



**UPDATED  
PUBLIC NOTICE  
Public Display and Public Hearings  
Proposed FFY2022 Annual Action Plan**



Notice is hereby given by Henry County that it has revised its draft federal 2022 Annual Action Plan and amendment to the 2020-2024 Consolidated Plan. The draft Annual Action 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 Amended Consolidated Plan establishes the proposed use of funds for the FY2022 Community Development Block Grant (CDBG) Program, supplemental funding (CDBG-CV) authorized by the Coronavirus Aid, Relief and Economic Security (CARES) Act and the HOME Investment Partnership.

The County anticipates receiving \$1,042,369 in CDBG funding and \$512,877 in HOME funding for FY2022. The proposed activities to be assisted with CDBG and HOME funds include Public Services, Public Facility and Infrastructure Improvements, Façade Improvements, Down Payment Assistance, Housing Rehabilitation and Tenant Based Rental Assistance.

In order to obtain the views of residents, public agencies, and other interested parties, Henry County will place its revised draft FY2022 Annual Action Plan on public display in the following locations during normal business hours from Saturday, July 9, 2022 through Monday, August 1, 2022. This is an extension from the previously published notice which indicated that the public comment period would end on Wednesday, July 6, 2022:

- Henry County Website:  
[www.co.henry.ga.us/CDBG/](http://www.co.henry.ga.us/CDBG/)
- Henry County Administration Building
- Fairview Recreation Center
- J.P. Moseley Recreation Center
- Locust Grove Recreation Center
- McDonough Public Library
- Locust Grove City Hall
- Hampton City Hall
- Fairview Public Library
- Fortson (Hampton) Public Library
- Cochran (Stockbridge) Public Library

Comments on the draft plan can be directed in writing to the Henry County Community Development Department, 140 Henry Parkway, McDonough, GA 30253 or via e-mail at [CDBGProgram@co.henry.ga.us](mailto:CDBGProgram@co.henry.ga.us). All comments must be received in writing by 5:00 p.m. on Monday, August 1, 2022. A receipt of all comments received will be provided to the Board of Commissioners and will be submitted in the FY2022 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) on or about Wednesday, August 10, 2022.

Henry County held a public hearing on Tuesday, June 21, 2022 at 6:30 p.m. The second public hearing advertised for Wednesday, July 6, 2022 at 9:00 a.m. is effectively postponed until Tuesday, July 19, 2022 at 6:30 p.m. The purpose of the public hearings is to present information on how the County developed its priorities for the federal funding and how the County intends to expend its FY2022 allocation of CDBG and HOME funds and to obtain comments on the proposed use of funds.

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

To participate in the Public Hearing regarding the FY 2022 CDBG funding: Email Stephanie Braun at: [sbraun@co.henry.ga.us](mailto:sbraun@co.henry.ga.us) no later than July 18, 2022 by (noon) 12:00 p.m.

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

<b>Proposed FY2022 CDBG funding</b>	<b>\$1,042,369</b>	
<b>Public Facilities Infrastructure Improvements</b>	<b>\$603,896</b>	
Hampton Housing Authority – Public Housing Modernization (Phases)		\$75,000
Henry County - Rehab; Single Unit Residential		\$228,896
McDonough Housing Authority - Public Housing Units Modernization (Phases)		\$75,000
National Community Resources & Development, Inc. – Rehab; Single Unit Residential		\$150,000
Southern Crescent Habitat for Humanity, Inc. – Rehab; Single Unit Residential		\$75,000
<b>Economic Development</b>	<b>\$75,000</b>	
Façade Improvements		\$75,000
<b>Public Services</b>	<b>\$155,000</b>	
A Friend's House, Inc. – Services for Abused & Neglected Children		\$25,000
Crosswalk Ministries USA dba ArtReach 180 – Youth Services		\$25,000
Flint Circuit Council on Family Violence, Inc. dba Haven House – Services for Abused & Battered Spouses		\$25,000
Southern Crescent Sexual Assault Center, Inc. – Services for Abused Children		\$20,000
Africa's Children's Fund, Inc. – Subsistence Payments		\$20,000
Connecting Henry, Inc. – Subsistence Payments		\$20,000
Hands of Hope Clinic, Inc.		\$20,000
<b>Planning and Administration</b>	<b>\$208,473</b>	
Administrative Costs		\$168,473
Fair Housing Outreach & Education		\$ 40,000
<b>UNEXPENDED CDBG-CV Funding</b>		
<u>Reprogram:</u> Connecting Henry, Inc. – Employment Training- (\$7,235.48) (Reduced to \$17,764.52)		
<u>Reprogram:</u> Administrative Costs- (\$182,989) (Reduced to \$129,452)		
<b>Reprogrammed CDBG-CV Funding</b>	<b>\$190,224.48</b>	
A Friend's House, Inc. – Homeless Facilities		\$20,000
Africa's Children's Fund, Inc. – Subsistence Payments		\$20,000
Connecting Henry, Inc. – Subsistence Payments		\$25,000
Hands of Hope Clinic, Inc. – Health Services		\$50,000
Helping in His Name Ministries, Inc.—Food Bank		\$25,000
People Help Exchange, Inc. – Food Bank		\$15,000
Samaritans Together of Henry County, Inc. – Subsistence Payments		\$20,000
Flint Circuit Council on Family Violence, Inc. dba Haven House – Services for Abused & Battered Spouses		\$15,224.48

**Deletion of CDBG Amendments approved February 15, 2022 by Resolution #22-069**

Reduction to Administrative and Planning Cost 2012-2022 – (\$550,000)

Increase to McDonough Housing Authority - Public Housing Units Modernization (Phases) – \$100,000  
Increase to National Community Resources and Development, Inc. - Rehab; Single Unit Residential - \$150,000  
Increase to Henry County – Rehab; Single Unit Residential - \$300,000

**Proposed FY2022 HOME funding                      \$512,877**

Administration Cost	\$51,281
Community Housing Development Organizations (CHDOs)	\$100,000
Down Payment Assistance Program (DPA)	\$200,000
Tenant Based Rental Assistance (TBRA)	\$161,596

