



2015-2019 Consolidated Plan

City of Warner Robins

Prepared for the U.S. Department of
Housing and Urban Development

Prepared by the City of Warner Robins in coordination
with the Middle Georgia Regional Commission

April 20, 2015

Executive Summary

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

1. Introduction

The City of Warner Robins has developed a five-year Consolidated Plan for the purpose of guiding its efforts in benefiting the city's low-to-moderate income individuals. This plan is prepared for local guidance, and in accordance with application guidelines to the Department of Housing and Urban Development's Community Development Block Grant (CDBG) program.

Through the planning process, the city analyzed current conditions and developed an implementable strategy to counteract the deficiencies that were found to exist. The result of plan implementation will be increased quality, affordable housing, improved living conditions, greater economic opportunity, and a reduction in barriers to healthy and successful living.

The basis of the consolidated plan is in the study of the city's primary needs and primary areas of effect. The study utilized a variety of data sets and community input from which the description of needs was based.

The strategy for making positive impacts employed by the city has been, and will continue to be the fostering and maintenance of community partnerships. Through the CDBG program, the city extends assistance and resources to the primary service partners that are actively working to meet the program's goals. These partners span a cross-section of the community and include other governmental partners, non-profit organizations, and for-profit businesses. Mirroring HUD's established goals, the goal of the City of Warner Robins' Consolidated Plan is to show measured improvement in the following:

- a. Decent Housing: Providing decent housing includes helping individuals who are either homeless or at risk of becoming homeless find suitable long-term housing, maintaining current levels of affordable housing stock, and increasing the availability of affordable permanent housing to low-to-moderate income individuals.
Suitable Living Environment: Providing a suitable living environment includes improving the safety and livability of neighborhoods, reducing the isolation of income groups within the community by improving neighborhood aesthetics and housing availability, and increasing access to quality public and private facilities and services.
- b. Economic Opportunity: Facilitating economic opportunity denotes the creation and retention of jobs; provision of public services, including transportation resources that encourage access to employment; increasing the availability of job training programs, and providing financing for home buying and rehabilitation.

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

In the 2015-2019 timeframe, the City of Warner Robins will undertake a series of targeted actions aimed at the several objectives identified in the Plans Needs Assessment Overview. The city will continue to utilize its CDBG program to reduce homelessness, increase the affordable housing stock, provide services to vulnerable populations, and further fair housing through both direct service and the support of community partners. This approach will, however, differ from the previous consolidated planning periods by further concentrating the program's funds to projects with the greatest impact. By completion of the identified objectives, Warner Robins seeks the following outcomes:

1. Improve the condition of current housing stock.
2. Increase the quantity of affordable housing.
3. Abate community slum and blight.
4. Assist vulnerable populations.
5. Improve the aesthetic quality of underdeveloped areas.
6. Decrease the number of impoverished residents.
7. Increase transportation services.
8. Decrease homelessness.
9. Encourage the growth of local businesses.
10. Promote fair housing throughout the city.

3. Evaluation of past performance

Throughout the previous consolidated planning period, the City of Warner Robin's community development efforts succeeded in meeting many of its outlined objectives. Among the accomplishments, the city was able to reduce blight, improve the condition of housing stock, affirmatively further fair housing, and create opportunities for those in need.

4. Summary of citizen participation process and consultation process

Warner Robins city staff actively sought to engage local citizens in the development of this plan. In keeping with HUD standards, the city has utilized a holistic approach to garner citizen input. On January 13, 2015, Warner Robins' Community Development Department held its first public hearing meant to serve two purposes: 1) To inform the public on the planning process and 2) To receive input on the needs of the community. A second public hearing was held on March 3, 2015, at which time, citizens were provided additional opportunity to communicate community needs. Through these efforts, the city received nine comments from interested citizens.

5. Summary of public comments

The majority of comments received praised the work and partnership of Warner Robins' Community Development Department and the Community Development Block Grant Program.

One comment specifically mentioned the need for greater funding and another requested more presentation time for program applicants. These comments are attached.

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

All public comments were accepted.

7. Summary

The City of Warner Robins has developed a program that will meet the most prominent needs of the low-to-moderate income members of its community. Over the next five years, the city will work to meet the housing and non-housing objectives by funding housing rehabilitation, code enforcement, fair housing education, commercial facade improvements, homeless support and other support services. The city believes that the result of this will be the accomplishment of HUD's established goals of providing decent housing, a suitable living environment, and economic opportunities to all members of the community.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Warner Robins	Community Development

Table 1 – Responsible Agencies

Narrative (Optional)

I. Lead Agency

The City of Warner Robins is the lead agency responsible for preparing and administering the Consolidated Plan. The city’s Community Development Department is the agency within the organization that is responsible for the planning and administering CDBG activities.

II. Plan Development

The City of Warner Robins utilized the services of the Middle Georgia Regional Commission to prepare the plan. In addition to services provided by this organization, a vast array of community groups, non-profits, elected officials, and individual citizens were consulted during plan development. A full list of these consulted parties are listed in sections that follow. The city will also work with a variety of public and private agencies in the administration of the plans programs. These groups will be utilized to meet the goals of the city and the national objectives of HUD.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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)).

In order to identify the needs of the community and its residents, city staff contacted numerous individuals from varying private and professional backgrounds. The goal of this consultation was to hear from a diverse sampling of Warner Robins' interested parties. In order to receive this information, the city held several public hearings and successfully solicited for direct public comments through both written and online surveys. Specific consultation efforts were made towards the major public and private agencies referenced in subsequent sections who are responsible for administering programs that will meet the national objectives.

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.

In Georgia, there are nine Continuum of Care programs. Eight local jurisdictions have developed their own programs. The ninth program is operated by the State of Georgia and serves the remaining counties. The City of Warner Robins falls under this program. Locally, several non-profits directly service the homeless population. These groups work directly with the state program to exchange information and resources. The list of local agencies that serve the homeless population includes:

1. Salvation Army: An organization that provides temporary shelter, clothing, food, and other services to victims of domestic violence.
2. Community Outreach Service Center: An emergency and transitional housing facility for homeless men, women, and children which also provides referrals for jobs, mental health and permanent housing resources.
3. HODAC: A nonprofit that provides care and counseling for substance dependent mothers and their children, promoting recovery and reuniting families.
4. Phoenix Center Behavioral Health Services: An agency which offers a Crisis Stabilization Program, a residential treatment facility for persons needing psychiatric and substance abuse stabilization support.
5. Genesis Joy House: A nonprofit that works to end chronic homelessness among female veterans in the community through a variety of services, including counseling and referrals.
6. Family Counseling Center: An organization which provides counseling programs and makes referrals to other appropriate resources that can help individuals deal with their complex issues.
7. Middle Georgia Community Action Agency: An organization that provides financial assistance and other aid to prevent individuals and families from becoming homeless

and also helps people experiencing homelessness to quickly find housing and achieve stability.

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

N/A. The City of Warner Robins does not utilize ESG or HMIS funds.

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

A variety of public service agencies were consulted in the preparation of this plan. These agencies provide a broad spectrum of services to benefit low-to-moderate income and underserved persons.

Organization	Type	What section?	Optional Designation
Rebuilding Together	Housing	Housing	N/A
Boys and Girls Club of Central Georgia	Services: Children	Special Needs Objectives	N/A
CASA	Services: Children Child Welfare Agency	Special Needs Objectives	N/A
True Light Transportation	Services: Employment Services: Health	Anti-poverty Strategy	N/A
Community Outreach Services Center	Services: Homeless	Homeless Needs Assessment	N/A
Family Counseling Center	Services: Victims of Domestic Violence	Anti-poverty Strategy	N/A
Middle Georgia Community Action Agency	Housing	Homelessness Strategy	N/A
Connections on the Parkway	Services: Employment	Anti-poverty Strategy	N/A
Rainbow House	Services: Victims of Domestic Violence Services: Children	Specific Special Needs Objectives	N/A
Caring Solutions Pregnancy Center	Services: Health	Specific Special Needs Objectives	N/A
Meals on Wheels	Services: Elderly Persons Services: Disabled Services	Anti-poverty Strategy	N/A
Exceptional Mail and More	Services: Persons with Disabilities Services: Employment	Anti-poverty Strategy	N/A
NAMI of Central Georgia	Services: Health	Anti-poverty Strategy	N/A
Salvation Army Safe House	Services: Victims of Domestic Violence	Homelessness Strategy	N/A

Table 2 – Agencies, groups, organizations who participated

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

N/A

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	Department of Community Affairs, Georgia	There is not a lead agency that gathers data across organizations for the City of Warner Robins. The State of Georgia’s Department of Community Affairs covers the Continuum of Care activity through its annual homeless census
City of Warner Robins Urban Redevelopment Plan	Warner Robins Redevelopment Agency (WRRRA)	The URP contains a variety of community development efforts to be undertaken by the city and the WRRRA.
City of Warner Robins Recreation Master Plan	City of Warner Robins	The Recreation Master Plan contains future actions concerning park and recreation activities and facilities.
Middle Georgia Comprehensive Economic Development Strategy (CEDS)	Middle Georgia Regional Commission	The CEDS document outlines economic development opportunities and initiatives.

Table 3 – Other local / regional / federal planning efforts

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

In the process of developing this plan, the city coordinated with the following public agencies for information and/or input.

1. Warner Robins Housing Authority: The WRHA manages public housing complexes throughout the city. The city has prioritized partnering with the Authority in the redevelopment of these facilities.
2. Georgia Department of Community Affairs (DCA), Continuum of Care: Georgia DCA is the lead agency for gathering and tracking homeless data.

3. Georgia Department of Health, Division of Public Health: The local health department tests and tracks cases of certain medical conditions including lead-based paint exposure and HIV/AIDS.
4. Middle Georgia Regional Commission: The Middle Georgia Regional Commission provides a variety of community development services to the city. Among these, the Commission assists with the preparation of the required planning documents.

Narrative (optional):

N/A

PR-15 Citizen Participation

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

The City of Warner Robins is committed to engaging its citizenry in the planning and implementation of its Consolidated Plan. The consolidated planning process requires the adoption of a citizen participation plan. The City of Warner Robins already has this plan in place. City staff utilized this plan to engage local citizens and community groups in the development phase.

In accordance with Consolidated Plan regulations, staff made specific efforts to engage local stakeholders and seek program input. In order to accomplish public engagement, the city held two public hearings during plan development. At the first public hearing, held on January 13, 2015, city staff explained CDBG program funding, outcomes, goals and the planning process to the public. Additionally, fourteen local community service groups were provided the opportunity to speak about their programs and the impact of CDBG funding. A second public meeting was held on March 3, 2015, where the funding objectives and priorities for the plans were reviewed and additional public comments were solicited. Each public hearing was advertised in the city's legal organ, a Spanish-language newspaper, and the city website. The city also utilized the newspapers to advertise for additional public comments. In order to gain more public feedback, city staff developed online surveys in both Spanish and English, through surveymonkey.com. As city staff collected public comments, it utilized this information to develop its priorities. Public comments will continue to be encouraged throughout the implementation process.

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 Hearing	All citizens of Warner Robins with a specific focus on local nonprofit groups, low-income persons, minority persons, underserved person.	This meeting, held on January 15, 2015, had 34 attendees. Many attendees were from local non-profit and public agencies that partner with the city in community development.	The city received a variety of focuses of the city and the community	N/A	N/A
2	Public Hearing	All citizens of Warner Robins with a specific focus on local nonprofit groups, low-income persons, minority persons, underserved person.	This meeting, held on March 3, 2015, had 23 attendees. Many attendees were from local non-profit and public agencies that partner with the city in community development.	The city received a variety of focuses of the city and the community	N/A	N/A
3	Direct Comment Solicitation	City staff directly contact local partners and requested input.	N/A	The input received largely proclaimed the need for continued resources to meet the needs of housing, suitable living environment, and economic opportunity provision.	N/A	N/A
4	Online Survey	All city residents including non-English speaking persons	N/A	N/A	N/A	Surveymonkey.com

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)
5	City Website	All city residents.	N/A	N/A	N/A	Wrga.gov

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to prioritize community development activities that will most effectively meet its programmatic goals, the City of Warner Robins compiled demographic and contextual information from many sources related to the housing, development and community needs. In addition to official sources of information, information was solicited and received through a consultation process that included local non-profits, government agencies, and private citizens.

Affordability was found to be the community's most prevalent housing need. Low-to-moderate income persons in the city have few housing options that will not place them in a circumstance of high cost burden. Many more affordable homes lack the basic condition suitable for quality living. Low-income renters are particularly susceptible to poor housing conditions. Programs that will promote housing rehabilitation, housing ownership, improved rental property, and increase home affordability are essential to overcoming these needs. The public housing community in Warner Robins also has many needs. Residents of public housing units are more likely to be elderly, minority, members of vulnerable population groups, and have incomes well below the rest of the community. As public housing complexes have aged, their condition has declined leaving public housing residents in poor conditions. The conditions have created a need for higher quality public housing and for more public housing units. Outside of housing related problems, there is also a demand of the local community for services to meet the needs of the homeless, those at-risk for homelessness, and those requiring specific services.

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

Summary of Housing Needs

Housing often serves as an indicator of the economic condition of the community. Typically, housing stock will flourish during times of economic strength and dwindle during times of recession. Warner Robins' housing stock is largely tied to its chief economic driver, Robins Air Force Base (RAFB), which has more than 22,000 employees and a statewide impact of \$2.856 billion. Recent years have brought about significant Department of Defense budget cuts, significantly affecting RAFB and the community. Though the local economy has remained relatively stable, much of the community is still plagued by negative housing conditions.

In the 2010-2014 Consolidated Plan, the city outlined housing standardization and home affordability as the highest priority housing needs within the community. While progress has been made to meet these needs, a review of current conditions showed that many city residents, particularly those with low incomes, continue to live with housing problems, including high-to-severe cost burdens, substandard housing conditions, deficient kitchen and/or plumbing facilities, or homelessness. These problems have been shown to particularly impact minorities, renters, low-income and unemployed residents, the elderly and disabled, and persons with other special needs. The primary needs of these residents have been determined to be:

1. Improved housing affordability
2. Standardization of current housing stock
3. Increased home ownership
4. Reduction in homelessness

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	48,804	65,009	33%
Households	19,655	25,248	28%
Median Income	\$38,401.00	\$45,183.00	18%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,320	3,165	4,905	2,635	11,225
Small Family Households *	1,300	1,345	1,980	1,060	5,745
Large Family Households *	250	230	320	285	1,040
Household contains at least one person 62-74 years of age	520	475	700	300	1,665

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	305	305	565	210	665
Households with one or more children 6 years old or younger *	895	830	840	620	1,520
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	80	0	0	95	15	0	0	20	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	20	60	0	100	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	90	80	105	340	0	20	25	4	49
Housing cost burden greater than 50% of income (and none of the above problems)	1,530	480	20	0	2,030	530	475	225	40	1,270

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	300	1,095	1,025	30	2,450	190	230	845	145	1,410
Zero/negative Income (and none of the above problems)	125	0	0	0	125	175	0	0	0	175

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,635	670	155	105	2,565	545	495	255	60	1,355
Having none of four housing problems	530	1,380	2,370	1,070	5,350	310	625	2,125	1,395	4,455
Household has negative income, but none of the other housing problems	125	0	0	0	125	175	0	0	0	175

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	805	830	405	2,040	145	195	500	840
Large Related	200	150	55	405	35	60	60	155
Elderly	315	170	145	630	355	265	170	790
Other	615	570	440	1,625	194	200	335	729
Total need by income	1,935	1,720	1,045	4,700	729	720	1,065	2,514

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	735	130	20	885	125	135	45	305
Large Related	135	20	0	155	35	20	0	55
Elderly	210	55	0	265	195	195	50	440
Other	530	285	0	815	190	145	130	465
Total need by income	1,610	490	20	2,120	545	495	225	1,265

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	100	60	70	295	0	20	4	4	28
Multiple, unrelated family households	20	10	75	35	140	0	0	20	0	20

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	85	110	135	105	435	0	20	24	4	48

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

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

Table 12 – Crowding Information – 2/2

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

According to the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS), there are 11,695 single-person households in the City of Warner Robins, 46 percent of all households. Of single family households, 15 percent are within 0-30 percent Area Median Family Income (AMFI), 14 percent are within 30-50 percent AMFI, and 22 percent are between 50-80 percent AMFI. While the tables above do not explicitly indicate housing problems for single-family homes, it is likely the needs of this group mirror those of the whole community. These needs include improved home affordability, housing standardization and greater levels of home ownership.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Exposure to violence and possession of a disability oftentimes increase a person’s susceptibility to housing problems. In order to counteract this propensity, communities need housing assistance programs that provide transitional or emergency shelters and other training. In the City of Warner Robins, local non-profit agencies provide specific housing assistance to disabled populations and victims of domestic violence, dating violence, sexual assault, and stalking. The Salvation Army Safe House is the local organization whose mission is to serve victims of domestic and family violence by providing temporary shelter, clothing, food, and other services. The Safe House provided temporary shelter for 560 clients in 2014. Many of these clients stayed only one or two nights until a safe residence could be provided. The Phoenix Center provides short-term living arrangements for those with mental illness or substance abuse problems. The

center can support up to 24 people for six-month durations. The demand for these organizations remain high, pointing to the need for continued services from these groups.

