



MACON-BIBB COUNTY ANNUAL ACTION PLAN PROGRAM YEAR 2027

APRIL 30, 2026

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FOR YOUR REVIEW AND COMMENT. PLEASE SUBMIT YOUR COMMENTS IN WRITING BY THE DEADLINE TO THE ADDRESS INDICATED. PLEASE DO NOT REMOVE OR ALTER THIS DOCUMENT.

CONTACT LESA LATIMORE-KELLEY OR WANZINA JACKSON WITH QUESTIONS/CONCERNS VIA
EMAILBELOW
LKELLEY@MACONBIBB.US / WJACKSON@MACONBIBB.US

Executive Summary

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

1. Introduction

The overall goal of the Macon-Bibb County Consolidated Government (MBC) 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. In keeping with our PY26 Annual Action Plan submitted with our three-year Consolidated Plan in October of 2026, MBC intends to continue to work towards those same objectives which mirror those identified herein.

Still, unfortunately, today's current real estate market is still creating a challenge for those interested in first time homeownership, as it pertains to creating a suitable living environment with decent housing, there has been success with obtaining the high priority neighborhood stabilization/revitalization goal through the provision of safe, decent, and affordable housing. The interest rate for the Home Purchase Program (HPP) and the Home Improvement Program (HIP) was changed to 2% in PY08 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. These programs assist low-income individuals with partial grants and loans for minor home improvement and housing purchases. A specific improvement project, our roofing program, was established in 2013 to help homeowners that may not be able to qualify for a loan for home improvements and many of our low to moderately low homeowners apply and take advantage of this program. Regarding home purchasing, as we receive inquiries, we continue to refer prospective buyers to our housing partners. Through this partnership, MBC helps low-to moderate-income individuals who are unable to obtain a loan for various reasons without assistance move into homeownership.

Since our Small Business Marketing Grant Program dispensing Covid-19 funds has ended, many small business owners are disappointed that there are no other grant options. Many business owners indicate that a "jump start" would be helpful, however they are not willing to complete the necessary requirements to obtain our loan interest rate loan for working capital or new start up. Nevertheless, entitlement funding earmarked for this category has been readily available to assist entrepreneurs in sustaining their brick-and-mortar businesses and meeting their overhead expenses.

2. Summarize the objectives and outcomes identified in the Plan

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

Category 1: Create a Suitable Living Environment

Objective: Assist in the stabilization of deteriorating neighborhoods

Outcome: (Sustainability) Repair and upgrade at least 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, water, sewer, flood, and drainage systems. (Public Facilities, Acquisitions & Infrastructure)

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

Outcome: (Affordability) Provide mentoring and life-skills training for 46 children in low-moderate income homes, provide 100 car seats for children in low-moderate-income families.

Outcome: (Accessibility) Provide services to 11 victims of domestic violence, provide counseling services to 127 low to moderate income families.

Category 2: Provide Decent Housing

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

Outcome: (Affordability) Developers and/or nonprofits build or rehab two (2) units of housing for sale or rent to low- and moderate-income individuals. (Dev Projects, CHDO-MAHFH)

Outcome: (Accessibility) Provide housing counseling assistance to approximately 68 low- and moderate-income individuals.

Objective: Homeowner rehabilitation/minor home repair assistance for low- and moderate-income individuals

Outcome: (Affordability) Provide at least 40 minor home repairs to low- and moderate-income elderly and/disabled homeowners through various nonprofits (RM) as well as provide 30 minor home repairs to low- and moderate-income homeowners through ECDD programs (i.e., roofing, etc.) to total 60 upgraded, repaired homes.

Category 3: Enhance Economic Opportunity

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

Outcome: (Affordability) Provide financial assistance to a small local business that qualifies as a micro-enterprise. (SBDAP)

3. Evaluation of past performance

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

To follow is a numerical evaluation of past goals, accomplishments and projected goals.

Stabilization of deteriorating neighborhood: Complete rehabilitation of Eastview Park of severely dilapidated and dangerous playground and picnic facility. The park is now heavily visited by children and adults as they embrace family, fun and fellowship on an once breeding ground for adult activities.

Provide decent housing: Roof replacement and/or repair contracted for 20 low to moderate income homeowners. This assistance also helped stabilize their homeownership and increase the value of their home and neighborhood.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The MBC Citizen Participation Plan ensures that the public receives timely information regarding programs administered by the Economic and Community Development Department (ECDD) using Community Development Block Grant (CDBG,) HOME Investment Partnership funds and HESG/Emergency Solutions Grant (ESG) funds. The PY27 Action Plan is scheduled to post to the MBC website in English and Spanish for a 30-day public comment period starting on Monday, May 4, 2026. A hard copy of the Plan was placed in an area with public access at the ECDD office located at 688 Walnut Street, Suite 101, Macon, Georgia as well as the Middle Georgia Regional Public Library located at 1180 Washington Street, Macon, Georgia. Advertisement of the Plan in *The Telegraph*, the largest newspaper of general circulation in the Macon area, was published in the Sunday, May 3rd edition. This day is one of the most widely viewed days of *The Telegraph*. The Plan was also advertised in English and Spanish in the *Macon Black Pages*, a minority-owned publication on Friday, May 11, 2026, and *The Monroe Reporter* on Wednesday, May 6, 2026. All advertisements noted that copies of the Plan were available for public viewing in the ECDD office. Additionally, a public hearing was offered on Wednesday, May 13, 2026, at 4:00 pm in the Commission Chambers, 700 Poplar Street, Macon, Georgia.

