

EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

Introduction

The overall goal of the Macon-Bibb County Consolidated Government (M-BC) is to develop a viable urban community through the provision of decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income individuals. M-BC will continue to leverage both public and private resources in the implementation of the above goal. M-BC intends to achieve the following objectives on an annual basis between PY20 and PY24 related to creating a suitable living environment, providing decent housing to its citizens, and enhancing economic opportunities within its jurisdiction.

This Consolidated Plan was modified in December 2020 to adjust grant amounts due to computation errors by HUD and to remove all references to new activities that were funded or partially funded with prior year funding. Those new activities were relocated to the appropriate year of funding (PY18 or PY19). The following sections were modified: ES-05, PR-10, SP-25, SP-35, SP-40, SP-45, AP-15, AP-20, AP-38, and AP-55.

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

Objective Category 1: Create a Suitable living Environment

Objective: Assist in the stabilization of deteriorating neighborhoods

Outcome: (Sustainability) Construct or repair 1 park and/or recreational facility, senior, handicapped, youth or neighborhood center, shelter for the homeless or childcare center, or infrastructure improvements on streets, sidewalks, and water, sewer, flood and drainage systems. (PubFac, Acquisitions & Infrastructure)

Objective: Increase services for low- and moderate-income individuals and individuals with special needs

Outcome: (Affordability) Provide mentoring and life-skills training for 50 children in low-moderate income homes, provide 260 car seats to children in low-moderate-income families (Mentors Project, FAM)

Outcome: (Accessibility) Provide services to 125 victims of domestic violence, provide counseling services to 140 low –moderate income families residing in public housing, (Crisis Line, FCC)

Objective: Increase services for the homeless and potentially homeless population

Outcome: (Affordability) Provide daily basic services to 275 homeless persons, provide basic dental care for 25 homeless individuals, and provide homeless prevention and rapid re-housing services to 108 individuals. (Loaves & Fishes, EOC-Dental, FAM & EOC-HESG)

Objective Category 2: Decent Housing

Objective: Increase the number of affordable housing units (homeowner & rental opportunities)

Outcome: (Affordability) Developers and/or nonprofits build 3 units of housing for sale or rent to low- and moderate-income individuals. (Dev Proj, CHDO)

Outcome: (Accessibility) Provide housing counseling assistance to approximately 100 low- and moderate-income individuals. (HomeFirst)

Objective: Homeowner rehabilitation assistance for low- and moderate-income individuals

Outcome: (Affordability) Provide 91 minor home repairs to low- and moderate-income elderly and/disabled homeowners through various nonprofits. (RM-MHR, RM-VY)

Outcome: (Affordability) Provide 60 minor home repairs to low- and moderate-income homeowners through ECDD programs. (HIP)

Objective Category 3: Economic Opportunity

Objective: Improve the economic health of the community and/or individuals

Outcome: (Affordability) Make 1 small business marketing grant to local businesses that qualify as a micro-enterprise. (SBDAP)

3. Evaluation of past performance

M-BC has achieved a measure of success toward meeting the high priority of neighborhood stabilization/revitalization through the provision of safe, decent, and affordable housing. Selling homes in this current market is a challenge that has been difficult, but we are continuing to refer prospective buyers to our housing partners. Through this partnership, M-BC helps low- to moderate-income individuals who may not be able to obtain a loan for various reasons without assistance, move into homeownership. In an effort to further assist low-income individuals, the program is now a partial grant and partial loan. The interest rate for the Home Purchase Program (HPP) and the Home Improvement Program (HIP) was changed to 2% in PY08 in an effort to assist more low- and moderate-income individuals become homeowners and enable current homeowners to make necessary repairs to avoid a further decline in the local housing stock. A

roofing program was also established to help homeowners that may not be able to qualify for a loan for home improvements. M-BC currently has revitalization efforts in the low- and moderate-income area on Plant Street.

The following chart shows the projected PY19 goals and the related achievements to date.

	Goal Name	Category	Needs Addressed	Goal	Achievements
1	New Construction (Dev Proj)	Affordable Housing	Production of new rental units	2	5 (Maynard St)
2	Home Repair (HIP) (Subs) (Roof Grants)	Affordable Housing	Rehabilitation of existing homeowner units	166	84
3	Public Facilities and Improvements (ConPlan erroneously includes Infrastructure & Acquisition)	Non-Housing Community Development	Public Facilities and Improvements	2	1 (Maynard St)
4	Economic Development (ED Grants)	Economic Development	Economic Development	2	7
5	Home Ownership (HomeFirst)	Affordable Housing	Housing Counseling Services	100	78
6	Youth Development (Mentors Proj)	Youth Development	Public Services	50	35

	Goal Name	Category	Needs Addressed	Goal	Achievements
7	Miscellaneous Public Service (FCC) (FAM) (MVC)	Public Service	Public Services	286	197
8	Homeless Assistance (Loaves & Fishes, EOC)	Homeless	Homelessness - Outreach and Prevention	375	350
9	Domestic Violence Victims (Crisis Line)	Non-Homeless Special Needs	Assistance to Victims of Domestic Violence	125	107
10	Homeless Assistance – ESG (EOC, FAM)	Homeless	Homelessness - (ESG)	108	94
11	New Construction (CR)	Affordable Housing	Production of new homeowner units	1	2 (Worsham Ave)

We set a goal of constructing two new rental housing units with HOME funds (non-CHDO) during PY19. Five contiguous homes were constructed at 945 Maynard Street. These homes are managed by Georgia Behavioral Health Services.

We set a goal of constructing one single-family home with CHDO funds during PY19. Habitat for Humanity completed two homes on Worsham Avenue.

Citizens have reduced the scope of repair work on their homes to allow their reduced budgets to cover the costs instead of going in debt. There are also more homes that need repairs beyond what this program can provide. Our current loan interest rate is 2% and we made half of the contractor’s fee a forgivable grant to entice more participation in the program and help owners qualify. A new marketing plan may be required to better inform the public of the benefits of this program. Hopefully, this will increase the number of eligible applications for assistance.

We set a goal of repairing or constructing two parks, public facilities or infrastructure projects during PY19. This goal was not met. The primary reason behind this failure was the vacant

position of the M-BC Civil Engineer. These types of projects require close cooperation and oversight by that office. A new Civil Engineer was recently hired by M-BC. It is anticipated that new infrastructure goals will be accomplished in the upcoming year.

Our economic assistance has been focused through the Small Business Marketing Grant Program for the past few years. During PY19, no new marketing grants were issued but 7 were closed. Through this program, small business owners are assisted with media marketing and/or signage to advertise their growing business.

4. Summary of citizen participation process and consultation process

The M-BC Citizen Participation Plan ensures that the public receives timely information regarding programs administered by the Economic and Community Development Department (ECDD) using CDBG, HOME Investment Partnership funds and HESG funds. ECDD advertised the Consolidated Plan in English and Spanish for public comment on the M-BC website and in *The Telegraph*, the largest newspaper of general circulation in the Macon area on June 10, 2020. The Consolidated Plan was also advertised in English and Spanish in the *Macon Black Pages*, a minority-owned publication. The advertisements noted that copies of the Plan were available for public viewing in the ECDD office. A public hearing was held on June 24, 2020.

5. Summary of public comments

No comments were received from the public notices.

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

No comments were received that were deemed to be unacceptable.

7. Summary

Paragraphs 1 - 5 are the summary.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

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	MACON	Economic and Community Development Department
HOME Administrator	MACON	Economic and Community Development Department
HESG Administrator	MACON	Economic and Community Development Department

TABLE 1 – RESPONSIBLE AGENCIES

Narrative

ECDD administers the CDBG, HOME and HESG program allocations for M-BC. In addition, ECDD serves as a focal point for the local government’s community revitalization initiatives. ECDD is responsible for the preparation of the consolidated plan for M-BC.

Consolidated Plan Public Contact Information

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PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

It has been determined that the most feasible method to develop the Consolidated Plan is to solicit input from the various agencies providing housing and social services as well as surveying local citizens. As a part of the process, a public meeting on June 24, 2020 to garner input for the 5-year plan. Two community surveys conducted by the Knight Foundation and the M-BC Planning and Zoning Department, also provided community input for the plan. Additional information was gathered from a survey conducted by the Community Foundation of Central Georgia.

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

M-BC coordinates all service deliveries with the specific providers that have been contracted to perform the job. This coordination includes consultations and meetings prior to the time of selection, includes monitoring and meetings throughout the delivery phase and a final review of services when the contract is completed. If a provider is selected for another year, the past

performance is reviewed for possible ways to improve the service or reach a wider target audience. This review and evaluation process is expected to continue for the foreseeable future.

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

M-BC plans to use Hearth Emergency Solutions Grant (HESG) and Community Development Block Grant (CDBG) funds to financially assist those agencies who provide services to homeless individuals as it relates to housing and homelessness prevention. Some of the agencies that we currently work with or have worked with in the past to assist the homeless include Macon Bibb EOC, Loaves and Fishes, River Edge, and DePaul USA. These agencies offer day services, and in some cases, transitional housing is provided with the intent to enable the individual to become a more independent and productive citizen by moving into housing within a community. Representatives will serve with the Homeless Coalition to ensure that information is being shared with those agencies who service the homeless community, as well as to identify other needs of the homeless community that this office can provide by funding the agencies.

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.

M-BC is a member of the Macon Coalition to End Homelessness and collaborates with the various homeless agencies to provide homeless services. M-BC also collaborates with the Continuum of Care for ESG training and HMIA technical assistance for housing services. M-BC has received an HESG grant directly from HUD since PY15. Prior to PY15, ESG allocations were made by DCA directly to local agencies. Local agencies, housing authorities, and nonprofits (secular and faith-based) can apply for funding in support of rapid rehousing and homelessness prevention for homeless persons as defined by HUD. Funding will be allocated based on types of services offered and the quantity of persons assisted. M-BC will fund the rapid rehousing and homelessness prevention programs.

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.

1	Agency/Group/Organization	Macon-Bibb County LandBank Authority
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Property purchases
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings, phone conversations
2	Agency/Group/Organization	Macon Housing Authority

	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings, phone conversations
3	Agency/Group/Organization	Middle Georgia Regional Commission
	Agency/Group/Organization Type	Services-Employment Service-Fair Housing Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis, Fair Housing, Workforce Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings, phone conversations
4	Agency/Group/Organization	Macon-Bibb County Planning and Zoning Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Publication of "M-BC Comprehensive Plan"
5	Agency/Group/Organization	Macon-Bibb County Urban Development Authority
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings. UDA director is also member of ECDD.
6	Agency/Group/Organization	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Homeless strategy and Continuum of Care issues
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Emails and phone conversations
7	Agency/Group/Organization	Rebuilding Macon
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	housing rehab services for elderly and/or disabled
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient. Monitoring visits and reports
8	Agency/Group/Organization	Macon-Bibb EOC, Inc.
	Agency/Group/Organization Type	Services – Housing Services-Homeless Services - Health
	What section of the Plan was addressed by Consultation?	Provides limited dental assistance to homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG & HESG subrecipient. Monitoring visits and reports
9	Agency/Group/Organization	Macon-Middle Georgia Housing Counseling Center / HomeFirst
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Provides housing counseling and fair housing services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient. Monitoring visits and reports
10	Agency/Group/Organization	Loaves and Fishes
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Provides various types of assistance to homeless.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient. Monitoring visits and reports
11	Agency/Group/Organization	Crisis Line and Safe House of Central GA, Inc.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Provides assistance to abused spouses and continuum of care services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient. Monitoring visits and reports
12	Agency/Group/Organization	Family Advancement Ministries
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Provides car seats to low-income families
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient. Monitoring visits and reports
13	Agency/Group/Organization	Family Counseling Center of Central GA, Inc.
	Agency/Group/Organization Type	local non-profit agency - family counseling
	What section of the Plan was addressed by Consultation?	Family counseling for LMI families
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient. Monitoring visits and reports
14	Agency/Group/Organization	Mentors Project of Bibb County, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Youth development services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CDBG subrecipient. Monitoring visits and reports

Table 2 – Agencies, groups, organizations who participated

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

All agencies and organizations with a similar or supportive mission were consulted during the preparation of this Consolidated Plan.

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 Balance of State	GA DCA	Homeless assistance goal includes assistance to homeless population and prevention of homelessness that is also funded by HESG funds.
“On the Table Macon” Community Survey	Knight Foundation and the Community Foundation of Central GA	On October 30, 2019, the Knight Foundation held a community forum in Macon, GA to gather input from citizens regarding their concerns and desires for future development and enhancement of Bibb County. Approximately 873 adults completed the post-forum survey detailing their opinions about problems facing the county. The top two concerns are crime/public safety and poverty/economic security. Job training was noted by all racial groups as the key to the future betterment of the county.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
The M-BC 2040 Comprehensive Plan	M-BC P&Z	This plan documents the community goals for M-BC over the long-term regarding neighborhoods, businesses, industries, investments, redevelopment, recreation and quality of life. The plan addresses three simple questions: 1) Where are we now; 2) Where do we plan to be; and 3) How will we get there. To answer these questions, public hearings and outreach workshops were held to gather input from the public and county management.
2020 Capital Action Plan	Macon Housing Authority	Miscellaneous public service goal includes counseling for public housing residents

<p>M-BC Strategic Plan</p>	<p>Macon-Bibb County</p>	<p>Goals of ECDD must support those enumerated in M-BC mission statement. Priority areas follow: The M-BC Commission undertook a year-long Strategic Planning review process in order to focus the Commission’s work and continue to build the new consolidated government. The Commission selected new Mission and Vision Statements, identified five strategic priority areas, and selected strategic projects for the new government. This process helped develop the fiscal year budget by prioritizing what is most important to the Commission and community. With a Strategic Plan approved by the Commission, meetings were held with departments to determine how to bring the projects to completion and to develop the budget. <u>Vision</u>: Macon-Bibb County will be the center of development, culture, and opportunity, remembering our past while inspiring hope and pride for our future. <u>Mission</u>: Macon-Bibb County provides the essential infrastructure, services, and programs, creating a vibrant economic and cultural climate, enabling individuals, families, and businesses to prosper. Forward Together <u>Strategic Priorities</u>: Economic and Community Development - Our highest priority is to create a robust economy and strong communities. We will focus on retaining our current business and industry and creating opportunities for new economic development while addressing poverty and supporting and encouraging quality education and workforce development. <u>Safe Neighborhoods and Safe Communities</u> - Safe neighborhoods are the foundation of great communities. We will focus our efforts on providing for public safety, citizen education and engagement and crime prevention, all in an effort to create safe and enduring communities. <u>Effective Government and Governance</u> - Our City Commission and staff will work to improve public perception of the governance and government process and apply fair and equitable taxation principles and employee compensation and utilize best management practices to execute Commission policy towards completing SPLOST and all other projects successfully and in a timely manner. Our most valuable asset is our employees and we will commit to their training and development, recognizing their good works and retaining those assets. <u>Infrastructure Improvement</u> - To achieve the community we desire we will focus on and develop stormwater, water and waste water infrastructures and an integrated transportation system of rails, trails, roads and runways to become the logistics hub of Georgia. <u>Quality of Life</u> - We will support, encourage and promote good-living in Macon-Bibb County with the arts</p>
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Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
		and cultural events, tourism improvements, social and night life opportunities and a community-wide system of passive and active recreation.

