R-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In the final year of the Consolidated Plan of 2020, Macon Bibb Consolidated Government Economic and Community Development Department (MBC) continues to address the needs of its citizens based on the priorities, needs, goals, and specific objectives mentioned. MBC provides assistance to low to moderate income families through public service providers for services such as mentoring programs, youth development initiatives, infant and toddler car seat safety, first time homebuyers education and counseling workshops, minor home repairs, individual and family counseling services, and homeless services. MBC has also continued to focus on the creation of housing for low to moderate income eligible elderly citizens and the development of housing and supportive services to assist homeless persons in the transition from streets and shelters to permanent housing. In doing so, MBC is certain to provide maximum self-sufficiency by offering rental and utility assistance. As the economy and needs of our clientele have changed, MBC is taking a closer look at the products that are being offered through other institutions within MBC for low and moderate income individuals as well as the various reasons individuals have not been able to and/or chose not to access our programs.

The overall goal 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. MBC will continue to leverage both public and private resources in the implementation of the above goal and achieve identified objectives in the upcoming program year. MBC will continue to evaluate the program guidelines and requirements and revise them as needed in an effort to assist even more citizens and will also continue to partner with area agencies in an effort to overcome gaps in services.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Acquisition	Affordable Housing	CDBG: $	Other	Other	1	0	0.00%			

Domestic Violence (Crisis Line)	Non-Homeless Special Needs	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	625	547	87.52%	125	0	0.00%
Economic Development	Economic Development	CDBG: $	Businesses assisted	Businesses Assisted	5	5	100.00%	1	0	0.00%
Health Services (EOC Dental)	Homeless	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	23	18.40%			
Home Ownership (HomeFirst)	Housing Counseling	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	290	58.00%	136	0	0.00%
Home Ownership (HomeFirst)	Housing Counseling	CDBG: $	Homeowner Housing Added	Household Housing Unit	0	0		1	0	0.00%
Home Repair (HIP & Subs)	Affordable Housing	CDBG: $	Homeowner Housing Rehabilitated	Household Housing Unit	755	507	67.15%	211	28	13.27%
Homeless Assistance (Loaves & Fishes)	Homeless	CDBG: $ / ESG: $78395	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1375	1023	74.40%			
Homeless Assistance (Loaves & Fishes)	Homeless	CDBG: $ / ESG: $78395	Homeless Person Overnight Shelter	Persons Assisted	0	0				

Homeless Assistance (Loaves & Fishes)	Homeless	CDBG: $ / ESG: $78395	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		80	0	0.00%
Homeless Assistance (Loaves & Fishes)	Homeless	CDBG: $ / ESG: $78395	Other	Other	0	0		672	0	0.00%
Homeless Assistance (Rapid Rehousing)	Homeless	CDBG: $ / ESG: $10000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	180	286	158.89%	1	0	0.00%
Homelessness Prevention (HESG)	Homeless	ESG: $	Homelessness Prevention	Persons Assisted	360	387	107.50%	6	0	0.00%
Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	1	20.00%			
Infrastructure	Non-Housing Community Development	CDBG: $	Other	Other	0	0				
Miscellaneous Public Service (FCC, FAM)	Non-Homeless Special Needs	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	518	25.90%	280	0	0.00%
New Construction (CR)	Affordable Housing	HOME: $	Rental units rehabilitated	Household Housing Unit	0	1				