5. Summary of public comments

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

There were no comments received from any of the public opportunities.

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

No comments were provided.

7. Summary

Paragraphs 1-5 are the summary.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	MACON-BIBB COUNTY	Economic and Community Development Department
HOME Administrator	MACON-BIBB COUNTY	Economic and Community Development Department
ESG Administrator	MACON-BIBB COUNTY	Economic and Community Development Department

Table 1 – Responsible Agencies

Narrative (optional)

ECDD administers the CDBG, HOME and HESG/ESG program allocations for MBC. 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 MBC.

Consolidated Plan Public Contact Information

Wanzina Jackson, Director, Macon Bibb ECDD, 688 Walnut St, Ste 101, Macon, GA 31201; Phone (478) 751-7190; email: wjackson@maconbibb.us

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

1. Introduction

It has been determined that the most feasible method to develop the current Action Plan is to refer to the information sources considered while preparing the latest Consolidated Plan which were various agencies providing housing and social services as well as surveying local citizens. As a part of the process, ECDD staff posted ads in the primary local newspaper, a locally published community publication, at a centralized public library and on the Macon-Bibb County organization's website. We hosted a virtual and in person community and agency meeting. The proposed in-person meeting was May 13, 2026, in the County Commissioners Chamber in City Hall giving the community the opportunity to gather information as well as answer questions and provide pertinent input as a potential beneficiary.

These public meetings are held to solicit valuable feedback that can be used in conjunction with opinions grafted from community surveys conducted by area agencies and the Macon-Bibb Planning and Zoning Authority.

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

MBC 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, 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.

MBC plans to use Hearth Emergency Solutions Grant (HESG) and Community Development Block Grant (CDBG) funds to financially assist agencies who provide housing and homelessness prevention services to the homeless. Some of the agencies that we currently work with or have worked with in the past to assist the homeless include Macon Bibb Economic Opportunity Council, Inc. (MBCEOC) Loaves and Fishes, Georgia Behavioral Health System (GBHS) also referred to as River Edge, DePaul USA, Family Advancement Ministries (FAM), The Brookdale Resource Center and The Salvation Army (SAL.), and First Choice Primary Care. These agencies offer day services, and in some cases, provide assistance to obtain permanent housing 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

Macon Coalition to End Homelessness (MCEH) to ensure that information is being shared with those agencies who serve 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

MBC is a member of the Macon Coalition to End Homelessness and collaborates with the various homeless agencies to provide homeless services. MBC also collaborates with the Continuum of Care for ESG training and HMIS technical assistance for housing services. Since PY15, MBC has received an HESG grant directly from HUD. Prior to PY15, ESG allocations were made by the Georgia Department of Community Affairs (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 the types of services offered and the number of people assisted. MBC will fund-Rapid Rehousing, Street Outreach, Emergency Shelter and Homelessness Prevention programs.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MACON-BIBB COUNTY LAND BANK AUTHORITY, INC
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Property purchases/acquisitions
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The LBA was consulted in potential property acquisition(s) opportunities. As our partnership continues, Macon Bibb ECDD anticipates ongoing economical real property acquisition opportunities in the near and distant future.
2	Agency/Group/Organization	MACON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The MHA is vital in providing affordable living in the community and MBC will continue to consult with them in this endeavor.
3	Agency/Group/Organization	HOME FIRST (HOUSING COUNSELING CENTER)
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Counseling and Fair Housing Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	As a CDBG recipient, this agency accepts all calls of suspected housing discrimination. More positively, the agency offers full day classes to many of our community members to educate them on the current home purchasing plans and requirements. ECDD conducts monitoring site visits, and reviews reports of citizens served.
4	Agency/Group/Organization	Macon Bibb Planning & Zoning Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Citizen Participation Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MBCECDD refers to the MBC Planning and Zoning Department's published MBC Comprehensive Plan for proven statistical results.
5	Agency/Group/Organization	Macon Bibb Urban Development Authority (UDA)
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is considered in most of the planning processes revolving around the economic growth and the MBC area as UDA is a catalyst to the historical preservation and commercial and residential growth and sustainability of the Middle Georgia area.
6	Agency/Group/Organization	Georgia Department of Community Affairs (DCA)
	Agency/Group/Organization Type	Housing Other government - State

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Continuum of Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations include but are not limited to homelessness and the reduction thereof, teamwork regarding continuum of care agencies and workflow. MBC continues to rely on the Department of Community Affairs to make this office aware of the ongoing changes in the communities.
7	Agency/Group/Organization	Rebuilding Macon
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services - Minor Home Repair
	What section of the Plan was addressed by Consultation?	Housing Rehabilitation Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency provides necessary home repairs of homeowners who may not qualify for the MBC Minor Home Improvement/Repair Loan. We anticipate as in the past, many homeowners receiving repairs to prevent dilapidation and condemnation, completed free of charge and thus affording them the opportunity to stay in their homes.
8	Agency/Group/Organization	Macon-Bibb Economic Opportunity Council (EOC)
	Agency/Group/Organization Type	Housing Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Coordinated Entry

