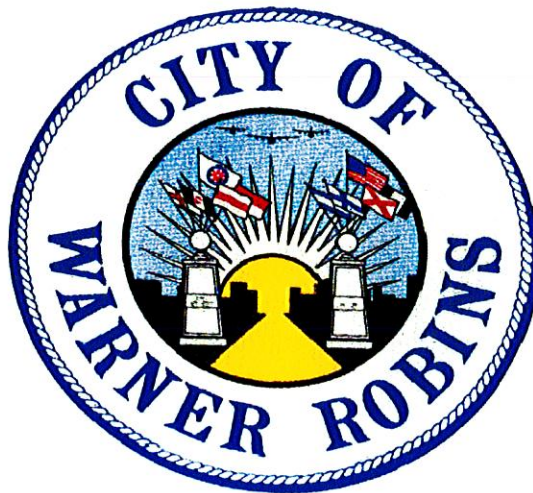


CITY OF WARNER ROBINS, GEORGIA

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT (CAPER)

PY 2018



PREPARED FOR SUBMISSION TO THE
U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FIVE POINTS PLAZA
40 MARIETTA STREET
ATLANTA, GEORGIA 30303-9812

PREPARED BY THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF WARNER ROBINS
SEPTEMBER 30, 2019

CR-05 - Goals and Outcomes

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

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

The City of Warner Robins CAPER (Consolidated Annual Performance and Evaluation Report) outlines the city's accomplishments in terms of the Goals set forth in the city's 2015-2019 Consolidated Plan. This describes the impacts of Community Development Block Grant (CDBG) funds, which are provided to the city on an annual basis. All CDBG programs are administered through the city's Community Development Department. Program Year 2018, which this report analyzes, is the fifth year of the city's five-year consolidated planning cycle. For PY2018, the city received \$625,136 in CDBG funding and an additional \$470,000 in program income that allowed the city of Warner Robins to provide services in pursuit of HUD objectives. These objectives include:

- 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.
- 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

For the next five years of the planning cycle, the City of Warner Robins will focus its efforts and CDBG funding allocation in an area of the city known as the Neighborhood Strategy Area (NSA). The NSA has been designated as such because it meets and/or exceeds the low-to-moderate income criteria required for Community Development Block Grant (CDBG) eligibility, as well as having the greatest need for CDBG-type projects, such as infrastructure improvements, housing rehabilitation, community facilities, etc. The City of Warner Robins CDBG Program saw many successes throughout PY 2018, providing high quality services and resources to more than 21,199 individuals through a variety of CDBG funded

programs and organizations. Community Development received income verification on 301 individuals. Of these, 5 percent were from low-income households. The majority of beneficiaries, 81 percent, are considered extremely low-income by HUD income standards. Another 13 percent, 40 people, are found in very low-income families. Only 1 percent of the beneficiaries are above low-income.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected - Strategic Plan	Actual - Strategic Plan	Percent Complete	Expected - Program Year	Actual - Program Year	Percent Complete
Business Assistance	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1008	1008	100.00%	0	0	0
Business Assistance	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	4	4	100.00%	0	0	0
Business Assistance	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0	0	0	0	0
Code Enforcement	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	800	800	100.00%	200	400	200.00%
Fair Housing	Affordable Housing	CDBG: \$	Other	Other	200	390	195.00%	25	48	192.00%

Homelessness Service	Homeless	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0	0	0	0
Homelessness Service	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0	0	0	0	0	0	0
Homelessness Service	Homeless	CDBG: \$	Homeowner Housing Added	Household Housing Unit	9	9	100.00%	0	0	0	0	0	0
Homelessness Service	Homeless	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0	0	0	0	0	0	0
Homelessness Service	Homeless	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0	0	0	0	0	0	0
Homelessness Service	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	275	573	208.36%	50	127	254.00%	0	0	0
Homelessness Service	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0	0	0	0	0	0	0
Homelessness Service	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0	0	0	0	0	0	0	0
Homelessness Service	Homeless	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0	0	0	0	0	0	0

Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	0	0	0	0	0
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	0	0	0	0	0	0
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	8	3	0	37.50%	0	0	0	0
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	75	110	26	146.67%	22	22	84.62%	84.62%
Homeowner Housing Rehabilitation	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	3	0	3	3	100.00%	100.00%
Program Administration	Administration and Planning	CDBG: \$	Other	Other	2	2	2	100.00%	2	2	100.00%	100.00%
Slum and Blight Removal	Public Housing Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	10	21	0	210.00%	4	4	100.00%	100.00%
Support Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	31002	1012	7,750.50%	14116	14116	1,394.86%	1,394.86%