New Construction (CR)	Affordable Housing	HOME: $	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1	0	0.00%
New Construction (Dev Projects)	Affordable Housing	CDBG: $ / HOME: $718510	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	25		0	25	
New Construction (Dev Projects)	Affordable Housing	CDBG: $ / HOME: $718510	Rental units constructed	Household Housing Unit	5	10	200.00%	1	10	1,000.00%
New Construction (Dev Projects)	Affordable Housing	CDBG: $ / HOME: $718510	Homeowner Housing Added	Household Housing Unit	5	7	140.00%	1	2	200.00%
Public Facilities and Improvements	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	2	200.00%	1	0	0.00%
Youth Development (Mentors, BSA)	Non-Homeless Special Needs	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	700	140	20.00%	168	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Although this community has remarkably been able to achieve many goals set forth in our consolidated plan presented prior to the Novel Virus Covid-19 pandemic, Macon-Bibb County (MBC) is still struggling with reaching certain goals because of restraints imposed during the pandemic and the reluctance of many to move forward with life as it was prior to Covid-19. Many blame this act on the fact that the pandemic still plaques us all, but many cases are not being reported and the data is not supporting the true number of cases amongst us. Covid-19 affects us from all areas. For example, regarding neighborhood stabilization/revitalization, MBC still counts success with obtaining the high priority neighborhood stabilization/revitalization goal via the provision of safe, decent, and affordable housing although we are challenged with the real estate market and sales. For those interested in first time homeownership, things look a bit dim. The housing market has been a sellers' market for at least the past six years. Due to C-19, many landlords were defaulting on their loans and went into foreclosure and are slowly recovering. It seems that bankruptcy has been the norm for several property and business owners. When renters were being evicted they sought affordable housing on their own. At this point, our housing partners restructured their workshops to emphasize preparedness. As we received inquiries for assistance with debt relief, evictions and home ownership, we referred those prospects to our housing partners. Those interested potential property owners were briefed on matters such as what their bank account should look like over the years, what their credit worthiness means, what to be on the lookout for when browsing for houses and how to get prequalified. Our downpayment assistance program is available to further assist low-to moderate income individuals unable to obtain a loan for various reasons. Also, our low-interest rate program for homeowners to improve their property has been successful in avoiding a further decline in decent housing.

As mentioned earlier, Covid-19 had a dreadful effect on us all worldwide and while the country, as a whole, has ventured towards the new normal, several others, especially those categorized as low and low to moderate income leveled have suffered the most and tend to be very skeptical about moving forward at a whoping speed. This disinclination is in part due to reported other variants of this potentially deadly virus that scientists cannot pinpoint before it attacks; and as mentioned before, it is believed that the cases have not decrease, just the reporting efforts have.

The following data has been reported for 2024 and pertains specifically to Macon Bibb County. In a population of 152,150, there have been 749 cases that resulted in death at a case rate of 23766.68 and a case death rate of 492.28; with a projected 105 covid related deaths in Macon Bibb to come. While many have gone back to work as usual there are still many precautions being adhered to in addition to the effects caused by C-19. There is even a condition known as "long covid' that is affecting far more citizens than ever imagined. This has financially impacted our citizens in many ways and even caused them to reduce the scope of repair work on their homes to allow their reduced budgets to cover everyday maintenance costs instead of going into debt. On that note, more have applied for minor home repairs. But we are still faced with the challenge of having more homes that need repairs beyond the scope of what this program can provide. Although we have not had any microenterprises to qualify during this program year, our economic development assistance has been achieved by the Small Business Marketing Grant Program over the past few years. Small business relief grant allocations assisted businesses as they were affected by the covid-19 virus and needed the support to sustain their operations, pay overhead & obtain and retain employees. At a not so rapid pace, our subrecipients are regaining the faith of their clients. Some are still preferring virtual services and are being accommodated as best as each agency can. Then there are the remaining clients who participate in person. We still see an immediate decline or cancellation of appointments as soon as a new strand of the C-19 is mentioned. We are still hopeful that eligible individuals/families may be seeking assistance and will be eligible for loan funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	56	1
Black or African American	618	13
Asian	0	0
American Indian or American Native	3	0
Native Hawaiian or Other Pacific Islander	2	0
Total	**679**	**14**
Hispanic	22	0
Not Hispanic	657	14

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	2
Asian or Asian American	1
Black, African American, or African	537
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	83
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	623

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Families and individuals assisted meet the criteria of having extremely low income, low to moderate income or moderate income based on the area median income determined annually. Services are not based on race or ethnicity, therefore any individual or family that falls in the extremely low to moderate income brackets and meet other specific eligiblity requirements based on the type of service received and agency providing the service can be served. There is no catergory under CDBG/CDBG-CV for Black/African American & White nor Other Multi-racial.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,842,545	146,987.00
HOME	public - federal	806,868.33	0
ESG	public - federal	160,426	83,354.18

Table 3 - Resources Made Available

Narrative

MBC has not yet drawn from its PY24 HOME allocation, but do anticipate exhausting PY24 HOME funds in the near future.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