\*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

Application for Federal Assistance SF-424

Assurances – Construction Programs

Certifications

Resolution by Board of Commissioners

2022 Annual Action Plan

Third 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**

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

#### **1. Introduction**

Henry County receives Community Development Block Grant (CDBG) funds through the U.S. Department of Housing and Urban Development (HUD). The county has been an urban entitlement and therefore a direct recipient of the CDBG program since 2012. The County delegates programmatic responsibilities for administering the CDBG program to its Community Development Department. The county became a participating jurisdiction (PJ) in the HOME Investment Partnerships Program with the announcement of the FY 2022 formula allocations on May 13, 2022. Although this is a new program for county staff, the county intends to learn more regarding HOME regulations and the needs of the community. The county intends to fully expend funds within four (4) years. In 2020 Henry County became a recipient of the Emergency Shelter Grant for Coronavirus relief (ESG-CV). The ESG-CV funds were received from the Georgia Department of Community Affairs (DCA) to assist in providing Emergency Shelter and Rapid Rehousing services.

Henry County does not directly receive Housing Opportunities for Persons with AIDS (HOPWA) funds. 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 eligible Metropolitan Statistical Area (EMSA), from which it awards sub-grants. The Atlanta EMSA consists of twenty-eight (28) counties, Henry County being one of them. 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 HIV disease PLWH by funding primary health care and support services that enhance retentions and access to care. The Fulton County Ryan White Program provides resources for a 20-County Atlanta Eligible Metropolitan Statistical Area (EMSA); including Henry County.

The 2020-2024 Consolidated Plan is supported by a series of five (5) Annual Action Plans. This document is the third of the five action plans. The Annual Action Plan describes specific projects in which the County proposes to utilize CDBG funds to carry out priorities established in the County's FY 2020-2024 Consolidated Plan. These priority needs were established through a collaborative process with citizens, service providers, and other stakeholders. At the publication of this Draft, HUD had not yet notified the county of its annual allocation. Staff has made recommendations based on the allocation received in the previous funding year.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The County's primary objective is to utilize CDBG funds to benefit low to moderate income households and persons. The county has also identified special needs individuals as among those 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.

### **Housing Needs:**

Objective 1: Assist income eligible owner-occupied households with housing rehabilitation needs.

- Outcome A: Complete rehabilitation of 30 homes.

Objective 2: Improve the quality of current public housing stock.

- Outcome B: Modernization of public housing units at the Hampton Public Housing Authority and McDonough Public Housing Authority.

### **Homeless Needs:**

Objective 1: To provide public service funding to A Friend's House and Haven House.

- Outcome A: Improve the quality of life for homeless individuals through the provision of safe housing and supportive services.

### **Community Development Needs:**

Objective 1: Support public agencies that address community development need of low-to-moderate income residents especially those with special needs and/or of extremely low income.

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

### **Economic Development Needs:**

Objective 1: Improve the sustainability of local infrastructure

- Outcome A: Support income-eligible small business owners in providing façade improvements.

\*To ensure timely expenditure of federal funds, staff may change the Federal Fiscal 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 more timely manner if moved to another activity. In these cases, the delayed activity shall be awarded funding from a later Federal Fiscal Funding Year. This practice is to promote the expenditure of older funds first in compliance with the “first-in, first out” requirements.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Henry County is completing its second fiscal year of its 2020-2024 Five (5) year Consolidated Plan. During Fiscal Year 2021 Henry County CDBG funds were used to assist in the delivery of public and social services. Non-profit agencies were awarded funding for the purpose of providing direct assistance to Henry County residents. Such activities varied from homeless prevention, operational assistance, food banks, health services, youth services, services for battered and abused spouses, and services for neglected children.

Public Facility and Infrastructure Improvements were also assisted with CDBG funding in FY21. These activities were located within Henry County Municipalities and unincorporated areas. Residential rehab activities were also undertaken to benefit owner occupied county-wide and Public Housing Authority Residents.

Fiscal Year 2021 continued to provide new challenges and obstacles for Henry County to overcome. With continued closures of government buildings and municipal offices, and social distancing recommendations, staff and partnering agencies continued to find new methods to connect with the community and deliver services. Through community partnerships, the CDBG program was able to deliver to public services to over 1,000 Henry County residents. Public Facility and Infrastructure Improvements, Henry County was able to assist residents in the City of Hampton, the City of McDonough, and Unincorporated Henry County. Unfortunately, due to circumstances of the Covid-19 pandemic, several Public Facility and Infrastructure projects were delayed due to municipal building closures, supply chain delays in construction supplies, and the increased demand for public services.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The Henry County Community Development Department hosted 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.

The following topics were discussed:

- Estimated amount of Community Development Block Grant (CDBG) Program Entitlement Funds
- Eligible uses for CDBG Funds
- Description of current CDBG assisted activities and completed activities
- The FY2022 Annual Action Plan

To provide increased access to scheduled meetings Henry County Community Development Staff held two (2) virtual meeting and eight (8) in-person at local Senior Centers and Recreation Centers across the County. Information regarding the scheduled Need Assessment Meeting has been provided in the table. Additionally, the Community Needs Assessment Survey was provided online, in-person, and were available in the Community Development Department. Residents and Stakeholders were encouraged to complete a survey and return it to staff. Copies of the Community Needs Assessment Survey are included in the Appendix of this plan.

A Public Notice was published in the Wednesday, June 1, 2022, edition of the Henry Daily Herald once the draft action plan was completed. A thirty (30) or more day public comment period was intended from Wednesday, June 1 through Wednesday July 6, 2022. A second public notice was published in the Saturday July 9, 2022 edition of the Henry County Herald with a second public hearing scheduled for July 19<sup>th</sup>, 2022 at 6:30pm.