What are the most common housing problems?

In determining the most common housing problems, this plan relied on data from the American Community Survey, HUD's Comprehensive Housing Affordability Strategy (CHAS) and information provided by local citizens and service providers. Housing affordability, substandard housing, and lack of home ownership have been recognized as the primary problems facing local residents.

Housing Affordability

CHAS data points to housing affordability as the most common problem impacting the city. Cost burdened households are determined by the percentage of a household's income needed to cover housing expenses (rent plus utilities for renters; mortgage payments, taxes, insurance, and utilities for owners). Families that are cost-burdened may be going without adequate food, health care, and other necessities in order to pay for shelter. For this reason, determining the cost-burdened households helps pinpoint those populations which require the most assistance and where best to allocate CDBG funds. Housing is determined to be unaffordable when its cost exceeds 30 percent of a household's income. Sixty-three percent of households >80 percent AMI, 7,214 families, have a cost-burden that meets this threshold. More than 28 percent of all families in Warner Robins have this level of cost-burden.

A cost-burden of more than 50 percent is considered to be a severe burden. Those with a severe burden would likely have monumental problems purchasing non-housing related necessities. Twenty-nine percent of households with incomes below 80 percent AMI have a severe cost-burden. This accounts for 13 percent of all Warner Robins households. Renters are more than twice as likely to fall into the severe cost-burden category. This data demonstrates the need for greater housing affordability in the city.

Substandard and Dilapidated Housing

Over the past five years, the city has prioritized the improvement in the number of substandard housing units through demolition. In 2012, the city commissioned a housing assessment by the Middle Georgia Regional Commission. This assessment was conducted over the primary CDBG target area that included 3,574 housing structures. Of these homes, 12.28 percent were identified to be in non-standard condition, with 2.94 percent being dilapidated. Beyond the condition counts, this study identified pockets of substandard or dilapidated housing that has aided the city in prioritizing its efforts to improve or remove this housing stock.

Home Ownership

As the tables above demonstrate, families and persons that rent are much more likely to have one of the housing problems. Sixty-two percent of families with cost-burden problems, 90 percent of those with crowding problems, and 64 percent of those with at least one housing problem are renters. Rental households have little control over the condition of their house and instead must rely on landlords for home improvements.

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

Low-income, elderly, and renters are much more likely to be exposed to housing problems. In reviewing Table 7, Housing Problems Table, the chance of housing problems increases the lower the household income. Sixty-eight percent of >50 percent AMI households experience at least one housing problem. Nearly 90 percent of persons with an income of 30 percent AMI or less have at least one of the housing problems. This is a starkly higher likelihood than those within the 80-100 AMI range, 13 percent of whom have a housing problem.

A large number of Warner Robins' elderly residents, 49 percent, have a high housing cost-burden. Nearly 25 percent have housing costs that exceed 50 percent of their income demonstrating a severe burden. As mentioned in the previous section, renters frequently have a variety of housing problems and at higher rates.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

A variety of factors contribute to a family's risk for homelessness. Through consultation with local homeless service providers and Georgia DCA's Report on Homelessness, it has been determined that many homeless people experience a time of personal vulnerability that place them at risk. These vulnerabilities oftentimes include:

- Family violence
- Physical disability or chronic medical problems
- Mental illness
- Substance abuse
- Developmental disability or brain injury
- Criminal background

The largest factor tied to homelessness risk, is however, poverty. Many people do not have the economic means to afford housing due to unemployment and underemployment. The purposes of this section, persons with a housing cost burden of greater than 50 percent of their income and those with a household income of less than 30 percent of AMI were considered at risk for homelessness. Utilizing this methodology, 4,615 households are currently financially at risk of homelessness. This amounts to 18 percent of all city households. Because there is no way to

estimate the number of households with non-financial personal vulnerabilities, this is likely a conservative estimate.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The estimate above was determined through the use of CHAS data and through consultation with local homeless service providers and the Georgia Department of Community Affairs.

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

When families are personally and/or financially vulnerable, they oftentimes become transient and are forced to frequently relocate from one residence to the next. Many of these families susceptible to homelessness are placed in situations with crowding, substandard conditions, and high cost-burdens. Ultimately, high cost-burden is the primary housing characteristic linked to homelessness. When households, particularly renters, lack the financial means to meet their housing needs, they are left with no shelter. Families in this circumstance require increased supportive services to fill that gap. The primary goal of these services are to improve the economic opportunities for that family unit.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

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

Introduction

A disproportionately greater need exists for a racial or ethnic group when the members of such a group experience housing problems at a greater rate (10 percent or higher) than the whole jurisdiction. The following analysis considered four housing problems including, lack of complete kitchen facilities, lack of complete plumbing facilities, having more than one person per room, or having a cost-burden of greater than 30 percent of the household income. By this standards, African American and Hispanic families both face a disproportionately greater need concerning housing problems. A much larger percentage of African American (41 percent) and Hispanic residents (49 percent) live in homes that have housing problems as compared to city as a whole (31 percent).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,675	345	300
White	1,000	165	235
Black / African American	1,465	170	50
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	110	10	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,485	680	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,135	300	0
Black / African American	1,010	245	0
Asian	0	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	265	45	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,280	2,625	0
White	1,040	1,505	0
Black / African American	1,010	885	0
Asian	30	45	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	160	105	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	340	2,295	0
White	210	1,460	0
Black / African American	85	665	0
Asian	0	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	95	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

In the City of Warner Robins approximately 31 percent of households, 7,780 families, have housing problems that include, lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and have a cost-burden of greater than 30 percent. These problems are not dispersed evenly by race. Asian families, which make up only 1.7 percent of the city's population, are the least likely group to have one of these housing problems at a rate of 15 percent. Accounting for 60 percent of the city's population, there are 3,385 white households that have one of these problems. African American and Hispanic households have the highest rate of housing needs. While African Americans represent only 34.3 percent of the city's population, they account for 46 percent of households with housing problems. Forty-five percent of Hispanic/Latino families have a housing problem. This demonstrates the disproportionately greater housing needs present among some of the city's minority population.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

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

Introduction

Of Warner Robins residents that have incomes less than 100 percent AMI, 3,920, or 30 percent, have at least one or more severe housing problem. These severe housing problems include, lack of complete kitchen facilities, lack of complete plumbing, have more than 1.5 people per room, and have a cost-burden of greater than 30 percent. Of residents with a severe housing problem, 55 percent fall into the lowest income bracket (0-30% AMI). Eighty-five percent of those with one of the housing problems are renters. While this shows an absence of affordable, quality housing throughout the city, minority families are more likely to have severe housing problems.

Similar to section NA-15, a disproportionately greater need exists for a racial or ethnic group when the members of such a group experience severe housing problems at a greater rate (10% or more) than the whole jurisdiction. While no racial group meets the standard of having a 10 percent higher severe housing need, patterns do show that certain groups are more likely to be impacted. Comparatively to the city's rate of 16 percent, African American and Hispanic families are much more likely to be afflicted with severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,180	840	300
White	910	255	235
Black / African American	1,075	560	50
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	100	20	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,165	2,005	0
White	575	860	0
Black / African American	455	800	0
Asian	0	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	230	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	410	4,495	0
White	100	2,445	0
Black / African American	290	1,605	0
Asian	15	65	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	0	265	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	165	2,470	0
White	65	1,605	0
Black / African American	55	695	0
Asian	0	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	95	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

There are 3,920 households within Warner Robins that have an income of less than 100 percent AMI and have at least one severe housing problems. This accounts for nearly 16 percent of the city's families. African American households make up 48 percent (1,875) of those with severe housing needs. White households (1,650) comprise 42 percent. Twenty-two percent of African American and 17 percent of Hispanic families in Warner Robins have a severe housing problems. This compares negatively to Asian and White families where only 11 percent of families have severe issues. The standard set by HUD for a disproportionately greater need is not met. Despite not having a disproportionately greater need, there are clear disparities amongst the groups.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

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

Introduction:

Consistent with previous plan sections, a disproportionately greater need for housing cost-burden is considered to exist when a particular racial or ethnic group is burdened at a 10 percent or greater rate than the jurisdiction as a whole. When cost-burdens are considered in total (both severe and non-severe), both African American and Hispanic households are shown to share a disproportionately greater need. Each of these groups, have more than 40 percent of their families that are cost-burdened. A much smaller percentage of White and Asian families (24 percent) have this problem.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,285	4,015	3,420	300
White	10,830	2,015	1,465	240
Black / African American	5,035	1,864	1,645	49
Asian	320	50	50	0
American Indian, Alaska Native	8	20	0	0
Pacific Islander	15	0	0	0
Hispanic	740	375	165	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Table 21 shows the number of households in the three levels of cost-burden by whole jurisdiction and racial or ethnic subcategory. Households in the first column have a housing cost-burden of less than 30 percent, which is judged to be acceptable. Those in column two have housing costs that are between 30 percent and 50 percent of their income. Those in the third column have severe housing problems of 50 percent or more of the household's income. Jurisdiction-wide there are 7,649 households, 31 percent, with a cost-burden of greater than 30 percent. Forty-three hundred and twenty-four of these have a burden of between 30 and 50 percent, while 3,324 are severely burdened. White families make up more than 58 percent of the city's total households but only 45 percent of those with a cost-burden problem. Conversely, African Americans comprise 35 percent of the population but 46 percent of the cost-burdened households. Forty-one percent of African American families and 42 percent of Hispanic families have a cost-burden above 30 percent. Both of these are more than 10 percent higher than the

jurisdiction's rates. American Indian families are shown to have the highest rate of housing cost-burden (71 percent). Because there are only 28 reported American Indian families, the margin of error concerning this data may be too great to be considered relevant.

NA-35 Public Housing – 91.205(b)

Introduction

The Warner Robins Housing Authority (WRHA) currently operates 426 housing units with 897 residents. The needs of the city’s public housing residents are many. These residents suffer from personal and financial vulnerability at higher rates than the city’s at-large population. Large numbers of public housing residents are elderly, disabled, victims of violence, and mentally ill. To qualify for public housing a family must be low-income; public housing residents are generally unemployed or underemployed. Beyond those currently served by public housing, there is a waiting list of 277 people with many of the same issues and needs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	388	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	10,191	0	0	0	0	0	0
Average length of stay	0	0	5	0	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0	0
# Homeless at admission	0	0	1	0	0	0	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	67	0	0	0	0	0
# of Disabled Families	0	0	72	0	0	0	0	0
# of Families requesting accessibility features	0	0	388	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	47	0	0	0	0	0	0
Black/African American	0	0	340	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	25	0	0	0	0	0	0
Not Hispanic	0	0	363	0	0	0	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Of the 426 units of public housing, many of these are occupied by residents that are disabled and/or elderly. Kemp Harrison Homes is WRHA’s largest complex and is specifically designated for seniors and those with disabilities. The average income among residents of this 103 unit facility is \$9,272 annually, less than any other complex. Many residents in this facility have disabilities that limit their mobility. The Kemp Harrison complex is a series of two-story units that lack elevator service, which is a hardship to residents attempting to climb up and down stairs. Unfortunately, this complex is also of advanced age (43 years old), is in substandard condition and has no central heating or air. The long-term goal of the Authority is to demolish and replace this complex. Until that point, elderly and disabled tenants will continue to be inadequately served.

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

One of the most pressing needs of Warner Robins’ public housing residents is to have gainful employment with an income that is sufficient to meet their most basic needs. All of the public housing residents and applicants are low-income. The average tenant has a household income of only \$10,191 per year. Additionally 335 public housing residents, 49 percent, are unemployed. Without viable economic opportunities, these residents will not have the self-sufficiency to meet the rest of their needs. In many instances, residents also need enhanced training, counseling, and resources to make themselves employable.

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

As compared to the rest of the city, Warner Robins' public housing community has a higher rate of need. These residents are more likely to be elderly, disabled, and to have personal vulnerability. Additionally, nearly 88 percent of public housing residents are minority.

As shown in previous sections, a substantial portion of the city's population have housing issues related to affordability and quality. While public housing has a higher level of affordability, its residents have incomes far below the city-wide average. As shown in Table 23, the city's public housing residents have an average annual income of only \$10,191. Due to the state of some of the housing complexes, the quality and condition of housing provided by the WRHA is generally below that of the rest of the city. Public housing residents would benefit greatly from complex improvements.

Discussion

With the ongoing demolition of the 70-unit Oscar Thomie Homes housing complex, a void has been created until replacement units can be constructed. This has contributed to the growth of the WRHA's waiting list by 62 percent in a short time span. With 277 people waiting to be served, many of the city's residents are left in the vacuum. Those that are served by the Authority have poor quality housing, as many units are substandard or lack basic features like handicapped accessibility, functioning hot water heaters, or central heating and air. The primary public housing needs of the city are for additional public housing units and for the improvement and standardization of current units.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Interviews were conducted with shelter providers within Warner Robins during the consolidated planning process. These providers served 674 people during the past year with some form of assistance including shelter, counseling, and / or treatment. There are 56 total beds offered for the homeless by 3 agencies within the city. Of these agencies, one, the Salvation Army Safehouse, specifically accommodates abused women and children. The Phoenix Center serves persons with mental illness or substance abuse problems. The remaining agency, the Community Outreach Center is the only agency that provides services for all homeless persons regardless of circumstance. The city lost a total of 8 beds over the past year due to the closing of the HODAC Gateway Cottage, a transitional home for women and children. Several providers indicated that there are typically sufficient beds in the city to support the homeless needs. Under normal circumstances, these groups can meet the demand without refusing service due to overcrowding. Even during times of extreme cold, when demand for shelter rises, the agencies have found manageable ways to serve all who come for assistance. This, however, does not mean that all homeless persons are being served.

According to the 2013 DCA Homelessness Report, there are a total of 132 homeless persons in shelters or transitional housing in Houston County, and 38 homeless persons are without shelter. This means that 22 percent of the homeless population is not being served. These numbers are derived from data collected by the State of Georgia from homeless service providers and from a model developed from survey counts conducted in 75 counties.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The City of Warner Robins relies on the Georgia Department of Community Affairs for its homeless count data. DCA estimated that on a given night there are 170 homeless persons in the city. While some of the homeless count data is listed by county, a majority of the more detailed data is provided only at the state-wide level. Because of this, Warner Robins lacks a robust profile of its homeless population and must rely upon data for the entire state. During 2013, Georgia’s point-in-time survey of homelessness found that the literally homeless, those that lack a fixed, regular, and adequate nighttime residence, were evenly split between unsheltered (49.8 percent) and those using emergency or transitional housing (50.2 percent). In addition to the literally homeless population, DCA counted another population of precariously housed persons, or those facing loss of housing within two weeks or residing in dilapidated housing, whose account for 25 percent of the all homeless persons.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

Per Department of Community Affairs’ statistics, 17 percent of individuals needing homeless assistance in Georgia are under the age of 18. Across the state, veterans account for 8 percent of the homeless population. Due to the presence of a military installation in Warner Robins, the city’s percentage of homeless veterans is likely much higher. Homeless persons are split evenly by gender with 46 percent of emergency shelter clients being female. In addition to these characteristics, people over 55 account for 13 percent of the homeless population and 28 percent of all homeless have some type of disability.

