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**FY 2022 Application  
Community Development Block Grant  
(CDBG)**



**U.S. Department of Housing and Urban Development  
(HUD)**

**Year Three Action Plan  
for  
Fiscal Year 2022  
July 1, 2022 to June 30, 2023**



*Prepared by the Warner Robins Community and Economic Development Department and the  
Middle Georgia Regional Commission*

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# Executive Summary

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

### 1. Introduction

The City of Warner Robins has prepared a one-year Annual Action Plan for 2022 to provide a summary of actions and projects and programs that will address the needs and priorities identified in the five-year Consolidated Plan 2020-2024. This Annual Action Plan identifies all of the projects and activities to be funded through the CDBG program during FY2022. The City of Warner Robins Community Development Department's mission is to establish a viable urban community by utilizing Housing and Urban Development funds to provide livable housing and a suitable living environment as well as expand economic opportunities principally for low-and moderate-income persons. The primary means to this end is to empower and strengthen partnerships at all levels of the community including for-profit and nonprofit organizations whose missions are closely aligned with those of the Community & Economic Development Department and HUD. The efforts should serve as a holistic approach to meeting community needs both housing and otherwise.

### 2. Summarize the objectives and outcomes identified in the Plan

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

The objectives identified in the Annual Action Plan will implement the goals as outlined in the Warner Robins Five Year Consolidated Plan. The objectives provide specific actions to expand and preserve affordable housing, revitalize low and moderate income neighborhoods, and promote fair housing choices. Outcomes from these objectives will result in increased affordable housing units through rehabilitation construction, improved property values near areas of strategic investment in public infrastructure, expanded job opportunities to sustain neighborhoods, and improved health and welfare for area residents. The Annual Plan's objectives provide community and supportive services for low and moderate income persons, and those with special needs. Specific annual goals and objectives are further outlined in AP-20.

### 3. Evaluation of past performance

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

From July 1, 2020, to June 30, 2021, the City of Warner Robins utilized its Community Development Block Grant (CDBG) entitlement grant to make significant investments instrumental in advancing area

community development and meeting the goals of its Five Year Consolidated Plan. As reported in the Consolidated Annual Performance Evaluation Report for Program Year 2020, the City:

- Rehabilitated 9 owner-occupied single-family units
- Provided assistance to 71 homeless persons
- Provided technical assistance to 11 public service organizations
- Provided 75 low to moderate-income citizens with Fair Housing education
- Hot meals delivered to 12 senior citizens
- Family Counseling provided to 19 citizens
- Provided assistance to 21 individuals who struggle with mental illness.
- Funded Public Advertisements in local newspapers regarding Fair Housing rights.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Many efforts were made to encourage the participation of citizen groups. Among these included two public hearings, website advertisements, newspaper advertisements, other public meetings, and direct solicitation. A full summary is included in the citizen participation section of the plan.

#### **5. Summary of public comments**

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

As part of the citizen participation element of CDBG, the City of Warner Robins held two virtual public hearings on February 3, 2022 and March 15, 2022. The purpose of these hearings was to inform citizens of the estimated amount of funds available as well as the activities for which the money will be utilized. During the comment period, citizens wrote letters in support of the program as a whole.

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

The comments received were in support of projects funded in the FY 2022 Action Plan. Due to limited funding and the priorities of City Council and the Consolidated Plan, the City was not able to fund all requests. See attached public comments received during the February 3, 2022 and March 15, 2022 public hearings.

#### **7. Summary**

N/A

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

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

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

| Agency Role           | Name          | Department/Agency                |
|-----------------------|---------------|----------------------------------|
| Lead Agency           | WARNER ROBINS |                                  |
| CDBG Administrator    | WARNER ROBINS | Community & Economic Development |
| HOPWA Administrator   |               |                                  |
| HOME Administrator    |               |                                  |
| HOPWA-C Administrator |               |                                  |

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Warner Robins Community & Economic Development Department is responsible for the administration and execution of the CDBG entitlement funds.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **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(I))**

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 two public hearings and successfully solicited direct public comments. 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 is 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. Phoenix Center Behavioral Health Services: An agency that offers a Crisis Stabilization Program, a residential treatment facility for persons needing psychiatric and substance abuse stabilization support.
4. 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.
5. Family Counseling Center: An organization that provides counseling programs and makes referrals to other appropriate resources that can help individuals deal with their complex issues.