Persons requiring special accommodations at any of the aforementioned meetings were encouraged to contact the Henry County Community Development Department prior to the meeting date to make arrangements.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The Citizen Participation section of this Action Plan includes, copies of public notices as published in the county's legal organ, the Henry Daily Herald, printouts of completed surveys, and printout of results from the online surveys with graphs

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

## **7. Summary**



## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 (optional)

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). The county became a participating jurisdiction (PJ) in the HOME Investment Partnerships Program with the announcement of the FY 2022 formula allocations on May 13, 2022. Although this is a new program for county staff, the county intends to learn more regarding HOME regulations and the needs of the community. The county intends to fully expend funds within four (4) years. The County received its first award of ESG funding in October 2020. These funds were awarded by DCA to assist the state with a regional approach in response to the Coronavirus by administering Emergency Shelter (hotel/motel vouchers) and Rapid Rehousing. The County is a member of the Atlanta Eligible Metropolitan Statistical Area (EMSA); as such HOPWA funded programs are available to County residents through the City of Atlanta. Similarly, Ryan White funded programs are available to Henry County residents through Fulton County. Currently, the department consists of a director, one (1) Planner III/Rehab Advisor, and one (1) Planner II. The department offices are located in Henry County's Administration Building in McDonough, Georgia.

### Consolidated Plan Public Contact Information

Henry County Community Development Department

Annual Action Plan  
2022

140 Henry Parkway

McDonough, Georgia 30253

CDBGProgram@co.henry.ga.us

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

### **1. Introduction**

Henry County's FY22, Third Year Action Plan has been prepared by the Community Development Department. An extensive consultation was carried out during the development of the Consolidated Plan for FY20-24. The County consulted with non-profits, for-profits, divisions of local and state government and service providers who provide housing, medical, mental health, employment, and other supportive services. A comprehensive list of these organizations can be found in the Consolidated Plan. The Henry County Library System, Connecting Henry, Inc., Henry County Senior Services and Parks and Recreation Departments each participated in the process during the development of the Consolidated Plan and subsequent Annual Action Plans. The County discussed fair housing needs and the education and outreach services to meet those needs with Metro Fair Housing Services, Inc. With regard to housing agencies, the McDonough and Hampton Housing Authorities, Southern Crescent Habitat for Humanity, and National Community Resources and Development (NCRAD) were consulted prior to development of the plan. Consultation for the plan development began in March 2020 with the development of the current Consolidated Plan.

### **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 Henry County Community Development Department will continue to hold 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. Typically, the meeting locations are spread across the county utilizing public facilities such as libraries, senior centers, and the community room of the areas Public Housing Authorities. Since Covid-19, in an effort to improve accessibility to meetings, staff has held several meetings virtually.

Public Hearings are held as required in conjunction with the development and substantial amendment of the Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). At least two (2) application workshops are held following each Notice of Funding Availability

(NOFA). The purpose of the workshops is to assist applicants with the preparation of their application and understanding of the CDBG Program requirements.

There are two (2) public assisted housing providers in Henry County; they are the Housing Authority of the City of McDonough (MHA) and the Housing Authority of the City of Hampton (HHA). The coordination between the authorities is well established and has proven to be mutually beneficial.

Approximately fifty (50) 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. The majority of trainings held during calendar years 2020 - 2022 were held virtually due to the coronavirus. Additionally, multiple information sessions regarding matters of the Fair Housing Act were recorded and televised on HenryTV, YouTube, and the Henry County Government and Henry County Schools websites.

**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 collaborated 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 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 Consolidated 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 Count. This was the first year a county 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 a lead agency. Staff is not aware of the community's efforts toward the count for 2017 or 2019. DCA did not conduct a Point In Time Count in 2021.

*"Due to the ongoing COVID-19 pandemic, the Georgia Balance of State CoC will not conduct an unsheltered Point in Time Count in 2021. This course of action has been approved by the Balance of State CoC Board of Directors to protect the health and safety of those in our jurisdiction, especially the vulnerable homeless." - <https://www.dca.ga.gov/safe-affordable-housing/homeless-special-needs-housing/point-time-homeless-count/2021-georgia>*

In December 2021, staff was notified that a Point In Time Count would take place in January 2022; however, due to high cases of COVID-19 nationwide, the count was postponed again to February 2022. As service providers of Emergency Shelter and Rapid Rehousing services, Connecting Henry and Haven House provided information on current clients receiving services directly to DCA. Staff was notified in March of 2022, DCA had yet to complete and release the results of the Point In Time Count due to technical issues. At the time of the completion of this draft Annual Action Plan the results had yet to be released. Staff will continue to remain in coordination with DCA and await the currently pending results.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

On June 8, 2020 staff received a call from the Georgia Department of Community Affairs (DCA). DCA was seeking a subrecipient who could provide Emergency Shelter (hotel/motel vouchers), Homeless Prevention, Rapid Rehousing and/or Street Outreach with a regional approach. Specifically, DCA as seeking assistance for the counties of Butts, Clayton, Fayette, Henry, Lamar, Pike, Spalding and Upson. DCA's application for the ESG supplemental program made available by the CARES Act were due on Friday, June 19, 2020. The purpose of this program is to "provide emergency assistance and health care response for individuals and families affected by the coronavirus pandemic".

Through consultation with Connecting Henry and Haven House Executive Directors County staff found it most appropriate to apply for Rapid Rehousing and Emergency Shelter funding to assist the counties of Butts, Clayton, Fayette, Henry, Jasper, Lamar and Spalding.

Both agencies had existing relationships with hotels/motels in Henry County. Although they did not have relationships with hotels/motels in the other counties, they did have relationships with other agencies in those counties in addition to units of local government. The Community Development Department and the partnering agencies contacted units of local government, local domestic violence and family connection agencies serving the other counties. Emergency Shelter funding is being used for hotel/motel vouchers and Rapid Rehousing funding for security and utility deposits for rental housing.

Clients who contact the partnering agencies are assigned a case manager (CM). The CM conducts an in-depth forensic interview to assess the scope of need. CMs identify barriers and steps to overcome them. They assign tasks and responsibilities to eliminate or reduce the barriers. CMs designate services based on individual and family dynamics for optimal outcomes. They follow up with clients at a minimum of every 30 days, when changes occur, or as needed. The CM creates personalized SMART goals and objectives as needed and assess these goals quarterly. CM must make documented contact at least once a month. CMs provide assistance to overcome barriers, meet the housing, employment,

personal, etc. goals of the client. They assist with connecting the client with apartment complexes, housing authorities, and landlords.