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

Homeless rates are typically higher among racial and ethnic minorities. Despite making up only 31 percent of Georgia’s population (2007-2011 American Community Survey), African Americans account for 51 percent of the state’s homeless population. Other racial minorities account for 7 percent of the state’s homeless. White residents make up 42 percent of the

homeless while being 62.5 percent of the total population. Service provider feedback collected during this planning process indicates that these percentages are closely mirrored in Warner Robins, as well.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2013 Department of Community Affairs (DCA) Homelessness Report calculates the breakdown of the entire homeless population which includes the literally homeless and precariously housed. Thirty-seven percent of homeless respondents were unsheltered and another 37 percent were in emergency or transitional shelters. Nearly 18 percent of the homeless population were precariously housed and near the point of being literally homeless. The remaining 8 percent were classified as “other” and were either in jail, a hospital, or detox program, but would otherwise have been homeless. For Houston County, the homelessness report indicates that of the 170 homeless persons, 78 percent were sheltered or in transitional housing. This indicates that the remaining 22 percent are either unsheltered, on the verge of homelessness, or fall into the “other” category.

Discussion:

During this analysis, it became apparent that homeless data is limited in the City of Warner Robins. During interviews with homeless providers, all agreed that homeless estimates are likely understated. After conducting interviews, Warner Robins’ 56 shelter beds would appear to be meeting the sheltering needs of the city’s homeless populations. However given the reported 94 persons that are not being served, there exists a gap in providing people the assistance they need.

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

Introduction:

Beyond those with housing and homeless needs, other city residents have special needs including the elderly, those with a physical, mental, or developmental disability, those with substance abuse problems, person's living with HIV or AIDS, and domestic violence, sexual assault, dating violence, and stalking victims. These populations are susceptible to many challenges and require a higher level of supportive services.

Describe the characteristics of special needs populations in your community:

The City of Warner Robins has a sizeable portion of its population that falls into the category of special needs. According to the 2007-2011 American Community Survey, 12.6 percent of the city's population, or 8,191 people, is above the age of 62. Many of these residents live on fixed incomes and lack the faculties and resources to provide for themselves. Another prevalent population of non-homeless needs are those persons with disabilities. According the ACS, ¹¹ percent of city residents have one or multiple forms of physical, mental, or developmental disabilities. The most common forms of disabilities are ambulatory and cognitive difficulties. Ambulatory difficulty describes a condition in which a person has difficulty walking or climbing stairs, and cognitive difficulty indicates a person has difficulty comprehending concepts and mentally performing tasks. The ACS shows that there are 4,068 people within the city that have ambulatory difficulties and another 2,404 with cognitive difficulties. Many local agencies and nonprofits have identified other special needs populations, including substance abuse patients, those with mental illness and victims of violence and other crimes.

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

As the city has grown, it has seen growing special needs populations. Through its CDBG program, the city has sought to abate some of the negative impacts on these communities. Some of these partners in assisting these vulnerable residents, include:

- Houston County Association for Exceptional Citizens (Happy Hour), which serves developmentally disabled citizens by providing group home residential services and skills training. Happy Hour serves approximately 180 developmentally disable adults per month. The organization also operates seven 4-bedroom group homes which offer 24-hour supervision and a semi-independent supported living apartment that houses clients.
- Central Georgia National Association of Mentally Ill (NAMI), which provides education and outreach support to people with mental illness and their caregivers. In addition to this, NAMI serves disabled clients through the operation of a group home.

- Phoenix Center Behavioral Health Services is the most comprehensive mental health and substance abuse service provider in the city. In addition to providing counseling and treatment services, the center provides supervision and support through a temporary housing program that houses up to 25 persons at one time.
- CASA of Houston County, advocates for the interest of abused and neglected children. The organization has served up to 97 children per year.
- Family Counseling Center, which provides counseling services for those impacted by domestic violence, child development, substance abuse, single parent family issues, and other relevant topics. In addition to the counseling programs, the organization makes referrals to other resources that can help the families.
- Rainbow House Children's Resource Center aids in the reduction of child abuse and neglect by providing families support, education and community referrals.
- Meals on Wheels, provides home delivered meals for low-income and moderate-income senior citizens throughout the city. The organization is currently serving 132 elderly residents.

The prevalence and increased need for these organizations and their services lends credence to the idea that the city's population with special needs continues to grow.

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

The Georgia Department of Public Health's North Central Health District was consulted concerning occurrences of AIDS or HIV in Warner Robins. According to this office, there are 180 ongoing cases within the city. While this is an increase of 51 percent from the previous planning cycle, this accounts for only .027 percent of all city residents. Due to the relatively small size of this population, in comparison to the rest of the jurisdiction, there are no special services providers for these residents.

Discussion:

There are many residents of the city that have particular vulnerabilities. These residents must be provided a higher and more specific level of service to meet their needs for basic survival. Warner Robins must be prepared to develop and enhance existing outlets to facilitate future demands on these services. Insuring that current services are expanded will be integral to meeting the demands of the ever-increasing special needs population.

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

Describe the jurisdiction's need for Public Facilities:

From 2000 to 2010 the City of Warner Robins experienced a 36.44 percent growth in population. As the population continues to grow, the city needs to continue to improve and expand public facilities to meet the community's needs.

The city has identified the following facility needs:

- City leadership has recognized the need to grow and develop its recreational programs and facilities. To this end, the city developed a Recreation Master Plan that outlined the recreational opportunities and weakness throughout the community. The primary goals of the plan included improving the accessibility at certain parks and securing additional land for recreation activities. Current efforts are being made towards the development of a sports complex and new recreation center.
- Law enforcement has also been a primary focus of facility improvement and development. With this in mind, the city recently completed the construction of a new Law Enforcement Center in the city's Neighborhood Strategy Area. In addition, the city has also evaluated facilities improvements needed for improved fire service. Among these improvement are the need to construct a new fire station on SR 96 east of Houston Lake Road and the purchase of two additional fire trucks.
- From the standpoint of economic development, the city has sought the redevelopment of the Neighborhood Strategy Area and specifically, the Commercial Circle Area which is found along Watson Boulevard adjacent to Highway 247. This area serves as the entry point to the city from Robins Air Force Base and has long been in decline. As identified in the city's Urban Redevelopment Plan, leadership would like to develop a Conference Center in the area that would attract hotel and retail development. In order to facilitate this develop, the city is considering designating a Tax Allocation District (TAD) that would fund public infrastructure improvements.

How were these needs determined?

The needs above were identified in several city plans including its Short-Term Work Program, Recreation Master Plan and Urban Redevelopment Plan. These plans were developed with input from city staff, elected officials and the public.

Describe the jurisdiction's need for Public Improvements:

The city has identified a wide variety of necessary public infrastructure improvements. Many of these improvements would directly benefit low-income residents and local businesses that would expand economic opportunities. Some of these improvements include:

- The city recognizes the need for ongoing maintenance and improvement of many of its aging roads. Beyond this, the primary need for the community is to improve traffic flow and walkability along city roads. Currently, the city lacks the sidewalks and street design

that would encourage and promote pedestrian traffic, particularly near schools and other high foot-traffic areas.

- Other vital improvements are those related to water and sewer infrastructure. Recent city plans call for upgrades to its waste water treatment plants, and for specific water and sewer line improvements along the heavy commercial areas of Watson Boulevard and North Houston Road. Additionally, prioritized improvements are those to older residential neighborhoods serviced by aging lines.
- As identified by the Urban Redevelopment Plan, the city is working to improve the Commercial Circle Area of the Neighborhood Revitalization Area (NSA). One of the goals of the plan, is to make streetscape improvements that will enhance the area's aesthetic appeal, commercial draw, and pedestrian friendliness. As a part of this revitalization effort, the city is seeking to incentivize facade improvements to businesses in this area through grant and loan funding.

How were these needs determined?

The public improvement needs identified in the previous section were highlighted in the city's Urban Redevelopment Plan and Short-Term Work Program, which were developed with input from city staff, elected officials and the public. The planning process included evaluating data and surveying existing conditions.

Describe the jurisdiction's need for Public Services:

In order for the city to continue to develop, grow and meet the needs of its citizens and businesses, leadership has searched for gaps in public services.

- The most glaring need for public service in Warner Robins is public transportation. As a community that has grown rapidly, it has not yet developed a public transportation system. A portion of the city receives limited service from the Macon Transit Authority (MTA), however the majority does not. The concern of transportation is particularly stark due to the expansive boundary of the city and the development patterns that have made it difficult to navigate by foot. The community is working on ways to meet this gap in service through local efforts and continued partnership with the MTA.
- As identified in the housing section, the city lacks affordable housing particularly for lower income groups. This creates the need for more housing services that include homebuyer education, rental assistance, housing rehabilitation, increased public housing, and other programs to meet housing needs.
- Other needed services include increased workforce development and job training opportunities for youth and adults and a greater level of supportive services for the growing elderly population.

How were these needs determined?

The public improvement needs identified in the previous section were highlighted in the city's Public Transit Assessment and Short-Term Work Program. These plans were developed with input from city staff, elected officials and the public.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Utilizing available data and service provider input, the City of Warner Robins evaluated the current community assets in order to identify deficiencies in resources available to meet the needs of the community's low-to-moderate income and disadvantaged residents. Among the facets of the market considered were supply and demand for quality, affordable housing, public housing, homeless services, services to vulnerable populations, and the availability of public and community resources. While there are many agencies and assets available to those in the community that require assistance, these assets do not always extend to fully meet the need. Affordable housing, improved public housing, increased homeless services, and strengthened community resources are all evaluated to need greater support in order to meet the needs of the community. As the community continues to both age and grow, these services must continue to grow to meet its needs.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,409	67%
1-unit, attached structure	1,115	4%
2-4 units	2,533	9%
5-19 units	4,038	14%
20 or more units	711	2%
Mobile Home, boat, RV, van, etc	1,305	4%
Total	29,111	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	13	0%	306	3%
1 bedroom	13	0%	2,115	20%
2 bedrooms	2,011	14%	3,790	36%
3 or more bedrooms	12,624	86%	4,376	41%
Total	14,661	100%	10,587	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

Currently, the Warner Robins Housing Authority operates eight housing complexes with 426 housing units that house 897 residents. The units are only available to the low-to-moderate income, elderly and disabled city residents. In addition to this service, the Georgia Department of Community Affairs administers the Section 8 program throughout Houston County, including Warner Robins. This assistance is available to all types of low-to-moderate income families. Ten private housing developments benefit from low-income housing tax credits and designate a portion of their units for low-income persons. These developments have 966 affordable units.

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

In 2014, the Warner Robins Housing Authority began demolishing the 70 unit Oscar Thomie Homes housing complex. While the Authority will rebuild this complex, until that time, it has only decreased the public housing inventory. The WRHA will soon be undertaking redevelopment of the Kemp Harrison Homes. During this rehabilitation, it is likely that some homes will be inaccessible. The city is not aware of any other units that are anticipated to be lost.

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

As shown in Table 26, there are 29,111 housing structures in the City of Warner Robins. Alone, this would appear to indicate that the number of housing units is more than sufficient to meet the needs of the 25,250 families. This, however, presents a false narrative. Many of the city's housing units are unfit for habitation or do not meet the standard of affordability for low-income residents. In order to meet the residents' needs, the city needs to increase its number of units that:

1. Are decent and suitable for use.
2. Are affordable to residents of varying income levels.

Describe the need for specific types of housing:

There is the need for various types of housing across the city. Among the chief units needed are:

1. Decent affordable housing to low-to-moderate income families.
2. Affordable rental units.
3. Public housing units.
4. Accessible housing for the elderly and disabled persons

Discussion

Currently, the needs of public housing in the city are greater than available resources. The Warner Robins Housing Authority, with the assistance of the City of Warner Robins, are seeking to increase and improve these assets in order to meet these needs.

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

Introduction

During the 2000-2011 timeframe, Warner Robins' housing market saw a steep rise in the median home value (53 percent) and median contract rent (36 percent). In that same time period, the city's median family income only increased by 18 percent. While increased value can be a positive sign for the local economy, it has left many of the city's low-income residents severely cost-burdened or unable to afford quality housing. Residents unable to find affordable housing frequently turn to undesirable residences for shelter.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	73,900	113,000	53%
Median Contract Rent	452	615	36%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,172	30.0%
\$500-999	7,158	67.6%
\$1,000-1,499	218	2.1%
\$1,500-1,999	19	0.2%
\$2,000 or more	20	0.2%
Total	10,587	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	720	No Data
50% HAMFI	3,245	1,445
80% HAMFI	7,990	4,410
100% HAMFI	No Data	5,950
Total	11,955	11,805

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

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

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

While numerically there are ample residences within Warner Robins, there is not sufficient housing to meet the needs of all households at all income levels. There are 2,290 families in Warner Robins that are extremely low-income renters. Table 30 shows that there are only 720 affordable rental units for this demographic. This means that at least 1,570 families are renting homes outside of the affordable range. CHAS data paints a worse picture, showing that in 1,935 families that rent in this income range are cost burdened. This inadequate supply of affordable housing has driven 897 people to need public housing services and more than 150 people to homelessness. Though Table 30 appears to demonstrate that all other income groups have an adequate supply of housing, it does not account for the condition and suitability of a home but only the affordability.

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

From 2000 to 2011, Warner Robins' median home value increased from \$73,900 to 113,000. This increase of \$39,100 represents a 53 percent rise. While this can be considered a positive economic indicator, it will likely leave many low-income residents unable to purchase the higher priced homes. Median rent price in Warner Robins also saw a jump in this timeframe from \$452 to \$615 per month, a 38 percent increase. Low-income persons, who comprise a large portion of the renting population, are very likely to find this price differential distressing. These factors have likely contributed to the previously discussed cost-burden problems facing many lower income brackets. Further pointing to the troublesome nature of these increase, median family income did increase during that timeframe, but only by 18 percent. This means that the normal Warner Robins family saw their housing costs skyrocket, while their income lagged behind.

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

According to the 2007-2011 American Community Survey, median contract rent in Warner Robins was \$615. HUD's Fair Market Rent, High Home Rent, and Low Home rent prices is above this amount for all units except for efficiency units with no bedrooms. This data points to rental affordability in the city. While the city considered this information, other data sources

were analyzed to develop the community's strategy to produce and preserve affordable housing.

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

Introduction

Throughout the previous consolidated planning cycle, the City of Warner Robins made significant headway in reducing substandard housing conditions. It accomplished this by prioritizing groups of substandard and dilapidated housing for rehabilitation and code enforcement action. Despite these efforts, there are still many homes in the city, particularly in the CDBG priority area that have poor housing conditions.

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,178	22%	4,811	45%
With two selected Conditions	58	0%	149	1%
With three selected Conditions	0	0%	98	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,425	78%	5,529	52%
Total	14,661	100%	10,587	99%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,906	33%	2,149	20%
1980-1999	3,659	25%	3,818	36%
1950-1979	5,728	39%	4,378	41%
Before 1950	368	3%	242	2%
Total	14,661	100%	10,587	99%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,096	42%	4,620	44%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

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

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

As shown in Table 32, 33 percent of homes in Warner Robins have at least one negative housing condition. These housing conditions correspond with the previously discussed housing problems and include, lacks complete plumbing facilities, lacks complete kitchen facilities, more than one person per room, and a cost-burden greater than 30 percent. Concerning owner-occupied homes, 3,263 units have one of these conditions. This is 22 percent of all owner-occupied units in the city, highlighting the need for continued owner-based rehabilitation programs.

Rental units show a much higher rate of these negative housing conditions. More than 45 percent of the city's rental units, 5,058 units, have at least one negative condition. Code enforcement efforts, which will require landlords to bring their property to a livable condition, are vital to lowering this percentage.

Beyond the data shown in Table 32, the 2012 Housing Assessment identified 334 substandard, 105 dilapidated, and 214 vacant units in the city's CDBG target area. Through GIS technology, the city was able to map the location of these units and prioritize their condition's abatement based on geography. This survey only evaluated through a windshield survey, and it is likely that an internal examination of the properties would deem an even higher number unsuitable for habitation.

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

Lead-based paint is a neurotoxin that is harmful to all individuals, but particularly to developing fetuses and young children. The toxin has been shown to damage their developing nervous systems and can lead to reduction in IQ, reading and learning disabilities, and behavioral problems. Research has shown that even low blood lead levels (BLLs) can have serious health consequences.