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Macon-Bibb Economic Opportunity Council serves as an intake and assessment center for the MBC. We anticipate that this organization will continue to serve in this capacity. Macon-Bibb County Economic Opportunity Council is the designated lead for Macon-Bibb County Coordinated Entry.
9	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ECDD participated in a stakeholder roundtable group discussion reviewing regional goals and priorities, needs and opportunities and separate listening sessions. Gainful knowledge of forecasted growth in the area and anticipated continued updated information pertaining to the same as well as transportation, fair housing and the workforce industry were a few of the outcomes.
10	Agency/Group/Organization	Brookdale Resource Center
	Agency/Group/Organization Type	Services-Homelessness/Temporary Emergency Shelter
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is also an ESG-CV recipient, and we can anticipate that they will continue to offer day and overnight stays, warm meals and personal hygiene items to the homeless population at large in an effort to promote general health and wellness.

11	Agency/Group/Organization	CRISIS LINE & SAFE HOUSE OF CENTRAL GEORGIA, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Domestic Violence Awareness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is also a CDBG recipient and is expected to continue to provide a safe haven for abused females and affected children from domestic abuse. This shelter eliminates those victims from homelessness. ECDD expects that those who must reside at the sheltered places receive education and assistance and counseling to avoid ending up in a helpless/hopeless/homeless situation again.
12	Agency/Group/Organization	Family Advancement Ministries
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Infant and Child Welfare
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency is anticipated to continue to assist families with children to maintain their places of residence in an effort to reduce homelessness. We also anticipate continued education of mothers with children along with assistance in job interview preparedness and transportation vouchers, car seat usage and financial literacy.
13	Agency/Group/Organization	FAMILY COUNSELING CENTER
	Agency/Group/Organization Type	Services-Education Services-Mental Health Education

	What section of the Plan was addressed by Consultation?	Family Counseling and Individual Mental Health Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The outcome of this agency, which is also a CDBG recipient, is greatly anticipated as this agency provides mental health counseling to families. During this post pandemic era, there are some post-traumatic stress issues that have become even more prevalent amongst those who have stable housing as well as those who suffer from homelessness. This agency makes a vital impact on the community by offering the tools the homeless need to better their situation and those who reside in a dwelling to remain there.
14	Agency/Group/Organization	MENTORS PROJECT OF BIBB COUNTY, INC.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Child Welfare / Mentorship
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	It is anticipated that this agency, also a CDBG recipient, will continue to embrace the youth of the community and foster a sense of belonging and encourage pride and confidence in an effort to prevent mental anguish and unpopular choices of friends and associates. This agency will continue to build good character, encourage leadership and instill genuine work ethics and develop law abiding citizens in hopes of proportionately reducing homelessness.
15	Agency/Group/Organization	First Choice Primary Care, Inc
	Agency/Group/Organization Type	Health Services and Community Outreach
	What section of the Plan was addressed by Consultation?	Community Outreach and healthcare opportunities

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Activities are designed to meet the immediate needs of unsheltered homeless people by connecting them with emergency shelter, housing, and/or critical health services.
16	Agency/Group/Organization	MACON BIBB COUNTY HOMELESS COALITION
	Agency/Group/Organization Type	Non-profit, government, community advocates
	What section of the Plan was addressed by Consultation?	Homeless Prevention, sustainability
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A collaborative network of nonprofit, government agencies, and community partners working together to address homelessness in Macon-Bibb County by providing permanent supportive housing, rapid rehousing, and community-based collaboration.

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 the 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	Georgia DCA	Homeless assistance goal includes assistance to homeless population and prevention of homelessness that is also funded by HESG funds.
The MBC 2040 Comprehensive Plan	Macon Housing Authority	Miscellaneous public service goal includes counseling for public housing residents.

<p>Macon-Bibb Strategic Plan</p>	<p>Macon-Bibb County</p>	<p>Goals of ECDD must support those enumerated in MBC mission statement. Priority areas follow: The MBC Commission undertook a year-long Strategic Planning review process in order to focus on 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. Vision: Macon-Bibb County will be the center of development, culture, and opportunity, remembering our past while inspiring hope and pride for our future. Mission: 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 Strategic Priorities: 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. Safe Neighborhoods and Safe Communities - 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. Effective Government and Governance - 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. Infrastructure Improvement - To achieve the community we desire we will focus on and develop stormwater, water and wastewater infrastructures and an integrated transportation system of rails, trails, roads, and runways to become the logistics hub of Georgia. Quality of Life - We will support, encourage, and promote good-living in Macon-Bibb</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?
		County with the arts and cultural events, tourism improvements, social and nightlife opportunities and a community-wide system of passive and active recreation.
HOME Investment Partnerships American Rescue Plan	Macon-Bibb County	Provides federal funding to relieve the continued impact of the COVID-19 pandemic on the economy, public health, state and local governments, individuals, and businesses, specifically addressing the need for homelessness assistance and supportive services. ECDD has been allocated HOME-ARP funds and has engaged in a consultation and public participation process to develop this Allocation Plan. The County will describe how it intends to distribute HOME-ARP funds locally, including how the funds will be used to address the needs of qualifying populations.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)