N/A

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

There was no construction activity that was financially assisted by other agency funds, federal funds, real estate or in-kind services. There also was no publicly owned property utilized to meet any of the needs identified in the action plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	
2. Match contributed during current Federal fiscal year	
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	
4. Match liability for current Federal fiscal year	
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

	Total	**Women Business Enterprises**	**Male**
Contracts			
Number			
Dollar Amount			
Sub-Contracts			
Number			
Dollar Amount			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired		
Businesses Displaced		
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	4	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**4**	**0**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	2	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**4**	**0**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

There were no blatant negative occurrences during these projects. All were completed on task and are now occupied dwellings.

Discuss how these outcomes will impact future annual action plans.

Because the planned projects were implemented and successfully completed providing supportive housing for 10 special needs individuals as well as 26 non-homeless units of which 25 are filled with income eligible persons, the results were deemed very positive and optimistically impacted future thoughts to consider plans of this same nature.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	0
Low-income	16	0
Moderate-income	5	0
Total	**29**	**0**

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

The Macon-Bibb County (MBC) Coordinated Entry system focuses on the needs of the homeless within Macon-Bibb County and the Middle Georgia Area utilizing the Maco-Bibb County Economic Opportunity Council (MBCEOC) as the lead agency to conduct assessments using the VI-SPAT to determine the category of need. A wide range of services are available and delivered to homeless persons as needed.

Coordinated entry is an important process through which people experiencing or at risk of experiencing homelessness can access the crisis response system in a streamlined way, have their strengths and needs quickly assessed, and quickly connect to appropriate, tailored housing and mainstream services within the community or designated region. Standardized assessment tools and practices used within local coordinated assessment processes take into account the unique needs of children and their families as well as youth. When possible, the assessment provides the ability for households to gain access to the best options to address their needs, incorporating participants' choice, rather than being evaluated for a single program within the system. The most intensive interventions are prioritized for those with the highest needs.

The principal organizations involved include MBC, MBC Economic Opportunity Council, Salvation Army, Brookdale Resource Center, First Choice Primary, and Family Advancement Ministries. MBC offers HESG funding for Rapid Rehousing and Homeless Prevention utilizing subrecipients, such as FAM, and MBCEOC.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

MBC's strategy is focused on a network of agencies that provide services such as outreach, intake and assessment, information and referral, emergency services, case management, etc. The system was developed to facilitate the movement of homeless clients into stability and independence through collaborative partnerships. Through these partnerships, homeless individuals are provided an array of supportive services designed to help individuals find permanent housing. The ultimate goal is to provide supportive services that help homeless individuals obtain and maintain permanent housing. Emergency Solution Grant (ESG) funds are used for services provided to homeless individuals through subrecipients.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

MBC does not provide any direct services to address homelessness. During PY24, MBC provided CDBG funds to the Salvation Army which provided a variety of services for homeless individuals. These services included clothing, showers, meals, etc. Several agencies within MBC provide homeless prevention services such as Family Advancement (FAM) and Macon-Bibb County Economic Opportunity (MBCEOC). These two agencies provide utility assistance and rental assistance for those individuals who have been served with an eviction notice. Some agencies provide life skill courses to assist low-income individuals in money management and budgeting. The Macon Coalition to End Homelessness has monthly meetings to provide information about homelessness agencies and services to homeless individuals.

MCB also provides funding for non-profit organizations such as HomeFirst, to provide housing counseling and educational sessions for low-moderate income individuals to assist them with becoming homebuyers. HomeFirst still provides workshops and resources to homeowners that may be at risk of losing their homes.

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.

As mentioned in the previous paragraph, MBC does not provide direct services to address homelessness, nor does it directly assist homeless individuals in transitioning back to permanent housing facilities. MBC does not receive HOPWA (Housing Opportunities for Persons with AIDS). However, we will continue to actively collaborate with River Edge Behavioral Health Center our liaison to local facilities such as The Hope Center, Atrium Health Navicent Infectious Disease Center, Macon Volunteer Clinic) who do provide HIV/AIDS support by assisting with sponsoring programs that serve persons in their recovery from mental and/or addictive disease/illness by providing testing, medication, assistance, and supportive services. In addition, River Edge operates transitional housing and tenant-based rental assistance for persons who are HIV-positive and who reside in Macon-Bibb County.