Outside of the CARES funding, 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 Certificate 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 is 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 jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	McDonough Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Development Staff meet and discusses public housing needs regularly with the authority. Anticipated outcomes include the development of other CDBG assisted activities to improve public housing.
2	<b>Agency/Group/Organization</b>	Hampton Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Community Development Staff meet and discusses public housing needs regularly with the authority. Anticipated outcomes include the development of other CDBG assisted activities to improve public housing.
3	<b>Agency/Group/Organization</b>	Metro Fair Housing Services, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County staff discussed fair housing services, education and outreach with Metro Fair Housing Services, Inc. Discussions took place via email, telephone calls and video conferencing.
4	<b>Agency/Group/Organization</b>	National Community Resources & Development Inc
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	<b>Housing Need Assessment</b>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with Board members to discuss housing rehab needs.
5	<b>Agency/Group/Organization</b>	Connecting Henry, Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Services-homeless Families with Children Grantee Department
6	<b>Agency/Group/Organization</b>	Southern Crescent Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met with the Executive Director and other staff persons to discuss housing rehab needs.

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



In preparing the FY2020 – 2024 Consolidated Plan, the County consulted with all agency types specified at §91.100. The FY2022 Annual Action Plan is developed from the Consolidated Plan and those consultations, but only agencies that participated in and were consulted during the preparation of this FY2022 Annual Action Plan are listed above.

Many of the agencies that the County consulted with also assisted in encouraging residents and clients to review the plan and provide their input.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Georgia Department of Community Affairs	Overlapping goals to reduce homelessness and increased self-sufficiency to reduce chronic homelessness.
Comprehensive Transportation Plan	Henry County Planning and Zoning Department	Overlapping goals to increase offering of public transit.
2019 Balance of State CoC Point In Time Count Repo	Georgia Department of Community Affairs	Overlapping goals to reduce homelessness.

Table 3 – Other local / regional / federal planning efforts

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

Henry County conducted ten (10) needs assessment meetings from February 2022 to March 2022. Henry County Residents and Stakeholders were notified of the scheduled meetings via Public Notice in the Henry Herald, the local newspaper, and the Henry County website. Additionally, Public Notices were also posted at several local libraries, recreation centers, City Halls, and Henry County Administration Building.

To increase accessibility the Community Needs Assessment Survey was made available online at <https://www.co.henry.ga.us/Departments/A-C/Community-Development> for online completion and submission from February 21 through April 15, 2022. Staff determined the highest needs within the community were Public Services, Economic Development, and Public Facility Improvements. Although Economic Development needs were ranked relatively lower to Public Service Needs, Economic Development needs were overwhelmingly requested in the survey.

The needs determined to be of the highest priority are Homeless Facilities, Single-Family Housing Rehab, Affordable Housing, Transportation, Senior Services, Street Improvements/ Sidewalks, Youth Centers, and Mental Health Resources.

In preparation of the FY 2022 Annual Action Plan, staff received applications for FYs 2021 and 2022 on March 1, 2021. The Notice of Funding Availability for the combined applications was announced on Wednesday, January 20, 2021. A public notice regarding the applications was published in the Henry Herald and e-mails were sent to existing CDBG and CDBG-CV subrecipients. Additionally, the public notice was posted in public facilities across Henry County. Three (3) application workshops or information sessions were held virtually. An applicant's participation in a workshop was mandatory to be considered for funding, unless they were a current recipient having participated in a workshop previously.

Staff reviewed the applications specifically based on the project description, implementation schedule and budget, and completeness of application. Additionally, staff reviewed applications to discern each application's proposed target population, anticipated outcome, potential impact to the environment and compliance with the priority needs identified in the County's Five-Year Consolidated Plan. Applicants who demonstrated a history and full understanding of the steps involved in the project implementation as well as a reasonable cost per unit ranked highest in the staff's review. Strong consideration was also given to applicants who demonstrated having adequate staff and facility capacity to complete the activity within the program year while ensuring compliance with federal requirements. Invitations for applicant interviews were

extended to those agencies for which staff had questions following the review of their application. One (1) agency withdrew their application prior to the release of staff recommendations for funding.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

Henry County is an Urban Entitlement County which receives Community Development Block Grant (CDBG); funds from the U.S. Department of Housing and Urban Development (HUD). Henry County became an eligible participating jurisdiction in the HOME Investments Partnership Program with the release of the 2022 allocations. Through the use of federal, state and local funds, the County plans to carry out the objectives set forth in this Action Plan. The Community Development Department works in partnership with County departments and the four (4) municipalities representing the incorporated areas of the county. Together the entities develop coordinated plans and leveraging resources for parks and infrastructure improvements, the clearance of substandard structures, rehabilitation and preservation of housing, down-payment assistance, tenant-based rental assistance, investments in CHDOs, and other projects in targeted neighborhoods.

## 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	1,042,369	0	0	1,042,369	0	Community Development Block Grant Entitlement
Other	public - federal	Public Services Public Improvements	512,877	0	0	512,877	0	HOME Investment Partnership Program

Table 5 - 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

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

The in-kind value of office space, utilities, equipment, vehicles, and front-desk support provided to the Community Development Department help leverage CDBG funds for the CDBG assisted Programs. In previous, pre-COVID years, various County departments, City of Stockbridge, McDonough Public Housing Authority, and Public Library System each have provided meeting spaces for public meeting, public hearings, Technical Assistance, workshops and trainings sponsored by the Community Development Department as an in-kind contribution.

In addition to CDBG, Agencies/ Entities of Henry County receive the: McKinney-Vento Homeless Assistance Act, Fostering Connections Act, and V.A.W- Violence Against Women Act. These funds are used to serve homeless individuals, foster children, and victims of domestic violence.

Regarding State and Local funds, a 50% match is required of non-governmental CDBG subrecipients. An exception was made to this practice for CDBG-CV as a result of the urgent need of assistance. 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.