Support Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	0	0	0	0
Vulnerable Population Services	Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	6494	0	6494	6494	6494	100.00%
Vulnerable Population Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	294	73.50%	12	12	12	100.00%
Vulnerable Population Services	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0	14	14	14	100.00%
Vulnerable Population Services	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0	0	0	0	0

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

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

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	68
Black or African American	213
Asian	0
American Indian or American Native	13
Native Hawaiian or Other Pacific Islander	7
Total	301
Hispanic	11
Not Hispanic	290

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

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,082,234	1,050,782

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
NSA Neighborhood Strategy Area	75	85	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Warner Robins Neighborhood Strategy Area (NSA) has been identified as having a high concentration of need. The city's NSA mirrors the defined Redevelopment Area and is designated as "Slum and Blight" for meeting and/or exceeds the low-to-moderate income criteria required for CDBG eligibility and has the greatest need for CDBG-type projects. This urbanized, developed area has certain housing structures and buildings that are in need of improvements by reason of dilapidation, deterioration, age, or absenteeism. In PY 2018, 85 percent of Warner Robins CDBG funds were allocated to initiatives targeting the Neighborhood Strategy Area (NSA), while the remaining 15 percent were spent on projects pertaining to a wider geographic base. Allocating such a large portion of funds specifically to projects in this area strategically targets the concentrations of blight, poverty, and inequality in a deeply impactful way. This strategic method allowed the city to make an enormous difference in the quality of life of residents of the NSA while also making major investments in programs aimed at low-income individuals in the entire city. The city's efforts to enforce codes on neglected properties and to rehabilitate substandard structures are especially focused in this target area. Other strategies used to improve neighborhoods in the NSA included assisting the Warner Robins Housing Authority with a public transit system allowing residents to apply for jobs, make doctor's appointments and attend classes. Also, funding was provided to help build a new youth center in a neighborhood deprived of economic development. And CDBG funds helped to improve residential building sites in order to assist with the new construction of a "Tiny" house community which, when completed, will provide 15 tiny homes for low-mod citizens and Veterans with affordable housing.

Leveraging

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

In order to accomplish the work outlined in this report, local stakeholders utilized many other forms of funding beyond CDBG. CDBG funds were used in conjunction with allocations from the City of Warner Robins General Fund and the normal operating budgets of sub-recipients. The local staff responsible for administering CDBG funds are found in the city's Community Development Department. The bulk of this department's staffing is funded through local city revenues. It is the city's financial support that allows the Community Development Department to keep a talented and dedicated staff, serving as innovative stewards of CDBG and other community development funds. Warner Robins also apportions some of its CDBG allotment towards the funding of a code enforcement officer. The city shares in a 50-50 funding split to pay for this officer whose job is to proactively eliminate blight within the CDBG target area. In addition to city funds, each of the nonprofit and public sub-recipients funded through the city's CDBG funds has its own operating budget, of which CDBG allocations only comprise a part. In some cases, CDBG funds are only a small portion of the monies used to operate a program. Though CDBG funds are vital for these organizations to produce the levels of service needed, each does not depend entirely on city CDBG funds for operating expenses. In 2017, through private-public collaborative efforts the city's Redevelopment Authority donated land to a private developer who received Low-Income Housing Tax Credits from the State of Georgia to build a 90 unit affordable housing apartment complex located in the CDBG Neighborhood Strategy Area. In PY2018, this same developer was approved to build an additional 90 units of affordable housing apartments also located in the NSA with construction schedule to begin in December, 2019. This complex will include health care services, education programs, employment opportunities, and transportation services to not only its residents but to all other low-income citizens in the NSA.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	38	25
Number of Special-Needs households to be provided affordable housing units	0	0
Total	38	25

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	3	3
Number of households supported through Rehab of Existing Units	35	22
Number of households supported through Acquisition of Existing Units	0	0
Total	38	25

Table 6 – Number of Households Supported

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

As noted in the 2015-2019 Consolidated Plan, the City of Warner Robins prioritized the rehabilitation of the city's current housing stock in support of affordable housing efforts. In order to be considered affordable housing, housing must be not only financially attainable but also of livable quality. Housing that is worn, dilapidated, unsanitary, or lacks basic functionality is not a valuable commodity no matter the cost. Utilizing windshield surveys, the city learned that many homes, while occupied, did not meet this standard of quality. With that in mind, the city developed goals to support the rehabilitation of

owner-occupied homes through Rebuilding Together and the city’s Single-Unit Owner-Occupied Rehabilitation Program. In the Annual Plan, the city projected rehabilitating 35 homes for low-income persons.

