create sustainability for their dwelling units. Forty-two (42) units will benefit from this project.</p>
3	Goal Name	Housing Rehab
	Goal Description	<p><u>Senior and Disabled Housing Rehab</u> – is an in-office program delivered by staff. This program is exclusively for Seniors, 62 and older and the disabled as defined in 42 USC 423 1(a)(b) 2(a)(b)(c) homeowner or spouse. The goal of this program is to create a suitable living environment for homeowners. Staff is proposing to rehab twelve (12) houses.</p> <p><u>Septic Tank Repair or Replacement</u> – is an in-office program delivered by staff. This program is for eligible homeowners with septic tanks. Septic tanks will be evaluated for necessary repairs, and if needed replacements. Staff is proposing to repair/replace eight (8) septic tanks.</p> <p><u>Synergy Real Estate</u> is a for-profit developer. With CDBG funds they are looking to provide rehabilitation assistance to low to moderate income homeowners. Their goal is to improve living conditions by making it safe, and habitable, while increasing efficiency. They are projecting to rehab twenty-three (23) homes within the city limits of McDonough, GA with a primary focus on the Blacksville area.</p>

4	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	<p><u>City of McDonough</u> – is one (1) of the four (4) cities within Henry County. With CDBG funds they are looking to start the third phase of their sidewalk project. Their goal is to provide more accessibility to residents who have very limited to no transportation. The completion of the sidewalks will benefit approximately 200 households.</p> <p><u>City of Hampton</u> – is one (1) of the four (4) cities within Henry County. With the assistance of CDBG funds the city will have the ability to begin the second phase of the project. Their goal is to continue the improvements to West Main Street. This will give residents a safer route of transit to downtown. Upon completion, the proposed project will benefit approximately 200 households.</p> <p><u>City of Stockbridge</u> – is one (1) of the four (4) cities within Henry County. With the use of CDBG dollar they are looking to mitigate the Smith Barnes Basin due to its aged infrastructure and the effect it has on the health and safety of the area it resides. The completion of the basin will benefit approximately 200 households.</p>
5	Goal Name	Clearance and Remediation
	Goal Description	<p><u>Clearance and Demolition</u> - is a process of removing dilapidated and uninhabitable residential structures. This project will help eliminate the possibility of slum and blight. Activities under this project will largely be carried out on a Spot Bases to benefit low to moderate income areas. Clearances/Demolitions are proposed to be conducted throughout the fiscal year.</p>



DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

The County allocates funding based on the most imperative needs of its residents. These needs are identified in the County's Consolidated Plan in conjunction with the County's strategies for addressing the ever-growing needs of Housing, Homelessness Prevention and Community Development needs. Many of the proposed activities are site specific; however, service is not limited to residents in that area. These activities are 1) A Friend's House, Inc. 2) Flint Circuit Council on Domestic Violence, Inc. 3) Hands of Hope Clinic 4) Southern Crescent Sexual Assault and Child Advocacy Center, Inc. 5) Connecting Henry Inc. 6) Africa's Children's Fund. One hundred percent of the CDBG assistance proposed for these agencies will benefit low-to-moderate income (LMI) persons.

Projects

Proposed FY2020 CDBG funding	\$1,197,297
Public Facilities Infrastructure Improvements	\$848,342
City of Hampton – Street Improvements (Phases)	\$100,000
City of McDonough – Sidewalks (Phases)	\$100,000
City of Stockbridge – Water and Sewer Improvements (Phases)	\$100,000
Hampton Housing Authority – Public Housing Units Modernization (Phases)	\$100,000
Henry County – Greenview Community – Street & Stormwater Improvements (Phases)	\$100,000
Henry County - Rehab; Single Unit Residential	\$123,342
McDonough Housing Authority - Public Housing Units Modernization (Phases)	\$100,000
National Community Resources & Development, Inc. – Rehab; Single Unit Residential	\$75,000
Southern Crescent Habitat for Humanity, Inc. – Rehab; Single Unit Residential	\$50,000
Public Services	\$110,000
A Friend's House, Inc. – Services for Abused & Neglected Children	\$20,000
Crosswalk Ministries USA dba ArtReach 180 – Youth Services	\$15,000
Flint Circuit Council on Family Violence, Inc. dba Haven House – Services for Abused & Battered Spouses	\$30,000
Hands of Hope Clinic, Inc. – Health Services	\$25,000
Southern Crescent Sexual Assault Center, Inc. – Services for Abused Children	\$30,000
Planning and Administration	\$239, 585
Administrative Cost	\$209,585
Fair Housing Outreach & Education	\$30,000