For the purposes of this plan, the number of units built before 1980 occupied by families serves as the baseline of units that contain lead-based paint hazards. For all housing units, the total percent of houses containing hazards is approximately 42 percent. This means that 10,716 homes are potentially contaminated by this substance. Moreover, 3,300 of the city's households are at risk for lead based contamination and have children present. Due to the high likelihood of

low and moderate income families to inhabit aging homes, it is probable that a large percentage are exposed to lead-based paint.

The North Central Health District was consulted to determine cases of lead-based paint exposure. The results show four cases of lead-based paint exposure in the past two years. While there does not appear to be a substantial number of cases involving children and lead-based paint in Houston County, this remains a major concern based on the age of housing stock.

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

Introduction

The Warner Robins Housing Authority is responsible for operating eight separate housing complexes across the city that contain 426 units and 897 residents. With many of the units requiring standardization and repair, the current stock of public housing is insufficient to meet the needs of the residents. In addition to these structural deficiencies, the current volume of housing units has been insufficient to satisfy the demands of those seeking its services.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			426						
# of accessible units			14						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Since the time of the previous consolidated planning period, the city’s public housing demand has continued to grow. The city, itself, does not operate any public housing facilities. It does, however, maintain a strong partnership with the Warner Robins Housing Authority which operates 426 housing units of which 14 are accessible. Due to the planned demolition of aging and dilapidated units, the total number of public housing units in the city has decreased by 40 since 2010. While the demolition was a necessary step for redevelopment, the need for more housing units has reached its highest point. The Authority currently maintains a waiting list of 277 people, up 62 percent from just five years before.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As previously mentioned, there are 426 units of public housing currently available. Inspection scores provided by HUD are available for the Kemp Harrison Homes (88), Cam Campbell Homes (87), Jimmy Rosenberg Homes (93), Kathleen Bynum Homes (95), and Mary B Terry Homes (93). These units are currently in poor condition and are insufficient to meet the housing

needs. Despite their poor condition, none of WRHA’s facilities have failed inspections. **Public Housing Condition**

Public Housing Development	Average Inspection Score
Kemp Harrison Homes	88
Oscar Thomie Homes	N/A
TJ Calhoun Homes	N/A
Cam Campbell Homes	87
Jimmy Rosenberg Homes	93
Kathleen Bynum Homes	95
Mary B. Terry Homes	93
Herman Watson Homes	N/A

Table 37 - Public Housing Condition

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

There are many restoration and revitalization needs of the existing housing authority complexes. The WRHA complexes have an average age of 44 years with the youngest unit being built 32 years ago. Three units are more than 50 years old. Because of their advanced age and lack of continual maintenance, there is a substantial need for repair, improvement, and replacement among the existing complexes.

Kemp Harrison Homes:

- Constructed in 1973.
- Consists of 103 homes.
- Substandard condition homes.
- Absence of elevator a major concern.
- Designated for seniors and disabled.
- No central heat or air.
- \$5 million needed for demolition and new construction.

Oscar Tommie Homes

- Constructed in 1965.
- Demolition began in 2014 and will continue in 2015.
- Following demolition these units will be replaced.

TJ Calhoun Homes

- Constructed in 1960.
- Consists of 70 homes.
- Standard condition.
- Recently completed construction of new roofs and porches.
- Resident Service Center located at TJ Calhoun Community Center.

- \$811,000 of America Reinvestment and Recovery Act was allocated for windows, doors, stoves, and other electric appliances.
- \$2.4 million is needed for repairs and upgrades.

Cam Campbell Homes

- Constructed in 1960.
- Consists of 70 homes.
- Standard condition.
- Rehabilitated in 2007.
- Hot water heaters in need of repair.
- \$1.1 needed for various repairs.

Jimmy Rosenberg Homes

- Constructed in 1977.
- Consists of 50 homes.
- Standard condition.
- Rehabilitated in 2007.
- \$1.1 needed for various repairs including hot water heaters.

Kathleen Bynum Homes

- Constructed in 1972.
- Consists of 40 homes.
- Standard condition.
- Center hot water heaters in need of repair.
- \$300,000 needed to rehabilitate the security fence, erosion control, and issues associated with plumbing.

Mary B Terry Homes

- Constructed in 1977.
- Consists of 23 homes.
- Standard condition.
- Heating systems need to be updated.
- \$565,000 needed for various repairs and upgrades.

Herman Watson Homes

- Constructed in 1983.
- Consists of 50 homes.
- Standard condition.
- \$1.4 needed for termite mitigation, handicap accessibility, and erosion control.

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

The Warner Robins Housing Authority serves the needs of extremely low-income, low-income, and moderate-income families by providing a suitable living environment for those served by public housing. To do this, the WRHA is seeking to improve the physical appearance of the housing stock through the Comprehensive Grant Program, which will improve the quality and supply of housing. Quarterly preventive maintenance will also be ongoing and will include routine servicing of the heating and air equipment, replacing filters every 30 days, weather/waterproofing surfaces, and testing, servicing, safety and security equipment. The Authority focuses on the physical aspects of property management, such as routine maintenance and inspection of units, buildings, and capital improvements. In 2014, revitalization of the authority's oldest complex, Oscar Thomie Homes began. The demolition of this dilapidated complex is nearing completion, and the WRHA will work towards rebuilding within the next three years.

The WRHA advertises with the local media and news bulletins and issues a regular community newsletter. Residents are also provided resources that include back-to-school programs, adult education and enrichment programs, college preparedness and homeownership courses, basic construction apprenticeship training and life skills classes to encourage public housing residents to rise above their public housing needs. The Authority has partnered with local agencies such as the Department of Family and Children Services, Middle Georgia Technical College, Georgia Department of Labor, National Alliance for the Mentally Ill, Salvation Army, Boys and Girls Club, Meals on Wheels, Goodwill, Neighborhood Service Center, and Sacred Heart Catholic Church to provide training, employment, and workshops that will enhance the skills and education of residents.

In order to engage residents in the decision-making process, the Authority involves the WRHA Resident Council (comprised of several authority residents). The staff continues to develop new operating procedures geared towards effective customer service through on-site management.

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

Introduction

In order to prevent and address homelessness, a network of non-profits and agencies respond to the needs of this population. These organizations each specialize in activities that range from training and extend to direct sheltering. Homelessness has complex causes and can effect a diverse community. Because of this, it will take a variety of tailored services to reduce and eradicate homelessness in Warner Robins.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	28		10		
Households with Only Adults					
Chronically Homeless Households	28		28		
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Many factors contribute to homelessness for individuals and families. The foremost cause of homelessness is poverty, which can be brought about by unemployment, underemployment, home foreclosure, or crippling debt. Contributing to these financial problems are often underlying familial and personal problems that create additional instability. Families and individuals directly affected by domestic violence, substance abuse, and mental illness are frequently found without living accommodations. Additionally seniors and people with disabilities also have difficulty obtaining affordable housing. A key part of preventing homelessness and transitioning people out of homelessness is addressing the root causes of their condition. Beyond traditional homeless shelters, the City of Warner Robins is home to several agencies and non-profits that provide services that complement direct homeless assistance, help prevent homelessness, and help move the homeless out of shelters.

Several groups within the city provide educational and training services that help keep people out of homelessness. Groups such as the Warner Robins Housing Authority, Central Georgia Technical College, Fort Valley State University's Cooperative Extension, the Middle Georgia Community Action Agency, Consumer Credit Counseling Agency, Life Changers and Houston County Habitat for Humanity, and the Middle Georgia Consortium provide job skills training, financial literacy classes, and/or credit counseling to city residents. Recipients of these services are more likely to have the resources to keep themselves employed, out of debt, and independently sheltered.

People facing severe physical, mental, and familial challenges are served by many agencies that have unique clientele. Among these service providers are:

- HODAC, Houston Drug and Action Council: A non-profit that provides information, referral, intervention, prevention, and education services to victims of sexual assault, stalking, dating violence, and domestic abuse. Oftentimes, this service involves engaging issues of substance abuse and criminal behavior. While HODAC no longer provides direct housing, it does arrange for clients to stay in hotels until other housing can be secured.
- The Rainbow House Children's Resource Center (Rainbow House CRC): An organization devoted to reducing the occurrence of child abuse and assisting its victims. Rainbow House coordinates community efforts in child abuse education, advocacy, treatment, family support, prevention, and training.
- Houston County Association for Exceptional Citizens/Happy Hour: An agency that operates two group homes and a small apartment complex providing housing to developmentally disabled persons. The Happy Hour program also provides employment training for clients and improves upon their client's ability to join the workforce.
- National Alliance on Mental Illness (NAMI) - NAMI is a grassroots organization that provides support, advocacy, and education to individuals who struggle with mental illness.
- Meals on Wheels: A non-profit that delivers nutritious meals to low-to-moderate income senior citizens within the City of Warner Robins.
- CASA of Houston County provides services and protection for abused or neglected children.

Services provided by these organizations can help keep those at risk for homelessness in a position to secure housing for themselves.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Four agencies are the primary direct service providers to persons in need of emergency and temporary housing. These groups have special focuses to meet the varying needs of the homeless community.

- The Phoenix Center is primarily a treatment facility for persons affected by mental illness and substance abuse. Center staff provide comprehensive assessment, evaluation, and treatment for emotional, behavioral, addictive diseases, and other mental health problems. Specific services are, individual, family and group therapy, psychiatric assessment, medication management when appropriate, and providing referrals to other agencies. In addition to these treatments, the Center also provides crisis stabilization services, and a 14-bed residential program that accepts voluntary and involuntary referrals. The Center also has a 10-bed facility that provides long-term services for substance abusing women and their children. The services include education on addictive diseases, relapse prevention, parenting skills, reunification, self-help, and social skills.
- The Salvation Army Safe House provides temporary shelter, clothing, food and other services to victims of domestic violence. The shelter has 18 beds, provides emergency shelter and works with individuals to secure transitional housing.
- The Community Outreach Service Center is an emergency and transitional housing facility for homeless persons within Warner Robins. The facility has 14 beds, half for women and children and the other half for men. This is the only homeless shelter for men, women, and children in the city. The Center meets the short-term needs of its clients by providing safe lodging, clean bedding and nutritious food. Center staff also help secure permanent housing for residents who have obtained employment.
- The Middle Georgia Community Action Agency runs a Homelessness Prevention and Rapid Re-Housing Program that provides financial assistance and other aid to prevent individuals and families from becoming homeless. The program provides short or medium-term rental assistance, housing relocation, and stabilization services, including mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. The agency also provides food, clothing, and transportation to low-income persons.

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

Introduction

The City of Warner Robins has a sizeable population of residents that are not homeless but possess some characteristic that makes them vulnerable to housing needs or in need of other supportive services. These vulnerable populations include the elderly, disabled, persons with substance abuse, victims of violence, and persons with HIV/AIDS and their families. These needs are met through a variety of governmental and nonprofit agencies. This network of assistance providers must be maintained and enhanced in order for this population's needs to be met.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly Community: Many senior citizens in Warner Robins face a variety of challenges due to physical disabilities, mental disabilities, or a lack of resources. These characteristics cause limited mobility and an inability to be self-sufficient. Several organizations work to service this community's expansive needs. The public housing needs of this community are provided through the services of the Warner Robins Housing Authority. The WRHA currently houses more than 100 seniors, many with disabilities. With many people on the waiting list, the demand for these services is beyond current available resources. Rebuilding Together Warner Robins, Inc. and Military Organizing Housing Repairs provide repairs to low-income elderly and handicapped homeowners who are physically and financially unable to make the repairs for themselves. These repairs allow homeowners to maintain their independence while living in improved conditions.

Several organizations work to provide the elderly community with non-housing related services. The Warner Robins Meals on Wheels program currently provides nutritious meals to 132 seniors. True Light Transportation provides transportation services to a variety of low-income residents, including the elderly and disabled. This service allows the residents to go to health care appointments and to shop for necessities. The Older Americans Council operates a senior center in Warner Robins and provides services that include congregate meals, entertainment, health counseling, and transportation to and from centers. The Middle Georgia Regional Commission's Area Agency on Aging provides case management services, home delivered meals, Medicare counseling and fraud prevention services, and other valuable resources for seniors and people with disabilities. The Community Action Agency is another local group that provides transportation and housing services to the elderly community.

Mentally Ill and Disabled Community: Warner Robins' mentally ill and disabled community is diverse and requires several levels of services. Many of the services provided to local senior

citizens are also available to this community, including public housing, housing rehabilitation, food, and transportation services. In addition to these services, the Houston County Association for Exceptional Citizens and the Central Georgia National Association of Mentally Ill (NAMI) provide services to this community. Exceptional Citizens offers job training to the developmentally disabled through its Happy Hour program. NAMI serves this community by providing temporary housing, counseling and life skills workshops.

Substance Abuse: The population struggling with substance abuse has two primary service organizations. The Phoenix Center offers substance abuse counseling treatment. Additionally, displaced families can utilize the center's temporary housing program. The Houston Drug and Action Council also serves those effected by substance abuse through intervention, prevention, education, and referral.

Victims of Domestic Violence: Several local agencies provide services to those families affected by domestic violence. The Salvation Army SAFE House program provides temporary shelter, clothing, food, and other services to victims. Rainbow House Children's Resource Center works as foster care agency and also provides counseling to children that have suffered abuse.

HIV/AIDS: Due to the relatively small number of cases, there are no special service organizations for persons with AIDS or who are HIV positive in Warner Robins. The North Central Health District is lead agency for identifying this community and providing information and referral service.

Each one of these vulnerable populations has some level of resources available to it. Through input gained from staff and volunteers of special needs service organizations, these resources, in many cases, are not sufficient to meet the demand.

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

Those returning from mental and physical health institutions rely upon the groups above to assist them in locating housing resources that will support their recovery and stabilization.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Over the next year, the City of Warner Robins intends to provide resources to six local service agencies to aid them in reaching those requiring housing and supportive services. CDBG funds will be granted to the following agencies:

1. True Light Transportation to assist in providing transportation for low-income residents that are elderly and/or disabled.
2. Meals on Wheels to provide meals to homebound seniors and the disabled.
3. NAMI of Middle Georgia to provide outreach, education and support for people with mental illness and their caregivers.

4. Family Counseling Center to address issues such as crime prevention, and homelessness through counseling and therapeutic programs.
5. Rebuilding Together for the rehabilitation and improvement of more than 24 owner-occupied residences to serve elderly and disabled persons.
6. Warner Robins Housing Authority for the continued clearance and demolition of dilapidated housing units.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The action-items identified under the previous question correspond to many of the year-one goals, including:

- Homeowner Housing Rehabilitation
- Code Enforcement
- Homelessness Service
- Slum and Blight Removal
- Support Services
- Vulnerable Population Services

Each of these specific goals, support the overarching goals of the program that include provision of decent housing, a suitable living environment, and economic opportunities.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A cursory review of Warner Robins' public policies suggests that some barriers to affordable housing exist, including:

- Zoning and subdivision regulations - Suburban derived zoning and subdivision regulations, particularly in new, outlying neighborhoods, have incentivized larger lots with larger public rights-of-way. This limits density and increases the cost of developing new residential real estate.
- Inclusionary zoning- No local policies exist that would mandate or incentivize affordable single-family or multi-family housing units.
- Property taxes – There are not tax incentives for developing affordable units. A lower tax burden would enable the owners to make more property improvements.
- Zoning requirements - The time required to process zoning variances can be lengthy. Applications must be submitted for processing at least 45 days prior to the scheduled meeting date. While the time frame allows for proper advertisement and notification to the public, it can be costly and encumbering to potential developers, slowing new construction and other improvements.

While the city does have existing zoning and land use requirements that may inadvertently create a barrier to affordable housing developments, some requirements have been determined to be in the best interest of the homebuyer and the community. The City of Warner Robins will continue to examine and update their policies to assure that they are not discouraging affordable housing. Warner Robins has made recent efforts to educate the community about fair housing rights in order to encourage them to take action to secure housing. It is, however, acknowledged that residents need a higher level of housing resources, laws, and regulations. Additional information regarding possible barriers to affordable housing will be gathered in the next update of the city's Analysis of Impediments to Fair Housing.