## **Discussion**

Two (2) non-profit subrecipients of CDGB public service funding occupy publicly owned property from which they deliver services. Due to the nature of the services provided, these locations are confidential. Services provided by non-profit agencies on publicly owned property include safe housing for person escaping domestic violence and for neglected/abused children. These services prevent homelessness in the community.

Additionally, CDBG funding awarded to the Public Housing Authorities will be used to modernize publicly owned property. These are the only improvements to rental occupied properties being assisted with CDBG funding.

## 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	Housing Rehab	2020	2024	Affordable Housing	Tye Street Community Blacksville Hampton	Housing Needs	CDBG: \$453,896	Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Public Housing Modernization	2020	2024	Public Housing	Blacksville Hampton	Housing Needs	CDBG: \$150,000	Rental units rehabilitated: 50 Household Housing Unit
3	Public Services	2020	2024	Direct Client Services		Housing Needs Homeless Needs Community Development Needs	CDBG: \$155,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted Homeless Person Overnight Shelter: 600 Persons Assisted Homelessness Prevention: 85 Persons Assisted
4	Economic Development	2020	2024	Economic Development		Economic Development	CDBG: \$75,000	Businesses assisted: 10 Businesses Assisted

Table 6 – Goals Summary

#### Goal Descriptions

Annual Action Plan  
2022

<b>1</b>	<b>Goal Name</b>	Housing Rehab
	<b>Goal Description</b>	The County seeks to provide housing rehabilitation and preservation to include septic repair and replacement of thirty (30) owner occupied households throughout Henry County. The purpose of these activities is to maintain affordability and ensure sustainability of homes owned and occupied by low to moderate income households. Housing rehabilitation and preservation assistance will be carried out by subrecipients, being Southern Crescent Habitat of Humanity, Inc. Habitat for Humanity and National Community Resources & Development, Inc. (NCRAD). Through the procurement of contractors the County will carry out septic tank repair and replacement assistance in addition to emergency repairs for seniors and disabled persons.
<b>2</b>	<b>Goal Name</b>	Public Housing Modernization
	<b>Goal Description</b>	There are two (2) Public Housing Authorities operating in the County. They are the Housing Authority of the City Hampton and the Housing Authority of the City of McDonough. Both agencies are committed to providing safe, decent and sanitary housing for low-to-moderate income persons/families. Properties of the agencies are under renovation with the assistance of CDBG funding. These improvements for public housing modernization are being completed in phases.
<b>3</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Henry County proposes to fund non-profit agencies with CDBG funding which serve Henry County residents with a variety of services, to include Substance Payments, Food Banks, Health Services, Youth Services, Services for Abused Children and Services for Abused and Battered Spouses. Public Service assistance is not limited to a target area. Services are available to all income eligible Henry County residents. Additional Public Service activities will be carried out with the use of CDBG, CDBG-CV1 and CDBG-CV3 during the program year
<b>4</b>	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Henry County proposes to assist 10-15 income eligible, small business owners with facade improvements.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Priorities are assigned based on the needs identified in the County's Consolidated Plan and the County's strategies for addressing Housing, Homelessness and Community Development needs. The majority of the Public Service activities included in this plan are site specific; however, they serve residents countywide. Additionally, the housing rehabilitation and preservation activities are also designed to have a county-wide benefit.

#### Projects

#	Project Name

Table 7 - 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. The needs are identified in the County's Consolidated Plan in conjunction with the County's strategies for addressing the ever-growing needs of Housing, Homeless Prevention and Community Development needs. The County continues to carry out activities allocated CV funds in the FY2020 Annual Action Plan.

Many of the proposed activities are site specific; however, service is not limited to a specific area. These activities are:

- A Friend's House and Flint Circuit Council on Family Violence, Inc. dba. Haven House are shelters that serve a Presumed Benefit Clientele through a provision of safe housing. The individuals who benefit for these services are all homeless. Due to the nature of the services provided addresses have not been provided for these activities.

The following activities serve specific service areas or population:

- Africa's Children's Fund, Inc. provides subsistence payments to low-to-moderate income households to prevent instances of homelessness.
- Connecting Henry, Inc. provides subsistence payment to low to moderate income households to prevent instances of homelessness.
- Crosswalk Ministries USA, Inc., provides a structured after-school program for at-risk middle and

high school aged youth attending schools in North, South and Central Henry County.

- Hands of Hope Clinic, Inc. provides medical, dental, and mental health services to uninsured and underserved, low to moderate income adults in Henry County.
- Helping In His Name Ministries, Inc. will provide a food bank to low to moderate income households within Henry County to prevent instances of food insecurity.
- People Help Exchange, Inc. provides a food bank to low to moderate income households experiencing food insecurity.
- Samaritan's Together of Henry County, Inc. provides subsistence payments to low to moderate income households within Henry County.
- Southern Crescent Sexual Assault and Child Advocacy Center, Inc. provides education, forensic exams and interviews, and advocacy to child victims of sexual assault and their non-offending family members. Due to the nature of services provided, an address has not been provided for this activity.
- Economic Development activities will assist low to moderate income small business owners by providing grants not exceeding \$15,000 to provide facade improvements.
- The Housing Rehabilitation and Preservation activities will be offered to income eligible owner-occupied homes county-wide. The activities will be address specific and these locations will not be known until owners have applied and been approved for assistance. The project is designed to provide low-to-moderate income homeowners with assistance necessary to improve living conditions in order to make homes safe, sustainable and efficient.
- The McDonough Housing Authority has 3 public housing sites. McDonough Housing Authority will continue modernizations to units.
- The Hampton Housing Authority operates 2 public housing sites. Hampton Housing Authority will continue to modernize units.