Discuss how these outcomes will impact future annual action plans.

While the goal is to estimate as closely as possible to anticipated accomplishments, future annual action plans will continue to take a conservative approach to making estimates.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	13	0
Low-income	9	0
Moderate-income	3	0
Total	25	0

Table 7 – Number of Households Served

Narrative Information

Rebuilding Together, one of the nation’s leading nonprofits, works to preserve homes for the poor and elderly and is one of the city’s primary vehicles for housing rehabilitation. Over the years, the City of Warner Robins has increased funding for this organization due to its ability to maximize resources. In PY 2018, the city dedicated \$140,000 to this group’s efforts. Its program is operated year-round, providing much needed housing rehabilitation to low-income, elderly and handicapped homeowners who are physically and financially unable to make home repairs themselves. These repairs allow homeowners to maintain their independence while at the same time maintaining the housing stock in the city. Funds are used to offset the cost of materials purchased to do repairs to owner-occupied homes. A majority of the time, labor is donated by both skilled and unskilled volunteers. The city’s partnership with Rebuilding Together directly led to the standardization of 14 homes benefitting a total of 20 low-income residents. In addition to funding Rebuilding Together, the Community Development department operated an Emergency Home Repair grant program for age and income qualified citizens in order for them to make necessary repairs to their homes and meet city code requirements. During PY2018 the Emergency Home Repair grant program was allotted \$60,000 of CDBG funds that were used to award 8 grants benefitting 10 low-mod income citizens in making necessary improvements to their homes. Rehabilitating aging and damaged housing not only impacts the individual residents of these homes and their families, but also over time will help to transform neighborhoods, helping to instill a strong sense of place and neighborhood pride among residents. Through these continued efforts, the city has seen a rise in the stock of its affordable, decent housing, increasing the quality of life of residents while improving the aesthetic appeal of many neighborhoods as well.

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

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

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

During PY2018, the city participated with the State's Point-in-time (PIT) Homeless Count. This took place on February 2, 2019, where three members of the Community Development Department prepared and handed out over 25 personal hygiene bags, numerous food items, and provided 49 blankets to the homeless. Also, the Community Development Department participated through collaborative efforts with the Houston County Human Needs Coalition, during a "Homeless Resource Fair" held on March 27, 2019, at 508 N. Pleasant Hill Road providing the homeless population with several resources such as health screening, haircuts, food, showers, and Veterans' services. Also, the city provides funds to the Community Outreach Service Center which is the only community emergency homeless shelter for the general homeless population in the City of Warner Robins. This organization helps homeless persons make the transition to permanent housing and independent living by networking with other service providers to link clients with job training, educational opportunities, and physical and mental health services. For the 2018 program year, the Community Outreach Service Center was allocated \$20,000 for operating expenses from Warner Robins CDBG monies. With these and other funds, the organization helped 127 clients, with 123 of those having extremely-low income. As noted in the city's Consolidated Plan, there are several contributing factors to homelessness which include: (1) lack of low-income or affordable housing; (2) lack of jobs; and (3) lack of adequate care for the mentally ill. For this reason, treating the source of the problem is the city's primary approach for combating homelessness. These problems are often identified through informal or formal assessment when homeless shelters are utilized. Shelter staff then make referrals based on the conclusion of these assessments. Therefore, the city's long-term strategy for assisting the homeless is to encourage appropriate treatment for persons suffering from chronic mental illness and substance abuse in a supportive housing setting with the goal of assisting as many people as possible to progress toward independent living. NAMI Central Georgia aided those with these challenges throughout PY 2018 serving 14 extremely low- income persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

As mentioned in the previous section, CDBG funds were provided to operate the Community Outreach Service Center, the city's only homeless emergency shelter. The shelter networked with other service providers to link clients with job training, educational opportunities, and physical and mental health services. Of the 127 persons assisted by the center, 123 were extremely low-income. Though not exclusively to homeless persons, NAMI Central Georgia, with assistance from CDBG funds, also provided housing to those impacted by physical disability, developmental disability, mental illness, and substance abuse.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

As mentioned under the previous two sections, the City of Warner Robins assisted numerous groups that provide services to the homeless and those at-risk for homelessness, improving the chances of these individuals finding permanent residences and living independently. Most of the services funded by the city can be directly or indirectly linked to accomplishing this goal. Some of the services provided include:

- Counseling services and support resources to low-income and vulnerable populations
- Transportation resources and basic nutrition to low-income persons, allowing them to save more funds for housing
- Information related to housing resources and Fair Housing rights
- Rehabilitation of substandard and aging housing stock

Through each of these services, the city hopes to provide homeless families transition to new, full-time, and stable living arrangements.