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

Introduction

The City of Warner Robins is a relatively young community that has seen rapid growth in a relatively short amount of time. This growth can be attributed, in large measure, to the presence of Robins Air Force Base (RAFB). The base represents the largest single-site industrial complex within the State of Georgia. While employing over 22,000 military, civilian, and contract personnel, the base has a net payroll of \$1.39 billion. In 2012, RAFB accounted for 46 percent of all wages in Housing County. In addition to the direct jobs associated with the base, there are many indirect jobs in service industries like healthcare, retail trade, and financial services. According to a December 2014 analysis by the Middle Georgia Regional Commission, for every job that is created or lost at RAFB, 1.56 jobs are created or lost in the local economy. These indirect jobs are valued at an additional \$1.105 billion that is attributable to this influence. The total estimated economic impact of the base was \$2.856 billion in 2014. The strength and stability of the base were key to Warner Robins surviving the most recent economic recession. While the base has been a valuable economic driver for the community, the city recognizes that the community is far too dependent upon the base and associated defense contracting as a sector of the economy. Robins Air Force Base, like any DOD installation, is subject to change based upon executive and legislative action, which can happen at any time—even without a formal Base Realignment and Closure (BRAC). Locally, the community will continue work to strengthen the base and its chances for survival and growth, but will also work towards diversifying the local economy by attracting outside industry and creating an environment in which businesses can grow. Warner Robins has many workforce challenges that will need to be addressed in order to promote this economic growth and diversification, but future economic development plans can be leveraged as assets to aid in this process.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	103	9	1	0	-1
Arts, Entertainment, Accommodations	2,498	4,177	16	22	6
Construction	517	545	3	3	0
Education and Health Care Services	2,599	3,213	17	17	0
Finance, Insurance, and Real Estate	1,114	1,029	7	6	-2
Information	199	221	1	1	0
Manufacturing	2,105	767	14	4	-10
Other Services	460	749	3	4	1
Professional, Scientific, Management Services	1,402	2,476	9	13	4
Public Administration	0	0	0	0	0
Retail Trade	2,233	3,941	15	21	7

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Transportation and Warehousing	474	176	3	1	-2
Wholesale Trade	464	226	3	1	-2
Total	14,168	17,529	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	6,285
Farming, fisheries and forestry occupations	1,045
Service	3,107
Sales and office	6,819
Construction, extraction, maintenance and repair	3,287
Production, transportation and material moving	2,337

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,145	80%
30-59 Minutes	4,886	17%
60 or More Minutes	976	3%
Total	29,007	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,495	322	1,432

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	5,700	643	2,567
Some college or Associate's degree	8,874	666	2,299
Bachelor's degree or higher	5,984	214	882

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	192	156	237	553	657
9th to 12th grade, no diploma	1,411	962	705	1,636	1,079
High school graduate, GED, or alternative	1,849	2,686	2,161	4,151	2,468
Some college, no degree	2,448	3,511	2,365	3,857	1,377
Associate's degree	544	900	918	1,091	330
Bachelor's degree	512	1,924	1,493	1,498	531
Graduate or professional degree	18	683	847	1,259	300

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,092
High school graduate (includes equivalency)	25,086
Some college or Associate's degree	32,892
Bachelor's degree	45,589
Graduate or professional degree	59,557

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

With more than 22,000 employees, Robins Air Force Base is by far the city's largest employer and has created significant demand for jobs—not only in the defense industry, but also in the service industry. As shown in Table 39, the largest employment sectors in Warner Robins are

arts, entertainment and accommodations, education and health care services, retail trade, and manufacturing. Together these sectors account for 62 percent of all employed persons and 64 percent of all jobs. Outside of arts, entertainment, and accommodations, education and health care services is the largest employment sector. Houston Healthcare and the Houston County Board of Education are the primary employers in this field. Retail trade is also a major jobs industry, and Warner Robins is home to many large retail corporations.

Describe the workforce and infrastructure needs of the business community:

Table 39 leads to several conclusions about workforce needs in the city. Several industry sectors have available jobs, but there are not enough workers available for those positions within the city, while other sectors have a surplus of available workers in relation to job openings. Particularly, the demand for workers in education and health care services; retail trade; arts, entertainment, and accommodations; and professional, scientific, management services are well above the city's workforce resources. Like many communities in the region, a gap exists between the skills needed for higher wage employment jobs and the skills found in the city's workforce. There exists the need, not only for increased educational attainment, but focused skills training to meet the demands of industry sectors. There is a growing consensus that education should be connected with the business community—matching graduating high school students with employment opportunities. However, many of the educational and training programs that do exist are not tailored toward available jobs within major local employment sectors. The deficit of workers in the professional, scientific, management services sector and the education and health care services sector indicate a need for greater emphasis on advanced training in the Science, Technology, Engineering, and Mathematics (STEM) fields. The deficit of employees in the retail trade sector as well as the arts, entertainment, and accommodations sector indicates a lack of soft skills necessary for the service-sector jobs of high-demand throughout the city. While many of these challenges need to be addressed through the education system, it is also vital that local residents take advantages of the available training resources that exist in the community. Some of the challenge is in making residents aware of the opportunities, but these opportunities must also be made accessible to residents who most need them. Reliable public transportation is currently lacking in Warner Robins, which makes it difficult for unemployed workers to reach job training centers. Establishing local transit would increase the access to jobs resources benefiting those that depend most heavily upon them.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Through the 1990s and early 2000s, the City of Warner Robins and Houston County saw rapid economic and population growth. The nationwide recession that began in 2007 tabled this growth, but Warner Robins buoyed the recession's harshest impacts compared to many other municipalities. This is attributable in large part to the steady economic presence of Robins Air Force Base. During the previous planning period, several economic development expansions were announced.

- CEMEX announced an \$8 million investment in a fuel system that burns peanut hulls, pecan shells, wood, tire fluff, and engineered fuels. With this addition, CEMEX's Houston County facility has one of the highest alternative fuel substitution rates in the world.
- Houston Healthcare began Phase I of an expansion to the Surgical Services Center. The project will be completed in phases with an overall expected investment of \$42 million.
- With the assistance of a Regional Economic Business Assistance (REBA) program incentive, Graphic Packaging created 52 jobs and retained 224 jobs. The total investment was approximately \$30 million. This year the project was completed and the grant was closed out.
- This year, Electric Machinery Industrial Controls Corporation (EMICC) invested \$1,150,000 to double the existing facility's square footage. The expansion resulted in the addition of 12 jobs. The company has been in Houston County since 1996.
- BioLife Incorporated, a subsidiary of Baxter Pharmaceuticals, broke ground on its new location in Houston County. The total investment expected is \$8 million, and 55 jobs are expected to be created.
- In 2014, Sunbelt Plastic Extrusions expanded their operations by adding a new manufacturing building. As a result, the new lines are expected to increase production by 40 percent and create 30 new jobs.

While the city is not aware of any forthcoming major private sector investments, it anticipates that economic growth will continue to accelerate as the impacts of the recession fade with time.

In terms of public sector impacts, one major regional effort could result in significant economic growth. Regionally, groups are seeking to link the Ocmulgee National Monument with other existing public land to establish the first "National Park & Preserve" east of the Mississippi River. This park and preserve would extend from Macon-Bibb County to Pulaski County and create a national and international tourist destination. If the Middle Georgia Region is successful in securing this designation, Warner Robins will need to be prepared for an increase in demand for service sector jobs to accommodate these tourists. The transportation infrastructure of Warner Robins may also need to be upgraded to account for additional motorists travelling through the city.

The previous period of rapid growth drastically impacted development in and around Warner Robins, with many areas developing a suburban residential character. This type of development has stressed existing local infrastructure. For this reason, infrastructure upgrades and planning studies were highlighted in the city's most recent Short-Term Work Program. Continued growth along similar patterns as seen over the last 20 years will require additional investments to ensure adequate infrastructure capacity.

One planning mechanism that can alleviate this infrastructure is the redevelopment of mixed-use areas near the city's downtown district. Through the implementation of its Urban Redevelopment Plan, the city plans to bring commercial revitalization to the Neighbor Strategy

Area (NSA). Continued support of these redevelopment efforts will be a substantial need in the years ahead. The city is hoping to establish a Tax Allocation District (TAD) to aid in this effort by allocating resources for community improvements that will attract increased private investment. With this investment, the downtown area can serve as a major asset for the growing Warner Robins community.

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

While there is still room for improvement, the educational attainment levels described in Table 44 above indicate a positive sign for the city. Approximately 21 percent of adults over the age of 25 have earned a bachelor's degree or higher, and 85 percent have a high school diploma or equivalent. With this noted, the workforce information from Table 39 suggests that there is a need for skills training in the local workforce to fill emerging jobs. Specific training geared towards the healthcare, aerospace, and professional, scientific, management services industries represent a significant opportunity for Warner Robins to leverage the workforce's educational level and prepare them for the available jobs of the community. While there are resources available to expand this training, these resources should be further developed and made more accessible to meet both the labor needs of industry as well as the employment needs of the workforce.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are several educational and training opportunities available to residents of Warner Robins. Beyond public and private K through 12 educational resources, there are four full-service satellite campuses representing Middle Georgia State College, Fort Valley State University, Georgia College and State University and Georgia Military College. High-quality technical and adult education programs are also readily available in Houston County through Central Georgia Technical College (CGTC). CGTC offers a wide variety of job training programs, professional certifications, and technical degree programs. Warner Robins is also served by Georgia's Quick Start Program. This program is nationally recognized for providing customized, high-quality training services at no cost to new or expanding businesses. The Middle Georgia Workforce Investment Board through the Middle Georgia Consortium offers job training to adult dislocated workers and youth in the city. This training is facilitated through contracts with colleges, universities, and professional training organizations.

The efforts of these many institutions are essential in supporting elements of the Warner Robins Consolidated Plan, particularly by way of combatting poverty through the creation of quality, high-paying jobs in Warner Robins. As previously mentioned, workforce training needs exist within the city, particularly as related to the STEM fields. Increasing gainful employment in these highly-skilled sectors of the economy would greatly improve the economic well-being of many families in the Warner Robins area. The greatest level of impact would be for those that have suffered from generational poverty and currently live in substandard conditions.

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

Yes, Warner Robins is an active participant in the Middle Georgia Comprehensive Economic Development Strategy (CEDS).

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

In 2012, the Middle Georgia Regional Commission updated the Comprehensive Economic Development Strategy (CEDS) with multiple Middle Georgia municipalities and counties including Warner Robins. In this document, each community outlined their own strategy and planned economic development initiatives. The Houston County strategy outlined the following notable planned actions and opportunities among many others:

1. **Acquire and Develop Publicly-Owned Industrial Sites:** As the single-point of contact for economic and industrial development in the county, the Houston County Industrial Authority is responsible for attracting industries and maintaining industrial sites. Developing additional industrial space in Houston County will address the general goal of expanding district infrastructure capacity while achieving the objectives of attracting higher-paying jobs within the Middle Georgia district and promoting economic development that reduces dependence upon single industries within communities. The impact of these initiatives would be significant to Warner Robins, the county's largest city.
2. **Develop Land at North End of Robins Air Force Base:** The City of Warner Robins owns 533 acres of land at the north end of Robins Air Force Base. In partnership with RAFB, the city intends upon developing the property to provide hangar space for aircraft manufacturing, maintenance, and/or retrofit operations which would be compatible with current and future missions. This opportunity has the potential of spurring job creation and enhancing the aerospace industry.
3. **Develop Warner Robins Conference Center:** The City of Warner Robins has identified the need for a conference center to meet the meeting demands of local businesses. With this need identified, the community is pursuing the development of a 500 to 750 seat center. An initial feasibility was conducted and local groups are searching for private partners and financing mechanisms that would enable this development. The city's 2012 Urban Redevelopment Plan noted the city's intention of pursuing a hotel/conference center and planned the implementation of a Tax Allocation District (TAD) to help create public infrastructure that would support it.

Discussion

With continued growth, the City of Warner Robins must rise to meet the service demands. Only by working with partners to improve infrastructure and workforce resources, will the community be prepared.

MA-50 Needs and Market Analysis Discussion

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

The Neighborhood Strategy Area (NSA) is a 5.66 square mile area in the northeastern portion of the city that has been identified as containing higher rates of housing problems. This area has approximately 6,387 homes and a sizeable commercial strip. Much of housing stock in this area was initially built to meet the needs of the then-developing Robins Air Force Base which sits adjacent. Working class base employees were found throughout the neighborhoods. As time passed, the housing stock began to age and decline. Many base employees began to turn to newer homes in other parts of the city. The residents that remained were those without options for relocation. The result of the declining housing stock has left this area with the highest concentration of housing problems in the city. Concentration in this section was defined by area's that reported the greatest percentages of housing problems.

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

Yes, the NSA has much higher rate of racial minorities than the city at-large. Concentration was 54 percent of the NSA being African American, compared to only 37 percent of the city. The NSA also has a larger percentage of its population that is Hispanic. In addition, economic indicators point to a higher concentration of poverty as well. The median income in this area is \$28,725 which is 71 percent below the rest of the community. NSA residents have a much higher rate of unemployment and underemployment. Concentration in this section is defined by the city's census tracts with the highest concentration of racial minorities and low-income persons.

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

The commercial and housing market in the NSA is aging and in decline. The majority of housing in this area are single-family dwellings with a few dilapidated multi-family and public housing complexes. Most of the homes in this area were built in the 1960s, and many have not been maintained to appropriate standards. The commercial strips found in the NSA are highlighted by a lack of identity, accessibility, and character. Recent efforts have been made to diversify businesses and improve aesthetic quality. Despite these efforts, the commercial market remains stagnant and lack cohesion.

Are there any community assets in these areas/neighborhoods?

The NSA is not completely devoid of public assets and is home to a local park, city administrative offices, recreational ball fields, and a new law enforcement center. The chief public services noticeably lacking in the area are transportation related. Many of the streets lack proper sidewalk coverage and do not invite pedestrian traffic. The city's lack of public transportation is especially impactful on residents of this area. Because of the declining commercial market, residents must travel outside of this area for basics like groceries and healthcare.

Are there other strategic opportunities in any of these areas?

Beyond the need for housing and public services, Warner Robins has identified the need for economic and commercial redevelopment. In the city's 2012 Urban Redevelopment Plan, the city outlined opportunities to incentivize commercial and retail development.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

After identifying the most prevalent needs and assets of the community, the next action is to determine the best way to meet these needs. Over the next five years, the City of Warner Robins will build on the past program successes and further concentrate its efforts to provide the most beneficial program services. The city, through its Community Development Department has developed strategic partnerships that leverage the efforts of outside agencies and non-profits. By evaluating these partnerships and their impact, the strategic plan will be focused on those activities that most further the goals of improving housing, economic opportunity and creating a suitable living environment for all city residents. The strategy includes efforts to improve affordable housing, public housing, reduce blight, encourage economic growth, improve public services, and provide support to people and families in need.

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

Geographic Area

Table 8 - Geographic Priority Areas

Area Name: Warner Robins Neighborhood Strategy Area (NSA)

Area Type: Local Target Area

Revital Type: Other

Other Revital Description: Concentration of Low-to-Moderate Income (LMI) Areas and Housing

Identify the Neighborhood boundaries: This area is bordered on the east by Highway 247; south by Richard B. Russell Parkway; west by Pleasant Hill Road, Johns Road, and Suzanne Drive; and north by Keith Drive and Bargain Road. This area is located within Census Tracts 201, 202, 203, 204, 206, 207, 208, 209, 210, and 211.

Include specific housing/ commercial characteristics of this target area: The Neighborhood Strategy Area (NSA) is an area mixed with commercial and residential development. Housing stock in the area is among the city's oldest and most poorly maintained. According to the ACS, the median housing unit age in this area is 47 years compared to the city-at-large, 31 years. Speaking to the low quality of homes, the NSA's median home value is 60 percent of the rest of the city. The 2012 Warner Robins Housing Assessment was conducted in this target area and identified nearly 10 percent of the housing stock to be substandard. Another 3 percent was shown to be dilapidated and completely uninhabitable. This area's commercial corridor is underdeveloped and lacks the aesthetic quality to promote a cohesive identity and further development.

How did your consultation and citizen participation process help you identify? This target area has been a focus of the city's redevelopment efforts for a long time. Through the Urban Redevelopment Planning process and previous CDBG planning efforts, public input and consultation was garnered.