Additionally, the county became a participating jurisdiction of the HOME Investment Partnership Program with the release of the FY 2022 allocations. After consultation with HUD staff, Henry County staff determined the most effective method of delivering eligible services would be through the following activities:

- Down Payment Assistance will be used to assist low to moderate income homebuyers in Henry County. Funding will be provided in the amount of \$200,000
- Tenant Based Rental Assistance will be used to assist low to moderate income households in designated rental units in an effort to prevent instances of homelessness. Funding will be provided in the amount of \$161,596.
- Community Housing Development Organizations will utilize HOME funds to create and/or rehabilitate sustainable housing. Funding will be provided in the amount of \$100,000.
- Administrative costs as

Henry County continues to experience obstacles for addressing underserved homelessness needs. This is largely due to the limited number of potential partners and service providers in the area. Other areas

where obstacles have been found surround the economic development needs of the county. The Community Development Department continues to seek additional understanding and knowledge on how CDBG funds can be used to this benefit. The Department must develop the appropriate policies and guidelines for the program to carry out such activities.

DRAFT

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

DRAFT

## 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

Geographically, assistance will directly benefit residents in the 30228, 30253, and 30281 zip codes. These zip codes were rated by the Economic Innovation Group (EIG) in the 2020 Distressed Communities Index as “Comfortable” or “Mid-tier”. The Index is explained in greater detail in the Discussion section below. The poverty ratings of the zip codes range from 12.0% to 14.3%; housing vacancies currently hold an average of 7.83%; the percentage of adults not working ranges from 19.6 to 21.0%.

The census tract block groups where assistance will be directed includes 701.11 (2), 701.13 (2), 701.14 (1), 703.04 (1 and 2), 705.01 (1) and 705.02 (2). Six (6) of the nine (9) block groups have a concentration of low-to-moderate income households. These six (6) blocks groups each have LMI populations exceeding 51.44%

Assistance offered in two (2) census tract blocks not having a concentration of LMI households are proposed to assist public service activities. These public service activities will be offered from a specified location but are designed to serve LMI persons/households. These census tract block groups are 701.14 (1) and 703.06 (1).

The County’s 2020-2024 Consolidated Plan defines areas of racial or ethnic concentration as census tracts where the percentage of a single minority or ethnic group is at least ten (10) percentage points higher than the County overall. According to the 2019 American Community Survey there were concentrations of Minorities or non-white, Black/African Americans, Asians, and Hispanics in Henry County.

In all, there are nine (9) census tracts in Henry County that meet Henry County’s definition for an area of racial or ethnic concentrations as defined in the 2020-2024 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.

### Geographic Distribution

Target Area	Percentage of Funds
Tye Street Community	
Blacksville	7
Hampton	7

Table 8 - Geographic Distribution

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

Investments in Public Service assistance is not allocated geographically. These priorities are based on needs identified in the Consolidated Plan and the good standing of agencies to assist in the delivery of the activity.

In previous years geographic priorities have been established based on the significant number of beneficiaries that will result from the projects as well as the sustainability and long-term impact of the activity. These specific target areas have needs that have been presented to the County by the City of McDonough (Blacksville Community) and the City of Hampton (Hampton) and the Henry County Owner-Occupied Housing Rehabilitation program (Tye Street Community). Both the City of Hampton and the City of McDonough have on-going projects funded in previous fiscal years that utilize CDBG funding. Both city projects are located in low-to-moderate income census tract block groups and will be of benefit to the low-to-moderate income persons within those areas. These projects are being carried out in phases. Therefore, the percentage of funding stated on this page is not intended to represent the full scope of the activity nor is it the full level of CDBG funding assistance.

Other phased activities of high priority include the Public Housing Unit Modernization projects. Both projects benefit low and extremely low-income residents in public housing. These investments were not allocated geographically as they are allocated solely for the improvement of public housing residences; however, the public housing units are located in the LMI census tract block groups. Additionally, the McDonough Housing Authority properties are located in the Blacksville Community target area.

Owner occupied housing rehab is a priority. Areas of priority include the Blackville Community in McDonough and Rosenwald Community in Hampton; However, rehab will be offered to assist income eligible owner-occupied residences county-wide.

## **Discussion**

Henry County is no longer considered a low/mod exception grantee. Its low-to-moderate income (LMI) areas are defined as any census block group having at least 51% LMI. There are fifteen (15) census block groups in the county that meet this criterion qualifying as LMI. These block groups are located in unincorporated areas and within city limits.

According to the 2020 Distressed Communities Index (DCI) Henry County, GA is a distress score of 6.4, indicating "Prosperous". This total score is based on several factors. These factors include a median household income of over \$68,000; a poverty rate of 10.4%; a housing vacancy rate of 7.2%; 20.3% of adults not working and 9.6% of adults not having a school diploma.

Henry County consists of five (5) predominant zip codes, to include 30228 (Hampton), 30248 (Locust Grove), 30252 and 30253 (McDonough), and 30281 (Stockbridge). According to the 2020 Distressed Communities Index (DCI) by the Economic Innovation Group (EIG) one (1) Henry County zip code is mid-

tier, three (3) are comfortable, and one (1) is prosperous. The DCI was developed using the 2014-2018 Census Bureau Data. It combines seven (7) complementary metrics into a broad-based assessment of community economic well-being. Based on a zip codes performance in the index it is placed into one (1) of five (5) tiers: Prosperous, Comfortable, Mid-Tier, Distressed, and At-Risk.

Zip Code 30228 has a poverty rate of 14.1% and housing vacancy rating of 7.8%. The median household income of this zip code is \$63,000. Zip code 30248 has a poverty rate of 9.3%, housing vacancy rate of 8.5%, and a median household income of \$68,000. There are two zip codes within the City of McDonough, they are 30252, and 30253. Zip code 30252 has a poverty rate of 5.0%, housing vacancy rate of 5.2%, and median household income of \$83,000. The 30253-zip code has a poverty rate of 12.0%, housing vacancy rate of 7.8%, and median household income of \$65,700. Zip code 30281 has a poverty rate of 14.3%, housing vacancy rate of 7.9, and median household income of \$58,000.