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

Through its network of service providers, the City of Warner Robins seeks to identify individuals at high risk for homelessness. These individuals include those with mental illnesses, those affected by domestic violence, those with medical issues, those impacted by substance abuse, the elderly, and those facing financial hardships. For these low-income families and individuals who are at imminent risk of becoming homeless, services providers, such as the Community Outreach Center, provided the necessary emergency housing assistance needed through their facilities. The bulk of CDBG-funded programs help these vulnerable families to avoid homelessness. The Family Counseling Center, NAMI Central Georgia, Inc., Meals on Wheels, and the Warner Robins Housing Authority all met the needs of individuals who are at risk for homelessness. In PY 2018, these organizations helped 14,142 at-risk individuals across a spectrum of needs.

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

Actions taken to address the needs of public housing

The City of Warner Robins continues to work closely with the Houston County/Warner Robins Housing Authority. During PY2015, the City allocated CDBG funds to the HCWR Housing Authority for the demolition of a substandard housing project that was built in the 1960s known as Oscar Thomie Homes. The City has continued its efforts in assisting the HCWR Housing Authority by donating foreclosed properties to the HCWR Housing Authority as replacement housing for Oscar Thomie Homes. And to further our efforts, during PY2018 and PY2019, CDBG funds were granted to the HCWR Housing Authority to be used towards infrastructure improvements for the redevelopment of Oscar Thomie Homes – Phase I, which will be the first Tiny Home community developed in the history of the City of Warner Robins.

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

The Warner Robins Housing Authority continued to provide Resident Leadership Training for the Resident Council, helping them to function as a community-based organization. The Warner Robins Housing Authority Resident Council met every third Tuesday of each month. Bi-weekly mini-meetings were hosted in the communities. This council gives the residents a voice in the actions of the Housing Authority and a role in the planning and direction of their community. Beyond this entity, all residents are encouraged to participate in public activities and attend public hearings. These opportunities provide the residents opportunities to learn about their community and to have their thoughts and opinions heard. Beyond opportunities for input, the Housing Authority provides its residents with access to homeownership resources and other resources that will improve their quality of life. The Warner Robins Housing Authority works with residents to help them move beyond their current housing situation. Monthly newsletters and flyers continue to be the key in letting the residents know what is happening in their community. These advertisements also provide them with information and resources for which they may qualify. The Warner Robins Housing Authority has continued to furnish their resident 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 regularly offers programs and opportunities for not only the heads of household but for youth and older adults, as well. Residents are heavily encouraged to take part in these programs as they become available. In order to provide opportunities for self-sufficiency and independence, the Warner Robins Housing Authority continued to utilize outside organizations and volunteers. Part of the mission of the WRHA is to foster partnerships between public and non-profit organizations to address the fundamental needs of the community. In PY 2018, the Authority collaborated with over 30 health, social service, education, and community-based organizations including:

- Central Georgia Technical College: GED Classes were held at Central Georgia Technical College. The Housing Authority transported tenants to and from class, making sure they were on track to receive

their GEDs. After completion of a GED, the Housing Authority encouraged each resident to excel further in their pursuit of education.

- Construction Training for tenants to help in rebuilding and demolition. The Authority provided basic construction training to tenants.
- Habitat for Humanity: The Authority provided six Homeownership Workshops in PY 2018 through Habitat for Humanity. These workshops provided residents, staff, and other people in the community an opportunity to learn what it takes to become a homeowner.
- Houston HealthCare (Edu-Care): The Authority provided nursing staff volunteers to teach workshops for residents. Health Fairs were provided dealing with subjects like colon cancer and diabetes. Residents received literature explaining free services for which they qualify. Life Skill Classes provided training in areas of Communication Skills, Dress for Success, Health and Nutrition, Resume Writing and Job Search – Job Placement.