Identify the needs of the target area

1. Housing Rehabilitation
2. Blight Removal
3. Improvement of Commercial Aesthetics
4. Revived Commercial Development
5. Increased Transportation Services
6. Improved Walkability

General Allocation Priorities

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

Over the next five years, the City of Warner Robins will prioritize community development funding in the Neighborhood Strategy Area (NSA). The NSA has the highest percentages of low-

to-moderate income persons, a large minority population, and much slum and blight. Census data, stakeholder input and general observation were utilized to determine this target area. Emphasis on this area will allow the city to maximize its redevelopment efforts and benefit the most LMI persons. While Warner Robins will prioritize this area, it will still undertake and initiate projects that will benefit residents city-wide. Based upon data from local service providers, it is estimated that 45 percent of the city's CDBG funding resources will be focused upon the NSA.

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

Priority Needs

Table 47 – Priority Needs Summary

Priority Needs

Priority Need Name: Affordable Housing

Priority Level: High

Population: Extremely Low, Low, and Moderate Income

Geographic Areas: City-Wide, Redevelopment Area

Associated Goals: Increase in quality affordable housing

Increase homeownership

Rehabilitation of existing housing stock

Description: The city has prioritized the need to increase quality affordable housing to LMI persons.

Basis for Priority: Determined by the needs assessment through statistical analysis and stakeholder consultation.

Priority Need Name: Homelessness

Priority Level: High

Population Extremely Low, Low, and Moderate Income persons, elderly persons, disabled persons, victims of domestic violence, persons with mentally illness, persons affected by substance abuse

Geographic Areas Affected: City-Wide

Associated Goals: Homelessness Prevention

Homeless Assistance

Description: The city has prioritized the assistance of homeless and those at risk for homelessness.

Basis for Priority: This priority determination was made through consultation with local homeless service agencies.

Priority Need Name: Non-Homeless Special Needs

Priority Level: High

Population Extremely Low, Low, and Moderate Income persons, elderly persons, disabled persons, victims of domestic violence, persons with mental illness, persons affected by substance abuse

Geographic Areas Affected: City-wide, Redevelopment Area

Associated Goals: Improve the living environment for vulnerable populations

Prevention of Homelessness

Description: The city has prioritized the support of agencies in providing support and care for vulnerable populations.

Basis for Priority: This priority determination was made through consultation with local service providers.

Priority Need Name: Public Housing

Priority Level: Moderate

Population Extremely Low, Low, and Moderate Income persons, elderly persons, disabled persons

Geographic Areas Affected: Housing Authority Complexes

Associated Goals: Increase in available affordable housing

ADA improvements

Description: The city has prioritized the improvement of local public housing facilities.

Basis for Priority: This priority determination was made through a review of current public housing conditions.

Priority Need Name: Non-Housing Community Development Needs

Priority Level: Moderate

Population Extremely Low, Low, and Moderate Income persons

Geographic Areas Affected: Redevelopment Area

Associated Goals: Increase economic opportunities

Improve aesthetic appearance of buildings

Provide quality transportation

Provide training to opportunities

Description: The city has prioritized the improvement of the community environment to allow for increased economic opportunity and quality of life.

Basis for Priority: This priority determination was made through a review of current redevelopment area conditions.

Narrative (Optional)

N/A

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market analysis showed that renters in Warner Robins were most likely to have a cost burden. This will be considered when selecting future projects.
TBRA for Non-Homeless Special Needs	The city will continue to accumulate information related to the non-homeless special needs community’s need for TBRA.
New Unit Production	Market data shows a lack of standard, affordable housing units available for LMI residents. This data indicates a need for new unit production.
Rehabilitation	Housing conditions in Warner Robins have shown the need for rehabilitation programs particularly of single-family, owner occupied units. The City will utilize HUD funds for rehabilitation.
Acquisition, including preservation	Funds may be used for acquisition when long-term uses are found in alignment with the objectives of this plan.

Table 48 – Influence of Market Conditions

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

Introduction

The City of Warner Robins has utilized past allocation amounts to determine anticipated resources for the 2015 year and future consolidated planning years. For FY 2015, the city anticipates receiving \$519,199 in CDBG funding and an additional \$200,000 in program income that will enable the provision of services to improve the community. Over the remainder of the planning cycle, the community estimates receiving CDBG funding of \$2,076,796. These funds will be utilized for housing rehabilitation, special needs service provision, and community and economic development.

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: \$		
Community Development Block Grant (CDBG)	HUD-Federal	Housing, Economic Development, Public Services, Administration, Code Enforcement, Public Housing	\$519,199	\$200,000	\$0.00	\$719,199	\$2,076,796	Community Development Block Grants will be used by the city to carry out activities to address housing, economic development, and other concerns effecting low-to-moderate income persons.

Table 49 - Anticipated Resources

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

While no funds will directly match or leverage these CDBG funds, the City of Warner Robins allocates funds from its general operating budget to meet community development needs.

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

Community Development Block Grant funds will be utilized to assist the Warner Robins Housing Authority with the clearance and demolition of one of their dilapidated facilities. By clearing this failing structure, it will at once remove blight and move towards the improvement of public housing in the city.

Discussion

The City of Warner Robins will prioritize its CDBG allocation and local funds to maximize their benefit to LMI persons and meet the goals set forth by HUD.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Warner Robins	Government	Affordable housing—ownership, rental Public housing Homelessness Non-homeless special needs Community development: public facilities, neighborhood improvements, public services, economic development Planning	Jurisdiction
Warner Robins Housing Authority	Government	Public housing	Jurisdiction
Rebuilding Together	Non-Profit Organization	Affordable Housing	Jurisdiction
Community Outreach Services Center	Non-Profit Organization	Homelessness, non-homeless special needs	Jurisdiction
Family Counseling Center	Non-Profit Organization	Non-homeless special needs	Jurisdiction
NAMI of Central Georgia	Non-Profit Organization	Non-homeless special needs	Jurisdiction
Meals on Wheels	Non-Profit Organization	Non-homeless special needs	Jurisdiction
True Light Transportation	Non-Profit Organization	Public Service: Transportation	Jurisdiction
CASA	Non-Profit Organization	Non-homeless special needs	Jurisdiction
Habitat for Humanity	Non-Profit Organization	Affordable Housing	Jurisdiction
Boys and Girls Club	Non-Profit Organization	Public Services	Jurisdiction
Rainbow House	Non-Profit Organization	Public Services	Jurisdiction
CLCP-Career Pathways	Non-Profit Organization	Public Services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The lead agency responsible for implementing CDBG funds is the City of Warner Robins. Under the umbrella of the city is the Community Development Department, which directly oversees the day-to-day operations of Entitlement Funding. The Community Development Department works to ensure regulatory compliance with HUD and manages the funds received through yearly CDBG allocations. Also under the city's umbrella is the Code Enforcement Department. Strategic planning efforts to eliminate slum and blight are coordinated through the Community Development Department and carried out by Code Enforcement. The Warner Robins Housing Authority was also a collaborator in identifying housing needs throughout the Consolidated Planning process.

The city utilizes a Selection Committee to choose the Public Service sub-recipients each year. This committee is comprised of five citizens appointed by Mayor and Council. Selection is based on a competitive application process that gauges several components including the organization's capacity to perform, ability to provide the requisite reporting information, and community impact. Like any institutional structure, there are strengths and weakness to its provision of services. Some of the strengths of the structure chosen include:

1. Enables communication and collaboration among local non-profits and agencies.
2. Helps to build the capacity of non-profits.
3. Builds upon already ongoing community efforts.
4. Facilitates the identification of gaps in services by bringing multiple groups together.
5. Provides a greater level of specialization in service provision.

Some of the weaknesses discovered are:

1. Services are easily impacted by change in nonprofit leadership.
2. Measurement of positive impacts is less centralized and more difficult.
3. Lack of centralized control may decrease program effectiveness.
4. Programs may become stagnant due to limited city control.

Despite the weakness, this delivery structure was determined to be the best way to help meet the variety of needs facing the community.

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

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

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Warner Robins partners with the Community Outreach Service Center, HODAC, Phoenix Center for Behavioral Health Services, Genesis Joy House and other community groups to provide health and mental health services to the homeless. The groups provide a variety of services that include counseling, food provision, shelter and treatment. Housing providers, outreach workers, schools, local churches, and other agencies help guide the homeless to the appropriate services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

As mentioned in the previous section, the city collaborates with community partners to provide supportive services that will ensure vulnerable communities have adequate care and housing. This institutional structure enables collaboration among the service providers and helps to identify gaps in service provision. Some of the weaknesses of this system is that it is more difficult to measure outcomes and to assure the direction of the program. Ultimately, this service provision method was determined to be the best for maximizing available resources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

City staff has a variety of ways to overcome gaps in the institutional structure and service delivery system utilized to address priority needs. The most important way the city overcomes

the weaknesses is to maintain constant communication with the service providers. The city will continue to attend and facilitate the monthly Collaborative Partnership meetings, where area for-profit and non-profit organizations along with the Houston County/Warner Robins Housing Authority meet to address and discuss community needs. Warner Robins will also utilize the Georgia Initiative for Community Housing Program (GICH) team as an opportunity to coordinate and collaborate to meet local housing needs and spark neighborhood revitalization. GICH meetings are held monthly and include the WRHA, nonprofits, for-profits, community leaders, school officials, and government officials.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1 Homeowner Housing Rehabilitation	2015	2019	Affordable Housing	City-Wide, NSA	Affordable Housing	CDBG: \$750,000	Homeowner Housing Rehabilitated: 100 units
2	Decent Housing Goal #2 Code Enforcement	2015	2019	Affordable Housing	City-Wide, NSA	Affordable Housing	CDBG: \$160,000	Enforce housing codes on violating 800 houses
3	Decent Housing Goal #3 Homelessness Service	2015	2019	Affordable Housing	City-Wide, NSA	Homelessness	CDBG: \$100,000	Assist 400 homeless persons.
4	Suitable Living Environment #1- Slum and Blight Removal	2015	2019	Public Housing	City-Wide	Public Housing; Non-housing community development	CDBG: \$400,000	Demolition of public housing complexes and dilapidated housing structures
5	Suitable Living Environment #2 Support Services	2015	2019	Non-Housing Community Development	City-Wide, NSA	Provision of basic services	CDBG: \$175,000	Assist 400 persons needing provision of food, transportation and other assistance.
6	Suitable Living Environment #3 Vulnerable Population Services	2015	2019	Non-Housing Community Development	City-wide, NSA	Anti-Poverty	CDBG: \$175,000	Provide counseling and services to 400 persons in need.
7	Economic Opportunity #1 Business Assistance	2015	2019	Non-Housing Community Development	NSA	Job Creation	CDBG: \$100,000	Assist 5 businesses with façade improvements.
8	Decent Housing Goal #4 Fair Housing	2015	2019	Affordable Housing	City-Wide	Further Fair Housing	CDBG: \$12,500	Provide fair housing information to low-to-moderate income residents
9	Program Administration	2015	2019	Administration and Planning	City-Wide	Program Administration	CDBG: \$723,495	Operating Expenses including two full-time employees.

Table 52 – Goals Summary

Goal Descriptions (TABLE)

1. **Goal Name:** Decent Housing Goal #1 Homeowner Housing Rehabilitation
Goal Description: Develop and support affordable housing stock preservation and accessibility by rehabilitating 120 owner-occupied homes.
2. **Goal Name:** Decent Housing Goal #2 Code Enforcement
Goal Description: Fund city code enforcement services to direct the improvement of homes whose conditions violate city codes. It is estimated that this enforcement will extend to 800 units.
3. **Goal Name:** Decent Housing Goal #3 Homelessness Service
Goal Description: In collaboration with local homeless agencies, provide housing and supportive services to 400 clients that are homeless or at risk for homelessness.
4. **Goal Name:** Suitable Living Environment #1 Slum and Blight Removal
Goal Description: Provide assistance to the demolition and clearance of dilapidated structures that are both single-family and public housing.
5. **Goal Name:** Suitable Living Environment #2 Support Services
Goal Description: Meet the basic needs for low-to-moderate income persons including transportation and nutritious meals.
6. **Goal Name:** Suitable Living Environment #3 Vulnerable Population Services
Goal Description: Provide counseling, referral service, housing support and other services to persons in vulnerable populations.
7. **Goal Name:** Economic Opportunity #1 Business Assistance
Goal Description: Incentivize business development and improve local aesthetics.
8. **Goal Name:** Decent Housing Goal #4 Fair Housing
Goal Description: Provide low-to moderate- income and minority residents detailed information about fair housing laws and their housing rights.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Warner Robins does not participate in the Home Program. Through its CDBG allocation, the city will assist in the provision of affordable housing through homeowner rehabilitation.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

While the responsibility for increasing accessible public housing units is the responsibility of the Warner Robins Housing Authority, the City of Warner Robins will partner with the WRHA to improve public housing and to increase the number of units available.

Activities to Increase Resident Involvements

Through partnership efforts with the WRHA, the city will welcome public housing resident involvement to be involved in the decision making process. The Warner Robins Housing Authority has and will continue to provide Resident Leadership Training for the Resident Council in order for them to function as a community-based organization. They will also implement services in their communities to help improve the overall quality of life. The Warner Robins Housing Authority Resident Council meetings are held every third Tuesday of each month. Bi-weekly mini-meetings will be hosted in the communities. Additionally, the Housing Authority provides its residents with access to homeownership resources. The Warner Robins Housing Authority has had an ongoing practice of working with its residents to help them move beyond their current housing situation.

Monthly newsletters and flyers continue to be the key mechanism for letting the residents know what is happening in their community. They also provide them with information and resources for which they may qualify.

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

The Warner Robins Housing Authority is not designated as troubled.

Plan to remove the ‘troubled’ designation

N/A

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

Barriers to Affordable Housing

This description of Barriers to Affordable Housing is a read-only copy of the text provided on MA-40 Barriers to Affordable Housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Though many market barriers to affordable housing are beyond governmental control, the City of Warner Robins acknowledges its responsibility to promote affordable housing where possible. While the city continues to take actions that will increase the quality of housing units, it acknowledges that policies that discourage affordable housing must be removed where possible. The city will make ongoing efforts to review building standards that increase construction costs and discourage development. Staff will also work to ensure that zoning review is conducted in a timely fashion that incorporates principles of customer-service while maintaining transparency. Additionally city staff will continue to seek out incentives that would make low-income housing developments possible.

Beyond public policy review, the city will also work with local residents to increase their knowledge of affordable housing laws and resources. Some of the planned activities include:

- Hold annual housing fairs that will supply information about housing resources, alternatives and laws.
- Hold free homebuyer education workshops.
- Create fair housing brochures in English and Spanish.
- Partner with local agencies to distribute fair housing brochures and pamphlets.
- Work with the community groups and other stakeholders to identify potential entry points and/or strategies for building an inclusive community.
- Provide funding to organizations who provide financial literacy courses, credit counseling, and other related training.
- Coordinate with local Real Estate Trade Associations to identify impediments to fair housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Through collaborative efforts with various non-profit organizations, services are provided to identify homeless individuals, assess their needs, and connect them with services. The homeless needs assessment demonstrated that current providers work serviceably to shelter those in need. The gap in service has been in identifying the unsheltered and connecting them to resources. In order to aid in the efforts to combat homelessness, Warner Robins will support homeless service providers, allowing them to maintain and expand their missions.

Addressing the emergency and transitional housing needs of homeless persons

Several organizations currently provide emergency and transitional housing to homeless individuals within the city. These groups all have varying focuses and diverse clientele. Throughout the five-year consolidated planning period, Warner Robins will seek to collaborate and partner with these groups. Through this partnership, the capacity of service will be strengthened in the community. CDBG funds will be prioritized to aid these groups in addressing the shelter needs. Where possible, other avenues of assistance will be provided whether financial or through other means.

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.

Utilizing its institutional delivery structure, the City of Warner Robins will provide services and resources that assist the homeless and those at-risk for homelessness. Through several tactics, the affordable housing stock will be increased. These tactics include residential housing rehabilitation, affordable housing development, enhanced public housing, and housing education services. Other services will improve people's ability to attain gainful employment that will keep them above the poverty line and enable them to afford housing without severe cost-burdens. Another strategy for assisting homeless people will be through the use of services directed at those special needs populations most vulnerable to homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

As stated in the previous section, the City of Warner Robins utilizes partnerships with local agencies and nonprofits to educate and assist with housing, health, and social services to prevent individuals from becoming homeless. Through supporting these organizations, there will be direct impact on vulnerable populations and others at risk for homelessness. The city will also work towards economic and workforce development initiatives that provide people the skills necessary for self-sufficiency.