6. 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of Warner Robins does not receive ESG funds.

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

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**Table 2 – Agencies, groups, organizations who participated**

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | REBUILDING TOGETHER WARNER ROBINS   |
|   | <b>Agency/Group/Organization Type</b>  | Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails. |
| 2 | <b>Agency/Group/Organization</b>   | HABITAT FOR HUMANITY  |
|   | <b>Agency/Group/Organization Type</b>  | Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails. |
| 3 | <b>Agency/Group/Organization</b>   | NAMI Central Georgia, Inc.  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-Persons with Disabilities   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Anti-poverty Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails. |
| 4 | <b>Agency/Group/Organization</b>   | COMMUNITY OUTREACH SERVICE CENTER   |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless   |



|   |  |   |
|---|--|---|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails.               |
| 5 | <b>Agency/Group/Organization</b>   | Middle Georgia Community Action Agency, Inc.  |
|   | <b>Agency/Group/Organization Type</b>  | Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails.               |
| 6 | <b>Agency/Group/Organization</b>   | Houston County Association for Exceptional Citizens, Inc.   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities<br>Services-Employment   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails.               |
| 7 | <b>Agency/Group/Organization</b>   | Salvation Army of Central Georgia   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Victims of Domestic Violence   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy   |

|   |  |   |
|---|--|---|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails. |
| 8 | <b>Agency/Group/Organization</b>   | Union Grove Missionary Baptist Church   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-homeless  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The organization was consulted through public hearings, the city website, direct calls, and emails. |

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

The consultation process was open to include all members of the Warner Robins Community and no groups were excluded.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| <b>Name of Plan</b>                             | <b>Lead Organization</b>  | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>   |
|---|---|---|
| Continuum of Care                               | Georgia Department of Community Affairs                               | 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. |
| The Joint Comprehensive Plan for Houston County | Houston County and the Cities of Centerville, Perry and Warner Robins | The comprehensive plan encompasses a wide variety of community goals and objectives.  |

| Name of Plan                                      | Lead Organization                  | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|---|------------------------------------|--|
| Community Transformation Plan                     | Community & Economic Development   | By describing a process by which neighborhood-level change can be initiated through the coordinated work of community partners to improve the availability of health, education, employment, and transportation. |
| City of Warner Robins Urban Redevelopment Plan    | Community & Economic Development   | The URP contains a variety of community development efforts to be undertaken by the city and the WRRRA.  |
| Middle Georgia Comprehensive Economic Development | Middle Georgia Regional Commission | The CEDS document outlines economic development opportunities and initiatives.   |

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

The Joint Comprehensive Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins encompasses a wide variety of community goals and objectives. City staff considered the goals of this plan when developing the annual action plan.

**AP-12 Participation – 91.105, 91.200(c)**

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

Warner Robins Community & Economic Development Staff sought to maximize the input that citizens and organizations had in the plan development process. The goal of the community outreach was to operate a process that was both inclusive and transparent. Below is a summary of the efforts made at this outreach, which includes newspaper advertisement, online advertisement, public hearings (2), and other public meetings. These outreach sessions were vital in the development of funding priorities and goals.

**Citizen Participation Outreach**

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance   | Summary of comments received          | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|--|---------------------------------------|--|---------------------|
| 1          | Public Meeting   | Non-targeted/broad community | This virtual meeting, held on February 3, 2022 had 6 documented attendees and several viewers. Attendees were from local non-profit and public agencies that partner with the city through Community & Economic Development. | The city didn't receive any comments. | None   |                     |

| 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) |
|------------|------------------|------------------------------|---|--|--|---------------------|
| 2          | Public Meeting   | Non-targeted/broad community | This virtual meeting, held on March 15, 2022 had 9 documented attendees and several viewers. Many attendees were from local non-profit and public agencies that partner with the city through Community & Economic Development. | The city received comments concerning the focus of the city and the community. | None   |                     |
| 3          | Newspaper Ad     | Non-targeted/broad community | These advertisements were to notify the public of the following: 1st Public Hearing (published on 1/19/2022; 2nd Public Hearing (published on 2/23/22)  | None   | None   |                     |

| 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) |
|------------|-------------------|------------------------------|---|------------------------------|--|---------------------|
| 4          | Internet Outreach | Non-targeted/broad community | CDBG Application was posted on City website, Facebook, and in ZOOM Grants as of 12/10/2021 to provide more access to the public | None                         | None   |                     |