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

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

For CDBG, HOME, HESG:

- Neighborhood meetings and Public Hearings
- Presentation to the Macon Coalition to End Homelessness
- Posting information on the MBC website
- Public notices in local publications
- Oral or written comments

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

ECDD held two public opportunities for dissemination of information with question-and-answer segments prior to the start of the program year. Both were held during the thirty-day comment period. The public hearings and a summary of projects and priorities were published in local newspapers, via electronic media outlets and at the local public library. On many occasions, ECDD participates in neighborhood meetings to discuss projects and priorities and also attends and provides informational displays for public viewing at community public service events throughout the city.

Per request, MBC will provide a translator for non-English speaking individuals as well as provide accommodations for disabled individuals when notified in advance. The contact information to request special accommodation to attend a public meeting is provided in the public notice.

Citizens may submit their views via the following methods:

- Directly to program staff
- To recognized neighborhood organizations
- To County Commissioners
- At neighborhood and public interest meetings hosted and/or attended by MBC and ECDD personnel.
- Public hearings
- By email

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	Nominal responses/attendance	No comments were received	N/A	
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish	Nominal responses/attendance	No comments were received.	N/A	
3	Newspaper Ad	Non-targeted/broad community	N/A	No comments received	N/A	
4	Internet Outreach	Non-targeted/broad community	N/A	No comments received	N/A	www.maconbibb.us/economicandcommunitydevelopment
5	Public Meeting	Non-targeted/broad community	Nominal attendance and responses.	No comments received.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

CDBG Program Admin: \$387,780

CDBG Housing/Redevelopment Admin: \$550,141.00

HOME 10% admin cap: \$95,409.00

HESG 7.5% admin cap: \$12,093

Total funds reflected in AP-15: \$3,054,241

Total funds reflected in AP-20: \$3,054,241

Plus, total admin funds: \$1,045,423

Plus, projected HOME match (not included in federal funds) \$103,020

AP-15 and AP-20 totals match: \$3,054,241

CDBG Public Service Cap is \$278,085

PY24 Public Service Projects total - \$278,085

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,853,902.00	85,000.00	0.00	1,938,902.00	0.00	Program income is actually revolving loan funds (\$85,000.00) plus General funds in the amount of \$17,450 to equal (1,956,352.00)
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	829,095.00	125,000.00	0.00	954,095.00	0.00	Total does not include local match dollars of \$103,020.00 which would bring final total to \$1,057,115.00.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	161,244.00	0.00	0.00	161,244.00	0.00	Annual allocation awarded is the total amount available.

Table 5 - Expected Resources – Priority Table

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

MBC will commit \$100,000.00 in local funds for acquisition, demolition or new construction of some properties that could be targeted for development with HOME funds. This funding will be applied toward our HOME match requirements.

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

Not applicable at this time.

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Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Repair (HIP & Subs)	2026	2027	Affordable Housing	Rehabilitation of existing homeowner units (CDBG)	CDBG: \$667,896	Homeowner Housing Rehabilitated: 60 Household Housing Unit
2	Domestic Violence (Crisis Line)	2026	2027	Non-Homeless Special Needs	Assistance to victims of domestic violence	CDBG: \$44,324	Public service activities other than Low/Moderate Income Housing Benefit: 11 Persons Assisted
3	New Construction (Dev Projects)	2026	2027	Affordable Housing	New Construction (rental units)	HOME: \$734,321	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
4	New Construction (CR)	2026	2027	Affordable Housing	New Construction (HOME)	HOME: \$124,365	Homeowner Housing Added: 1 Household Housing Unit
5	HOME Administration	2026	2027	Affordable Housing Planning and Administration/New Construction/Developer Projects	Home Ownership New Construction/Developer Projects New Construction/CHDO Reserve Public Facilities/Improvements/Infrastructure/Acquisition	HOME: \$95,409	
6	HESG Admin	2026	2027	Homeless Community/Street Outreach/Misc. Pub. Svc.	Homeless Assistance Homeless Assistance (Homelessness Prevention) Homeless Assistance (Subs) Health Services Youth Development Miscellaneous Public Service Rapid Re-Housing (HESG)	ESG: \$12,093	Administrative costs
7	Homelessness Prevention (HESG) FAM, EOC	2026	2027	Homeless	Homelessness Prevention – HESG Homeless Assistance Homeless Assistance (Homelessness Prevention) Homeless Assistance (Subs) Health Services Youth Development	ESG: \$85,209	Homelessness Prevention: 31 households Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
					Miscellaneous Public Service Rapid Re-Housing (HESG)		
8	Home Ownership (HomeFirst)	2026	2027	Housing Counseling	Home ownership (CDBG) Miscellaneous Public Service	CDBG: \$46,912	Public service activities other than Low/Moderate income Housing Benefit: 68 Persons Assisted Homeowner Housing Added: 1 Household Housing Unit
9	Homeless Assistance (First Choice Primary, SAL)	2026	2027	Homeless Community/Street Outreach/Misc. Pub. Svc.	Homeless Assistance (CDBG) Health Services Miscellaneous Public Service	ESG: \$63,942 CDBG: \$54,768	Overnight/Emergency Shelter/Transitional Housing Beds added: -- Beds Other: --- Other
10	Infrastructure	2026	2027	Non-Housing Community Development	Infrastructure Public Facilities and Improvements	CDBG: \$25,000	
11	Health Services/Transportation (EOC)	2026	2027	Homeless	Health Services Miscellaneous Public Service	CDBG: \$8,000	Provide bus passes to assist individuals seeking employment
12	Youth Development (Mentors, BBBS)	2026	2027	Non-Homeless Special Needs	Youth Services Miscellaneous Public Service	CDBG: \$45,000	Public service activities other than low/moderate income housing benefit: 46 persons projected
13	Miscellaneous Public Service (FCC, FAM)	2026	2027	Non-Homeless Special Needs	Youth Services Miscellaneous Public Service	CDBG: \$79,081	Public service activities other than Low/Moderate Income Housing Benefit: 227 persons projected
14	Economic Development	2026	2027	Economic Development	Economic Development	CDBG: \$5,000	Businesses assisted: 1 Business Assisted projected
15	Public Facilities and Improvements	2026	2027	Non-Housing Community Development	Public Facilities and Improvements	CDBG: \$25,000	Public Facility or Infrastructure Activities other than low/moderate income housing benefit: 1 person projected
16	Acquisition	2026	2027	Affordable Housing	Home ownership (CDBG)	CDBG: \$.00	Acquiring property for rehab