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

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

Based on the data supplied by the North Central Health District, there does not appear to be a major issue with lead-based paint (LBP) hazards in the city. The age of the current housing stock does indicate that homes with lead-based paint likely exist but are unknown to the resident or the city.

In order to address this issue, the city will continue to look to the public health department to be the primary source of lead-based contamination blood testing. Additionally, the city will look to the department to increase public awareness of the issue through consultations and information packets. The city will encourage the inspection and removal of lead-based paint as it funds home rehabilitation efforts. Additionally, the city's code enforcement officers and building inspectors will continue to include this as a factor in their inspections.

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

The Georgia Department of Public Health's North Central Health District collects data to determine where the needs are greatest. Using this information, it prioritizes testing and education efforts.

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

HUD's lead-based paint regulations and requirements are fully incorporated into all of the City of Warner Robins rehab and homebuyer activities. Additionally, the City of Warner Robins Building Inspections Department ensures that LBP guidelines are followed throughout the city.

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

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

The City of Warner Robins' goal is to decrease the number of impoverished residents dependent upon public and non-profit assistance. This will be accomplished through the anti-poverty strategy of helping low-income people improve their economic status and the borderline low-income to remain out of poverty. Encompassed in this strategy is education, job training, job creation, health services, services to assist people in vulnerable situations, and increasing the affordable housing stock. All of the Consolidated Plans goals and objectives directly support this strategy through the work of local agencies.

Education is a key component in reducing the number of poverty level students. Skills training and GED certification are provided through the Central Georgia Technical College. The Certified Literate Community Program (CLCP) helps residents acquire their GED certification, conducts Adult Basic Education classes, and teaches English as a Second Language courses. These services can be utilized to keep people out of poverty and those in poverty to rise above it.

Attracting and incentivizing business growth and development is vital to the anti-poverty strategy. The city has continued to reach out to current and prospective business to provide assistance through state and federal incentive programs and through the provision of city services. The primary focus of these economic development efforts will be targeted in the Neighborhood Strategy Area (NSA), a place in dire need of redevelopment.

Service providers that directly address physical, mental and social needs help stabilize the family unit. This stabilization allows the person to attain and retain gainful employment, prioritize their spending habits, and remain free of crippling debt.

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

Housing is simultaneously a basic of human need and the largest portion of many family budgets. Housing and poverty are interconnected concepts. For low-income households, providing housing can leave them with little discretionary funds to pay for other essentials. The city's housing efforts will be focused on these families. The housing services that the city will provide through direct or indirect means include:

- Housing Rehabilitation
- Housing Development
- Public Housing
- Home-Buyer Counseling
- Fair Housing Resources

SP-80 Monitoring – 91.230

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

Warner Robins Community Development staff is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities in accordance with HUD regulations. The city will monitor all agencies receiving CDBG funds. Prior to the award of any funds, staff will meet with each sub-recipient and outlines the terms and conditions for acceptance of CDBG funds. These conditions will include all standards and requirements that the sub-recipient must follow. At regular intervals, staff will conduct site visits to ensure financial compliance and activity progress. At the end of the agency's fiscal year, they must have an outside, independent audit of their finances. In addition to financial compliance, supported agencies are required to maintain valid information concerning their beneficiaries and accomplishments. This assures that the project was completed under its intended purpose and allows the city to track programmatic success in order to plan for future projects. Those found noncompliant with HUD or Warner Robins policies and requirements may have their funding terminated.

Expected Resources

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

Introduction

The City of Warner Robins has utilized past allocation amounts to determine what anticipated resources will be for the 2015 year and future consolidated planning years. For FY 2015, the city anticipates receiving \$519,199 in CDBG funding and an additional \$200,000 in program income that will enable the provision of services to improve the community. These funds will be utilized for housing rehabilitation, special needs service provision, and community and economic development.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Residential Housing Rehabilitation, Code Enforcement, Clearance and Demolition, Public Services, Special Economic Improvement Project, Program Administration, Fair Housing	\$519,199	\$200,000	0	\$719,199	\$2,876,796	This estimate is based upon 2015 CDBG request.

Table 53 - Expected Resources – Priority Table

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

While no funds will directly match or leverage these CDBG funds, the City of Warner Robins allocates funds from its general operating budget to meet community development needs. Included among these funds, the city matches the code enforcement dollars on a one-to-one basis.

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

Community Development Block Grant funds will be utilized to assist the Warner Robins Housing Authority with the clearance and demolition of one of their dilapidated facilities, Oscar Thomie Homes. By clearing this failing structure, it will at once remove blight and move towards the improvement of public housing in the city.

Discussion

The City of Warner Robins will prioritize its CDBG allocation and local funds to maximize their benefit to LMI persons and meet the goals set forth by HUD.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1 Homeowner Housing Rehabilitation	2015	2019	Affordable Housing	City-Wide, NSA	Affordable Housing	CDBG: \$95,000	Homeowner Housing Rehabilitated: 24 units
2	Decent Housing Goal #2 Code Enforcement	2015	2019	Affordable Housing	City-Wide, NSA	Affordable Housing	CDBG: \$27,832	Enforce housing codes on violating 200 houses
3	Decent Housing Goal #3 Homelessness Service	2015	2019	Affordable Housing	City-Wide, NSA	Homelessness	CDBG: \$15,000	Assist 175 homeless persons.
4	Suitable Living Environment #1- Slum and Blight Removal	2015	2019	Public Housing	City-Wide	Public Housing; Non-housing community development	CDBG: \$112,197	Demolition of public housing complexes and dilapidated housing structures
5	Suitable Living Environment #2 Support Services	2015	2019	Non-Housing Community Development	City-Wide, NSA	Provision of basic services	CDBG: \$30,000	Assist 87 persons needing provision of food, transportation and other assistance.
6	Suitable Living Environment #3 Vulnerable Population Services	2015	2019	Non-Housing Community Development	City-wide, NSA	Anti-Poverty	CDBG: \$30,000	Provide counseling and services to 82 persons in need.
7	Economic Opportunity #1 Business Assistance	2015	2019	Non-Housing Community Development	NSA	Job Creation	CDBG: \$100,000	Assist 5 businesses with façade improvements.
8	Decent Housing Goal #4 Fair Housing	2015	2019	Affordable Housing	City-Wide	Further Fair Housing	CDBG: \$2,500	Provide fair housing information to low-to-moderate income residents
9	Program Administration	2015	2019	Administration and Planning	City-Wide	Program Administration	CDBG: \$141,840	Operating Expenses including two full-time employees.

Table 54 – Goals Summary

Goal Descriptions

- 1. Goal Name:** Decent Housing Goal #1 Homeowner Housing Rehabilitation
Goal Description: Develop and support affordable housing stock preservation and accessibility by rehabilitating 24 owner-occupied homes.
- 2. Goal Name:** Decent Housing Goal #2 Code Enforcement
Goal Description: Fund city code enforcement services to direct the improvement of homes whose conditions violate city codes. It is estimated that this enforcement will extend to 200 units.
- 3. Goal Name:** Decent Housing Goal #3 Homelessness Service
Goal Description: In collaboration with local homeless agencies, provide housing and supportive services to 175 clients that are homeless or at risk for homelessness.
- 4. Goal Name:** Suitable Living Environment #1 Slum and Blight Removal
Goal Description: Provide assistance to the demolition and clearance of dilapidated structures that are both single-family and public housing.
- 5. Goal Name:** Suitable Living Environment #2 Support Services
Goal Description: Meet the basic needs for low-to-moderate income persons including transportation and nutritious meals.
- 6. Goal Name:** Suitable Living Environment #3 Vulnerable Population Services
Goal Description: Provide counseling, referral service, housing support and other services to persons in vulnerable populations.
- 7. Goal Name:** Economic Opportunity #1 Business Assistance
Goal Description: Incentivize business development and improve local aesthetics.
- 8. Goal Name:** Decent Housing Goal #4 Fair Housing
Goal Description: Provide low-to moderate- income and minority residents detailed information about fair housing laws and their housing rights.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects listed in the City of Warner Robins 2015-2019 Consolidated Plan, including the 2015 Annual Action Plan represent those activities which have been selected in order to address the decent affordable housing, suitable living environment, and economic opportunity needs of the city. Allocation of funding to these projects has been determined based on overall priority needs of the city.

Projects

#	Project Name
1	Single Unit Residential Rehabilitation
2	Rebuilding Together
3	Meals on Wheels
4	NAMI of Central Georgia, Inc.
5	Community Outreach Service Center
6	Family Counseling Center
7	True Light Transportation
8	Code Enforcement
9	Clearance and Demolition
10	Fair Housing
11	Special Economic Development Project
12	Program Administration

Table 55 – Project Information

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

The City of Warner Robins developed allocation priorities based upon the needs of the low-to-moderate income residents in the city. With these priorities in mind, applications were accepted, reviewed, and evaluated based upon their ability to meet the goals and objectives, number of beneficiaries served, the type of service they provide, and their ability to comply with HUD regulations. Because of the high need for affordable housing, the city determined to fund both a Single-Unit Residential Rehabilitation program and the non-profit organization, Rebuilding Together. In order to serve the homeless population, funds were allocated to the Community Outreach Center. Meals on Wheels, True Light Transportation, NAMI of Central Georgia. The WRHA's clearance and demolition project was funded in order to assist in the public housing redevelopment project that will improve conditions for current public housing residents and expand the city's public housing capacity. In ongoing efforts to abate slum and blight and improve housing stock, the city will continue to fund a code enforcement position that will focus on the Neighborhood Strategy Area. A new program undertaken by the city, involves granting funds for facade improvements to local business in the NSA with the goal of improving the area's viability for commercial growth. These funds must be matched by the building owner on a one-to-one basis. The city believes that these projects will best meet the needs of the community in the upcoming year.

AP-38 Project Summary

Project Summary Information

1. Project Name: Single-Unit Residential Rehabilitation

Target Area: Neighborhood Strategy Area (NSA)

Goals Supported: Decent Housing Goal #1 Homeowner Housing Rehabilitation

Needs Addressed: Affordable Housing

Funding: \$260,330

Description: The city operates an owner-occupied rehabilitation loan program that funds improvements to homes.

Target Date: 6/30/2016

Estimate number of beneficiaries: 5 households

Location Description: Neighborhood Strategy Area homes

Planned Activities: Loan funds to homeowners for the rehabilitation of their houses.

2. Project Name: Rebuilding Together

Target Area: City-Wide

Goals Supported: Decent Housing Goal #1 Homeowner Housing Rehabilitation

Needs Addressed: Affordable Housing

Funding: \$95,000

Description: The city will fund housing rehabilitation through Rebuilding Together in 2015. Funds will be used to offset the cost of materials purchased to do rehabilitation work to 24 owner-occupied homes of the elderly or disabled who live in Warner Robins.

Target Date: 6/30/2015

Estimate number of beneficiaries: 24 elderly and disabled families

Location Description: The homes are found throughout the city.

Planned Activities: Rebuilding together will rehabilitate 24 homes.

3. Project Name: Meals on Wheels

Target Area: City-Wide

Goals Supported: Suitable Living Environment #2 Support Services

Needs Addressed: Anti-Poverty

Funding: \$15,000

Description: Meals on Wheels will supply senior citizens with home-delivered meals.

Target Date: 6/30/2015

Estimate number of beneficiaries: 12 seniors

Location Description: Locations throughout the city

Planned Activities: Using these funds, 12 seniors will be provided nutritious meals.

4. Project Name: NAMI of Central Georgia, Inc.

Target Area: City-wide

Goals Supported: Suitable Living Environment #3 Vulnerable Population Services

Needs Addressed: Anti-poverty

Funding: \$15,000

Description: Provision of outreach, education, and support to people with mental illness and their caregivers.

Target Date: 6/30/2016

Estimate number of beneficiaries: 12 mentally ill persons

Location Description: 209 Elberta Road, Warner Robins, Georgia 31093

Planned Activities: To provide support to 12 mentally ill persons.

5. Project Name: Community Outreach Service Center

Target Area: City-wide

Goals Supported: Decent Housing Goal #3 Homelessness Services

Needs Addressed: Homelessness

Funding: \$15,000

Description: This project will fund emergency homeless shelter.

Target Date: 6/30/2016

Estimate number of beneficiaries: 175 Homeless persons

Location Description: 404 Duke Avenue, Warner Robins, Georgia 31093

Planned Activities: This project will provide emergency shelter to 175 LMI persons.

6. Project Name: Family Counseling Center

Target Area: City-wide

Goals Supported: Suitable Living Environment #3 Vulnerable Population Services

Needs Addressed: Anti-Poverty

Funding: \$15,000

Description: FCC will provide counseling to persons with special challenges.

Target Date: 6/30/2016

Estimate number of beneficiaries: 70 LMI persons

Location Description: 106-B Olympia Drive, Warner Robins, Georgia, 31093

Planned Activities: Counseling and referrals to vulnerable populations.

7. Project Name: True Light Transportation

Target Area: NSA

Goals Supported: Suitable Living Environment #2 Support Services

Needs Addressed: Anti-poverty

Funding: \$15,000

Description: Provides transportation services to LMI, special needs, and elderly individuals to allow them to attend work, health appointments, and buy living essentials.

Target Date: 6/30/2016

Estimate number of beneficiaries: 75

Location Description: 511 N. Houston Road Suite B4, Warner Robins, Georgia 31093

Planned Activities: Transport 75 persons of need to essential appointments.

8. Project Name: Code Enforcement

Target Area: Neighborhood Strategy Area

Goals Supported: Decent Housing Goal #2 Code Enforcement

Needs Addressed: Affordable Housing, Slum and Blight

Funding: \$27,832

Description: CDBG funds will be used to fund 1/2 of the cost of a code enforcement officer, who will focus on the Neighborhood Strategy Area (NSA).

Target Date: 6/30/2016

Estimate number of beneficiaries: 200 housing units

Location Description: This will take place in the Neighborhood Strategy Area.

Planned Activities: Code enforcement staff member will patrol the NSA to enforce city codes.

9. Project Name: Clearance and Demolition

Target Area: Neighborhood Strategy Area

Goals Supported: Suitable Living Environment #1- Slum and Blight Removal

Needs Addressed: Public Housing, Slum and Blight Removal

Funding: \$112,197

Description: This project will include the removal of dilapidated public housing complexes and single-family residential structures in violation of city codes.

Target Date: 6/30/2016

Estimate number of beneficiaries: 70 unit complex and 5 single-family units

Location Description: 119 Vicki Lynn Drive, Warner Robins, Georgia 31093 and various locations in the NSA

Planned Activities: The planned activity is the removal and clearance of the dilapidated housing complex.

10. Project Name: Fair Housing

Target Area: City-wide

Goals Supported: Education/Discrimination

Needs Addressed: Fair Housing Rights

Funding: \$2,500

Description: Through collaborative efforts with other non-profit agencies, there will be free homebuyers education workshops and a Housing Fair that will be made available to educate low-to-moderate income citizens regarding their Fair Housing Rights and other housing opportunities.

Target Date: 6/30/2016

Estimate number of beneficiaries: 50 LMI persons

Location Description: 700 Watson Boulevard, Warner Robins, Georgia 31093

Planned Activities: The city will hold fair housing education workshops, a housing fair, and other activities including various speaking engagements and seminars and a public display in April to represent Fair Housing month.

11. Project Name: Special Economic Development Project

Target Area: Neighborhood Strategy Area

Goals Supported: Economic Opportunity #1 Business Assistance

Needs Addressed: Job Creation

Funding: \$100,000

Description: The city will offer grant funding for facade improvements in the commercial district of the NSA.

Target Date: 6/30/2016

Estimate number of beneficiaries: 5 businesses

Location Description: various commercial locations in the Neighborhood Strategy Area

Planned Activities: The city will grant funding of up to \$20,000 to local businesses that make facade improvements in accordance with local design guidelines. This grant must be match one-for-one by the building owner. In order to assist with the match portion of the program, the city's Urban Development Agency has set aside a low-interest loan program to assist the building owner.