**Table 4 – Citizen Participation Outreach**

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## 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 2022 year and future consolidated planning years. For PY 2022, the city anticipates receiving \$604,086 in CDBG funding and \$20,000 in program income that will enable the provision of services to improve the community. These funds will be utilized for housing rehabilitation, neighborhood revitalization, 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: \$ |   |  |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 604,086                          | 20,000             | 0                        | 624,086   | 1,450,121   | Community Development Block Grants will be used by the city to carry out activities to address housing, community and economic development, and other concerns effecting low-to-moderate income persons. |

**Table 5 - Expected Resources – Priority Table**

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

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.

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**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 used to assist with the reconstruction of Habitat for Humanity homes for LMI residents.

**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.

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## 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          | Homeowner Housing Rehabilitation   | 2020       | 2024     | Affordable Housing                | NEIGHBORHOOD STRATEGY AREA | Affordable Housing   | CDBG: \$220,636 | Homeowner Housing Rehabilitated: 8 Household Housing Unit<br>Other: 1 Other  |
| 2          | First- time Home Ownership         | 2020       | 2024     | Neighborhood Revitalization       | NEIGHBORHOOD STRATEGY AREA | Affordable Housing   | CDBG: \$150,000 | Homeowner Housing Added: 6 Household Housing Unit  |
| 3          | Homelessness Service               | 2020       | 2024     | Homeless                          | NEIGHBORHOOD STRATEGY AREA | Homelessness   | CDBG: \$17,650  | Housing for Homeless added: 1 Household Housing Unit   |
| 4          | Vulnerable Population Services     | 2020       | 2024     | Non-Homeless Special Needs        | NEIGHBORHOOD STRATEGY AREA | Non-Homeless Special Needs<br>Public Facility and Improvements | CDBG: \$11,000  | Businesses assisted: 1<br>Businesses Assisted  |
| 5          | Public Facilities and Improvements | 2020       | 2024     | Non-Housing Community Development | NEIGHBORHOOD STRATEGY AREA | Non-Housing Community Development Needs                        | CDBG: \$100,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 800<br>Persons Assisted |

| Sort Order | Goal Name              | Start Year | End Year | Category                    | Geographic Area            | Needs Addressed    | Funding         | Goal Outcome Indicator |
|------------|------------------------|------------|----------|-----------------------------|----------------------------|--------------------|-----------------|------------------------|
| 6          | Fair Housing           | 2020       | 2024     | Affordable Housing          | NEIGHBORHOOD STRATEGY AREA | Affordable Housing | CDBG: \$2,500   | Other: 50 Other        |
| 7          | Program Administration | 2020       | 2024     | Administration and Planning | NEIGHBORHOOD STRATEGY AREA | Affordable Housing | CDBG: \$122,300 | Other: 1 Other         |

Table 6 – Goals Summary

### Goal Descriptions

|   |                         |  |
|---|-------------------------|--|
| 1 | <b>Goal Name</b>        | Homeowner Housing Rehabilitation   |
|   | <b>Goal Description</b> | Develop and support affordable housing stock preservation and accessibility by rehabilitation of owner occupied homes.   |
| 2 | <b>Goal Name</b>        | First- time Home Ownership   |
|   | <b>Goal Description</b> | Fund Habitat for Humanity to reconstruct homes for low-to-moderate beneficiaries that will enable home ownership. Funds will also be used to purchase 3 lots to reconstruct homes for low-to-moderate beneficiaries that will enable home ownership. |
| 3 | <b>Goal Name</b>        | Homelessness Service   |
|   | <b>Goal Description</b> | In collaboration with local nonprofit, funds will be used to rehabilitate a transitional home to reduce homelessness.  |
| 4 | <b>Goal Name</b>        | Vulnerable Population Services   |
|   | <b>Goal Description</b> | Funds will assist business with exterior infrastructure and ADA Safety compliance measures to increase accessibility and safety for mentally challenged persons.   |

|   |                         |   |
|---|-------------------------|---|
| 5 | <b>Goal Name</b>        | Public Facilities and Improvements  |
|   | <b>Goal Description</b> | The city has prioritized the improvement of public facilities to enhance opportunities and quality of life. Funds will be used for infrastructure improvements within the NSA area to provide for a safer more accessible living environment. |
| 6 | <b>Goal Name</b>        | Fair Housing  |
|   | <b>Goal Description</b> | Provide low-to moderate- income and minority residents detailed information about fair housing laws and their housing rights.   |
| 7 | <b>Goal Name</b>        | Program Administration  |
|   | <b>Goal Description</b> | Plan, Oversee and Monitor the CDBG Program and all activities that fall within its scope.   |