## Affordable Housing

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

#### Introduction

In FY2022 Henry County is estimating to support a total of 800 households. Homeless households will be supported through funding Haven House and A Friend's 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. Subsistence Payments will be offered to assist low to moderate income household with mortgage, rental, and utility payments. Assistance is afforded through the utilization of CDBG and reprogrammed CV1 and CV3 originally identified in the FY2020 Annual Action Plan. Subsistence Payments will be administered by Africa's Children's Fund, Connecting Henry, and Samaritan's Together of Henry County.

One Year Goals for the Number of Households to be Supported	
Homeless	650
Non-Homeless	0
Special-Needs	12
Total	662

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	85
The Production of New Units	0
Rehab of Existing Units	80
Acquisition of Existing Units	0
Total	165

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

In addition to Subsistence Payments, non-homeless, income eligible households may receive assistance through rehabilitation assistance, the Housing Authorities, and Henry County's Housing Rehab and Septic Tank programs. 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**

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). The MHA operates one hundred-eighteen (118) units of conventional public housing located at three sites: Lamar Point, located off Lewis Street; Hooten Street Apartment; and Weaver Thurman Crossing, located off Church Circle. The HHA operates twenty-five (25) standard units located on two (2) sites: College Street and West King Road.

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

Modernization renovations will continue at both Housing Authorities. The McDonough Housing Authority will convert a storage facility to an all-purpose community room. Hampton Housing Authority will continue modernizations of units.

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

The County continues to support PHA's 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 efforts to establish a Family Self-Sufficiency Program that may provide homeownership opportunities to public housing tenants.

The McDonough Housing Authority has a Resident Advisory Board. The Resident Advisory Board is responsible for resident meetings and provides input on policies pertaining to the residents. Residents are also provided opportunities to learn about homeownership through the Housing Authority's partnership with local banks who discuss credit scores/financial management and what all is needed for homeownership. These sessions take place in the Housing Authority's J. Elaine Moore Community Resource Center. This building was preciously renovated with CDBG funds.

HHA does not have a Resident Advisory Board, Family Self-Sufficiency program or a homeownership program; however, staff disseminates information on opportunities of workshops given by the County as well as Habitat for Humanity.

### **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, funding is proposed for both Housing Authorities to modernize their units.

**Discussion**

Both Housing Authorities routinely score high enough to be designated as a High Performer in the Public Housing Assessment System (PHAS). The PHAS assessment consists of four (4) subcategories that make up the overall score for the Housing Authorities; these categories include: physical, financial, management and capital fund.

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

### **Introduction**

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. The CoC system addresses the critical problem of homelessness through a coordinated community-based process of identifying that homelessness is not caused merely by a lack of shelter, but involves unmet physical, economic, and social needs.

### **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**

Through the utilization of CDBG funding the County proposes to fund two (2) non-profit agencies that seek to reduce homelessness through the provision of safe housing. Serving a presumed benefit clientele, these agencies provide safe housing and supportive services for battered and abused spouses and neglected and abused children. Haven House provides case management sessions to clients where their individual needs are discussed, needs include both affordable housing and employment. A Friend's House works with children in state custody from ages 0 to 18 or high school graduate. In addition to working to reunite families the agency provides instructions on life skills to prepare young adults to live independently.

Through the utilization of Emergency Solution Grant (ESG) funding awarded by DCA, the County seeks to provide hotel/motel vouchers and a Rapid Rehousing Program. These services are specifically designed to respond to, prepare for and prevent the spread of COVID-19. The continued availability of this assistance is dependent upon future ESG funding awards. Henry County currently partners with Connecting Henry for the delivery of these services.

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

Henry County seeks to continue to receive ESG-CV funds from DCA. These funds are used to provide Emergency Shelter and Rapid Rehousing Assistance to prevent incidences of homelessness related outcomes of Coronavirus. The delivery of this assistance is provided through the assistance of

community partner, Connecting Henry, Inc.

Homeless persons who contact the partnering agency are assigned a case manager (CM). The CM conducts an in-depth forensic interview to assess the scope of need. The CM identifies barriers and steps to overcome them. The CM also assigns tasks and responsibilities to eliminate or reduce the barriers. CMs designate services based on individual and family dynamics for optimal outcomes. They follow up with clients at a minimum of every 30 days, when changes occur, or as needed. The CM creates personalized SMART goals and objectives as needed and assess these goals quarterly. CMs make documented contact at least once a month. CMs provide assistance to overcome barriers, meet the housing, employment, and personal goals of the client. The CM connects the client with apartment complexes, housing authorities and landlords.

Through the utilization of CDBG funding, the County proposes Public Service assistance to A Friend's House and Haven House. A Friend's House is a facility for children and youth in custody of the Department of Children and Family Services, and Haven House is a shelter for abused spouses and their children.

Henry County does not 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 Area (EMSA), from which it awards sub-grants. The Atlanta EMSA consist of 28 counties, Henry County being one of them.

There are several churches and/or faith-based organizations that provide emergency housing for individual; however, these organizations are not widely known, and the extent of their services is not known to this office.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The county proposes funding for A Friend's House and Haven House. A Friend's House will work with children and their family on establishing goals to reunite the family. In some cases, A Friend's House becomes permanent housing for the child(ren). For teens who will not be reunited with their families, life skills are taught, goals are set, and assistance is given to help them get established on their own once they turn eighteen (18) years of age or graduate from high school. Haven House provides Emergency Shelter to adults escaping domestic violence, and their accompanying children. Haven House staff will work with their clients on short term goals and long-term goals to help them transition from

living at the shelter to independent living. Clients receiving services with Haven House typically have a thirty (30) night stay.

**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.**

Homelessness involves unmet physical, economic, and social needs. To help extremely low and low-income individuals and families avoid becoming homeless Henry County proposes to award Africa's Children's Fund, Connecting Henry, and Samaritan's Together with public service funding for the provision of subsistence payments. Subsistence payments will assist with rent, mortgage and/or utility payments.