12. Project Name: Program Administration

Target Area: City-Wide

Goals Supported: Affordable Housing

Needs Addressed: Program Administration

Funding: \$141,340

Description: The city will monitor and administer all CDBG activities

Target Date: 6/30/2016

Estimate number of beneficiaries: City-Wide

Location Description: 700 Watson Boulevard, Warner Robins, Georgia 31093

Planned Activities: To maintain a community development staff that can implement the CDBG programs.

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

The City of Warner Robins has sought to utilize funds in the previously identified Neighborhood Strategy Area (NSA). This area is bordered on the east by Highway 247; south by Richard B. Russell Parkway; west by Pleasant Hill Road, Johns Road, and Suzanne Drive; and north by Keith Drive and Bargain Road. The city’s NSA mirrors the defined Redevelopment Area and is designated as “Slum and Blight” because it meets and/or exceeds the low-to-moderate income criteria required for CDBG eligibility, as well as has the greatest need for CDBG-type projects. This area is urbanized and developed in which certain housing structures and buildings are in need of improvements due to dilapidation, deterioration, age, or absenteeism. A 2012 Housing Assessment was conducted in the NSA and identified high percentages of substandard and dilapidated homes. Some sections are characterized by overgrown and unkempt vegetation; the presence of litter, trash and debris; deteriorated and poorly maintained housing stock; vacant or abandoned commercial structures; and elevated crime statistics, all of which are potentially detrimental to public health, safety, and welfare. This area is located within Census Tracts 201, 202, 203, 204, 206, 207, 208, 209, 210, and 211, which have a more than 20 percent concentration of low-to-moderate income persons. Highest percentages of people below the poverty level are located in Census Tracts 203, 204, 207, and 208. It is estimated that 66.8 percent of the people living in the area qualify as low-income based upon HUD criteria. Additionally, nearly 69 percent of the area’s residents are considered minorities. The remaining funds will be targeted in ways that will continue to reach low-income people.

Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Strategy Area	45

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

The city strategically targets areas with high percentages of low-to-moderate income persons and high volumes of slum and blight. In an effort to target limited resources, census data was determined to be the most reliable method. The Neighborhood Strategy Area contains the city’s highest concentrations of low-to-moderate income persons, and by focusing on this area, systematic redevelopment is more achievable. Program resources have been specifically targeted to impact this area, while also assisting low-income residents city-wide. The city estimates 45 percent of its CDBG funds in the Annual Action Plan will be allocated in the Neighborhood Strategy Area (NSA).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Warner Robins will utilize CDBG funds to provide for a variety of community services. These services include meeting the needs of homeless, assisting vulnerable populations, fighting poverty, and improving affordable housing stock. These services will aid 374 low-to-moderate income households. Housing efforts are a vital aspect of the city’s CDBG funding strategy. In total, the city anticipates that 30 households will be rehabilitated as a result of these funds.

One Year Goals for the Number of Households to be Supported	
Homeless	175
Non-Homeless	30
Special-Needs	169
Total	374

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	30

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

Specifically pertaining to the improvement of housing, the city is applying to fund housing rehabilitation through Rebuilding Together in 2015. Funds will be used to offset the cost of materials purchased to do rehabilitation work to owner-occupied homes of the elderly or disabled who live in Warner Robins. This work varies from replacing roofs to building wheelchair ramps. The CDBG investment of \$95,000 for 2015 coupled with volunteer labor will facilitate the rehabilitation of 24 houses.

Additionally, the city has and will continue to operate a Single-Unit Residential Rehabilitation Program. CDBG funds of \$165,330 will be used to rehabilitate five substandard single-family structures for low-and moderate-income or elderly homeowners. Financing will be in the form of low-interest direct loans or deferred payment loans to qualified applicants.

AP-60 Public Housing – 91.220(h)

Introduction

As identified in the market analysis, the Warner Robins Housing Authority operates 426 units of public housing in the City of Warner Robins. The U.S. Department of Housing and Urban Development (HUD) administers federal aid to WRHA to manage its housing for low-income residents at rents they can afford. HUD also furnishes technical and professional assistance in planning, developing, and managing the properties. Many of the Housing Authority's complexes are in need of repair and there is currently waiting list consists of 277 public housing applicants.

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

The Warner Robins Housing Authority's mission is to develop and promote quality housing options for their tenants. Building on the work that began in PY 2014, the WRHA, with funding from the City of Warner Robins, will continue in its effort to redevelop its most dilapidated housing complex. The community, known as Oscar Thomie Homes, was built in 1965 and consists of 70 multi-family units which are in poor condition. An effort to demolish the property started in 2014 and will be followed to completion in 2015. Once demolition has been completed, the authority can begin its efforts to rebuild the units. The City of Warner Robins sees this effort as vital for establishing adequate levels of public housing. The city is proposing utilizing \$42,000 in CDBG funds to assist in the effort to clear and demolish this community blight.

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

The Warner Robins Housing Authority has and will continue to provide Resident Leadership Training for the Resident Council in order for them to function as a community-based organization. They will also implement services in their communities to help improve the overall quality of life. The Warner Robins Housing Authority Resident Council meetings are held every third Tuesday of each month. Bi-weekly mini-meetings will be hosted in the communities. Additionally, the Housing Authority provides its residents with access to homeownership resources. The Warner Robins Housing Authority has had an ongoing practice of working with its residents to help them move beyond their current housing situation.

Monthly newsletters and flyers continue to be the key in letting the resident know what is happening in their community. They also provide them with information and resources for which they may qualify.

The Warner Robins Housing Authority is working to help our families with resources that will equip them with skills, knowledge, and training necessary to achieve financial independence and move from affordable housing to homeownership. The Authority offers programs and opportunities for residents of all ages. The Authority is an agency that is finding ways to "do more with less" by providing high quality services despite ongoing budget cuts.

The Warner Robins Housing Authority continues to creatively explore avenues to provide opportunities for self-sufficiency and to improve overall quality of life for public housing

families. Partnerships and volunteers are critical in the success of our programs and activities. Its mission is to foster a partnership of non-profit and public organizations working together to address the fundamental needs of the community in the Middle Georgia Region. The Authority will collaborate with over 30 health, social service, education, and community-based organizations to include:

- Central Georgia Technical College: GED Classes will be held at Central Georgia Technical College in which the Housing Authority will transport tenants to and from class and make sure they are on track to receive their GED. After completion of their GED, the Housing Authority will encourage their residents to excel higher in education.
- Habitat for Humanity: Provide homeownership workshops six times a year through Habitat for Humanity. These workshops will provide residents, staff, and other people in the community an opportunity to learn what it takes to become a homeowner.
- Houston HealthCare (Edu-Care): Provide nursing staff volunteers to teach workshops for the Housing Authority residents. Health Fairs will be provided on Colon Cancer and Diabetes. Residents will receive literature explaining free services in which they qualify for. Life Skill Classes will provide training in areas of Communication Skills, Dress for Success, Health and Nutrition, Resume Writing and Job Search – Job Placement.

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

N/A

Discussion

The City of Warner Robins will work in partnership and support of the Warner Robins Housing Authority in its efforts to improve the lives of public housing residents and increase the capacity to serve additional low-income persons.

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

Introduction

Utilizing its strategically built institutional structure, the City of Warner Robins will work with and through local partners to aid the homeless and prevent at-risk populations from becoming homeless. CDBG funds will be directly applied to assist organizations accomplishing these missions.

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

The homeless needs assessment identified reaching the unsheltered homeless as the major challenge facing the city. The City of Warner Robins will continue to work in conjunction with multiple agencies and service providers to facilitate the identification of those susceptible to homelessness including low-income, special needs, and elderly persons. Regular meetings of the Georgia Initiative for Community Housing (GICH) and the Collaborative Partnership help to bring service groups together and create information and resource sharing opportunities. The city will also directly reach out to vulnerable families and provide them information about housing resources through housing fairs and distributing educational materials.

Addressing the emergency shelter and transitional housing needs of homeless persons

Part of the city's homeless strategy is to support nonprofit agencies that provide emergency shelter and transitional housing to those in need. In PY 2015, the city will provide \$15,000 in CDBG funding to the Community Outreach Service Center, an emergency homeless shelter. With the help of this funding, the center will provide short-term emergency and transitional housing. Through this program, clients will be linked to a network of other service providers for job training, educational opportunities, housing resources and physical and mental health services. There are 175 persons anticipated to benefit from service provided by the center.

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

In PY 2015, the city will assist in efforts to improve the chances of homeless persons in finding permanent residences and independent housing. Part of the proposed funding includes assisting local non-profits, Family Counseling Center and NAMI, Central Georgia. These groups will provide support to 82 people, who will be given counseling, therapy and information. In addition to the resources provided by these groups, the city will also host a housing fair

connecting individuals looking for housing with real estate agents, mortgage lenders, housing specialists, and housing vendors. Attendees will be provided information that will increase their likeliness to find independent housing.

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

The City of Warner Robins recognizes that certain individuals can be found at a higher risk for homelessness than others. These individuals include those affected by mental illness, domestic violence, medical hardship, and those facing financial burdens. The city will direct CDBG funds to assist the Family Counseling Center of Central Georgia, Meals on Wheels, True Light Transportation, and NAMI Central Georgia. Each of these organizations will help vulnerable families gain stability.

Discussion

There are many challenges and needs facing the diverse homeless population. Warner Robins is seeking to accomplish the goals outlined in the strategic plan and combat homelessness through the direct and indirect actions listed above.

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

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Warner Robins has outlined the efforts it will undertake to improve the stock of local affordable housing units. While the city continues to take actions that will increase the quality of housing units, it acknowledges that policies that discourage affordable housing must be removed where possible. For PY2015, the city will undertake the following efforts:

- Review existing regulations and remove any unnecessary impediments to affordable housing (e.g., redundant reviews, overly restrictive building codes for rehabilitation projects) and revise as necessary.
- Hold a housing fair with approximately 25 vendors that will provide information about housing resources, alternatives and laws to an estimated 50 local residents.
- Conduct a free homebuyer education workshop.
- Create fair housing brochures in English and Spanish.
- Develop notices concerning fair housing rights and advertise them in English and Spanish language newspapers.
- Partner with local agencies to distribute fair housing brochures and pamphlets.
- Work with the community groups and other stakeholders to identify potential entry points and/or strategies for building an inclusive community.
- Coordinate with local Real Estate Trade Associations to impediments to fair housing.

Discussion:

The city strongly believes that these efforts will go a long way towards improving its affordable housing stock and make progress towards the goal of decent housing for all citizens.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

In PY 2015, the City of Warner Robins has dedicated funding resources to programs and initiatives that will meet the needs of the underserved.

Based on the identified community needs, CDBG funds will be used to support a variety of efforts that improve public services to suffering and disadvantage residents. By funding Meals on Wheels, nutritious meals will be provided to 12 low-income seniors and disable persons. True Light Transportation will provide transportation services to 75 eligible low-income persons that would otherwise not be able to buy necessities, make their appointments or hold gainful employment. Family Counseling Center will meet the needs of 70 victims of rape, abuse and other crimes through supportive services. With the help of CDBG funds, NAMI of Central Georgia, Inc., will lend assistance to 12 residents with mental illness. In order to help them reach their service goals, each group will receive \$15,000 to operate their programs.

In order to further Fair Housing, the city will collaborate with FVSU Cooperative Extension, Middle Georgia Community Action Agency, Consumer Credit Counseling Agency, Warner Robins Housing Authority, Life Changers and Houston County Habitat for Humanity to provide low-to-moderate income citizens with a free homebuyers/homeowners education workshop. The city will also conduct a housing fair to inform citizens of their Fair Housing Rights and other housing opportunities. This housing fair is planned for the fall of 2015 and will have vendors from all aspects of housing. In total \$2,500 will be allocated for these projects, and there will be 50 projected beneficiaries. Other activities may include various speaking engagements and seminars and a public display in April to represent Fair Housing Month.

Actions planned to foster and maintain affordable housing

The City of Warner Robins will work in coordination and collaboration with service providers to foster and maintain affordable housing through the following efforts:

- Rebuilding Together – Funds will be used to provide salary to one full-time employee and to offset the cost of materials purchased to do rehabilitation work to owner-occupied homes of the elderly or disabled who live in Warner Robins. This work varies from replacing roofs to building wheelchair ramps. The CDBG investment of \$95,000 for PY2015 coupled with volunteer labor will assist an estimated 24 homes.
- Owner-Occupied Housing Rehabilitation Program – Through program income coupled with CDBG funds substandard single-family structures are rehabilitated for low and moderate income or elderly homeowners. Financing will be in the form of low-interest direct loans or deferred payment loans. CDBG funds in the amount of \$165,330 will be utilized for this program.
- Consumer Credit Counseling and Fair Housing Education – Through collaborative efforts with other non-profit agencies, there will be free homebuyers education workshops and a Housing Fair that will be made available to educate low-to-moderate

income citizens regarding their Fair Housing Rights and other housing opportunities. CDBG funds in the amount of \$2,500 are allocated for this project under Fair Housing Administration. It is estimated that there will be 50 beneficiaries.

- Clearance and Demolition – CDBG funds of \$112,197 dollars will be used for the clearance and demolition of blighted residential structures around the city. The Warner Robins Housing Authority will be granted \$42,000 to help finish the demolition and clearance of Oscar Thomie Homes. This will enable the Authority to rebuild the units and provide at least 70 residents higher quality public housing. The remaining, \$70,197 will be used to clear single-family residential units against whom the city takes code enforcement actions against.

Actions planned to reduce lead-based paint hazards

While there does not appear to be a substantial number of cases involving children and lead-based paint in Warner Robins, this remains a concern based on the age of housing stock. For this reason, the city shall inspect all homes receiving CDBG assistance including those constructed prior to 1978 for lead-based paint. If lead-based paint is found, the elimination of lead-based paint will become part of the scope of work to rehabilitate the home. Additionally, Warner Robins building inspection staff will continue to enforce lead-based paint regulations city-wide.

Actions planned to reduce the number of poverty-level families

In PY 2015, the city is seeking to advance its anti-poverty strategy of helping impoverished persons improve their economic status and the borderline impoverished remain out of poverty. In accordance with this strategy, the city has prioritized business assistance, services for people in vulnerable situations, and increasing the stock of affordable housing. With these efforts aimed at low-income persons, they will help stabilize families enabling them to improve their financial status.

The city is aiming to spark economic revitalization in the Neighborhood Strategy Area (NSA) through grant funding of up to \$20,000 to local businesses that make façade improvements in accordance with local design guidelines. This grant must be match one for one by the grantee. In order to assist with these matching funds, the city's Redevelopment Development Agency has set aside a low-interest loan program. The goals of this program are to:

- Promote an economically viable and harmonious district that attracts and provides for the needs of businesses, institutions, residents, and shoppers;
- Contribute to elimination of visual clutter detrimental to an attractive commercial center by eliminating incompatible building materials, colors, and signs;
- Restore blighted storefronts and other building and site elements visible from the public right-of-way to a level where they are compatible with their surroundings and aesthetically pleasing; and

- Promote economic development by providing an incentive for property owners to renovate their buildings for occupancy by new or expanding businesses

The impact of this program will ignite business growth and create jobs that will help decrease the number of residents in poverty.

Actions planned to develop institutional structure

As the lead agency for CDBG funds, the City of Warner Robins will continue to utilize its instructional structure as described in section, SP-40 Institutional Delivery Structure, of the consolidated plan. The city will constantly review its current structure for deficiencies in order to improve the effectiveness and efficiency of the programs and the expansion of the stakeholder involvement process.

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

The City of Warner Robins continues to work towards collaborative relationships with multiple public and private entities including Houston County/Warner Robins Housing Authority, Houston County, as well as for-profit and non-profit agencies. These relationships are vital to addressing the needs of low-income, special needs, and homeless populations. The city will continue to attend and facilitate the Collaborative Partnership meetings where local agencies meet to address and discuss community needs. Since 2012, Warner Robins has utilized the Georgia Initiative for Community Housing Program (GICH) team as an opportunity to coordinate and collaborate in meeting its citizens' housing needs and neighborhood revitalization.

Discussion:

In the 2015 CDBG plan year, the city will maximize available resources and combat the most severe needs facing the low-income residents. Progress will be made towards accomplishing the goals outlined in the consolidated plan which include provision of decent housing, creating a suitable living environment, and creating economic opportunities.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
 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
 3. The amount of surplus funds from urban renewal settlements
 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.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion:

Appendix - Alternate/Local Data Sources