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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Projects listed in the City of Warner Robins 2022 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  | Rebuilding Together       |
| 2  | Habitat for Humanity      |
| 3  | Habitat for Humanity Lots |
| 4  | Single Unit Residential   |
| 5  | House of Promise #2       |
| 6  | Happy Hour                |
| 7  | Sidewalk Project          |
| 8  | Street Lamp Project       |
| 9  | Fair Housing              |
| 10 | Program Administration    |

Table 7 - 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, the non-profit organization, Rebuilding Together, and Habitat for Humanity. In order to serve the homeless population funds were allocated to Union Grove House of Promise for transitional housing. The design and installation of the sidewalks and street lamps in the target areas will be funded in order to assist in providing improved infrastructure for residents in the target area. The city believes that these projects will best meet the needs of the community in the upcoming year.

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**AP-38 Project Summary**  
**Project Summary Information**

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|   |  |   |
|---|--|---|
| 1 | <b>Project Name</b>  | Rebuilding Together   |
|   | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA  |
|   | <b>Goals Supported</b>   | Homeowner Housing Rehabilitation  |
|   | <b>Needs Addressed</b>   | Affordable Housing  |
|   | <b>Funding</b>   | CDBG: \$155,000   |
|   | <b>Description</b>   | Funds will be used to offset the costs of materials purchased to do rehabilitation work to owner-occupied homes of the elderly or disabled who live in Warner Robins.   |
|   | <b>Target Date</b>   | 6/30/2022   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 8 elderly or disabled homeowners  |
|   | <b>Location Description</b>  | Homes are located throughout the city   |
|   | <b>Planned Activities</b>  | Rebuilding Together will rehabilitate 8 homes.  |
| 2 | <b>Project Name</b>  | Habitat for Humanity  |
|   | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA  |
|   | <b>Goals Supported</b>   | First- time Home Ownership  |
|   | <b>Needs Addressed</b>   | Affordable Housing  |
|   | <b>Funding</b>   | CDBG: \$135,000   |
|   | <b>Description</b>   | Funds will be provided to purchase building materials for the reconstruction, through volunteers, of single-family residential dwellings to promote first-time home ownership as a part of a neighborhood revitalization project. |
|   | <b>Target Date</b>   | 6/30/2023   |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 3 homes/10 people   |
|   | <b>Location Description</b>  | Wellston Villas   |
|   | <b>Planned Activities</b>  | Funds will be provided to purchase building materials for the reconstruction, through volunteers, of single-family residential dwellings to promote first-time home ownership.  |



|          |  |  |
|----------|--|--|
| <b>3</b> | <b>Project Name</b>  | Habitat for Humanity Lots  |
|          | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|          | <b>Goals Supported</b>   | First- time Home Ownership   |
|          | <b>Needs Addressed</b>   | Affordable Housing   |
|          | <b>Funding</b>   | CDBG: \$15,000   |
|          | <b>Description</b>   | Funds will be provided to purchase residential lots for the reconstruction, through volunteers, of single-family residential dwellings to promote first-time home ownership.   |
|          | <b>Target Date</b>   | 6/30/2023  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 3 residential lots/3 first time homeowners   |
|          | <b>Location Description</b>  | Wellston Villas  |
|          | <b>Planned Activities</b>  | Funds will be provided to purchase 3 residential lots for the reconstruction, through volunteers, of single-family residential dwellings to promote first-time home ownership. |
| <b>4</b> | <b>Project Name</b>  | Single Unit Residential  |
|          | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|          | <b>Goals Supported</b>   | Homeowner Housing Rehabilitation   |
|          | <b>Needs Addressed</b>   | Affordable Housing   |
|          | <b>Funding</b>   | CDBG: \$65,636   |
|          | <b>Description</b>   | The city operates an owner-occupied rehabilitation loan/grant program that funds improvements to homes.  |
|          | <b>Target Date</b>   | 6/30/2023  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1 staff person   |
|          | <b>Location Description</b>  | Neighborhood Strategy Area   |
|          | <b>Planned Activities</b>  | Loan/grant funds to homeowners for the rehabilitation of their houses and/or one support staff to oversee loan/grant program.  |
|          | <b>Project Name</b>  | House of Promise #2  |