Furthermore, staff has developed relationships with organization that can help meet these specific needs of low to extremely low-income individuals. Some of those agencies are: Connecting Henry, GoodWill of North Georgia, and McIntosh Trail Community Service Board (MRCSB). Connecting Henry works to help individuals between the ages of 16-24 who did not finish high school obtain their GED. In previous years Connecting Henry has also offered an employment training program. GoodWill of North Georgia has several programs that will help individuals achieve employment and/or schooling. These programs are available to youth (including those in foster care), teen parents, veterans, those with criminal backgrounds, and persons with disabilities. McIntosh Trail Community Service Board provides exclusive services to those with developmental disabilities, including prevocational, employment support and family services.

Henry County is also aware of the Re-entry Partnership Housing Program (RPH) that was formed as a collaborative effort between Pardons and Parole, the Department of Corrections, and DCA. This program will compensate a housing provider up to six (6) months in return for housing a returned citizen. The department of corrections also has a faith and character-based initiative that will match ex-offenders with faith-based organizations that assist with housing and mentoring upon release.

## **Discussion**

Due to the limited number of service providers and potential partners Henry County has and continues to experience obstacles to addressing the homeless needs.

## **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. Henry County has developed and put in place actions to assist in alleviating these obstacles.

The County continues to comply with existing obligations to affirmatively further fair housing. Henry County completed an update to the Analysis of Impediments to Fair Housing Choice (AI) in May 2019. The County continues its partnership with Metro Fair Housing Services, Inc. to conduct Fair Housing activities such as education, enforcement, testing and outreach. The County has partnered with Metro each year since the adoption of its first AI in 2014.

The County utilizes its Program Administration funds to carry out fair housing activities. Fair Housing training sessions are offered to the general public, persons with special needs, families with children enrolled in Henry County Schools and government staff (city and county). The County continues seeking to increase the participation of households and individuals who have limited proficiency in English or speak English as a second language.

Henry County strives to not only encourage good, affordable housing, but will also continue to work with property owners, developers, non-profits, community housing providers, and others to diversify the housing stock and modernize existing units. The County's priority is to improve existing affordable housing stock. This priority is assisted with CDBG funding through the Modernization of Public Housing Units owned and operated by the Hampton and McDonough Housing Authorities and owner-occupied housing rehab.

With financial assistance from the CDBG Program, non-profit housing developers and organizations aid current homeowners with housing rehabilitation needs. Additionally, County Staff carry out the Septic Tank Repair/Replacement project and emergency housing rehab for seniors and persons with disabilities. The same staff is primarily responsible for the management and monitoring of the non-profit agencies. All applicants for housing rehab assistance are 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**

The following have been identified to address and minimize potential barriers to affordable housing:

- Provide homebuyer education.
- Provide Fair Housing education to local government staff that are responsible for implementing and enforcing the zoning ordinances, building codes, tax policies and development fees and charges.
- Provide Fair Housing education to housing providers, realtors, and lenders.

Coordinate with County and City Planning and Zoning offices to improve zoning ordinances from a fair housing perspective.

### **Discussion:**

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 will preserving and maintaining the existing stock of affordable housing.



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

### **Introduction:**

Henry County has developed specific plans to address each of the categories listed below. These plans include utilizing non-profit service providers, contractors, in-office programs and staff, and other departments within the County and the Cities to broaden our efforts.

### **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. Service providers will be sought from across the metropolitan area if services are not available in Henry County. This will assist the County in assessing what services or assistance is 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 maximize the County's assistance in meeting underserved needs. Staff also hopes to increase its involvement with the Georgia Balance of State Continuum of Care and the Atlanta Regional Commission's (ARC) Regional Housing Task Force.

Henry County will continue its efforts to Affirmatively Further Fair Housing. The County will continue its partnership with Metro Fair Housing Services, Inc. for the delivery of fair housing education, outreach and testing.

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

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

- Continue implementation of owner-occupied housing rehab programs
- Ensure delivery of fair housing education, outreach and testing
- Make funding assistance available for Subsistence Payments through non-profits
- Continue delivery of Public Housing Unit Modernization efforts in partnership with the Housing Authorities of the City of Hampton and the City of McDonough.

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

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

- Educate residents about lead paint hazards.
- Properties will be made lead safe during renovations of older residential units.
- Disseminate information on lead-based paint hazards to CDBG sub-recipients who receive

entitlement funds for housing activities where lead-based paint may be present.

- Abate lead-based paint where feasible or will demolish pre-1978 nuisance housing which often contains lead-based paint.
- Continue to monitor Georgia Division of Public Health reports regarding county children with elevated blood lead levels.
- Consider grants 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 (mental and physical) 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 resources to provide 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 worked to rectify these failures by identifying agencies that 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 delivers some housing rehab directly.

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

The County has been working with a local realtor and is seeking properties suitable for housing initiatives to serve the homeless population. Additionally, the County has been in discussions with private investors on potential public-private partnerships to address homelessness and housing affordability. Chair Harrell has established a committee of stakeholders to assist in enhancing the coordination between public and private housing and social service agencies while identifying the

county's greatest needs.

Henry County continues to collaborate with numerous governmental entities to carry out the goals and objectives of housing, homelessness, and community development activities. Through its participation in the 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, governmental, health, mental health, and service agencies.

**Discussion:**

The Community Development Department has arranged for interpreters to assist with public meetings, provisions of Technical Assistance, workshops, and fair housing educational activities, questions, and complaints from residents who non-English speaking are, or speak English as a second language.

The Fair Housing logo is used on Community Development Department generated literature for CDBG assisted programs as well as the department's stationary. The County's government access channel has several spots promoting fair housing and providing fair housing education. The County distributes materials from the National Fair Housing Alliance and Metro Fair Housing Services, Inc. throughout the community to help educate the public about recognizing and reporting housing discrimination.

## 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). The grant program is not intended as sole source funding but is gap funding. It requires funding 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Currently, the City of Hampton is the only subrecipient of CDBG funds who is generating regular program income. This income is generated through use of the splash pad and concession stand at McBrayer Park. CDBG funding was not a part of the actual splash pad, but did assist with the concession stand, restrooms, parking lots and other improvements at the park. Program income generated at the park is used to maintain and operate the park.

Sometimes housing rehab and demolition activities assisted with CDBG funding generate program income from the repayment of property liens.

Henry County CDBG program is not expected to receive 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.