MBC uses ESG funds to financially assist those agencies that provide services to homeless individuals as it relates to rapid rehousing and homeless prevention. Some of the agencies that we currently work with or have worked with in the past to assist the homeless include MBCEOC, Loaves and Fishes, River Edge, Family Advancement Ministries, First Choice Primary Care, Salvation Army, Brookdale Resource Center and Depaul USA (Daybreak). These agencies offer day services, and in some cases, housing is provided with the intent to enable the individuals to become a more independent and productive citizens by moving into housing within a community. Representatives 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.

Please refer to the attachment labeled “SAGE Reports” for a detailed description of homelessness prevention and rapid rehousing services that were provided with HESG funds.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In our jurisdiction, The Macon Housing Authority (MHA) takes the lead with public housing. The MHA meets on a regular basis with it's Resident Advisory Board and residents of public housing sites to address various needs and concerns. The MHA operates two community centers which offer a wide variety of resident services including GED preparation, tax preparation, child care services, health screenings computer classes, etc. Through these and other services, the MHA maintains an excellent relationship with its residents. With regard to the physical plant, the MHA inspects each property on a regular basic and strategically budgets HUD funds to maintain and repair units as needed according to HUD and MHA standards.

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

The MHA's Resident Initiatives department often refers cients to credit counseling and credit management to help them start their journey to homeownership. The MHA also sponsors homeownership classes and works closely with various municipal and community agencies to this end. The MHA has been successful in working with the Macon Area Habitat for Humanity (MAHFH) in referring public housing and Section 8 residents to become first-time homeowners. Over the years, the MHA has been responsible for many families becoming first time home buyers. The MHA pledges to continue this effort as markets shift and become more favorable for propsective buyers.

Actions taken to provide assistance to troubled PHAs

N/A - The MHA is a Section 8 and Public Housing HUD-designated high performing agency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i) For years, homeownership has been a difficult achievement for most low-income families. Even though there are no local policies or procedures in place that have a negative impact on the availability of affordable housing for low-modrate income famlies, it is still a tedious task to become and remain a homeowner. To offset this difficulty, MBC has instituted housing programs tht offer 2% interest rates on loans, flexible repayment terms and consideration of deferment in some cases. Forgivable loans are also available under certain conditions.

The three Affirmatively Futhering 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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

There are 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. MBC is attempting to overcome this obstacle by providing housing counseling classes to prospective buyers. In these classes, they are instructed on methods to avoid all of the pitfalls mentioned above. MBC also offers a second mortgage with lenient terms and reduced rates to cover that portion of the mortgage that the first lender cannot provide.

There is a huge disparity within the market of qualified CHDOs. Many investors has shown an interest and applied as a CHDO, but did not meet the qualifications. Although, there has been no recent successful applicants, MBC remains hopeful that qualified CHDOs that have the capacity and experience to run a housing program are in the near future. Generally speaking, the dwindling of potential CHDO applicants occurred because the agencies/nonprofits chose not to apply as the HOME regulations have changed. As a result, home production numbers have not met their full potential. MBC has published an RFP for HOME funds in the local paper for agencies interested in receiving funds as a CHDO in an effort to increase interest and possible applicants. Those who applied were carefully scrutinized to ensure that they were fully qualified and capable of handling all aspects of a housing program, not just the construction phase. Many times this practice does not yield the partners we desperately need. Meanwhile, we stay hopeful with the qualified CHDO we have, that continues to make application for projects and consequently, slowly but assuredly we meet the goals set for home production, new homeowners and decent affordable housing.

On the other side, there are still many dilapidated and abandoned structures throughout the MBC jurisdiction. The Blight Force can only process so many at a time. But because there is a separte task force to remedy blight, there are no plans to allocate any federal funds for demolition unless it is associated with 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 MBC.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j) 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 will also get 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."