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
17	Redevelopment Admin/Misc Pub Svc	2026	2027	Affordable Housing Misc. Pub Svc/Planning and Admin	Rehabilitation of existing homeowner units Misc. Public Service; Home Ownership; New Construction/Developer Projects; New Construction/CHDO Reserve; Public Facilities/Improvements/Infrastructure/Acquisition	CDBG: \$550,141	Administrative costs
18	Planning and Administration - CDBG	2026	2027	Planning and Admin	Rehabilitation of existing homeowner units Domestic Violence Victims Homeless Assistance Homeless Assistance (Homelessness Prevention) Homeless Assistance (Subs) Health Services Youth Development Miscellaneous Public Service Home Ownership Economic Development Public Facilities Improvement Infrastructure/Acquisition	CDBG: \$387,780	Administrative costs

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
19							

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Home Repair (HIP & Subs)
	Goal Description	Rehabilitation of existing homeowner units (CDBG)
2	Goal Name	Domestic Violence (Crisis Line)
	Goal Description	To provide shelter services to individuals/families involved in domestic violence situations (CDBG)
3	Goal Name	New Construction (Dev Projects)
	Goal Description	
4	Goal Name	New Construction (CR)
	Goal Description	

5	Goal Name	Homeless Assistance (Rapid Rehousing)
	Goal Description	Provide immediate assistance to individuals and families experiencing homelessness (HESG)
6	Goal Name	Homelessness Prevention (HESG)
	Goal Description	Preventing homelessness for individuals and families (HESG)
7	Goal Name	Home Ownership (HomeFirst)
	Goal Description	Provide homeownership, and foreclosure counseling, and homebuyer education to individuals and families.
8	Goal Name	Homeless Assistance (First Choice Primary Care, etc.)
	Goal Description	Subrecipients have changed and homeless assistance now includes emergency shelter, street outreach and possible homeless-related public service which will be funded from our HESG and CDBG funds for these categories, depending on the identified services.
9	Goal Name	Infrastructure
	Goal Description	Provide new or improved support to new or existing sites being used to upgrade or sustain low to moderate income area.
10	Goal Name	Health Services (EOC Dental/Transportation)
	Goal Description	Provide needed health maintenance benefits. Provide bus passes to qualified individuals to look for employment.
11	Goal Name	Youth Development (Mentors, BBBS)
	Goal Description	Provide services for students and their families

12	Goal Name	Miscellaneous Public Service (FCC, FAM)
	Goal Description	Provide public service benefits that do not fall in a specified public service activity.
13	Goal Name	Economic Development
	Goal Description	Provide economic support to local businesses and/or business owners.
14	Goal Name	Public Facilities and Improvements
	Goal Description	Improve the overall look of public spaces
15	Goal Name	Acquisition
	Goal Description	Acquire property for rehabilitation to improve the overall environment in low to moderate areas.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects encompass activities which will allow MBC to accomplish the goal and objectives outlined in the PY25-PY27 Consolidated Plan and the PY27 Annual Action Plan.