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).

The following government-affiliated agencies are located in the M-BC area and provide on-going assistance to M-BC for real estate transactions, planning, workforce trends, and economic development.

- Macon-Bibb County Land Bank Authority (Acquisition and sale of real estate)
- Macon-Bibb County Planning and Zoning Department
- Macon-Bibb County Urban Development Authority
- Middle Georgia Regional Commission (Fair Housing Analysis, Workforce Development)

M-BC reviewed the applications of agencies that applied for CDBG funding for PY20 and selected the following agencies based on the needs of the community, the type of service, their capacity to provide that service, and the projected costs. After selection, the agencies consented to a year-long monitoring process and final reporting of data to close out their contracts. Each of these agencies will provide services that help M-BC achieve one or more of its designated goals for the upcoming year. Monitoring visits will ensure that both M-BC and the agencies coordinate services and costs as originally intended.

- Rebuilding Macon (Housing Rehab)
- Macon-Bibb County Economic Opportunity Council (Dental assistance for homeless and homelessness prevention)
- HomeFirst (Housing Counseling and equipment purchases)
- Loaves and Fishes Ministries (Homeless Assistance)
- Crisis Line and Safe House of Central Georgia (Care Provider for victims of domestic Violence)
- Family Advancement Ministries (Provides car seats to low-income families)
- Family Counseling Center of Central Georgia (Provides counseling for LMI individuals)
- Mentors Project (Youth intervention and mentoring)
- Field of HOPE (Neighborhood park)

Narrative (optional):

PR-15 CITIZEN PARTICIPATION

Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The M-BC Participation Plan ensures that the public receives timely information regarding programs administered by ECDD using CDBG, HOME and HESG Investment Partnership funds. ECDD will distribute information using the following methods:

- | <u>CDBG and HOME</u> | <u>HESG Method</u> |
|-------------------------------------------|-------------------------------|
| • Neighborhood meetings | Presentation to the Macon |
| • Public hearings | Coalition to End Homelessness |
| • Posting information on the M-BC website | |
| • Public notices in local publications | |
| • Oral or written comments | |

M-BC conducts all aspects of the citizen participation process in an open manner and encourages participation by low- and moderate-income persons. ECDD announces the location and time of all public hearings by advertising on the official M-BC website, in the *Macon Telegraph*, in the Macon Black Pages (eblasts) and at least one local minority paper when possible. ECDD will also announce public hearings through neighborhood groups and local cable access channels.

ECDD will hold at least one public hearing prior to the start of the program year and announce both the public hearing and a summary of projects and priorities in local newspapers. Periodically, ECDD will sponsor neighborhood meetings to discuss projects and priorities.

M-BC will provide a translator for non-English speaking individuals as well as provide accommodation for disabled individuals if ECDD is contacted prior to the meeting. The contact information to request special accommodations to attend a public meeting is provided in the public notice.

Citizens may submit their views through the following methods:

- Directly to program staff
- To recognized neighborhood organizations
- To County Commissioners
- At neighborhood and other meetings scheduled by M-BC or ECDD
- Public hearings
- Via email

ECDD advertised the Consolidated Plan in English and Spanish for public comment on the M-BC website on June 4, 2020 and in *The Telegraph*, the largest newspaper of general circulation in the Macon area on June 10, 2020. The Consolidated Plan was also advertised in English and Spanish in the *Macon Black Pages*, a local minority-owned publication. The advertisements noted that copies of the Plan were available for public viewing in the ECDD office. A virtual public hearing was held on June 24, 2020. On October 30, 2019, the Knight Foundation and the Community Foundation of Central Georgia held a community forum in Macon, GA to gather input from citizens regarding their concerns and desires for future development and enhancement of Bibb County.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	No comments were received.	N/A	N/A	
2	Newspaper Ad / Eblast (Macon Black Pages)	Minorities and Non-English Speaking - Specify other language: Spanish	No comments were received	N/A	N/A	
3	Newspaper Ad (The Telegraph)	Non-targeted/ broad community	No comments were received.	N/A	N/A	
5	Internet Outreach (M-BC website)	Non-targeted/ broad community	No comments were received.	N/A	N/A	www.maconbibb.us

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

To assess the needs of the community, M-BC reviewed current census demographic data to geographically determine concentrations of poverty, unemployment, and housing conditions. ECDD was able to identify gaps in delivery of services that led to development of many of the strategies identified in this plan. ECDD consulted with neighborhood groups, nonprofit and for-profit organizations, social service agencies, and housing agencies to develop this plan.

Two community surveys were reviewed for information on needs assessment. The “On the Table Macon” survey was conducted by the Community Foundation of Central Georgia and the Knight Foundation in October 2019. The “Macon-Bibb County 2040 Comprehensive Plan” was conducted by the M-BC Planning & Zoning Commission in 2017.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

Summary of Housing Needs

The 2010 Census data (updated for 2015) reflects the population for the City of Macon, Georgia. It does not account for the entire population of Bibb County. On January 1, 2014, the City of Macon and Bibb County merged into one governmental body/entity. According to these statistics, a quarter of the population of the City of Macon earned between 0% - 100% of the area median income (AMI) of \$26,545.00. The remaining three quarters of the population earn above the AMI and are not included in the following statistics.

The 2010 Census data shown below focuses on living conditions within the home (overcrowding, physical condition of home, income). The two surveys mentioned above in NA-05 focus on external (community) conditions which affect the quality of life within the neighborhood (crime, poverty, employment).

According to the data, renters are far more likely to be dissatisfied with the conditions of their home/apartment than homeowners. Renters are also twice as likely to report a cost burden greater than 30% or 50%.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	155600	154605	-1%
Households	35981	57030	59%
Median Income	28288	36519	29%

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10505	7075	8785	4425	26240
Small Family Households *	4200	2265	3080	1410	12840
Large Family Households *	825	695	675	329	1795
Household contains at least one person 62-74 years of age	1359	1515	2005	785	6150
Household contains at least one person age 75 or older	790	1240	1155	765	2470
Households with one or more children 6 years old or younger *	2739	1565	1159	595	2535
* the highest income category for these family types is >80% HAMFI					

TABLE 6 - TOTAL HOUSEHOLDS TABLE

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	110	80	54	40	284	30	20	14	0	64
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	70	20	15	185	15	0	20	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	275	140	40	40	495	19	35	34	50	138

	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 50% of income (and none of the above problems)	4295	2100	434	65	7524	1245	890	820	155	3110
Housing cost burden greater than 30% of income (and none of the above problems)	704	1595	2395	785	5479	225	515	1380	545	2665
Zero/negative Income (and none of the above problems)	1064	0	0	0	1064	254	0	0	0	254

TABLE 7 – HOUSING PROBLEMS TABLE

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	5390	2380	550	160	8480	1315	940	900	200	3355
Having none of four housing problems	1784	2525	4130	2055	10494	475	1215	3215	2000	6905
Household has negative income, but none of the other housing problems	1285	0	0	0	1285	255	0	0	0	255

TABLE 8 – HOUSING PROBLEMS 2

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								

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	2625	1630	1234	5489	504	268	765	1537
Large Related	479	430	150	1059	95	140	180	415
Elderly	984	773	428	2185	469	804	782	2055
Other	1845	1065	1059	3969	449	213	495	1157
Total need by income	5933	3898	2871	12702	1517	1425	2222	5164

TABLE 9 – COST BURDEN > 30%

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	2330	1095	184	3609	435	149	220	804
Large Related	434	120	15	569	95	75	15	185
Elderly	740	375	110	1225	335	530	358	1223
Other	1685	520	140	2345	419	145	230	794
Total need by income	5189	2110	449	7748	1284	899	823	3006

TABLE 10 – COST BURDEN > 50%

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	230	124	40	50	444	34	4	50	20	108
Multiple, unrelated family households	124	85	20	4	233	0	30	8	30	68
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	354	209	60	54	677	34	34	58	50	176

TABLE 11 – CROWDING INFORMATION – 1/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

TABLE 12 – CROWDING INFORMATION – 2/2

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

Single-person households are primarily rental apartments. M-BC does not currently provide housing assistance to apartment complexes. However, over the years M-BC has provided funding to other types of single-family rental unit projects and tax credit ventures.

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.

There is no data source available that provides information on all of the unrelated factors listed in this question.

What are the most common housing problems?

The most common housing issue for M-BC is related to the deterioration of existing housing stock. The reduced scale of new construction is due primarily to the inability of current residents to afford a new home. Existing homes in long-established neighborhoods are either passed down from one generation to the next or the home is abandoned when the original tenants pass away without heirs. Older housing stock requires more repairs and maintenance to items such as roofs, electrical and plumbing systems.

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

The majority of older housing stock is located within the urban core of M-BC. These same areas are predominantly populated by low- and moderate-income black families. As such, the black population is affected on a larger scale than other races.

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.

The primary factor used in determining which low-income families are at risk of becoming unsheltered is the level of income received by the household. Race and location are not common

denominators or characteristics. Secondary characteristics can include family instability, low levels of schooling/education and improper budget discipline.

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.

Not applicable. There is no data source available that provides information on at-risk populations.

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

As noted above, low income, family instability, lack of education, and improper budget discipline have been found to be factors which lead to an increased risk of homelessness.

Discussion

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 or need as a whole.

Introduction

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	7635	1325	1540
White	1550	280	310
Black / African American	5805	940	1130
Asian	15	0	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	210	95	100

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

*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	5435	1634	0
White	1585	569	0
Black / African American	3405	1055	0
Asian	90	8	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	247	0	0

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

*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	5215	3565	0
White	1735	1375	0
Black / African American	3255	2055	0
Asian	44	10	0
American Indian, Alaska Native	19	15	0
Pacific Islander	10	0	0
Hispanic	115	80	0

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

*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	1685	2735	0
White	830	1100	0
Black / African American	740	1465	0
Asian	19	65	0
American Indian, Alaska Native	0	0	0

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
Pacific Islander	0	0	0
Hispanic	90	55	0

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

*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

When all levels of income are viewed as one, a larger proportion of lower income households of all races have one or more of the housing problems. The common factor is the level of income. Poor households cannot afford to maintain their residence at the same level of standard as households with higher levels of income.

When the races are viewed separately, black households with housing problems are three times more numerous than white households. If the income is in the same bracket, the factors for this variance can be the size of the family, amount of income that is not tied up repaying debt, and/or proper budget discipline.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6705	2259	1540
White	1385	444	310
Black / African American	5050	1690	1130
Asian	15	0	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	210	95	100

TABLE 17 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

*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	3320	3740	0
White	925	1225	0
Black / African American	2025	2430	0
Asian	90	8	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	184	5885	0

TABLE 18 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

*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	1450	7345	0
White	438	2675	0
Black / African American	939	4365	0
Asian	30	29	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	10	0
Hispanic	19	175	0

TABLE 19 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

*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	360	4055	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	210	1730	0
Black / African American	140	2070	0
Asian	4	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	145	0

TABLE 20 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

*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

The difference between “housing problems” and “severe housing problems” is 1) the number of family members living under the same roof and 2) the amount of debt. When all levels of income are viewed as one, it is obvious that a larger proportion of lower income households of all races have one or more severe housing problems. The common factor is the level of income. Poor households cannot afford to maintain their residence at the same level of standard as households with higher levels of income.

When the races are viewed separately, black households with housing problems are three times greater than white households. If the incomes of white and black households are in the same bracket, the factors for this variance can be the size of the family, amount of income that is not tied up repaying debt, and/or proper budget discipline.

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 other races.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	33895	10195	11294	1635
White	18105	3925	3115	310

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Black / African American	13925	5785	7630	1225
Asian	655	75	95	0
American Indian, Alaska Native	70	49	10	0
Pacific Islander	4	10	0	0
Hispanic	724	308	314	100

TABLE 21 – GREATER NEED: HOUSING COST BURDENS AMI

Discussion:

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to Table 21, black residents have a disproportionately greater need to effectively handle housing debt.

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

No additional needs or factors have been identified. The factors for this variance can be the size of the family, amount of income that is not tied up repaying debt, and/or improper budget discipline.

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

According to the 2010 census, the following census tracts are listed as qualified low-income areas: 101, 103, 104, 105, 111, 115, 123, 125, 127, 128, 129, 131, 137, 138 and 139. Of these tracts, the majority population is black except for tract 139.

NA-35 PUBLIC HOUSING – 91.205(B)

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	57	2,007	2,756	217	2,539	0	0	0

TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

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

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	3,944	9,690	10,178	10,029	10,191	0	0	
Average length of stay	0	4	4	5	2	5	0	0	
Average Household size	0	2	2	2	1	2	0	0	
# Homeless at admission	0	0	9	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	432	324	93	231	0	0	
# of Disabled Families	0	6	365	707	41	666	0	0	
# of Families requesting accessibility features	0	57	2,007	2,756	217	2,539	0	0	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	1	87	154	36	118	0	0	0
Black/African American	0	56	1,914	2,598	181	2,417	0	0	0
Asian	0	0	2	3	0	3	0	0	0
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0
Pacific Islander	0	0	2	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	29	3	26	0	0	0
Not Hispanic	0	57	1,997	2,727	214	2,513	0	0	0

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

TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

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

Currently, MHA has eleven families on its public housing waiting list that are in need of an accessible unit. As these units become available, MHA will attempt to identify and qualify the families with this need and move them to the appropriate unit.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

There are approximately 1,640 families on the PH waiting list. The immediate needs of public housing residents and Housing Choice Voucher (HCV) holders vary from family to family, but good accessible housing is chief among these needs. MHA provides sixty-two units in its conventional public housing portfolio for this purpose. Since MHA does not own HCV units, it has entered into an agreement with *Disability Connections, Inc.*, a local agency that was formed for the purpose of helping disabled citizens find and better utilize accessible housing, among other purposes. Through this unique partnership, qualified families can gain quicker access to MHA’s HCV program with a preference. Once they obtain an HCV, *Disability Connections* may assist the family in finding accessible, privately owned units in the community.