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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j) 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. MBC does not provide money directly to low-moderate income families. Although MBC 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. MBC also collaborates 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

Actions taken to develop institutional structure. 91.220(k); 91.320(j) ECDD is responsible for the coordination of Macon Bibb County's CDBG, HOME and HESG grants. Activities include single-family housing rehabilitation, neighborhood redevelopment and homeownership opportunities, enforcement of housing codes, social programs, and the administration and planning activities related to community development activities and grants. In addition, nonprofits, private developers, and banks will provide the development and financing for new construction activities in low- and moderate-income areas.

In an effort to provide services to as many low- and moderate-income individuals and strengthen the gaps, ECDD attempts to partner with other agencies to leverage resources for housing and social services. ECDD collaborates in the development and implementation of its Consolidated Plan with the Macon Housing Authority, other MBC departments, local nonprofit agencies, and other public and private organizations. ECDD is very fortunate to have the number and variety of partners to provide needed services to the residents of Macon. However, during these difficult economic times, needs are increasing and funding sources are becoming more limited. Therefore, ECDD is continuing to attempt to do more with less.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j) MHA has developed 18 senior and multi-family LIHTC properties by engaging private investment funds. As part of this effort, MHA has been able to leverage private dollars to build or rehab housing for low to moderate income individuals and families. Also, MHA was successful in bringing private capital to public housing to refurbish four of its larger public housing sites under the Rental Assistance Demonstration (RAD) program. This has allowed the properties to obtain needed repairs while enhancing revenue and preserving affordable housing in Macon. Finally, MHA continues to enter into agreements with various service agencies in MBC to bring services to its residents. MHA has agreements with River Edge Behavioral Institute, Disability Connections, Economic Opportunities Council, various homeless shelters, Boys and Girls Club, etc. Through these and many other collaborative efforts, MHA helps hundreds of families obtain and maintain affordable housing each year.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a) 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, MBC 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.

MBC 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.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

ECDD monitors CDBG and HESG activities a minimum of once per year. A monitoring report form is used to detail information regarding the number of files reviewed, the number of files in compliance, if any procured materials were identified and properly procured, along with a summary of conclusions and findings, if any. The ECDD accountant also monitors the financial records, to ensure the subrecipient complies with all CDBG and HESG accounting and financial regulations. The accountant has a separate financial monitoring form to use as an evaluation tool.

Every year ECDD reviews all files, records, budgets, board information, and overall compliance in the use of CDBG and HESG funds. The subrecipients are informed in advance of all items ECDD will review on the agreed monitoring date. On the heels of the covid-19 pandemic, many agencies have been short staffed or have new workers. Technical supports is offered to all agencies and monitoring dates are scheduled in advance. Some monitoring efforts are on-site, others are virtual. The monitoring report form has remained the same. If the subrecipients chose a virtual monitoring, their monitoring letter was adjusted to add that all requested items for review be scanned and emailed to the point of contact, or those items were to be uploaded to a USB device and delivered to the drop box outside of the ECDD office. Once the virtual monitoring was completed, the ECDD staff arranged a virtual post-monitoring interview with the subrecipient. Where onsite visits were preferred, the ECDD staff observed the impact of services rendered to MBC citizens, but still in most cases, practiced safe measures during all interactions.

HOME Program: Monthly meetings are conducted in order to provide updates and status and financial reports pertaining to each specific project.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports. In an effort to encouraged the Macon-Bibb County citizen to participate in the actions being taken in and around the city to promote better living environments, economic growth and neighborhood decency and stabilization, it has been the practice of MBC to utilize highly viewed media means to get the word out to the public.

The public notice was advertised electronically through The Macon Black Pages, a highly viewed minority e-publication. The advertisement ran Monday September 15 of 2025 and Wednesday, September 24 of 2025. The public notice was also advertised in the local newspaper, The *Telegraph*, on September 21, 2025 because Sundays are a printed version of the news outlet and most commonly viewed by most MBC citizens. Additionally, the same public notice (in draft pdf format) was uploaded to and available for viewing starting Tuesday, September 16, 2025 through close of business, Tuesday, September 30, 2025 on the official website of Macon-Bibb County, informing the public that the PY24 CAPER and end-of year IDIS reports were available for review and comment at our local office. The public notice was also advertised