Actions taken to provide assistance to troubled PHAs

The Houston County and Warner Robins Housing Authority is not considered a troubled Public Housing Authority (PHA). While the city, through CDBG resources, did aid the authority toward their public transportation system by providing funds for gasoline and by funding building site design and improvements for the future redevelopment of Oscar Thomie Homes, they did not directly assist a troubled PHA.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In recent years, HUD has received a low number of housing complaints from residents of Houston County. As a result of the previous fair housing study, the city has made efforts to review its practices to ensure the maximization of fair housing opportunities. Since that time, the city has a practice of constantly reviewing and updating its regulations and zoning ordinances to create the environment that promotes housing for all members of the community. During the 2014 program year, Warner Robins made key changes to its planning and zoning policies to add additional transparency to the process and promoting additional types of housing allowances such as a mixed use zoning district to encourage loft apartments, Group Homes, Tiny House communities, and additional housing units in a single-family district. Due to the aforementioned changes, several affordable housing developments have begun in the city's Neighborhood Strategy Area where a majority of CDBG funds are allocated. Beyond policy changes, the city has made fair housing education a significant priority. In conjunction with the Fair Housing Month, the city has spread the message of Fair Housing rights to its residents by providing Fair Housing Rights information through public advertisements in both English and Spanish newspapers, on billboards throughout the city, and on the city's electronic marquee sign located on the main thoroughfare in front of City Hall. In PY2018, CDBG funds were allocated to the Georgia Legal Services Program who held 5 educational workshops providing 48 citizens with information regarding eviction prevention, equal justice and Landlord/Tenant Rights. The city also implemented a Tax Allocation District in the NSA in hopes to attract growth and development in a declining area of town. The City of Warner Robins was due to submit a new Analysis of Impediments during the 2017 program year. However, under a rule published in the Federal Register on July 16, 2015, the Analysis of Impediments would be replaced with the Assessment of Fair Housing (AFH.) Using data provided by HUD, entitlement jurisdictions will analyze trends to identify fair housing issues and set goals to overcome them. Because of this change in reporting, the City of Warner Robins will work to prepare and submit an Assessment of Fair Housing report with their new Consolidated Plan due for PY2020.

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

In PY 2018, the City of Warner Robins' Department of Community Development continued to seek new programs and initiatives, improve existing programs, and identify additional sources of funding to better serve those in need of affordable housing and related services. Based on the outlined community needs of the city's Consolidated Plan, CDBG funds were used to support a variety of efforts to improve public services to suffering and disadvantaged residents. The Family Counseling Center met the needs of victims of rape, abuse, and other crimes. In doing so, it served 86 participants. NAMI Central Georgia, Inc. provided support for the community's mentally ill and reached 14 participants in PY 2018. In an effort to identify and address underserved needs in Warner Robins, the city participates in the Georgia

Initiative for Community Housing (GICH) Program, which brings together an expansive group of housing stakeholders. Through this group, the city garners input from the community in order to develop and implement a plan to address housing needs, neighborhood redevelopment, and provide basic services.

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

As the majority of the City of Warner Robins' housing stock is relatively new, data collected specifically for Houston County indicates less than five cases of lead poisoning from 726 screened children under the age of six. While there does not appear to be a substantial number of cases involving children and lead-based paint in the county, this is still a major concern for the city due to the high volume of aging properties within the city's NSA. For this reason, the city inspects all homes receiving CDBG assistance, including those constructed prior to 1978 for lead-based paint. On occasions where lead-based paint is found, the elimination of lead-based paint becomes part of the scope of work to rehabilitate the home.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Warner Robins Community Development Department's antipoverty strategy involves helping low-income people improve their economic status and assisting those considered as borderline low-income to remain out of poverty. This strategy involves education, job training, and job creation; health services; and services to assist people in emergency situations. Ultimately, the city believes that every CDBG funded program helps to reduce the number of poverty-level families. In PY 2018, the City of Warner Robins provided CDBG funds to operate a homeless emergency shelter, the Community Outreach Service Center. The program networked with other service providers to link clients with job training, educational opportunities, and physical and mental health services. The National Objective is to benefit low-to-moderate income limited clientele. 127 people benefitted from this investment of \$20,000 in PY 2018. Another strategic partnership involves family counseling through the Family Counseling Center of Central Georgia. Since there are many contributing factors to poverty, individuals and families are encouraged to utilize the Family Counseling Center (FCC) to seek help with problems often associated with poverty, including domestic violence, depression, child abuse and violence in relationships, divorce, and the restructuring of families. The FCC assisted 86 people in this program year.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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 Code Enforcement. 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 an instrumental collaborator in identifying housing needs throughout the Consolidated Planning process and remains a partner for which vision and ideas are frequently shared. One of the city's primary methods of service delivery is the use of sub-