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

As the overall economy has struggled over the past several years, the need for affordable housing in general has increased. The need for accessible housing has increased proportionally at the local level over the same period of time. Again, MHA continually strives to create and maintain viable options for families who need accessible units.

Discussion

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction:

The following information was provided by DCA.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	0	22	430	394	271	77
Persons in Households with Only Children	0	0	1	1	1	29
Persons in Households with Only Adults	109	145	305	280	192	84
Chronically Homeless Individuals	16	15	38	35	24	
Chronically Homeless Families	0	0	3	3	2	
Veterans	15	7	22	20	14	78

Unaccompanied Youth		<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Persons with HIV		<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Displayed	Used in Report					
Data Source:	<input type="button" value="Default Data"/>	<input checked="" type="radio"/>	Please refer to the attachments titled "2019 DCA Homeless Count" and "Ir				
	<input type="button" value="Alternate Data"/>	<input type="radio"/>	Notes: <input type="text"/>				

Indicate if the homeless population is: All Rural Homeless Partially Rural Homeless
 Has No Rural Homeless

Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Persons in Households with Only Children	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Persons in Households with Only Adults	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Chronically Homeless Individuals	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Chronically Homeless Families	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Veterans	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Unaccompanied Youth	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Persons with HIV	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Displayed	Used in Report				

Data Source:	Default Data <input type="radio"/>	No rural homeless
	Alternate Data <input checked="" type="radio"/>	Notes: Not applicable at this time. Macon-Bibb County is a metropolitan city.

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

Not applicable at this time.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that people 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).

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	38	37
Black or African American	125	62
Asian	0	1
American Indian or Alaska Native	1	1
Pacific Islander	1	0
Multiple Races	2	
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	145	4

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

Based upon the Homeless Count conducted on July 18, 2019, it is estimated that there are no unsheltered families with children who need housing assistance. There were no unsheltered families with a veteran as head of household.

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

According to the 2019 count, there appears to be roughly three times as many sheltered black homeless individuals as there are white. There also appears to be roughly twice as many black unsheltered homeless individuals as there are white.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Please refer to the attachment "2019 DCA Homeless Count." It shows a breakdown of the homeless population during the 2019 Sheltered and Unsheltered count by GA DCA. People residing in Permanent Supportive Housing were not counted because HUD considers this group to be in permanent housing.

Discussion:

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

Introduction:

Describe the characteristics of special needs populations in your community:

The term "special needs" implies that there is another factor besides low-income which identifies a person or group as needing assistance. M-BC has identified the following populations as "special needs:"

- 1) Elderly and/or disabled citizens
- 2) HIV/Aids infected citizens
- 3) Victims of domestic violence

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

M-BC assists the elderly and/or disabled citizens in two forms. Minor and emergency home repairs are made through local non-profit agencies which are funded in part with CDBG funds. River Edge provides transitional and permanent housing assistance to HIV/Aids infected citizens.

M-BC is a community that utilizes all opportunities to connect with its citizens. This includes public meetings and surveys that are used to gather input and ideas from the citizens. The Community Surveys that were recently conducted reflect one of these methods of gathering information concerning the needs and desires of the community. Each year, non-profit agencies submit applications to ECDD to be considered to receive federal funding in order to provide a necessary service to M-BC residents. The applications are categorized by either public service programs, minor home repair programs, etc. A review panel is provided with what the community's focus is on based on the meetings and surveys. The panel then reviews the

applications collectively to make decisions as to which agency offers the best benefit and can serve the most people.

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

River Edge has a contract to provide HIV Early Intervention services, especially for individuals with substance use disorders, residing in M-BC and surrounding areas. Services include annual training events, HIV prevention counseling, HIV pre-test counseling, HIV testing and results, HIV post-test counseling and referral of HIV-positive individuals for medical and social services.

Macon-Bibb Health Department, under direction of Georgia Department of Public Health, North Central Health District, offers training events, HIV prevention counseling, HIV pre-test counseling, HIV testing and results, HIV post-test counseling and referral of HIV-positive individuals for medical and social services to a wider swath of M-B county residents, especially those of lower SES. These services also include case management support for person living with HIV/AIDS and their families. (The M-BC census is approximately 155,000 and the population with HIV (not AIDS) is approximately 1,475 and citizens with AIDS number approximately 1,350.) DPH services also include making education and testing to local businesses, churches, non-profit organizations, colleges, and civic organizations and provide outreach to bring awareness throughout communities to assist with lowering the risk of HIV/AIDS infections.

Discussion:

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)

Describe the jurisdiction’s need for Public Facilities.

M-BC has several public facilities such as recreation centers/areas and public parks that are in need of repair. These facilities are accessible to low-moderate income individuals. There are also several low-income communities that are requesting public facilities such as parks, recreation facilities, etc. to be developed in their neighborhoods.

How were these needs determined?

Community input and County management assessments.

Describe the jurisdiction’s need for Public Improvements.

M-BC is an older community with an aging infrastructure which needs to be replaced or improved in parts of the community. There are several low-income neighborhoods with no sidewalks. The Engineering Department has also identified several sidewalk and drainage areas that need replacing or improving in neighborhoods county-wide.

How were these needs determined?

Community input and County management assessments.

Describe the jurisdiction’s need for Public Services.

All local non-profit agencies that wish to receive federal funding in order to provide a necessary service to M-BC residents submit applications to ECDD annually. These applications are reviewed at several levels before a final decision is made. Priorities are based on responses from a county-wide survey and feedback from community meetings.

How were these needs determined?

Community input and County management assessments.

HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview:

New housing units are not being developed at the same rate that units are being lost through demolition, abandonment and blight. The most common housing issue for M-BC is related to the deterioration of existing housing stock and the lack of new construction. The reduced scale of new construction is due primarily to the housing crash and the inability of current residents to afford a new home. Existing homes in long-established neighborhoods are either passed down from one generation to the next or the home is abandoned when the original tenants pass away without heirs. Older housing stock require more repairs and maintenance to items such as the roofs, electrical and plumbing systems.

The Macon Housing Authority currently manages 786 PH housing units. MHA also administers 3,572 Section 8 vouchers.

While M-BC does not provide housing specifically for special needs individuals, M-BC supports nonprofits and public and private entities that develop housing specifically for individuals with special needs.

MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	46805	67%
1-unit, attached structure	1320	2%
2-4 units	7105	10%
5-19 units	9055	13%
20 or more units	3630	5%
Mobile Home, boat, RV, van, etc	2034	3%
Total	69,949	100%

TABLE 26 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	0%	585	2%
1 bedroom	235	1%	4745	18%
2 bedrooms	3930	13%	11680	44%
3 or more bedrooms	26035	86%	9740	36%
Total	30265	100%	26750	100%

TABLE 27 – UNIT SIZE BY TENURE

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

HOME EN, PI and CR funds will be used to construct rental housing and CDBG EN funds will be used to make minor home repairs. The 5-year goal for new rental housing for LMI families is 10 units.

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

Not applicable at this time.

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

No. Many empty homes have fallen into disrepair due to abandonment or because potential buyers cannot afford to purchase them and the properties remain unoccupied. Renting is more affordable than home ownership.

Describe the need for specific types of housing:

New rental housing is needed. Many citizens cannot afford to own their own home.

Discussion

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	89700	118700	32%
Median Contract Rent	428	542	27%

TABLE 28 – COST OF HOUSING

Rent Paid	Number	%
Less than \$500	12,246	46%
\$500-999	13220	49%
\$1,000-1,499	893	3%
\$1,500-1,999	130	0%
\$2,000 or more	260	1%
Total	24,480	100.0%

TABLE 29 - RENT PAID

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2449	No Data
50% HAMFI	7354	3035
80% HAMFI	18054	7429
100% HAMFI	No Data	10031
Total	27857	20495

TABLE 30 – HOUSING AFFORDABILITY

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	520	687	787	1041	1232
High HOME Rent	520	659	787	906	991
Low HOME Rent	478	513	616	711	793

TABLE 31 – MONTHLY RENT

Is there sufficient housing for households at all income levels?

No. Many empty homes have fallen into disrepair due to abandonment or because potential buyers cannot afford to purchase them and the properties remain unoccupied. Renting is more affordable than home ownership.

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

It is anticipated that an improving economy will raise property values but that does not guarantee an increase in household income. If property values increase without a corresponding increase in income levels, fewer people will be able to afford their own home.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to the 2017 Census ACS Survey, the area median rent for Macon, GA was \$778.00. The average rent for Macon was \$742.00. All rental housing units that are produced by M-BC with federal grant funds will conform to the guidelines established for HOME rents.

Real Gross Rent History for Macon

Date	US Median	Georgia Median	Macon, GA Median	Macon, GA Average
2017	\$1,012	\$958	\$778	\$742
2016	\$996	\$948	\$755	\$714
2015	\$987	\$935	\$773	\$694

	2017	1 Year Change	3 Year Change
US Median Gross Rent	\$1,012	+1.61%	+5.86%
Georgia Median Gross Rent	\$958	+1.05%	+6.09%
Macon, GA Median Gross Rent	\$778	+3.05%	+2.50%

Macon Rental Vacancy Rate

The rental vacancy rate is the fraction of homes for rent that are not occupied. In 2017 the rental vacancy rate for Macon Georgia was 6.90% according to Census ACS data.

Discussion

Rental Vacancy Rate in Macon Georgia

	2017	1 Year Change	3 Year Change
US	6.18%	+0.29%	-0.14%

Georgia	6.73%	+0.58%	-1.44%
Macon, GA	6.90%	+0.99%	-5.00%

Trends in Macon, GA Rental Vacancy Rate

The rental vacancy rate in Macon peaked in 2013 at 17.26%. Since then it has fallen by 10.36% to 6.90%. Data records for this series originated in 2005.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

Standard Condition: Dwelling units that meet the minimum requirements as prescribed by the various codes adopted by Macon-Bibb County and are in good condition requiring only cosmetic work, correction of minor livability problems, or maintenance work.

Substandard Condition but Suitable for Rehabilitation: Dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems or maintenance work.

Substandard Condition and not Suitable for Rehabilitation: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7755	26%	13850	52%
With two selected Conditions	114	0%	719	3%
With three selected Conditions	10	0%	38	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	22380	74%	12160	45%
Total	30259	100%	26767	100%

TABLE 32 - CONDITION OF UNITS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4404	15%	4140	15%
1980-1999	9400	31%	6820	25%
1950-1979	13030	43%	11660	44%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Before 1950	3440	11%	4160	16%
Total	32,960	100%	26780	100%

TABLE 33 – YEAR UNIT BUILT

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	16470	54%	15820	59%
Housing Units build before 1980 with children present	4005	13%	1875	7%

TABLE 34 – RISK OF LEAD-BASED PAINT

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

TABLE 35 - VACANT UNITS

Need for Owner and Rental Rehabilitation

There is currently no database which will provide an accurate number for homes within M-BC that need repairs.

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

There is currently no database which will provide an accurate number for homes within M-BC that have been identified as containing lead-based paint hazards. M-BC employs the services of *GeoTechnical and Environmental Consultants, Inc.* whenever a structure is being demolished to ensure that the proper precautions and remediation are performed.

Discussion

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

Introduction

MHA's public housing stock of 786 units remains in good condition. MHA takes pride in its maintenance and capital funding programs. MHA makes every effort with the dollars available, to maintain its units to the highest standard possible.

Total Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	58	2,237	2,787	196	2,591	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

TABLE 36 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

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.

There are 786 units of public housing in M-BC spread over four main sites and various scattered sites. This portfolio consists of single detached units as well as more concentrated family units. MHA has one- to five-bedroom units available for rent. Additionally, MHA works with more than 50 agency partners to provide social services and upward mobility opportunities for the residents of public housing. More than three dozen of these agencies have property leases with the authority, meaning that services are provided on-site in the various public housing neighborhoods. The range of services provided include health, mental health, adult basic education, vocational education, youth development, gerontology services, daycare, Head Start, and many others. In addition, MHA operates or coordinates direct services to senior citizens, first-time home buyer programs and special services to the homeless.

Through its development arm, In-Fill Housing, Inc., MHA has been an active developer of affordable housing outside the traditional public housing and Section 8 models, with more than \$160 million in total development cost and over 1,200 units of multifamily development created or in the pipeline. MHA/In-Fill have also partnered with M-BC with single family housing development resulting in an investment of more than \$10 million and 100 single family units built or rehabbed. MHA has been a frequent partner with M-BC in these endeavors, particularly when neighborhood revitalization is involved. M-BC has supported these efforts with grants, loans, and in-kind contributions (mainly land) from CDBG, HOME, stimulus funds and other sources.

Public Housing Condition

Public Housing Development	Average Inspection Score
4 AMPS	84

TABLE 37 - PUBLIC HOUSING CONDITION

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

Construction continues at the Tindall Fields site (previously known as Tindall Heights). Since the last report, MHA has finished the first two phases of a four-phase project. Once complete (estimated in late 2021), the Tindall site will represent over \$50 million in new affordable housing development for the community. MHA is also considering placing 4% LIHTC/RAD financing products into play with regard to its remaining stock of public housing. This is all contingent upon market forces, tax credit pricing and changing regulation.

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

As federal dollars become scarce, MHA continues to find innovative ways to address the needs of low- and moderate-income families in public housing. One way involves forming unique partnerships with investors through the state tax credit program to leverage funds to rehabilitate properties. MHA pursued this avenue with Felton Homes, Bartlett Crossing, 2009 Vineville and Tattall Place, Tindall Fields I, II, and III, Tindall Seniors Towers, and Hunt School Village. Another approach MHA recently pursued involved leveraging over \$7 million dollars through the RAD program by converting over 1,030 public housing units to Project Based Section 8. In addition, there are pending CHAPS to convert the remaining four Public Housing properties to PBRA and PBV rental assistance. By doing so, MHA is able to apply much needed funding to correct immediate physical requirements and secure each property's long-term maintenance needs.

Discussion:

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)

Introduction

M-BC plans to use Hearth Emergency Solutions Grant (HESG) and Community Development Block Grant (CDBG) funds to financially assist those agencies who provide services to homeless individuals as it relates to rapid re-housing and homelessness prevention. Some of the agencies that we currently work with or have worked with in the past to assist the homeless include Macon Bibb EOC, Loaves and Fishes, River Edge, and DePaul USA. These agencies offer day services, and in some cases, transitional housing is provided with the intent to enable the individual to become a more independent and productive citizen by moving into housing within a community. Representatives will work with the Homeless Coalition to ensure that information is being shared with those agencies who service the homeless community, as well as to identify other needs of the homeless community that this office can provide by funding the agencies.