Proposed CDBG-CV funding	\$704,701
Public Facilities Infrastructure Improvements	\$50,000
A Friend's House, Inc. – Homeless Facilities	\$50,000
Public Services	\$238,761
Africa's Children's Fund, Inc. – Subsistence Payments	\$80,000
Connecting Henry, Inc. – Subsistence Payments	\$103,761
Connecting Henry, Inc. – Employment Training	\$25,000
Hands of Hope Clinic, Inc. – Health Services	\$30,000
Microenterprise Assistance	\$275,000
55 grants at \$5,000 each	
Planning and Administration	\$140,940

*To ensure timely expenditures of federal funds, staff may change the Federal Fiscal Funding Year approved for an activity without changing the funding amount. This may be necessary if an activity is delayed and the funds could be utilized in a timelier manner if moved to another activity. In these cases, the delayed activity shall be awarded funding from a later Federal Fiscal Funding Year. This shall promote the expenditure of older funds first.

Table 59 – Project Information

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

The County allocates funding based on the most imperative needs of its residents. These needs are identified in the County's Consolidated Plan in conjunction with the County's strategies for addressing the ever-growing needs of Housing, Homelessness Prevention and Community Development needs. Many of the proposed activities are site specific; however, service is not limited to residents in that area. These activities are 1) A Friend's House, Inc. 2) Flint Circuit Council on Domestic Violence, Inc. 3) Hands of Hope Clinic 4) Southern Crescent Sexual Assault and Child Advocacy Center, Inc. 5) Connecting Henry Inc. 6) Africa's Children's Fund. One hundred percent of the CDBG assistance proposed for these agencies will benefit low-to-moderate income (LMI) persons.

A Friend's House and Haven House are shelters that serve a Presumed Benefit clientele. Both shelters provide a provision of safe housing. A Friend's House services abused and neglected children. Haven House provides shelter, legal assistance and rapid rehousing to spouses and their children escaping domestic violence. All clients receiving assistance are homeless. The location of Haven House remains confidential due to the nature of the services provided.

Hands of Hope Clinic provides medical and dental services and treatment to county residents who are underserved and may otherwise not have access to the much needed services. The services provided are available to residents countywide who meet the low-to-moderate income limit requirements.

The Southern Crescent Sexual Assault and Child Advocacy Center services a Presumed Benefit Clientele.

The proposed project will use CDBG funds to assist abused children who have been physically and sexually abused. The agency was designated as the child advocacy center for Henry County by the Children's Advocacy Centers of Georgia (CACGA).

Connecting Henry and Africa's Children's Fund provide a benefit to address and prevent homelessness across Henry County. With the assistance of CDBG funds, both organizations provide subsistence payments to low to moderate income households who cannot otherwise afford to make mortgage, rent, or utility payments. All payments are made directly to the holder of the debt.

AP-38 Project Summary

Project Summary Information

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

Geographic Distribution

Target Area	Percentage of Funds
Hampton	

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Priorities have been established based on the significant number of beneficiaries that will result from these projects. These specific target areas are needs that have been presented to CDBG staff by the City of Hampton, the City of McDonough, and the City of Stockbridge. All city projects are located in a low to moderate income census tract block groups and will be of benefit to the low to moderate income persons within that area.

Synergy Real Estate rehab will be conducted within the McDonough, GA City limits, with a focus on the Blacksville area. This project will be of benefit to low to moderate income eligible homeowners.