Projects

#	Project Name
1	CDBG Administration
2	Housing Redevelopment Administration
3	Homeownership/Housing Services (Subs)
4	Public Services (Subs/Misc)
5	Home Improvement Program (HIP)
6	Infrastructure/Public Facilities/Improvements
7	CDBG Payments
8	Economic Development
9	HOME Administration
10	HOME Developer Projects
11	CHDO Development Activities
12	HESG/ESG (PY27) (FY28)
13	Homeless Assistance CDBG

Table 7 - Project Information

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 the MBC. No obstacles to addressing underserved needs were noted.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	
	Goals Supported	Home Repair (HIP & Subs) Domestic Violence (Crisis Line) Home Ownership (HomeFirst) Infrastructure Health Services (EOC Dental) Youth Development (Mentors, BSA) Miscellaneous Public Service (FCC, FAM) Economic Development
	Needs Addressed	
	Funding	CDBG: \$387,780.00
	Description	CDBG administrative funds to be used for the operation of the program.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Low to Moderate income families will benefit from the proposed activities.
	Location Description	
	Planned Activities	Administrative expenses.
2	Project Name	Housing Redevelopment Administration
	Target Area	
	Goals Supported	Home Repair (HIP & Subs) New Construction (Dev Projects) New Construction (CR)
	Needs Addressed	Rehabilitation of existing homeowner units (CDBG) New Construction (rental units) New Construction (HOME) Home ownership (CDBG)

	Funding	CDBG: \$550,141.00
	Description	Funds in this project used to run the housing-related activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We anticipate 3 low-to moderate income families will benefit from the proposed activities.
	Location Description	Not applicable at this time.
	Planned Activities	Administrative costs for HOME Redevelopment projects.
3	Project Name	Homeownership/Housing Services (Subs-RBM)
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$200,000.00
	Description	Subrecipient organizations that provide housing services to low-moderate income clients.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We anticipate 60 LMI households will benefit from these proposed activities
	Location Description	Subrecipients organizations that provide housing services to low-moderate income clients throughout the Macon-Bibb County area.
	Planned Activities	Home Improvement/Minor Home Repair of existing homeowner residences.
4	Project Name	Public Services (Subs/Misc)
	Target Area	
	Goals Supported	Youth Development (Mentors, BBBS) Miscellaneous Public Service (FCC, FAM, HomeFirst, EOC, Crisis Line)
	Needs Addressed	Youth Services Miscellaneous Public Service
	Funding	CDBG: \$223,317.00
	Description	Subrecipients that provide public services to clients.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	We anticipate 273 LMI families will benefit from the proposed activities under this project.
	Location Description	Subrecipients that provide public services to clients, namely but not limited to youth.
	Planned Activities	Youth and mentoring services in addition to any miscellaneous public service needed in the Macon-Bibb County area.
5	Project Name	Home Improvement Program (HIP)
	Target Area	
	Goals Supported	Home Repair (HIP & Subs)
	Needs Addressed	Rehabilitation of existing homeowner units (CDBG)
	Funding	CDBG: \$467,896
	Description	Minor home improvement loans and roof repair grants. To assist current qualifying homeowners with minor home repairs to include roofing and painting.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least 101 LMI families will benefit from the proposed activities.
	Location Description	All project activities will take place in Macon-Bibb County.
	Planned Activities	Minor home improvement loans and roof repair grants will be available. Also current qualifying homeowners will be assisted with other minor home repairs.
6	Project Name	Infrastructure/Public Facilities/Improvements
	Target Area	
	Goals Supported	Infrastructure/Public Facilities
	Needs Addressed	Infrastructure/Public Facilities
	Funding	\$50,000.00

	Description	New construction and repairs to public infrastructure. These will be LMA activities so the beneficiaries will be the total number of people living in the area that have been designated as a low-moderate income neighborhood.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	LMA will benefit from these proposed activities.
	Location Description	LMA in Macon-Bibb County
	Planned Activities	No certain activities for this category at this time.
7	Project Name	CDBG Payments
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$1.00
	Description	Incoming program income and revolving loan funds will be applied toward this project with respective activity/account numbers.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This is a program income activity.
	Location Description	N/A
	Planned Activities	Used for program income and revolving loan funds.
8	Project Name	Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$5,000.00
	Description	Small business loans, facade improvement loans, and business marketing grants for advertisements by microenterprises.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	At least 1 small LMI business/micro enterprise will benefit from the proposed activity.
	Location Description	All project activities will take place in Macon-Bibb County jurisdiction where small businesses of brick and mortar or micro-enterprises are located.
	Planned Activities	To offer assistance to (a) small business(es) or (a) micro enterprise(s) that will assist with job retention or sustainability.
9	Project Name	HOME Administration
	Target Area	
	Goals Supported	New Construction (Dev Projects) New Construction (CR)
	Needs Addressed	New Construction (rental units) New Construction (HOME)
	Funding	HOME: \$95,409.00
	Description	Funding for the operation of the HOME grant.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This is an admin activity.
	Location Description	N/A
	Planned Activities	To fund administrative costs associated with HOME projects.
10	Project Name	HOME Developer Projects
	Target Area	
	Goals Supported	New Construction (Dev Projects) New Construction (CR)
	Needs Addressed	New Construction (rental units) New Construction (HOME)
	Funding	HOME: \$734,321.00
	Description	Funding for construction related projects and activities.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	We anticipate about 4 LMI families will benefit from this project.
	Location Description	Throughout Macon-Bibb County.
	Planned Activities	Construction related activities in the Macon-Bibb County jurisdiction for LMI families.
11	Project Name	CHDO Development Activities
	Target Area	
	Goals Supported	New Construction (CR)
	Needs Addressed	New Construction (rental units) New Construction (HOME)
	Funding	\$124,365.00
	Description	Construction-related projects and activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	HESG/ESG (PY27)(FY26)
	Target Area	
	Goals Supported	Homeless Assistance (Rapid Rehousing) Homelessness Prevention (HESG) Homeless Assistance (Sub-Grantee)
	Needs Addressed	Rapid Re-Housing (HESG) Homelessness Prevention - HESG Homeless Assistance (CDBG)
	Funding	ESG: \$161,244.00
	Description	HESG funds are used for the purpose of housing homeless clients.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 LMI individuals will benefit from the proposed activities.
	Location Description	The location of assistance will be in Macon-Bibb County.
	Planned Activities	To provide tenant-based rental assistance to prevent evictions as well as to provide financial assistance to include deposits required to place homeless individuals/families in a sheltered housing unit.
13	Project Name	Homeless Assistance CDBG Misc.
	Target Area	
	Goals Supported	Homeless Assistance (Salvation Army)
	Needs Addressed	Homeless Assistance (CDBG)
	Funding	\$54,768
	Description	Allocation for homeless assistance.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	It is expected that ECDD's selected subrecipients will assist homeless people by providing services to adults and children in providing enrichment programs, camps and a resource when they are homeless or there is inclement weather.
	Location Description	In the Macon-Bibb County jurisdiction.
	Planned Activities	Activities will provide sheltered services for the homeless.