M-BC is a member of the Macon Coalition to End Homelessness and collaborates with the various homeless agencies to provide homeless services. Several years ago, the Coalition decided to join the Georgia Department of Community Affairs (DCA) Balance of State Continuum (CoC). Through DCA's competitive CoC program, local and state jurisdictions, housing authorities, and nonprofits

(secular and faith based) can apply for funding in support of transitional and permanent housing for homeless persons as defined by HUD. Currently, DCA hosts several continuum meetings throughout the state to develop an outlook for homeless services throughout the state. DCA also has a Homeless Advisory Committee that discusses possible ways to enhance services for homeless individuals.

M-BC does not receive HOPWA funding. However, we will continue to actively collaborate with River Edge Behavioral Health Center and assist in sponsoring programs that serve persons with HIV/AIDS.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	31	37	40	129	0
Households with Only Adults	104	0	0	259	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

TABLE 38 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

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.

In addition to the basic needs that are supplied by our subrecipient, Loaves and Fishes Ministries, Inc, health services are provided on a limited scale to the homeless population by River Edge Behavioral Health Services in the form of prescription medication assistance. River Edge also offers a comprehensive continuum of care available to those individuals who meet admission requirements for services. These services include, but are not limited to, Crisis Stabilization; residential services for men with addictive diseases; residential services for women with addictive diseases and their children; outpatient services including physician assessment and care, nursing, medication administration and medication assistance; and a variety of case management, skill building and addictive disease support services; crisis services; and supportive employment services.

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.

The attached document titled "Inventory of Homeless Facilities and Services in Macon, GA" shows a breakdown of emergency shelters, transitional housing, and permanent supportive housing that is currently available to homeless individuals and families in the Bibb County area.

The principal organizations involved include M-BC, Macon Housing Authority, River Edge Behavioral Health Center, M-BC Economic Opportunity Council (EOC), Macon Rescue Mission, Goodwill Industries, Salvation Army, Macon Outreach, Macon-Bibb Housing Association, Loaves and Fishes Ministries, Family Advancement Ministries, Bibb County Department of Family and Children Services, Georgia Legal Services, Medical Center of Central Georgia, and the Georgia Department of Labor. River Edge provides approximately 388 permanent supportive housing units for persons previously homeless through the Shelter+Care programs sponsored by the Georgia DCA. (Please review the attached inventory of facilities for detailed information.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

Introduction

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.

Crisis Line provides comprehensive services to domestic abuse victims.

River Edge offers HIV testing and counseling. Also, at the request of the Georgia DCA, *River Edge* operates Serenity Falls, transitional housing, tenant-based rental assistance and temporary rental and utility assistance for persons who are HIV positive and who reside in Bibb County. *River Edge* provides approximately 388 permanent supportive housing units for persons previously homeless through the Shelter+Care programs sponsored by the Georgia DCA.

Rebuilding Macon's minor home repair program provides much needed housing repairs for low-income elderly or disabled homeowners. This will be accomplished using volunteer labor and donated services, materials, and in-kind support. M-BC estimates that approximately 325 homes will be repaired with CDBG funds over 5 years.

Rebuilding Macon's Volunteer Youth program provides much needed housing repairs for low-income elderly or disabled homeowners. This will be accomplished using the volunteer labor of high school and college students who have donated their time and services to assist this program. M-BC estimates that approximately 130 homes will be repaired with CDBG funds over 5 years.

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

At the request of the Georgia DCA, *River Edge* operates Serenity Falls, transitional housing, tenant-based rental assistance and temporary rental and utility assistance for persons who are HIV positive and who reside in Bibb County. *River Edge* also provides a liaison to coordinate access to services for those individuals who qualify and are transitioning from hospitals and jails.

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)

All activities mentioned above.

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))

Same as above.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

At this time, no local policies or procedures have been identified as having a negative impact on the availability of affordable housing for low-moderate income families. Since 2008, home ownership has been a difficult achievement for most low-income families. To offset this difficulty, M-BC has instituted housing programs that offer 2% loan rates, flexible repayment terms and possible deferment. Forgivable loans are also available under certain conditions.

The three Affirmatively Furthering Fair Housing (AFFH) notices that HUD informally announced on May 18, 2018, were formally published in the *Federal Register* on May 23, 2018. Through these notices, HUD has, in effect, indefinitely suspended implementation of the 2015 AFFH rule.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

Introduction

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	322	109	1	0	-1
Arts, Entertainment, Accommodations	6709	8423	15	12	-3
Construction	1595	2145	3	3	0
Education and Health Care Services	11500	19192	25	28	3
Finance, Insurance, and Real Estate	4675	9609	10	14	4
Information	789	1108	2	2	0
Manufacturing	3932	5420	9	8	-1
Other Services	1293	1837	3	3	0
Professional, Scientific, Management Services	3627	5687	8	8	0
Public Administration	0	0	0	0	0
Retail Trade	7657	10265	17	15	-2
Transportation and Warehousing	1709	1706	4	3	-1
Wholesale Trade	1785	2657	4	4	0
Total	45593	68158	--	--	--

TABLE 39 - BUSINESS ACTIVITY

Labor Force

Total Population in the Civilian Labor Force	68530
Civilian Employed Population 16 years and over	60035
Unemployment Rate	12.37
Unemployment Rate for Ages 16-24	27.4
Unemployment Rate for Ages 25-65	7.5

TABLE 40 - LABOR FORCE

Occupations by Sector	Number of People with
Management, business and financial	12475
Farming, fisheries and forestry occupations	2415
Service	6085
Sales and office	17225
Construction, extraction, maintenance and repair	4340
Production, transportation and material moving	3495

TABLE 41 – OCCUPATIONS BY SECTOR

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	44765	78%
30-59 Minutes	10515	18%
60 or More Minutes	1940	3%
Total	57220	99%

TABLE 42 - TRAVEL TIME

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4095	1395	5745
High school graduate (includes equivalency)	13485	2545	8,925
Some college or Associates degree	16150	1380	53257
Bachelors degree or higher	15625	560	3105

TABLE 43 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	334	539	625	1270	2200
9th to 12th grade, no diploma	2530	2605	1,940	4235	3225
High school graduate, GED, or alternative	5725	6020	5665	13280	7450
Some college, no degree	6315	5,110	4060	8770	3025
Associates degree	419	1255	1430	2260	710
Bachelors degree	890	3740	2965	5235	2450
Graduate or professional degree	40	1410	1730	4240	1890

TABLE 44 - EDUCATIONAL ATTAINMENT BY AGE

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	72626
High school graduate (includes equivalency)	102373
Some college or Associates degree	118816
Bachelors degree	182702
Graduate or professional degree	224837

TABLE 45 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

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

Education and healthcare, arts, retail, professional services

Describe the workforce and infrastructure needs of the business community:

The information presented in table 39 leads to several conclusions about workforce needs in M-BC. Several industry sectors have available jobs, but there are not enough workers available for those positions. Conversely, other sectors have a surplus of available workers as compared to job openings. The demand for workers in education and health care services; retail trade; arts, entertainment, and accommodations; and professional, scientific, management services are well above the workforce capabilities derived from the county population alone. Like many communities in the region, a gap exists between the skills needed for higher wage positions and the skills found in the local workforce.

There exists the need, not only for increased educational attainment, but focused skills training to meet the demands of industry sectors. There is a growing consensus that education should be connected with the business community—matching graduating high school students with employment opportunities. Many of the educational and training programs that exist are not tailored closely enough to the primary local employment sectors. Of particular note, the deficit of workers in the professional, scientific, management services sector and the education and health care services sector indicates a need for greater emphasis on advanced training in the Science, Technology, Engineering, and Mathematics (STEM) fields. The deficit of employees in the retail trade sector as well as the arts, entertainment, and accommodations sector indicate a lack of soft skills necessary for the service-sector jobs in the county. While many of these challenges need to be addressed through the education system, it is also vital that local residents take advantage of the available training resources that exist in the community. Some of this challenge is in making residents aware of the opportunities.

A growth in jobs has to be preceded by a growth in business. Industrial sites throughout M-BC are in need of additional infrastructure to ensure that appropriate development can occur. According to the M-BC Industrial Authority, the Sofkee Industrial Site, Airport South Industrial Park, Airport East Industrial Park, the I-75 Industrial Park, Ocmulgee East Industrial Park, and the Downtown Industrial District are all in need of improvements to meet the needs of prospective industries.

Commercial and retail development has begun to see increased activity within the past two years. This activity has created additional infrastructure needs, particularly in parts of North M-BC. The community's challenge will be in providing for these infrastructure needs which include water, wastewater, storm water, natural gas, and road improvements.

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.

The largest trend causing an economic impact in M-BC is a renewed focus on investing in M-BC's first neighborhoods, building a stronger more united historic core. Since 2015, the Macon Action Plan and One Macon Strategic Plan have ushered in a new era of collaboration amongst

organizations and residents creating a democratized approach to economic development. This has led to a rapid expansion of downtown housing, community reinvestment in Beall's Hill and Mill Hill, public space and public housing enhancements in Pleasant Hill, and further plans to expand. This work has culminated in M-BC being chosen as a new member of the Reimagining the Civic Commons Network.

On the Industrial side, new locations for Irving Consumer Products and Amazon Fulfillment Services highlight another period of great success for the M-BC Industrial Authority. Hundreds of new jobs have been added in and around existing industrial parks, putting pressure on planning officials at the state to consider expanding the Macon Regional Airport runway, the I-16/I-75 Interchange, and the cross-county Sardis Church Road connector. This furthers M-BC's reputation as a leading location for businesses for whom efficient and quality transportation is a priority.

There continues to be stability and expansion in the healthcare, education, and professional services sectors speaking to workforce training needs in specialized areas in medicine, engineering, and manufacturing. While new robust partnerships have taken hold, there remains a need to invest in neighborhoods to increase academic achievement on a K-12 basis and increase college enrollment. From there, workforce training can be more specialized for specific fields.

The needed infrastructure in M-BC remains to be gateway interchange enhancements, resurfaced state routes, and neighborhood facilities. These basic quality of life elements would help build increased neighborhood equity and assist in basic tourism development.

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

Given that the majority of jobs in the area are in technical fields, there needs to be strong attention paid to specific workforce training in the medical and engineering fields. While manufacturing and logistics have targeted programs that meet the needs of the industries, it is hard to generate people in highly technical fields. This means there needs to be a focus on stronger graduation rates and advanced degrees, especially increased technical school education.

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.

There are several educational and training opportunities available to residents of M-BC. These include public schooling at the primary and secondary levels, as well as four institutions of higher education, Middle Georgia State University, Mercer University, Wesleyan College and Central Georgia Technical College. High-quality technical and adult education programs are also readily available through Central Georgia Technical College (CGTC). CGTC offers a wide variety of job training programs, professional certifications, and technical degree programs. The M-BC

Workforce Investment Board, through the Middle Georgia Regional Commission, offers job training to adults, dislocated workers and youth throughout the county. This training is facilitated through contracts with colleges, universities, and professional training organizations. Additional schools include Helms College and Miller Motte Technical College.

The efforts of these many institutions are essential in supporting elements of the M-BC Consolidated Plan, particularly by way of combatting poverty through the creation of quality, high-paying jobs in M-BC. As has been previously mentioned, workforce training needs exist within the county, particularly as related to the STEM fields. Increasing gainful employment in these highly-skilled sectors of the economy would greatly improve the economic well-being of many families in the area.

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

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes, M-BC is an active participant in the Middle Georgia Region's Comprehensive Economic Development Strategy (CEDS). The most recent CEDS was completed in 2017 and set forth a vision and plan of action to promote economic prosperity in a thriving Middle Georgia. Key regional priorities in the context of economic development include:

- Sustaining Robins Air Force Base and the Defense Industry
- Connecting a Skilled Workforce with Quality Jobs
- Developing the Freight and Logistics Industry
- Investing in Infrastructure
- Enhancing the Regional Aerospace Industry
- Capitalizing on our Natural and Cultural Resources
- Investing in Communities

In addition to these regional priorities, the CEDS also spells out specific priorities for M-BC at a local level. M-BC priorities include:

- Implement a comprehensive workforce development program
- Implement business retention and expansion program
- Continue development of south M-BC industrial district
- Make improvements at Middle Georgia Regional Airport
- Redevelop brownfield sites in the downtown industrial district
- Enhance redevelopment of Second Street Corridor
- Redevelop the Ocmulgee Crossings TAD area
- Transportation improvements in Ocmulgee East Industrial Park

The regional priorities of investing in infrastructure, investing in communities, and connecting a skilled workforce with quality jobs are particularly closely tied with activities of the M-BC Consolidated Plan, particularly in how the activities related to these priorities support a suitable living environment, decent housing, and economic opportunity. All of the unique M-BC priorities of the CEDS also have a direct connection back to the action items of the Consolidated Plan.

In addition to the CEDS, M-BC has undertaken a variety of planning processes that support economic and community development. Foremost among these other plans is the Comprehensive Plan which sets forth the overall direction for the physical development of the community over the next 20 years.

The Urban Redevelopment Plan for M-BC is another particularly useful document that addresses conditions of blight and poverty throughout the community. This plan is tied quite closely to the housing redevelopment activities of the Consolidated Plan.

Finally, the community has invested in numerous plans for a revitalized downtown area that can serve as a cornerstone of economic opportunity within the community. Among these planning documents are the *Macon Action Plan*, *ONE MACON* strategy document, and specialized redevelopment plans for the tax allocation districts of the *Second Street Corridor* and *Ocmulgee Crossings* areas.

Discussion

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

2010 census information was used to auto-populate section NA-15 which relates to households with multiple housing problems. The census information does not provide a location for homes which reported those problems. The word "concentration" means a close gathering of people or things.

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

The city core of M-BC is primarily low-moderate income census tracts with a high concentration of black citizens. The word "concentration" means a close gathering of people or things.

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

The majority of housing stock is over 50 years old. Small retail businesses are predominant. Little industry, few large businesses exist. Most residents are low-to-moderate income minorities within the urban core.

Are there any community assets in these areas/neighborhoods?

One college, two hospitals and the central business district are located near these neighborhoods.

Are there other strategic opportunities in any of these areas?

Medical and teaching careers

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.