Discussion

One of the major benefits found to impact both residents and the City of Stockbridge includes cost savings. Repairing the water and sewer lines in the City of Stockbridge will allow for improved water pressure saving both the City and residents funds. Sidewalks in the City of McDonough will allow for more accessibility for walking residents and will create uniformity throughout. Street Improvements to the city of Hampton will provide safer routes of transit to residents on West Main Streets. These improvements include the widening of the roadway and the installation of a sidewalk and a bicycle lane. Lastly, rehabilitation on qualified homes will deliver cost saving for owners who cannot afford to do it themselves and will also result in enhancement of the area where the homes are located.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In FY 2020 Henry County is estimating to support a total of seven hundred and ninety-four (794) households. Homeless households will be supported through funding Havens House and A Friends House. Haven house is a confidential shelter for victims of domestic violence and A Friend's house is a home for children in custody of the Department of Family and Children Services and the Department of Juvenile Justice. Both agencies serve a presumed homeless clientele.

One Year Goals for the Number of Households to be Supported	
Homeless	670
Non-Homeless	112
Special-Needs	12
Total	794

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	112
Acquisition of Existing Units	0
Total	112

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

Non-Homeless households will be supported through rehabilitation assistance, the Housing Authorities, and Henry County's Septic Tank program. Special needs, specifically seniors and disabled persons will be supported through the funding of Henry County's Senior/Disabled Rehab Program

AP-60 Public Housing – 91.220(h)

Introduction

In FY 2020 Henry County is proposing allocating \$80,000 to the Hampton Housing Authority and \$80,000 to the McDonough Housing Authority; funding for both Housing Authorities will be used to modernize the units. Due to the amount of work and funding needed both projects will be done in phases.

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

The County supports PHAs' use of a resident advisory board to involve public housing residents in the agency's management. Additionally, the County will support either public housing authority's effort to establish a Family Self-Sufficiency Program that may provide homeownership opportunities to public housing tenants.

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

The County supports PHAs' use of a resident advisory board to involve public housing residents in the agency's management. Additionally, the County will support either public housing authority's effort to establish a Family Self-Sufficiency Program that may provide homeownership opportunities to public housing tenants.

MHA has a resident advisory board; this board is involved in the Family self-sufficiency program. During meetings the advisory board will share what they feel will help them become more self-sufficient. In FY 2020 MHA is planning on offering financial counseling and homeownership seminars to help prepare residents for homeownership. They have partnered with various organizations that will facilitate these trainings/classes.

HHA does not have a resident advisory board, family self-sufficiency program, or a homeownership program.

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

Neither Housing Authority is designated as troubled; however, both Housing Authorities will be receiving funding to modernize their units.

The Housing Authorities are scored through The Public Housing Assessment System (PHAS). This assessment consist of four (4) subcategories that make up the overall score for the Housing Authorities; these categories include: physical, financial, management and capital fund.

McDonough Housing Authority scores an 87 out of 100 designating it as a Standard Performer in the

Public Housing Assessment System (PHAS).

Hampton Housing Authority scores an 85 out of 100 designating it as a Standard Performer in the Public Housing Assessment System (PHAS) as well.

Discussion

DRAFT

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

Henry County anticipates funding Haven House and a Friend's House in efforts to end homelessness. Additionally, Henry County anticipates funding Connecting Henry and Africa's Children's Fund to provide the assistance of subsistence payment to local residents who facing eviction and disconnection of utilities. All agencies have received funding in previous year.

In addition to the use of CDBG funds, Henry County anticipates using CDBG-CV funds to assist A Friend's House, Connecting Henry and Africa's Children's Fund with projects in an efforts to end homelessness caused by the economic effects of COVID-19. Technical Assistance will be offered to all agencies as an effort to ensure program compliance.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

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

Introduction:

Henry County recognizes that there are barriers that can limit or prevent access to affordable, decent housing. There are also impediments that affect the maintenance, construction, and renovation of quality rental housing and owner-occupied units.

The County completed its Analysis of Impediments to Fair Housing Choice (AI) in May 2019. Since that time the County has continued its partnership with Metro Fair Housing Services, Inc. to conduct Fair Housing activities such as education, enforcement, testing and outreach.