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

MBC does not allocate funding based on geographic location or race. Clientele that applies 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

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

2 - Developer projects and 0- CHDO proposals at this time.

MBC 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, MBC 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. MBC 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. MBC has entered in agreement with Habitat For Humanity (Macon Area) to construct two new homes in the Napier Heights subdivision of Macon. One will be a 3 bedroom, 2 bathroom home, while the other will be a 5 bedroom, 2.5 bathroom home. Both will have a front porch and nice sized yard and should be ready for move-in by Spring, 2027.

Additionally, Georgia Behavioral Health, River Edge, has begun framework on two (2) group homes with 4 bedrooms each. Both homes will be located at 5107 College Crossing Drive in Macon. Recent completion of housing project, Serenity Courtyard yielded 26 units for non-homeless individuals and all 26 units are occupied. A recent site visit showed the property being well kept and the residents are pleased and proud of a new place to call home.

Our partnership with Macon Area Habitat for Humanity (MAHFH) continues. We are 54% complete on the construction of three single family dwellings addressed as 4286 Worsham Avenue, 1271 Holt Avenue and 1141 Hugenin Avenue.

On another note, regarding home repairs, 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 into debt. There are also more homes that need repairs beyond what this program can provide. Consequently, this plan will include a pilot program to offer additional minor repairs to low to moderate homeowners that meet the requirements to receive services beyond the roof program. Half of the contractor's fee will still be a forgivable grant to entice more participation in the program and help owners qualify. A new more innovative marketing plan that will reach more citizens and better inform them of the benefits of this program is being Hopefully, this will increase

the number of eligible applications for assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	2
Special-Needs	1
Total	2

Table 9 - 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	2
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	2

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

Discussion

It is anticipated that based on the needs of the community, there will be 2 LMI households assisted through affordable housing projects/activities during this plan year.

Through partnerships, MBC 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 to moderate income homeowners. The program is now a partial grant and partial loan. MBC initiated a 2% interest rate for the Home Purchase Program (HPP) and the Home Improvement Program (HIP) to assist more low to moderate income individuals become homeowners and enable current homeowners to make necessary repairs to avoid a further decline in the local housing stock. There are older stable family homes that were built over 100 years ago that are in desperate need health and safety improvements.

AP-60 Public Housing – 91.220(h)

Introduction

As of the last reporting from the Macon Housing Authority (MHA) there are 280 units of public housing with 1,512 units converted to Project Based Rental Assistance under the Rental Assistance Demonstration (RAD) program. At time of publication, MHA was in the process of converting 61 more units of public housing to the RAD platform using a 9% LIHTC product as funded by DCA (Bobby Jones Villas, Inc.). MHA has authority to provide up to 3,633 Section 8 Housing Choice Vouchers (HCV). The Section 8 HAP allocation for PY23 was over \$22M. As of May of 2024, MHA had 1,113 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, the lack of affordable housing, and turnover rates that are at historic lows.

MHA works with dozens of agencies to provide social services and upward mobility opportunities for the residents of public housing and other affordable housing sites. 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 homebuyer programs and special services to the homeless.

Through MHA's 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 \$250 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 Macon-Bibb County (MBC) 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 MBC in these endeavors, particularly when neighborhood revitalization is involved. MBC 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 of public housing

MHA has completed three active construction sites under the RAD Program that have been converted to PBRA contracts. All three sites, Davis Village, Mounts Village and Murphy Homes, are under normal occupancy and operation as RAD/PBPRA LIHTC properties.