All notices about public meetings included a similar announcement that all non-English speaking persons and persons with hearing disabilities could request assistance if they contacted ECDD. End-of-year IDIS reports have been posted on the official website of MBC for access and review by local citizens and interested parties. Copies of the reports are also available at our local office for public viewing.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences. The most significant impact that caused a focus shift occurred during and because of the global pandemic, COVID-19 in 2020. Macon-Bibb County Economic and Community Development Department was affected by the government shutdown that required the department to work on an abbreviated basis. Much of the work accomplished was done so virtually in consideration of COVID-19. Funding allocated to agencies by Macon-Bibb County had to address the prevention, preparation, and/or the response to COVID-19. During that time, Macon-Bibb County was awarded CDBG-CV and ESG-CV funding. With these Special Funds, the jurisdiction was assisted through partnerships with sub-recipients to provide increased homeless services and enhanced public service activities. Macon-Bibb County initially focused on homelessness prevention and rapid rehousing, but due to increased needs, Macon-Bibb now focuses on these components as well as Street Outreach and Emergency Shelters.

Due to allowed flexibilities during COVID-19, Macon-Bibb County had the opportunity to open a Temporary Emergency Shelter - Brookdale. This temporary shelter was born out of an increased need to assist the homeless population and to prevent the spread of COVID-19, by providing a safe, climate controlled facility. The temporary shelter was housed in a closed school, Brookdale Elementary School. To address the needs of the homeless at this temporary location, renovations were made to the building to include laundry facilities, kitchen appliances, bathroom facilities, and access to other services to help any who stayed at the facility. Residents at this facility were allowed to stay 24 hours a day without having to leave and return on a daily basis. The Salvation Army continued to provide Emergency Shelter services during this time period, however, they had to rely on other agencies as the Salvation Army would find themselves at capacity at various times during the pandemic.

Homelessness Prevention and Rapid Rehousing were the initial components allocated funding, however, during COVID-19, these projects became overwhelmed. To serve the homeless, the rapid rehousing program was utilized to house those who had not been housed. The Homelessness Prevention program was used extensively as many found themselves either unemployed due to COVID-19 or had to work with reduced work hours. This change in employment resulted in a need for assistance to pay rent and utilities in order to prevent homelessness for those who were at risk of homelessness.

The Emergency Shelter component was a vital part of the jurisdiction's objectives as it provided a safe place for those who were homeless. Funding from the Special Funds assisted the Shelter in meeting the needs of the homeless by providing for the increased need for food, facility needs, equipment and furniture as well as cleaning supplies.

Macon-Bibb County Economic and Community Development Department recently allocated funding to a Street Outreach facility that assists with medical and any other social service needs for homeless individuals. The Street Outreach efforts reach out to homeless individuals and families to provide wrap around services for them and their families.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During the construction phase, the construction specialist and redevelopment manager conducted daily and weekly inspections at the following junctures to ensure code compliance before moving to the next phase:

- Site Work
- Footings and foundation
- Framing
- Mechanical
- Electrical
- Plumbing
- Energy Star or Earthcraft Compliance
- Interior Finishes
- Roofing
- Exterior Finishes
- Life Safety and Security
- Landscaping

Multi-unit activities which are funded and supervised by multiple housing partners are inspected by representatives of each agency. However, as mandated by 24 CFR 92.504(d), the Participating Jurisdiction maintains the overall responsibility for conducting the site inspections even when multiple funding partners are invested in the activity.

During PY24, the following properties involved housing partnership with Goldcoaster Ventures, LLC, Macon Area Habitat for Humanity and River Edge Behavioral Health/River Edge Foundation:

520 Nelson St: Goldcoaster Ventures a housing redevelopment investment company partnered with us this past year to do a rehabilitation project on once blighted detached single-family residential home, located at 520 Nelson Street, an extremely low and imporvished area of MBC. The project commenced at the beginning of PY24 and even amidst unforeseen costs and delays the project was completed within the same program year. The home, a rental dwelling, is now occupied with a low to moderate incomed family of five.