The County proposes the use of \$30,000 of its Program Administration funds to carry out fair housing activities in FY 2020. Funding will be utilized to provide Fair Housing training sessions to the general public, persons with special needs, Henry County CDBG and NSP subrecipients and contractors, housing providers, property owners, and government staff.

Henry County intends to not only encourage good, affordable housing, but the County will continue to work with property owners, developers, non-profits, community housing providers, and others to diversify the housing stock and modernize existing units.

With financial assistance from the CDBG Program, Synergy Real Estate Group will aid current homeowners with housing rehabilitation needs in FY 2020. Synergy services will also be conducted in McDonough, Ga, specifically around the Blacksville area. All applicants for housing assistance will be required to complete the application and screening process.

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

CDBG Program staff will continue to develop working relationships and partnerships throughout the county with service providers. This will assist the County in accessing what services or assistance are needed, what services are being provided, where gaps in services exist, where duplications in services lay, and how CDBG funding can be best utilized to maximum the County's assistance in meeting underserved needs.

Actions planned to foster and maintain affordable housing

The County will seek to foster and maintain affordable housing through the utilization of the following:

- Continuing its Senior Rehab program
- Continuing its Septic Tank Program
- Working with Synergy Real Estate in a defined area of McDonough, Ga to rehab homes of eligible resident homeowners who are in need of assistance in bringing their homes up to code.
- Contracting Metro Fair Housing to provide outreach, enforcement, and testing.

Actions planned to reduce lead-based paint hazards

The County will seek to reduce lead-based paint hazards through the utilization of the following:

- As part of Code Enforcement efforts, Henry County municipal building code departments will educate residents about lead paint hazards
- Properties will be made lead safe during renovation of older residential units. The county will disseminate information on lead-based paint hazards to CDBG sub-recipients who receive entitlement funds for housing activities where lead-based paint may be an issue.
- Henry County and/ or its municipalities will abate lead-based paint where feasible or will demolish pre-1978 nuisance housing which often contains lead- based paint.
- The County will continue to monitor Georgia Division of Public Health reports regarding county children with elevated blood lead levels.
- The County may apply for a grant to combat lead-based paint hazards via public education, building code department staff training, and residential rehabilitation that controls or eliminates

lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living and employment. The County will collaborate with human services, social services, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide their incomes and quality of life. Through its collaborations, the County will positively influence the likelihood of poverty-stricken residents moving up and out of poverty, reduce the number of residents living in poverty by minimizing threats to individual and family financial stability, and extend services that will provide adequately for those in need.

Henry County will support organizations that provide services to encourage local economic development and to preserve and improve affordable housing options as part of the County's strategy to prevent and alleviate poverty.

Actions planned to develop institutional structure

Henry County continues to seek ways to strengthen and improve the function of its institutional structure. Where gaps in the past have been found, staff has continuously worked to rectify this problem by identifying agencies who are able to efficiently and effectively carry out activities that address the County's housing, homeless and community development needs.

Henry County also has a Rehab Advisor on staff who has been able to deliver some housing activities in office, specifically Senior Housing Rehabs and Septic Tank Repairs.

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

Henry County will collaborate with numerous governmental entities to carry out the goals and objectives of housing, homelessness and community development activities. Through its participation in Georgia Balance of State County Continuum of Care (CoC), the County will seek to identify ways to enhance coordination among the CoC partners, assisted housing providers and governmental, health, mental health, and service agencies.

Discussion:

 **DRAFT**

Program Specific Requirements

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

Introduction:

Henry County is a recipient of the Community Development Block Grant (CDBG). This grant program requires funds to be leveraged with additional financial resources per HUD regulations. In addition to this, Henry County requires all non-governmental entities to provide a fifty percent (50%) match towards the total project cost; all Government entities are encouraged to match the funds but not required.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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.	0.00%

Southern Crescent Habitat for Humanity is the only past subrecipient of CDBG funds who generated program income; however, all of their program income has been accounted for to date. Henry County CDBG program will not be receiving any of the following: proceeds from section 108 loans, surplus funds from urban renewal settlements, grant funds returned to its line of credit, or income from float-funded activities.

Appendix - Alternate/Local Data Sources

DRAFT