recipient non-profit groups that directly carry out services. Since 2012, the city has utilized a Review and 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. Committee members were also provided the recently updated Consolidated Plan, which outlines the community's needs and priorities. The application process, along with the Consolidated Plan, is instrumental in guiding the Selection Committee's recommendations which are approved by Mayor and Council. Despite this significant advancement, the city is continuing to look for further opportunities to engage citizens in the process of utilizing CDBG funds.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Warner Robins continued to work in coordination and collaboration with multiple public and private entities including Houston County/Warner Robins Housing Authority, Houston County, as well as for-profit and nonprofit agencies in addressing the needs of low-income, special needs, and homeless populations in PY 2018. The city continued to attend and facilitate Collaborative Partnership meetings once per month, providing area for-profit and nonprofit organizations along with the Houston County/Warner Robins Housing Authority the opportunity to meet, address and discuss community needs. Warner Robins has continued to utilize 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. Quarterly meetings were held with the HC/WRHA, nonprofits, for-profits, community leaders, school officials, and government officials to address the housing needs of our community. Also, as a result of Community Development's participation in the Community Transformation Plan which is a requirement of the Georgia Department of Community Affairs to qualify for State tax-credits toward the development of affordable housing projects, a private development company known as Pennrose Development in collaboration with the City's Economic Development and Community Development Departments were successful in receiving the State Low-income Housing Tax Credits allowing them to submit for approval a 90 Unit affordable apartment complex which will be located in the CDBG Neighborhood Strategy Area. In PY2018, Pennrose Development was approved to build an additional 90 Units of affordable housing apartments in the same area. The NSA has been lacking this type of affordable housing development for many years. The Pennrose project will also include health services, educational opportunities, employment, and transportation not only to its residents but to all low-income citizens in the NSA.

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

As discussed earlier in Section CR-35, the City of Warner Robins updated its Analysis of Impediments to Fair Housing Choice (AI) in 2011. In recent years, substantial population growth has led to increased demand for new housing, making it essential for the city to diligently make sure that affordable and

adequate housing is available to all. Since conducting the AI, the city has consistently updated and reviews its policies, regulations, and zoning ordinances, keeping fair housing at the forefront of decision making. In PY 2014, the city made adaptations to its planning and zoning policies to increase the openness and transparency of the system as well as making significant changes to its group housing policy, finding new ways to promote quality of life. Additionally, the city has prioritized fair housing education through the provision of an annual housing fair, workshops, and various public information campaigns.

CR-40 - Monitoring 91.220 and 91.230

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

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 regularly monitors all agencies receiving CDBG funds. Prior to issuing any funds, staff met with each sub-recipient and outlined the terms and conditions for acceptance of CDBG funds. These conditions include all standards and requirements that the sub-recipient must follow. At regular intervals, staff conducted site visits to ensure financial compliance and activity progress. The city required each agency receiving funds to have an outside, independent audit of their finances at the end of their respective fiscal year. In addition to financial compliance, the city required supported agencies to maintain valid information concerning their beneficiaries and accomplishments. This assured that the project was completed under its intended purpose and allowed the city to track programmatic success in order to plan for future projects. Those found noncompliant with HUD or Warner Robins policies and requirements would have their funding terminated.

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

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

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 CDBG regulations, Warner Robins made specific efforts to engage local stakeholders and seek program input. In order to accomplish public engagement, the city held two public hearings during the plan year. While the primary goal of these hearings is to receive feedback concerning future plan updates, the city has welcomed and encouraged participants to share thoughts on past performances. At the first public hearing, held on January 8, 2019, city staff explained CDBG program funding, outcomes, goals and the planning process to the public. Additionally, 12 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 February 21, 2019, 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 at the end of the program year. Public Notice was placed in the local newspaper on August 28, 2019, and in the Spanish newspaper to run the entire month of September, 2019, to solicit comments for the PY2018 CAPER. 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.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In future years, the city intends to concentrate its funding more specifically in a smaller number of organizations and initiatives, seeking to target its efforts and make the biggest difference possible in strategic program areas. The city has been transitioning towards this sort of approach for the past several years. Affordable, high-quality housing will continue to be a major priority, particularly through the Rebuilding Together low-income housing rehabilitation program. Additionally, the city plans to continue their efforts of providing qualified citizens one-time emergency grants to help income qualified homeowners with emergency repairs and code violations.

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

No

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

CR-45 - CDBG 91.520(c)

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