4120/4134 Dorothy Avenue: Meanwhile, Macon Area Habitat for Humanity broke ground on property that would yield two single family dwellings simultaneously. The addresses are 4120 Dorothy Avenue and 4134 Dororthy Avenue. Both homes were new construction dwellings of three bedrooms and two baths with a nice front porch for evening sitting and relaxation. Both are located in a low incomed area and were completed in March of 2025 with a closing and new home dedication date in April of the same year. Again, community partners were invited and participated in welcoming the new homeowners with greetings and gifts. Local area pastors, developers, news crews, realtors, local and state government officials, and other stakeholders attended.

2822 Bloomfield Pkwy: River Edge Behavioral Health system of Macon formerly known as Georgia Behavioral Health of Macon commenced a new construction community project prior to PY24, however the majority of construction was performed in PY24. This project, located at 2822 Bloomfield Parkway is named Serenity Courtyard of Macon and is a community of 26-one bedroom, single family "tiny homes" that will provide permanent supportive housing for low and very low-income people. The community project encountered a few weather driven and acts of theft setbacks, but was still completed within the forecasted 18-month timeframe. The ribbon cutting ceremony and open house tours was on February 2, 2025 with special remarks by local board members, architects, contractors, government officials, state commissioners, clergy and other community partners. This exciting event had both local media and social media coverage. To date, twenty-five of the twenty-six units are occupied with a low to moderate income person.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a) ECDD allocated HOME funding to River Edge Behavioral Health formerly Georgia Behavioral Health Services, River Edge Foundation (REF), Infill Housing, and Macon Area Habitat for Humanity (MAHFH) for affordable rental housing units and/or homeownership opportunities.

Infill Housing will affirmatively market the available rental units by listing them on the Georgia Housing search website and posting them on the organization's website. There is also information available at various agencies that provide services to low and moderate income individuals. Infill Housing also utilizes advertising through the Macon Housing Authority to market units available to seniors and other rental opportunities.

Again this past year the MBC Economic and Community Development Department allocated HOME funding to MAHFH for the development of affordable homeownership opportunities. MAHFH requested HOME funding as gap financing to complete construction on single-family homeownership units that meet Energy Star 3.0 standards and that would be built in a low to very low income community. Upon completion, the units will be sold to pre-qualified, low-income partner households who have met MAHFH's homeownership guidelines which are detailed below. MAHFH markets its program through a number of sources to include the MAHFH website (www.maconhabitat.org), MAHFH social media platforms, flyers, radio and tv interviews, Public Service Announcements, at volunteer and information sessions and presentations to homeownership classes at HomeFirst Counseling Center. The marketing plan is implemented by the MAHFH family selection committee, Executive Director, Development Director and Office Manager.

REBH/REF received HOME funding to make provisions for supportive housing for individuals with developmental disabilities. The program provides living arrangement options to persons with intellectual and developmental disabilities. The outreach and referral system used by GBHS and River Edge Behavioral Health Center includes referrals from current case managers at emergency or group shelters, applicants who have a mental health and/or substance abuse diagnosis, and will work along with the Permanent Supportive Housing program. To affirmatively market the program, GBHS utilizes flyers, posters, newspapers, and oral presentations at Resident Association meetings, provides a Spanish translator for the Hispanic population and translation services for other languages.

To affirmatively market the houses and rental opportunities, ECDD representatives provide information at various neighborhood meetings and discuss the affordable housing opportunities that are available as well as explain the program in general and distribute flyers about the programs.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics HOME program income is used to pay invoices as they are received. Entitlement funds, including CHDO reserve (CR) funds, will be used to initially fund activities. The exception to this rule is when all entitlement and CR funds are committed but more funding is needed to meet contractual obligations. This process allows M-BC to spend Program Income before Entitlement/CHDO Reserve and meet its HOME commitments/obligations.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j) MBC will continue to address the affordable housing shortage by ensuring that proposals for affordable housing are serving the maximum number of low to moderate income individuals per projects. To assist partner agencies, ECDD will continue to take the lead in identifying any new areas that may need to be reviwed for consideration for affordable housing proposals.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	21,411				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

This office as well as our subrecipients participate in various community events in order to make local residents aware of jobs coming in the near future.   It has not been easy to hire section 3 workers. While, they may attend the various community workshops, job fairs and employment stations, initially, those candidates do not show up once the jobs begin. It is planned that this office as well as local contractors will continue efforts to reach out and promote section 3 jobs.