Internet services are currently provided solely by private and public companies such as AT&T, Verizon, Dish, Comcast and Cox Cable to name a few. M-BC operates a free limited-distance wifi router for the central downtown area. Various small businesses also operate free limited-distance wifi routers for their immediate vicinities. Free community-wide service is not a financially-viable option in the foreseeable future.

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

As mentioned above, there are a number of internet providers who provide service to this area. More providers will help create a competitive atmosphere and hopefully lower the price for everyone.

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

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

Two natural hazards in the middle Georgia area are flooding and tornadoes. It is very probable that there will be increased occurrences of these events if temperatures continue to increase.

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

Due to the indiscriminate nature of a tornado, all housing units in this area are vulnerable to damage from wind and debris, not just the housing of low-moderate income families. Warmer temperatures will likely produce greater amounts of rainfall, thus increasing the amount of runoff

for our lakes, rivers and swamps. Housing units located within the 100-year flood plain will see an increased risk for flooding. For these reasons, ECDD does not construct new housing within the 100-year plain.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

The overall goal of the programs covered by the Consolidated Plan requirement is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means toward this end is to extend and strengthen partnerships among all levels of government and the private sector, including for profit and nonprofit organizations, in the production and operation of affordable housing.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate income families, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing which combines structural features and services needed to enable persons with special needs, including persons with HIV/AIDS and their families, to live with dignity and independence; and providing affordable housing to low-income persons and access to job opportunities.

A suitable living environment includes improving the safety and livability of neighborhoods, increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial de-concentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historical, architectural, or aesthetic value; and conservation of energy resources.

Expanded economic opportunities includes job creation and retention; establishment, stabilization, and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by these programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally-assisted and public housing.

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

Geographic Area

TABLE 46 - GEOGRAPHIC PRIORITY AREAS

General Allocation Priorities

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

The core of M-BC is primarily low- or moderate-income based upon statistical information from the 2010 U. S. Census. However, at this time, no specific geographic priority areas have been identified. As M-BC continues to execute its Blight Plan for the County, it is anticipated that areas of priority will be identified. Until that time, ECDD will continue to provide services and programs based on the income status of residents applying for the services/programs and area-wide benefit for public facility/infrastructure projects.

M-BC does not allocate federal funding on a racial or geographic basis. Residents apply for assistance and are qualified based on their income and/or disability status.

SP-25 PRIORITY NEEDS - 91.215(A)(2)

Priority Needs

1	Priority Need Name	Rehabilitation of existing homeowner units
	Priority Level	High
	Population	Income level: Extremely Low, Low, Moderate, Middle
	Associated Goals	Home Repair
	Description	Rehabilitation of existing homeowner units
	Basis for Relative Priority	Rehab of existing homes helps families remain in place with less disruption. Life of housing stock is extended. It is a cost-effective way to keep a family in decent housing.
2	Priority Need Name	Assistance to Victims of Domestic Violence
	Priority Level	High
	Population	Homeless - Victims of Domestic Violence
	Associated Goals	Domestic Violence Victims
	Description	Assistance to Victims of Domestic Violence
	Basis for Relative Priority	This activity provides for the immediate assistance to abused family members. Assistance includes shelter, counseling and physical needs such as food and medication.

3	Priority Need Name	New construction (rental units)
	Priority Level	High
	Population	Income level: Extremely Low, Low, Moderate, Middle
	Associated Goals	New Construction (Developer Projects)
	Description	Production of new rental units
	Basis for Relative Priority	New rental units would provide local families with decent housing that is more affordable than homeownership. The drawback is that rental units will require 20 years of monitoring for affordability.
4	Priority Need Name	New Construction (HOME)
	Priority Level	High
	Population	Income level: Extremely Low, Low, Moderate, Middle
	Associated Goals	New Construction
	Description	Production of new homeowner units
	Basis for Relative Priority	Aging housing stock indicates need for new construction but few local households qualify for home loans. As such, new construction (non-CR) must be limited to rental units.
5	Priority Need Name	Rapid Re-housing (HESG)
	Priority Level	High
	Population	Homeless
	Associated Goals	Homeless Assistance HESG
	Description	Homelessness - HESG
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
6	Priority Need Name	Homelessness Prevention - HESG
	Priority Level	High
	Population	Homeless
	Associated Goals	Homelessness prevention
	Description	Homelessness - HESG
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
7	Priority Need Name	Home Ownership
	Priority Level	High
	Population	Income level: Extremely low, low, moderate, middle
	Associated Goals	Home ownership

	Description	Housing Counseling Services
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
8	Priority Need Name	Homeless Assistance
	Priority Level	High
	Population	Homeless
	Associated Goals	Homeless Assistance
	Description	Homelessness – Outreach and Prevention
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
9	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Income level: Extremely low, low, moderate, middle
	Associated Goals	Infrastructure
	Description	Water/sewer, flood drainage, street & sidewalks, solid waste disposal
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
10	Priority Need Name	Health Services
	Priority Level	Low
	Population	Homeless and LMI population
	Associated Goals	Health Services
	Description	Homelessness – Outreach and Prevention
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
11	Priority Need Name	Youth Services
	Priority Level	Low
	Population	Family types: Families with children Income level: Extremely low, low, moderate, middle
	Associated Goals	Youth Development
	Description	Life skills, counseling, group training, personal development
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.

12	Priority Need Name	Miscellaneous Public Service
	Priority Level	Low
	Population	Income level: Extremely low, low, moderate, middle
	Associated Goals	Public Service
	Description	Family counseling and car seats for children in LMI families
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
13	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Other: Small business owner, micro-enterprise owner Income level: Extremely low, low, moderate, middle
	Associated Goals	Economic Development
	Description	Targeted marketing grants designed to increase customer base
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.
14	Priority Need Name	Public Facilities and Improvements
	Priority Level	Low
	Population	Non-housing community development / sustainability
	Associated Goals	Public Facilities and Improvements
	Description	Construction/repair of youth, senior, homeless and neighborhood facilities, parks and facilities for persons with disabilities
	Basis for Relative Priority	Priority was based on perceived level of need present in the community at this time.

Table 47 – Priority Needs Summary

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)	A large low-moderate income (LMI) population. If vacant rental housing units were plentiful, this program would be an option for this jurisdiction. However, the absence of available rental housing in adequate numbers currently eliminates this choice.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	A large LMI population. If vacant rental housing units were plentiful, this program would be an option for this jurisdiction. However, the absence of available rental housing in adequate numbers currently eliminates this choice.
New Unit Production	A large LMI population. Aging housing stock that is increasingly in need of repairs. Small family sizes of 1-3 persons. New rental units would provide local families with decent housing that is more affordable than homeownership. The drawback is that rental units will require 20 years of monitoring for affordability and most developers are not willing to commit to the requirement.
Rehabilitation	A large LMI population. Aging housing stock that is increasingly in need of repairs. Small family sizes of only 1-3 persons. Rehab of existing homes is less expensive and more expedient than new construction. Rehabs will assist LMI families to reside in decent housing without the costs inherent with homeownership. Life of housing stock is extended. It is a cost-effective way to keep a family in decent housing.
Acquisition, including preservation	A large LMI population. Acquisition would be used when new construction is needed for new rental unit construction or to acquire an existing property for rehab purposes.

TABLE 48 – INFLUENCE OF MARKET CONDITIONS

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	1,901,117	110,000	0	2,011,117	8,044,468	Program income is actually revolving loan funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
HOME	public - federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership,	813,145	125,000	0	938,145	3,752,580	HOME total includes \$101,666 annual Match funding
HESG	public - federal	Rapid re-housing (rental assistance), homelessness prevention	164,035	0	0	164,035	656,140	

TABLE 49 - ANTICIPATED RESOURCES

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

HOME match is currently not required by HUD from M-BC for this year. The HOME Match requirement is re-evaluated by HUD for each grant on an annual basis. General funds will not be used to fund CDBG- or HOME-eligible projects. During years where HOME match is required, M-BC will meet/exceed required percentages. Local funds will be used for acquisition of some properties that are targeted for development with CDBG or HOME funds.

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

Not applicable at this time.

Discussion

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
M-BC	Government	Planning	Jurisdiction
M-BC ECDD	Departments and agencies	Planning	Jurisdiction
M-BC Landbank Authority	Departments and agencies	Acquisition	Jurisdiction
Rebuilding Macon	Non-profit organizations	Affordable Housing - Ownership	Jurisdiction
M-BC Economic Opportunity Commission, Inc.	Subrecipient	Homelessness (CDBG, HESG)	Jurisdiction
HomeFirst	Subrecipient	Affordable Housing - Ownership	Jurisdiction
Loaves & Fishes Ministry of Macon, Inc.	Non-profit organizations	Homelessness	Jurisdiction
Crisis Line & Safe House of Central GA, Inc.	Non-profit organizations	Non-homeless special needs (CDBG) Public Services	Jurisdiction
Family Advancement Ministries	Non-profit organizations	Non-homeless special needs (CDBG, HESG) Public Services	Jurisdiction
Family Counseling Center of Central GA, Inc.	Non-profit organizations	Non-homeless special needs Public Housing	Jurisdiction
Mentors Project of Bibb County, Inc.	Non-profit organizations	Non-homeless special needs	Jurisdiction

TABLE 50 - INSTITUTIONAL DELIVERY STRUCTURE

Assessment of Strengths and Gaps in the Institutional Delivery System

Strengths – In the Delivery System, non-profit agencies have strengths in the areas of experience, knowledge, proven track record and they are familiar with the audience that can utilize their agencies’ services. Through their work with their customers, they are able to identify services or needs that they could embark upon in future applications to ensure that the needs of the community are being met. Agencies must also come up with creative ways to partner with similar agencies to access additional services that they might not be able to afford otherwise.

Weaknesses –In the Delivery System, one weakness for a non-profit agency is that even if selected, they are not guaranteed funding for the upcoming year or that the amount will not decrease. Further problems arise when there are staff changes, possibly due to the tough economic times or the loss of staff to another employer due to the skills they have gained working for a non-profit. With this turnover in staff, positions could remain unfilled and fewer staff would be available to complete the tasks they had done in the past. Even when funding decreases and staffing is limited, the next challenge is how to serve the citizens that are in need of services

before all of the funds are expended. If an agency is not able to identify or partner with a similar agency, they cannot reach their full potential which could cause them to lose their clientele. Federal funding can be late so each nonprofit organization needs to be self-sufficient and able to sustain its expenses for at least six months.

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		X	X
Legal Assistance		X	
Mortgage Assistance			
Rental Assistance			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training		X	
Healthcare		X	
HIV/AIDS			X
Life Skills	X		
Mental Health Counseling	X		
Transportation			
Other			

TABLE 51 - HOMELESS PREVENTION SERVICES SUMMARY

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

River Edge offers HIV testing and counseling. Also, at the request of the Georgia DCA, *River Edge* operates Serenity Falls, transitional housing, tenant-based rental assistance and temporary rental and utility assistance for persons who are HIV positive and who reside in Bibb County.

M-BC does not receive HOPWA funding. However, we will continue to actively collaborate with *River Edge Behavioral Health Center* and assist in sponsoring programs that serve persons with HIV/AIDS.

M-BC plans to use Hearth Emergency Solutions Grant (HESG) and Community Development Block Grant (CDBG) funds to financially assist those agencies who provide services to homeless individuals as it relates to rapid re-housing and homelessness prevention. Some of the agencies that we currently work with or have worked with in the past to assist the homeless include M-BC EOC, Loaves and Fishes, River Edge, and DePaul USA. These agencies offer day services, and in some cases, transitional housing is provided with the intent to enable the individual to become a more independent and productive citizen by moving into housing within a community. Representatives will serve with the Homeless Coalition to ensure that information is being shared with those agencies who service the homeless community, as well as to identify other needs of the homeless community that this office can provide by funding the agencies.

M-BC does not provide any direct services to address homelessness. Currently, M-BC provides CDBG funds to Loaves and Fishes Ministry of Macon, Inc. that provides a variety of services for homeless individuals. These services include clothing, showers, etc. There are also several agencies within M-BC that provide homeless prevention services. These services include providing utility assistance and rental assistance for those individuals who have been served with an eviction notice. There are also agencies that provide courses on life skills to assist low-income individuals in money management and budgeting. The Macon Coalition to End Homelessness provides at least one resource fair per year to provide information about homeless agencies and services to homeless individuals.

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.

Strengths – In the Delivery System, non-profit agencies have strengths in the areas of experience, knowledge, proven track record and they are familiar with the audience that can utilize their agencies' services. Through their work with their customers, they can identify services or needs that they could embark upon in future applications to ensure that the needs of the community are being met. Agencies must also come up with creative ways to partner with similar agencies to access additional services that they might not be able to afford otherwise.

Weaknesses – In the Delivery System, one weakness for a non-profit agency is that even if selected, they are not guaranteed funding for the upcoming year or that the amount will not decrease. Further problems arise when there are staff changes, possibly due to the tough economic times or the loss of staff to another employer due to the skills they have gained working for a non-profit. With this turnover in staff, positions could remain unfilled and fewer staff would be available to complete the tasks they had done in the past. Even when funding decreases and staffing is limited, the next challenge is how to serve the citizens that need services before all of

the funds are expended. If an agency is not able to identify or partner with a similar agency, they cannot reach their full potential which could cause them to lose their clientele. Federal funding can be late so each nonprofit organization needs to be self-sufficient and able to sustain its expenses for at least six months.

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.

ECDD thoroughly reviews all applications from potential service providers to ensure that they have the experience and capacity to provide the promised services. Regular monitoring will identify any problems in a timely manner. Applicants must have alternate sources of income and not rely 100% on government funding from M-BC. Alternate funding will ensure that they have the financial flexibility to fully fund their operations for a short period of time in case federal funding is delayed. If funding is delayed, the contract stipulates that eligible expenses incurred during the program year can be reimbursed after funding becomes available.