Additional funding for other 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 along with Tindall Fields II and III 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 encourages residents about the benefits of homeownership 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 Macon Area Habitat for Humanity (MAHFH) to refer public housing and Section 8 residents to purchase a new, first-time home when market conditions are conducive to this type of program.

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

The Macon Housing Authority is not designated as a trouble agency.

Discussion

N/A

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

Introduction

MBC is a member of the Macon Coalition to End Homelessness and collaborates with the various homeless agencies to provide homeless services. The Macon-Bibb County Homeless Coalition is a collaborative network of nonprofits, government agencies, and community partners working together to address homelessness by providing permanent supportive housing, rapid housing, and community-based collaboration. 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 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 unique appendix titled "Inventory of Homeless Facilities in Macon-Bibb County" shows a breakdown of emergency shelters, and permanent supportive housing that were available during PY26. Data for the 2026 homeless point-in-time count was just submitted to the Department of HUD this month. It is the practice of DCA to wait until the Department of HUD reviews and endorses the report before final numbers are publicly released finalized numbers.

Sidenote: People residing in Permanent Supportive Housing were not counted because HUD considers this group to be in permanent housing.

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

MBC partnered with the Macon Coalition for the Homeless during an outreach campaign that involved canvassing highly populated tent cities throughout the community. During this project, the homeless individuals were approached and engaged in conversation in order to assess their situation. The newly rehabilitated and renovated Brookdale Resource Center served as a temporary emergency shelter during the Covid-19 crisis and continues to stand ready to conduct in-take and offer wrap-around services to all that will take advantage of this opportunity. This partnership will continue as MBC monitors the homeless population and seeks to refer each individual to an agency that can address their need(s).

Addressing the emergency shelter and transitional housing needs of homeless persons

An "Inventory of Homeless Facilities and Services in Macon" is available for review. See Unique

Appendices Tab.

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

MBC 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, The Salvation Army, Family Advancement Ministries, Salvation Army, United Way (Brookdale), and DePaul USA. These agencies offer day services, and in some cases, 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 with MBEOC serving as the lead agency.

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 MBC Economic Opportunity Council and Family Advancement Ministries to assist with dental services, local transportation, 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 MBC 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 (MHR) and Rebuilding Macon – Volunteer Youth (VY) has combined for a more effective program. Both programs will now function as one and continue to provide much needed housing repairs for as many low-income elderly or disabled homeowners as possible within the years' timeframe. This will be accomplished using volunteer adult, high school and college student labor and donated services, materials, and in-kind support. Rebuilding Macon estimates that approximately 60 homes will be repaired with CDBG funds.

Discussion

No further discussion required at this time

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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, MBC 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. 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:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

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

- 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 people 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 the pitfalls mentioned above. MBC 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.

MBC 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. MBC annually publishes a request for proposal (RFP) for new CHDO and HOME developer projects in the local paper. Applicants are scrutinized carefully to ensure that they are 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 MBC jurisdiction. MBC 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. MBC 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.

MHA continues to work hard with the funds provided to maintain its public housing portfolio. Past visits from local, state and federal officials have left Macon with the greatest compliments regarding 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 people 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

MBC expects to use its CDBG funds to repair the homes of at least 60 elderly and/or disabled 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 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 and/or replacement. Grant amounts have been within a normal range not to exceed \$10,000.00, however due to the recent inability to obtain materials and based upon the current market value of materials and labor grant awards have increased. Nevertheless, MBC expects to service about 20 low to moderate income families during the program year with this home improvement roofing 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 MBC does not have significant control over factors contributing to poverty, its long-term goal is to reduce the number of people 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 does not provide money directly to low-moderate income families. MBC 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

MBC 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

MBC 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.

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

MBC 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, 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:

There is no further discussion required at this time.

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 urgently needed 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.	100.00%

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 MBC, its subrecipients, and CHDOs to follow the recapture option. MBC has adopted all three recapture options set forth in the HOME program regulations at 92.254(a)(5)(ii)(A). In most cases, MBC 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, MBC will not have to reimburse its HOME account for the HOME investment in the house if there are no net proceeds. MBC 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, MBC will expect full payment of its second mortgage HOME loan. MBC will utilize the recapture provision as outlined in 24 CFR 92.254(a)(4)(ii). MBC will ensure that recaptured funds from net sales proceeds and/or monthly repayments will be used to assist other homebuyer activities. MBC 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 MBC to discount the principal balance due to MBC. 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.

MBC 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, MBC 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? See 24 CFR 92.254(a)(4) are as follows:

Please refer to the attached document pertaining to the Macon-Bibb County Recapture provisions. MBC 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.

4. 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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

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

As MBC 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.

MBC has established a coordinated entry assessment system that will be of benefit to all agencies who work with homeless programs. The system is centralized out of lead agency Macon Bibb County Economic Opportunity Council (MBCEOC.)

3. Identify the process for making sub-awards and describe how the ESG allocation is 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, street outreach, emergency shelter, and homeless prevention programs are the needs that are being met in the community. Applicants that can provide the best service to their customers and who have been a member of the Homeless Coalition for at least two years, 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 ESG.

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 ESG.

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.

There is no further discussion at this time.

DRAFT

Attachments

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