SP-45 Goals Summary – 91.215(a)(4)

5 Year Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Repair (HIP & Subs)	2020	2024	Affordable Housing	County Wide	Rehabilitation of existing homeowner units	CDBG: \$3,635,000	Homeowner Housing Rehabilitated: 755 Household Housing Unit
2	Domestic Violence Victims (Crisis Line)	2020	2024	Non-Homeless Special Needs	County Wide	Assistance to Victims of Domestic Violence	CDBG: \$209,460	Public service activities other than Low/Moderate Income Housing Benefit: 625 Persons Assisted
3	New Construction (Dev Proj)	2020	2024	Affordable Housing	County Wide	Production of new rental units	HOME: \$3,611,795.75	Rental units constructed: 5 Household Housing Unit
3 (same as above)	New Construction (Dev Proj)	2020	2024	Affordable Housing	County Wide	Production of new homeowner units	HOME: \$included above	Homeowner units constructed: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	New Construction (CR)	2020	2024	Affordable Housing	County Wide	Production of new homeowner units	HOME: \$609,859	Homeowner Housing Added: 5 Household Housing Unit
5	Homeless Assistance – (Rapid Re-Housing)	2020	2024	Homeless	County Wide	Homelessness - HESG	HESG: \$380,000	Tenant-Based Rental Assist/ Rapid Rehousing: 180 Households Assisted
6	Homelessness Prevention	2020	2024	Homeless	County Wide	Homelessness - HESG	HESG: \$378,665	Homelessness Prevention: 180 Persons Assisted
7	Home Ownership (HomeFirst)	2020	2024	Affordable Housing	County Wide	Housing Counseling Services	CDBG: \$355,345	Public service activities other than LMI Housing Benefit: 500 Persons Assisted
8	Homeless Assistance – (Loaves & Fishes)	2020	2024	Homeless	County Wide	Homelessness - Outreach and Prevention	CDBG: \$112,500	Public service activities other than LMI Housing Benefit: 1,375 Persons Assisted
9	Infrastructure	2020	2024	Non-housing Community Development	County Wide	Infrastructure	CDBG: \$359,975	Public Facility or infrastructure activities other than LMI housing benefit 5 Persons assisted
10	Health Services (EOC Dental)	2020	2024	Homeless	County Wide	Homelessness - Outreach and Prevention	CDBG: \$150,000	Public service activities other than LMI Housing Benefit: 125 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Youth Development (Mentors)	2020	2024	Non-homeless Special Needs	County Wide	Public Services	CDBG: \$365,415	Public service activities other than LMI Housing Benefit: 250 Persons Assisted
12	Miscellaneous Public Service (FCC, FAM)	2020	2024	Non-homeless Special Needs	County Wide	Public Services	CDBG: \$188,445	Public service activities other than LMI Housing Benefit: 2000 Persons Assisted
13	Economic Development.	2020	2024	Other: Economic Development	County Wide	Economic Development	CDBG: \$25,000	Businesses assisted: 5 Businesses Assisted
14	Public Facilities and Improvements	2020	2024	Non-Housing Community Development	County Wide	Public Facilities	CDBG: \$601,665	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 1 Person Assisted
15	Acquisition	2020	2024	Affordable Housing	County-Wide	Production of new homeowner unit	CDBG: \$71,993	Other: 1 Other

TABLE 52 – GOALS SUMMARY

Goal Descriptions

1	Goal Name	Home Repair
	Goal Description	CDBG funds will be used to provide home improvement loans to eligible low-moderate income families within the jurisdiction. CDBG funds will also be used to provide grants to low-income elderly homeowners for emergency and minor home repairs and to cover administrative costs and supplies for minor home repairs through a volunteer program. Funding will be provided to cover building materials and supplies for minor repairs performed by volunteer youth groups.
2	Goal Name	Domestic Violence Victims
	Goal Description	CDBG funding will be used to provide comprehensive services to victims of domestic violence that are being treated by Crisis Line and Safe House of Georgia.

3	Goal Name	New Construction
	Goal Description	HOME funds will be used to construct single family and multi-family housing units and provide homeownership opportunities to low- and moderate-income individuals through low-interest loans.
4	Goal Name	New Construction (CR)
	Goal Description	With the assistance of a designated CHDO agency, single-family homes will be constructed over the course of this 5-year plan.
5	Goal Name	Homeless Assistance - HESG
	Goal Description	HESG funds will be used for rapid re-housing of homeless individuals and families.
6	Goal Name	Homelessness Prevention - HESG
	Goal Description	HESG funds will be used for homelessness preventative measures which will be carried out by subrecipient organizations.
7	Goal Name	Home Ownership
	Goal Description	CDBG funds will be used to provide financial and home-ownership counseling to low- and moderate-income families and potential homebuyers. HOME funds will be available for home-purchase loans to eligible low- and moderate-income families.
8	Goal Name	Homeless Assistance
	Goal Description	CDBG funding will be used to provide homeless prevention and outreach services to homeless and at-risk individuals.
9	Goal Name	Infrastructure
	Goal Description	CDBG funding will be used to repair or construct necessary sidewalks, flood drains, sewers or street improvements designed to improve the quality of living in LMI neighborhoods.
10	Goal Name	Health Services
	Goal Description	CDBG funds will be used to provide basic dental care to homeless or at-risk individuals.
11	Goal Name	Youth Development
	Goal Description	CDBG funds will be used for the case manager's salary with Mentors Project to provide at risk middle and high school students with positive adult role models.
12	Goal Name	Miscellaneous Public Service
	Goal Description	CDBG funds will target LMI families with services and products such as family counselling and car seats for children.
13	Goal Name	Economic Development.
	Goal Description	CDBG funds will be used to provide financial assistance to for-profit businesses through marketing grants designed to increase their customer base.
14	Goal Name	Public Facilities and Improvements

	Goal Description	CDBG funds will be used to construct or repair parks and recreational facilities, senior, handicapped, youth, or neighborhood centers, shelters for the homeless, and childcare centers.
15	Goal Name	Acquisition
	Goal Description	CDBG funds will be used to acquire any necessary property for the production of LMI housing for eligible families.

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).

15

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)

MHA is not required to increase its current supply of accessible units.

Activities to Increase Resident Involvements

MHA routinely meets with the residents and its Resident Advisory Board to address concerns they may encounter. This dialogue has proved to be very valuable for both the residents and MHA.

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

No

Plan to remove the ‘troubled’ designation

MHA is designated as a High Performing Housing Agency under 24 CFR, part 902.

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

Barriers to Affordable Housing

At this time, no local policies or procedures have been identified as having a negative impact on the availability of affordable housing for low-moderate income families. Since 2008, home ownership has been a difficult achievement for most low-income families. To offset this difficulty, M-BC has instituted housing programs that offer 2% loan rates, flexible repayment terms and possible deferment. Forgivable loans are also available under certain conditions.

The three Affirmatively Furthering Fair Housing (AFFH) notices that HUD informally announced on May 18, 2018, were formally published in the *Federal Register* on May 23, 2018. Through these notices, HUD has, in effect, indefinitely suspended implementation of the 2015 AFFH rule.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Not applicable at this time. However, once the new Analysis of Impediments is required and completed, a strategy will be devised for any noted impediments.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

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

M-BC is a member of the Macon Coalition to End Homelessness and collaborates with the various homeless agencies to provide homeless services. The Coalition joined the Georgia DCA Balance of State Continuum. Through DCA's competitive CoC program, local and state jurisdictions, housing authorities, and nonprofits (secular and faith based) can apply for funding in support of transitional and permanent housing for homeless persons as defined by HUD. Currently, DCA hosts several continuum meetings throughout the state to develop an outlook for homeless services throughout the state. DCA also has a Homeless Advisory Committee that discusses possible ways to enhance services for homeless individuals.

The attached chart titled "Inventory of Homeless Facilities in Macon" shows a breakdown of emergency shelters, transitional housing, and permanent supportive housing that were available during the 2019 Sheltered Count by GA DCA and the 2019 Unsheltered Point-in-Time Count. The attachment titled "2019 DCA Homeless Count" shows a breakdown of the homeless population during the 2019 DCA homeless count. People residing in Permanent Supportive Housing were not counted because HUD considers this group to be in permanent housing.

Addressing the emergency and transitional housing needs of homeless persons

See the attachment "Inventory of Homeless Facilities and Services in Macon."

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.

M-BC plans to use Hearth Emergency Solutions Grant (HESG) funds to financially assist those agencies who provide services to homeless individuals as it relates to rapid re-housing and

homelessness prevention. Some of the agencies that we currently work with or have worked with in the past to assist the homeless include M-BC EOC, Loaves and Fishes, River Edge, and DePaul USA. These agencies offer day services, and in some cases, transitional housing is provided with the intent to enable the individual to become a more independent and productive citizen by moving into housing within a community. Representatives will serve with the Homeless Coalition to ensure that information is being shared with those agencies who service the homeless community, as well as to identify other needs of the homeless community that this office can provide by funding the agencies.

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.

In addition to the basic needs that are supplied by our subrecipient, *Loaves and Fishes Ministries, Inc.*, health services are provided on a limited scale to the homeless population by *River Edge Behavioral Health Services* in the form of prescription medication assistance. Preventative services are also offered by M-BC Economic Opportunity Council and Family Advancement Ministries to assist with paying rent and utilities to address a potential eviction or utility disconnect.

Homelessness prevention is also a goal of the following two home-repair programs that are funded by M-BC and carried out by subrecipients. Repairing these homes enables the occupants to continue residing in their home instead of becoming homeless or transferring to an elderly care center.

Rebuilding Macon – Minor Home Repair

This program will provide much needed housing repairs for low-income elderly or disabled homeowners. This will be accomplished using volunteer labor and donated services, materials, and in-kind support. M-BC estimates that approximately 65 homes will be repaired with CDBG funds.

Rebuilding Macon – Volunteer Youth

This program will provide much needed housing repairs for low-income elderly or disabled homeowners. This will be accomplished using the volunteer labor of high school and college students who have donated their time and services to assist this program. M-BC estimates that approximately 26 homes will be repaired with CDBG funds.

SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)

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

To assist with potential lead problems in the community, ECDD will work with outside agencies to determine ways to assist the agency and the community. In an effort to comply with 24 CFR Part 35 as it pertains to our programs, lead-based paint specifications have been incorporated into the Rehabilitation Work Write-up software to allow for efficient and consistent specifications and pricing for projects. ECDD will continue to educate clients and contractors on the dangers of lead-based paint hazards. ECDD gets information about children in the household. Homeowners and tenants residing in property built before 1978 will receive the flyer entitled “Watch Out for Lead-based Paint Poisoning.” ECDD inspects all properties funded with HESG funds for lead-based paint hazards before providing funding assistance.

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

Not applicable at this time.

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

Through a partnership with the Macon Housing Authority and DCA, training has been provided for the licensing of project supervisors and workers.

SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

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

Poverty is a state or condition of having little or no money, goods, or means of support. It is the lack of income that restricts a person from purchasing adequate food, shelter, clothing and other necessities. M-BC does not provide money directly to low-moderate income families. Although M-BC does not have significant control over factors contributing to poverty, its long-term goal is to reduce the number of persons living in poverty by using CDBG funds to address the fundamental causes of poverty and to leverage private funds for programs that alleviate poverty. M-BC will also collaborate with the Macon Housing Authority, other government departments, local nonprofit agencies, and private and public organizations in the implementation of services. In addition, the following programs will assist families with incomes below the poverty level:

- Home Improvement Program for Homeowners
- Home Purchase Program
- Public Service Programs
- Accessibility to work on government contracts under Section 3

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

M-BC housing programs are directed toward low-moderate income persons. These programs are made more affordable due to low interest rates, flexible repayment terms, and possible deferment. Forgivable loans are also available under certain conditions.

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.

M-BC has the ultimate responsibility for ensuring compliance with the applicable statutory and regulatory requirements. Currently, M-BC requires public service agencies to provide monthly updates on their contracted services. M-BC will continue to monitor agencies for compliance on at least an annual basis according to our monitoring policy/guidelines and ensure the timely disbursement of grant funds for eligible expenditures.

Pursuant to Section 104(d) of the Housing and Community Development Act of 1974, as amended, M-BC has developed a Monitoring Plan for subrecipients in accordance with CDBG regulations, HOME program regulations and other applicable laws and regulations.

Monitoring shall encompass compliance with applicable federal and state laws and regulations to include, but not be limited to 24 CFR part 84, 24 CFR Part 85, 24 CFR Part 570, “Uniform Administrative Requirements for Grants and Agreements with Universities, Hospitals and Other Nonprofit Organizations.” M-BC will comply with audit requirements as stipulated in OMB Circular. Performance will be measured against project timetables and objectives specified in contracts or memoranda of understanding executed between M-BC and each subrecipient. As the ruling has changed for the management of spending and managing federal funds, ECDD is utilizing the OMB Super Circular for federal grants.

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction (Not accessible for first year AAP online but included in local hard-copy version)

In addition to the resources listed below, existing account balances will continue to be used for all program-eligible activities and expenses. These accounts include program income and revolving loan funds. If a substantial change occurs in the budget during the budgeting process, an additional comment period will be required. The current definition of substantial change is the addition or deletion of projects and/or a decrease or increase of funding by more than 20%.

The following administrative amounts totaling \$1,020,665.50 are included in AP-15 but are not reflected in AP-20 because administrative funds have no goal or Goal Outcome Indicator.

CDBG 20% admin cap: \$380,223.40 plus \$21,999.60 RLF
 CDBG Housing Admin: \$424,325.60 plus \$88,000.40 RLF
 HOME 10% admin cap: \$81,314.50 plus \$12,500 PI
 HESG 7.5% admin cap: \$12,302.00

Total funds reflected in AP-15: **\$3,256,200.72**

Total funds reflected in AP-20: \$2,235,535.22

Plus total admin funds: \$1,020,665.50

AP-15 and AP-20 totals match **\$3,256,200.72**

CDBG Public Service cap is \$285,167.55. PY20 Public Service projects total \$243,150.72

Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,901,117	110,000	142,903.72	2,154,020.72	8,044,468	Program income is actually revolving loan funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	813,145	125,000	0	938,145	3,752,580	
HESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	164,035	0	0	164,035	656,140	

TABLE 53 - EXPECTED RESOURCES – PRIORITY TABLE

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

HOME match is currently not required by HUD from M-BC. General funds will not be used to fund CDBG- or HOME-eligible projects. During years where HOME match is required, M-BC will meet/exceed required percentages. Local funds will be used for acquisition of some properties that are targeted for development with CDBG or HOME funds.

If appropriate, describe publicly-owned land or property located within the jurisdiction that

may be used to address the needs identified in the plan

Not applicable at this time.

Discussion

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

Annual Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Repair (HIP & Subs)	2021	2022	Affordable Housing	County Wide	Rehabilitation of existing homeowner units	CDBG: \$727,000	Homeowner Housing Rehabilitated: 151 Household Housing Unit
2	Domestic Violence Victims (Crisis Line)	2021	2022	Non-Homeless Special Needs	County Wide	Assistance to Victims of Domestic Violence	CDBG: \$41,892	Public service activities other than LMI Housing Benefit: 125 Persons Assisted
3	New Construction (Dev Proj)	2020	2024	Affordable Housing	County Wide	Production of new rental units	HOME: \$722,358.75	Rental units constructed: 1 Household Housing Unit
3 (same as above)	New Construction (Dev Proj)	2020	2024	Affordable Housing	County Wide	Production of new homeowner units	HOME: \$combined above	Homeowner units constructed: 1 Household Housing Unit
4	New Construction (CR)	2021	2022	Affordable Housing	County Wide	Production of new homeowner units	HOME: \$121,971.75	Homeowner Housing Added: 1 Household Housing Unit
5	Homeless Assistance – (Rapid Re-Housing)	2021	2022	Homeless	County Wide	Homelessness - HESG	HESG: \$76,000	Tenant Based Rental Assistance – Rapid Rehousing: 36 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homelessness Prevention	2021	2022	Homeless	County Wide	Homelessness - HESG	HESG: \$75,733	Homelessness Prevention: 72 Persons Assisted
7	Home Ownership (HomeFirst)	2021	2022	Affordable Housing	County Wide	Home Ownership	CDBG: \$71,069	Public service activities other than LMI Housing Benefit: 100 Persons assisted
8	Homeless Assistance – (Loaves & Fishes)	2021	2022	Homeless	County Wide	Homelessness - Outreach and Prevention	CDBG: \$22,500	Public service activities other than LMI Housing Benefit: 275 Persons Assisted
9	Infrastructure	2021	2022	Non-housing Community Development	County Wide	Infrastructure	CDBG: \$71,995	Public Facility or infrastructure activities other than LMI housing benefit 1 Person assisted
10	Health Services (EOC Dental)	2021	2022	Homeless	County Wide	Homelessness - Outreach and Prevention	CDBG: \$25,000	Public service activities other than LMI Housing Benefit: 25 Persons Assisted
11	Youth Development (Mentors, BSA)	2021	2022	Non-homeless Special Needs	County Wide	Public Services	CDBG: \$45,000.72	Public service activities other than LMI Housing Benefit: 140 Persons Assisted
12	Miscellaneous Public Service (FCC, FAM)	2021	2022	Non-homeless Special Needs	County Wide	Public Services	CDBG: \$37,689	Public service activities other than LMI Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Economic Development.	2021	2022	Other: Economic Development	County Wide	Economic Development	CDBG: \$5,000	Businesses assisted: 1 Business Assisted
14	Public Facilities and Improvements	2021	2022	Non-Housing Community Development	County Wide	Public Facilities	CDBG: \$120,333	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 1 Person Assisted
15	Acquisition	2021	2022	Affordable Housing	County-Wide	Home Ownership	\$71,993	Other: 1 other

TABLE 54 – GOALS SUMMARY

Goal Descriptions

1	Goal Name	Home Repair
	Goal Description	CDBG funds will be used to provide home improvement loans to eligible low-moderate income families within the jurisdiction. CDBG funds will also be used to provide grants to low-income elderly homeowners for emergency and minor home repairs and to cover administrative costs and supplies for minor home repairs through a volunteer program. Funding will be provided to cover building materials and supplies for minor repairs performed by volunteer youth groups.
2	Goal Name	Domestic Violence Victims
	Goal Description	CDBG funding will be used to provide comprehensive services to victims of domestic violence that are being treated by Crisis Line and Safe House of Georgia.
3	Goal Name	New Construction
	Goal Description	HOME funds will be used to construct single family and multi-family housing units and provide homeownership opportunities to low- and moderate-income individuals through low-interest loans.
4	Goal Name	New Construction (CR)
	Goal Description	With the assistance of a designated CHDO agency, single-family homes will be constructed over the course of this 5-year plan.
5	Goal Name	Homeless Assistance - HESG
	Goal Description	HESG funds will be used for rapid re-housing of homeless individuals and families.
6	Goal Name	Homelessness Prevention - HESG
	Goal Description	HESG funds will be used for homelessness preventative measures which will be carried out by subrecipient organizations.

7	Goal Name	Home Ownership
	Goal Description	CDBG funds will be used to provide financial and home-ownership counseling to low- and moderate-income families and potential homebuyers. HOME funds will be available for home-purchase loans to eligible low- and moderate-income families.
8	Goal Name	Homeless Assistance
	Goal Description	CDBG funding will be used to provide homeless prevention and outreach services to homeless and at-risk individuals.
9	Goal Name	Infrastructure
	Goal Description	CDBG funding will be used to repair or construct necessary sidewalks, flood drains, sewers or street improvements designed to improve the quality of living in LMI neighborhoods.
10	Goal Name	Health Services
	Goal Description	CDBG funds will be used to provide basic dental care to homeless or at-risk individuals.
11	Goal Name	Youth Development
	Goal Description	CDBG funds will be used for the case manager's salary with Mentors Project to provide at risk middle and high school students with positive adult role models.
12	Goal Name	Miscellaneous Public Service
	Goal Description	CDBG funds will target LMI families with services and products such as family counselling and car seats for children.
13	Goal Name	Economic Development.
	Goal Description	CDBG funds will be used to provide financial assistance to for-profit businesses through marketing grants designed to increase their customer base.
14	Goal Name	Public Facilities and Improvements
	Goal Description	CDBG funds will be used to construct or repair parks and recreational facilities, senior, handicapped, youth, or neighborhood centers, shelters for the homeless, and childcare centers.
15	Goal Name	Acquisition
	Goal Description	CDBG funds will be used to acquire any properties necessary for the construction of LMI housing or other CDBG-eligible activity.

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

Projects

#	Project Name
1	CDBG Administration
2	Housing Redevelopment Admin
3	Housing Services (Subs)
4	Public Services (Subs)
5	Home Improvement Program (HIP)
6	Public Facilities / Improvements
7	Acquisitions
8	Infrastructure
9	CDBG Payments
10	Economic Development
11	HOME Administration
12	Developer Projects
13	PY20 CHDO
14	PY20 HESG

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

Allocations were based on the order of priority for established goals, past completion costs, and a final review/revision by the governing body of M-BC. No obstacles to addressing underserved needs were noted.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG
	Description	CDBG admin funds used for the operation of the program.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A. This has a matrix code of 21a.
	Location Description	N/A
	Planned Activities	N/A
2	Project Name	Housing Redevelopment Admin
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG
	Description	Funds used to run the housing-related activities within the CDBG program.

	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A. This has a matrix code 14h.
	Location Description	n/a
	Planned Activities	n/a
3	Project Name	Housing Services (Subs)
	Target Area	Entire jurisdiction
	Goals Supported	Home repair
	Needs Addressed	Rehabilitation of existing homeowner units
	Funding	CDBG
	Description	Subrecipient organizations that provide housing services to low-moderate income clients.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	151
	Location Description	Within jurisdiction.
	Planned Activities	Rehabilitation of existing homeowner units
4	Project Name	Public Services (Subs)
	Target Area	Entire jurisdiction
	Goals Supported	Domestic violence, housing counseling, homeless assistance, health services, youth development, miscellaneous public service
	Needs Addressed	Domestic violence, housing counseling, homeless assistance, health services, youth development, miscellaneous public service
	Funding	CDBG
	Description	Subrecipients that provide public services to clients.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	975
	Location Description	Within jurisdiction.
	Planned Activities	Subrecipients that provide public services to clients.
5	Project Name	Home Improvement Program (HIP)
	Target Area	Entire jurisdiction
	Goals Supported	Home repair
	Needs Addressed	Rehabilitation of existing homeowner units
	Funding	CDBG
	Description	Minor home improvement loans and roof repair grants.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	151
	Location Description	within jurisdiction

	Planned Activities	Minor home improvement loans and roof repair grants.
6	Project Name	Public Facilities / Improvements
	Target Area	Entire jurisdiction
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Improvements
	Funding	CDBG
	Description	New construction and repairs to public facilities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	These will be LMA activities so the beneficiaries will be the total number of people living in the area that has been designated as a low-moderate income neighborhood.
	Location Description	within jurisdiction
	Planned Activities	New construction and repairs to public facilities and infrastructure.
7	Project Name	Acquisitions
	Target Area	Entire jurisdiction
	Goals Supported	New Construction, New Construction (CR)
	Needs Addressed	Production of new homeowner and rental units
	Funding	CDBG
	Description	Acquisition of real property
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	within jurisdiction
	Planned Activities	Acquisition for new construction
8	Project Name	Infrastructure
	Target Area	Entire jurisdiction
	Goals Supported	Non-housing community needs
	Needs Addressed	Flood drainage, water/sewer, street, sidewalks
	Funding	CDBG
	Description	New construction and repairs to public infrastructure.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	These will be LMA activities so the beneficiaries will be the total number of people living in the area that has been designated as a low-moderate income neighborhood.
	Location Description	within jurisdiction
	Planned Activities	
9	Project Name	CDBG Payments
	Target Area	Entire jurisdiction
	Goals Supported	Not applicable
	Needs Addressed	Not applicable
	Funding	CDBG
	Description	Incoming PI and RLF payments will be applied toward this project/activity
	Target Date	6/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	within jurisdiction
	Planned Activities	Not applicable
10	Project Name	Economic Development
	Target Area	Entire jurisdiction
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG
	Description	Small business loans, facade improvement loans, and business marketing grants for advertisements by microenterprises.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1 small business
	Location Description	within jurisdiction
	Planned Activities	Small business marketing grants for advertisements by microenterprises.
11	Project Name	HOME Administration
	Target Area	Not applicable
	Goals Supported	Not applicable
	Needs Addressed	Not applicable
	Funding	HOME
	Description	Funds that are used for the operation of the HOME grant
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A. This is an admin activity.
	Location Description	Not applicable
Planned Activities	Not applicable	
12	Project Name	Developer Projects
	Target Area	Entire jurisdiction
	Goals Supported	Production of new rental units
	Needs Addressed	Production of new rental units Production of new homeowner units
	Funding	HOME
	Description	Construction-related projects and activities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 LMI families
	Location Description	within jurisdiction
	Planned Activities	Construction-related projects and activities
13	Project Name	PY20 CHDO

	Target Area	Entire jurisdiction
	Goals Supported	Affordable housing
	Needs Addressed	Production of new homeowner units
	Funding	HOME CHDO
	Description	CHDO funds used for construction-related activities
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	within jurisdiction
	Planned Activities	CHDO funds used for construction-related activities
14	Project Name	PY20 HESG
	Target Area	Entire jurisdiction
	Goals Supported	Homeless assistance
	Needs Addressed	Homelessness - (HESG)
	Funding	HESG
	Description	HESG funds used for the purpose of housing homeless clients
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	108
	Location Description	within jurisdiction
	Planned Activities	HESG funds used for the purpose of housing homeless clients

TABLE 55 – 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.

Assistance will be provided to the entire jurisdiction.

Geographic Distribution

Target Area	Percentage of Funds
County-wide	100%

TABLE 55 - GEOGRAPHIC DISTRIBUTION

Rationale for the priorities for allocating investments geographically

M-BC does not allocate funding based on geographic location or race. Clientele that apply for public service or housing programs are qualified based on income and/or disabilities. Funding

for public facilities, infrastructure improvements and demolitions are allocated based on survey results, reviews and jurisdictional needs.

Discussion

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

- 2 - Developer projects
- 1 - CHDO activity

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

TABLE 56 - 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	3
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	3

TABLE 57 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

Discussion

M-BC has achieved a measure of success toward meeting the high priority of neighborhood stabilization/revitalization through the provision of safe, decent, and affordable housing. Selling homes in this current market is a challenge that has been difficult, but we are continuing to refer prospective buyers to our housing partners through the Macon Neighborhood Challenge Program. Through this partnership, M-BC helps low- to moderate-income individuals who may not be able to obtain a loan for various reasons without assistance, move into homeownership. To further assist low-income individuals during these tough economic times, the program has been revamped to attract and/or assist more low- and moderate-income homeowners. The program is now a partial grant and partial loan. M-BC initiated a 2% interest rate for the Home Purchase Program (HPP) and the Home Improvement Program (HIP) to assist more low- and

moderate-income individuals become homeowners and enable current homeowners to make necessary repairs to avoid a further decline in the local housing stock. M-BC currently has revitalization efforts in the Plant Street neighborhood, formerly known as Tindall Heights.

In today's financial environment, homeowners tend to reduce the scope of needed repairs on their homes so that their reduced budgets cover the costs instead of going in debt. There are also more homes that need repairs beyond what this program can provide. We made half of the contractor's fee a forgivable grant to entice more participation in the program and help owners qualify. A new marketing plan may be required to better inform the public of the benefits of this program. Hopefully, this will increase the number of eligible applications for assistance.

According to the HUD Exchange website, the 2020 HOME income limits are not in effect as of the date of this report and the CPD calculator has not been updated with the 2020 limits. HOME grantees may not use income limits until the effective date of the income limits each year. The 2019 income limits were effective on June 28, 2019. Please refer to the unique appendix titled "PY19 HOME Income Limits - AP-55."

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Currently MHA maintains 786 units of public housing with 1,036 units converted to Project Based Rental Assistance under the Rental Assistance Demonstration (RAD) program. MHA has authority to provide up to 3,572 Section 8 Housing Choice Vouchers (HCV). The Section 8 allocation for PY20 was over \$21,300,167. As of March 1, 2015, MHA had 2,420 families on its Section 8 waiting list and 1,205 families on the waiting list for public housing. Demand remains extremely strong due in large part to the state of the economy and turnover rates that are at historic lows.

MHA works with more than 50 agency partners to provide social services and upward mobility opportunities for the residents of public housing. More than three dozen of these agencies have property leases with the authority, meaning that services are provided on-site in the various public housing neighborhoods. The range of services provided include health, mental health, adult basic education, vocational education, youth development, gerontology services, daycare, Head Start, and many others. In addition, MHA operates or coordinates direct services to senior citizens, first home buyer programs and special services to the homeless.

Through its development arm, In-Fill Housing, Inc., MHA has been an active developer of affordable housing outside the traditional public housing and Section 8 models, with more than \$160 million in Total Development Cost and over 1,200 units of multifamily development created or in the pipeline. MHA/In-Fill have also partnered with M-BC with single family housing development resulting in more than \$10,000,000 and 100 single family units built or rehabbed. MHA has been a frequent partner with M-BC in these endeavors, particularly when neighborhood revitalization is involved. M-BC has supported these efforts with grants, loans, and in-kind

contributions (mainly land) from CDBG, HOME, stimulus funds and other sources.

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

MHA has six active CHAPS under the RAD Program that will be converted to PBRA contracts within the next year. Additional funding for most of the sites will be obtained through LIHTC program. This involves collaboration with the community, the state and affordable housing investors. In addition, Hunt School Village, Tindall Seniors Towers and Tindall Fields I have been completed and Tindall Fields II and III are in the final stages of construction which total 331 units, with 185 having PBV rental assistance.

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

MHA routinely meets with its residents and often refers families to local home-buyer counseling services (Home First Resources, Inc., etc.) for those interested in homeownership. MHA has also been successful in working with Habitat for Humanity to refer public housing and Section 8 residents to purchase a new, first-time home.

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

The Macon Public Housing Authority is not designated as a troubled agency.

Discussion (If needed)

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.

M-BC is a member of the Macon Coalition to End Homelessness and collaborates with the various homeless agencies to provide homeless services. The Coalition joined the Georgia Department of Community Affairs (DCA) Balance of State Continuum. Through DCA’s competitive CoC program, local and state jurisdictions, housing authorities, and nonprofits (secular and faith based) can apply for funding in support of transitional and permanent housing for homeless persons as defined by HUD. Currently, DCA hosts several continuum meetings throughout the state to develop an outlook for homeless services throughout the state. DCA also has a Homeless

Advisory Committee that discusses possible ways to enhance services for homeless individuals.

The following chart shows a breakdown of emergency shelters, transitional housing, and permanent supportive housing that was available during the 2019 Sheltered Count by GA DCA. People residing in Permanent Supportive Housing were not counted because HUD considers this group to be in permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Please refer to the attachment "Inventory of Homeless Facilities and Services in Macon."

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

M-BC plans to use Hearth Emergency Solutions Grant (HESG) and Community Development Block Grant (CDBG) funds to financially assist those agencies who provide services to homeless individuals as it relates to rapid re-housing and homelessness prevention. Some of the agencies that we currently work with or have worked with in the past to assist the homeless include Macon Bibb EOC, Loaves and Fishes, River Edge, and DePaul USA. These agencies offer day services, and in some cases, transitional housing is provided with the intent to enable the individual to become a more independent and productive citizen by moving into housing within a community. Representatives will serve with the Homeless Coalition to ensure that information is being shared with those agencies who service the homeless community, as well as to identify other needs of the homeless community that this office can provide by funding the agencies. Agencies who receive HESG funding utilize the Coordinated Entry process.

Please refer to the attachment "Supportive Housing Awards (Continuum of Care) and ESG/HOPWA Awards."

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.

In addition to the basic needs that are supplied by our subrecipient, *Loaves and Fishes Ministries, Inc*, health services are provided on a limited scale to the homeless population by *River Edge Behavioral Health Services* in the form of prescription medication assistance. Preventative

services are also offered by M-BC Economic Opportunity Council and Family Advancement Ministries to assist with dental services or paying rent and utilities to address a potential eviction or utility disconnect. If the homeless or those at risk of homelessness need additional services outside of housing, the Coordinated Entry Process will provide guidance after the initial assessment.

Homelessness prevention is also a goal of the following two home-repair programs that are funded by M-BC and carried out by subrecipients. The target population is the elderly and/or disabled. Repairing these homes enables the occupants to continue residing in their home instead of becoming homeless or transferring to an elderly care center.

Rebuilding Macon – Minor Home Repair

This program will provide much needed housing repairs for low-income elderly or disabled homeowners. This will be accomplished using volunteer labor and donated services, materials, and in-kind support. The City estimates that approximately 65 homes will be repaired with CDBG funds.

Rebuilding Macon – Volunteer Youth

This program will provide much needed housing repairs for low-income elderly or disabled homeowners. This will be accomplished using the volunteer labor of high school and college students who have donated their time and services to assist this program. The City estimates that approximately 25 homes will be repaired with CDBG funds.

Discussion

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction:

At this time, no local policies or procedures have been identified as having a negative impact on the availability of affordable housing for low-moderate income families. Since 2008, home ownership has been a difficult achievement for most low-income families. To offset this difficulty, M-BC has instituted housing programs that offer 2% loan rates, flexible repayment terms and possible deferment. Forgivable loans are also available under certain conditions.

The three Affirmatively Furthering Fair Housing (AFFH) notices that HUD informally announced on May 18, 2018, were formally published in the *Federal Register* on May 23, 2018. Through these notices, HUD has, in effect, indefinitely suspended implementation of the 2015 AFFH rule.

M-BC executed a procedural guide for filing fair housing complaints within its jurisdiction. The guide designated *HomeFirst*, a local non-profit organization that provides housing counseling

services to homeowners and prospective homeowners, as the sole agency responsible for handling fair housing discrimination complaints. A copy of this guide has been attached for reference.

Actions 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.

Not applicable at this time. However, once the new Analysis of Impediments is required and completed, a strategy will be devised for any noted impediments.

Discussion:

AP-85 OTHER ACTIONS – 91.220(K)

Introduction:

The following obstacles are currently being reviewed and addressed to ensure that their impact is minimized:

- 1) Lack of qualified homebuyers
- 2) Lack of qualified agencies to serve as a CHDO.
- 3) HUD moratorium on construction of new public housing units.

Actions planned to address obstacles to meeting underserved needs

There are sufficient HOME funds available to assist many low-moderate income persons become homeowners. However, there is a lack of qualified homebuyers in the local area due to their inability to qualify for a loan from a local lender because of poor credit history, lack of income and large debt. M-BC is attempting to overcome this obstacle by providing housing counseling classes to prospective buyers. In these classes, they are instructed on methods to avoid the pitfalls mentioned above. M-BC is also offering a second mortgage with lenient terms and reduced rates to cover that portion of the mortgage that the first lender cannot provide.

M-BC is currently in need of a qualified CHDO that has the capacity and experience to run a housing program. Past agencies have not performed at the level anticipated. As a result, home production numbers have been fewer than projected in recent Action Plans. M-BC recently published an RFP for a new CHDO in the local paper. Applicants were scrutinized carefully to ensure that they were fully qualified and capable of handling all aspects of a housing program, not just the construction phase. One qualified applicant submitted an application.

There is an abundance of dilapidated and abandoned structures throughout the M-BC jurisdiction.

M-BC has taken a very pro-active approach to improve these blighted areas but corrective action is delayed in many cases due to absentee property owners and the delays that this creates in court when trying to get a demolition order. At this time, there are no plans to allocate any federal funds for demolition. M-BC has allocated SPLOST funds for blight removal. Therefore, it is anticipated that all demolition projects will be done with local funds unless the demolition is tied to a development project.

Though HUD has placed a mandatory national moratorium on the building of new public housing, MHA continues to work hard with the funds provided to maintain its public housing portfolio. In fact, local, state and federal officials who visit Macon, often comment on the generally attractive curb appeal exhibited by MHA's public housing stock. Since the largest obstacle to obtaining housing is the availability (the demand far exceeds the supply), MHA continues, through its development affiliates, to build and renovate additional affordable housing in Macon-Bibb County.

Actions planned to foster and maintain affordable housing

All housing activities undertaken with CDBG and HOME funds will benefit households with incomes at or below 80 percent of median income, adjusted for household size. Home purchase programs generally help persons with incomes between 50 percent and 80 percent of median income. Homeowner repair programs generally help households with incomes below 60 percent of median income. The majority of services are currently being provided to minority households. CDBG Program Income will be available during the program year for infrastructure projects, acquisition of suitable building sites and demolition of dilapidated housing structures.

Minor Home Repair Program Utilizing Subrecipients

M-BC expects to use its CDBG funds to repair the homes of at least 91 homeowners during the program year. Assistance will be in the form of a grant to homeowners via the following agency which will use the funds to purchase materials and make improvements utilizing volunteer labor and/or contractual services: Rebuilding Macon

Home Improvement Program (includes Emergency Roof Grant and Painting Program)

The Home Improvement Program includes a loan version which covers extensive home repairs and a grant version that is limited to roofs that require emergency repairs/replacement or exterior walls that need painting. Grant amounts will be limited to a maximum of \$10,000.00. M-BC expects to repair the roofs or paint the exterior walls of 60 low- and moderate-income families during the program year under this grant program.

Actions planned to reduce lead-based paint hazards

To comply with 24 CFR Part 35 as it pertains to our programs, lead-based paint specifications

have been incorporated into the Rehabilitation Work Write-up software to allow for efficient and consistent specifications and pricing for projects. ECDD will continue to educate clients and contractors on the dangers of lead-based paint hazards. ECDD gets information about children in the household. Homeowners and tenants residing in property built before 1978 will receive the flyer entitled "Watch Out for Lead-based Paint Poisoning." ECDD also inspects properties as a part of the HESG program for LBP hazards before approving funding.

Actions planned to reduce the number of poverty-level families

Poverty is a state or condition of having little or no money, goods, or means of support. It is the lack of income that restricts a person from purchasing adequate food, shelter, clothing and other necessities. Although M-BC does not have significant control over factors contributing to poverty, its long-term goal is to reduce the number of persons living in poverty by using CDBG funds to address the fundamental causes of poverty and to leverage private funds for programs that alleviate poverty. M-BC does not provide money directly to low-moderate income families. M-BC will also collaborate with the Macon Housing Authority, other government departments, local nonprofit agencies, and private and public organizations in the implementation of services. In addition, the following programs will assist families with incomes below the poverty level:

- Home Improvement Program for Homeowners
- Home Purchase Program
- Small Business Development Assistance Program
- Public Service Programs
- Accessibility to work on government contracts under Section 3

M-BC housing programs are directed toward low-moderate income persons. These programs are made more affordable due to low interest rates, flexible repayment terms, and possible deferment. Forgivable loans are also available under certain conditions.

Actions planned to develop institutional structure

M-BC will continue to collaborate with other public and private agencies to leverage funds, create a suitable living environment and improve the supply of decent, standard, and affordable housing for the residents within this jurisdiction. Please refer to section SP-40 "Institutional Delivery Structure."

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

M-BC coordinates all service deliveries with the specific providers that have been contracted with to perform the job. This coordination includes consultations and meetings prior to the time of selection, includes monitoring and meetings throughout the delivery phase and a final review of services when the contract is completed. If a provider is selected for another year, the past

performance is reviewed for possible ways to improve the service or reach a wider target audience. This review and evaluation process is expected to continue for the foreseeable future.

Discussion:

PROGRAM SPECIFIC REQUIREMENTS

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed:	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan:	0
3. The amount of surplus funds from urban renewal settlements:	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan:	0
5. The amount of income from float-funded activities:	0
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.	90.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other form of investment is currently being used beyond those identified in Section 92.205. Please refer to the attached document pertaining to the Macon-Bibb County Recapture provisions.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please refer to the attached document pertaining to the Macon-Bibb County Recapture provisions. 24 CFR 92.254 requires M-BC, its subrecipients, and CHDOs to follow the **recapture option**. M-BC has adopted all three recapture options set forth in the HOME program regulations at 92.254(a)(5)(ii)(A). In most cases, M-BC will designate the shared net proceeds method in the written agreement with the borrower. The rationale for using the shared net proceeds option is as follows: In the event of foreclosure, M-BC will not have to reimburse its HOME account for the HOME investment in the house if there are no net proceeds.

M-BC will frequently make second mortgage HOME-funded loans to qualified purchasers for down-payment assistance, closing costs, and gap financing and/or rehabilitation activities. If, or when, the buyer decides to sell the house, M-BC will expect full payment of its second mortgage HOME loan. M-BC will utilize the recapture provision as outlined in 24 CFR 92.254(a)(4)(ii). M-BC will ensure that recaptured funds from net sales proceeds and/or monthly repayments will be used to assist other homebuyer activities. M-BC will accept less than full payment of its second mortgage HOME loan only:

1. If the current appraised value of the house is less than it was at the time it was initially purchased; and
2. If, after paying off the private first mortgage from the sale proceeds, the funds are less than the balance owed on the second mortgage HOME loan.
3. When it is in the best interest of the HOME Program and M-BC to discount the principal balance due to M-BC. The amount of the discount shall not result in a windfall benefit to the debtor.

If there are sale proceeds remaining after paying off the first and second mortgage loans, the seller will be entitled to keep the remaining balance.

M-BC does not anticipate using HOME funds to write-down the sale price of the house to an amount lower than the appraised value. Should a need for this type of write-down occur, M-BC will collect this subsidy following recapture option provisions--unless, after paying off the first and second mortgage, there are no remaining sale proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds are as follows: See 24 CFR 92.254(a)(4)

Please refer to the attached document pertaining to the Macon-Bibb County Recapture provisions. M-BC requires a property security deed and a written loan agreement to be completed in all cases involving HOME-funded loan transactions. In case of a title transfer during the period of affordability, either voluntary or involuntary, these instruments will be used to enforce repayment of all direct HOME subsidies.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Macon-Bibb County currently has no plans to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Hearth Emergency Solutions Grant (HESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

As M-BC moves forward with HESG, ECDD will look at Best Work practices from other communities who receive an HESG allocation. In providing HESG assistance, ECDD will put in place the following:

- Include written standards for providing HESG assistance (may include as attachment).
 - Each agency must provide a scope of service detailing the service that will be offered to the homeless as well as any outreach efforts for the homeless.
 - Each agency must provide their policies and procedures of the agency for evaluating the homeless for services.
 - Each agency must provide information on all agencies that they partner with in servicing the homeless.
 - Each agency will need to provide all cost related information (rent, utilities, etc.) for those individuals receiving assistance.
 - Each agency will need to provide a payment schedule for rental assistance and any specific terms or conditions.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

M-BC has established a coordinated entry assessment system that will be of benefit to all agencies who work with homeless programs. The lead agencies are M-BC EOC and the Salvation Army.

3. Identify the process for making sub-awards and describe how the HESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ECDD will request proposals from non-profit organizations, to include community and faith-based organizations, to submit applications for HESG funding. The applications will be reviewed to ensure that rapid rehousing and homeless prevention programs are the needs that are being met in the community. Applicants that can provide the best service to its customers and who are a part of the Homeless Coalition will be recommended for funding.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under HESG.

The jurisdiction should be able to meet the homeless participation requirement noted in 24 CFR 576.405(a) as ECDD will work along with those agencies who provide services to the homeless on a daily basis.

5. Describe performance standards for evaluating HESG.

The performance standards that will be used to evaluate HESG will include the agency providing data which shows the number of homeless individuals who have been permanently placed in housing, the number of individuals who have participated in homeless prevention activities and the number of those who have participated in the prevention activities and who have been placed in permanent housing.