|   |  |  |
|---|--|--|
| 5 | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|   | <b>Goals Supported</b>   | Homelessness Service   |
|   | <b>Needs Addressed</b>   | Homelessness   |
|   | <b>Funding</b>   | CDBG: \$17,650   |
|   | <b>Description</b>   | Funds provided for building materials to rehabilitate a single-family residential dwelling to be used as transitional housing. |
|   | <b>Target Date</b>   | 6/30/2023  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1 home/ 3 beneficiaries  |
|   | <b>Location Description</b>  | Neighborhood Strategy Area   |
|   | <b>Planned Activities</b>  | Funds provided for building materials to rehabilitate a single-family residential dwelling to be used as a transitional home.  |
| 6 | <b>Project Name</b>  | Happy Hour   |
|   | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|   | <b>Goals Supported</b>   | Vulnerable Population Services   |
|   | <b>Needs Addressed</b>   | Non-Housing Community Development Needs  |
|   | <b>Funding</b>   | CDBG: \$11,000   |
|   | <b>Description</b>   |  |
|   | <b>Target Date</b>   | 6/30/2023  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 50 mentally challenged individuals   |
|   | <b>Location Description</b>  | Neighborhood Strategy Area   |
|   | <b>Planned Activities</b>  | Exterior infrastructure and ADA Safety compliance measures   |
| 7 | <b>Project Name</b>  | Sidewalk Project   |
|   | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|   | <b>Goals Supported</b>   | Public Facilities and Improvements   |
|   | <b>Needs Addressed</b>   | Non-Housing Community Development Needs  |
|   | <b>Funding</b>   | CDBG: \$80,000   |

|          |  |  |
|----------|--|--|
|          | <b>Description</b>   |  |
|          | <b>Target Date</b>   | 6/30/2023  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 300  |
|          | <b>Location Description</b>  | Locations in neighborhood strategy area  |
|          | <b>Planned Activities</b>  | New sidewalks will be placed throughout the NSA area to provide for a safer more accessible living environment.  |
| <b>8</b> | <b>Project Name</b>  | Street Lamp Project  |
|          | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|          | <b>Goals Supported</b>   | Public Facilities and Improvements   |
|          | <b>Needs Addressed</b>   | Non-Housing Community Development Needs  |
|          | <b>Funding</b>   | CDBG: \$20,000   |
|          | <b>Description</b>   | New street lamps will be placed throughout the NSA area to provide for a safer living environment  |
|          | <b>Target Date</b>   | 6/30/2023  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 500  |
|          | <b>Location Description</b>  | Locations throughout the city  |
|          | <b>Planned Activities</b>  | New street lamps will be placed throughout the NSA area to provide for a safer living environment.   |
| <b>9</b> | <b>Project Name</b>  | Fair Housing   |
|          | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|          | <b>Goals Supported</b>   | Fair Housing   |
|          | <b>Needs Addressed</b>   | Affordable Housing   |
|          | <b>Funding</b>   | CDBG: \$2,500  |
|          | <b>Description</b>   | Through collaborative efforts with other non-profit agencies, there will be free Fair Housing Rights educational classes, homebuyer education workshops and speaking engagements to educate the public regarding their housing rights. |

|           |  |  |
|-----------|--|--|
|           | <b>Target Date</b>   | 6/30/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 50 low to moderate income persons  |
|           | <b>Location Description</b>  | 700 Watson Boulevard, Warner Robins, Goergia 31093   |
|           | <b>Planned Activities</b>  | Through collaborative efforts with Georgia Legal Services funds will be used for Fair Housing Rights educational classes, homebuyer education workshops, speaking engagements and social media posts to educate the public regarding their housing rights. |
| <b>10</b> | <b>Project Name</b>  | Program Administration   |
|           | <b>Target Area</b>   | NEIGHBORHOOD STRATEGY AREA   |
|           | <b>Goals Supported</b>   | Program Administration   |
|           | <b>Needs Addressed</b>   | Affordable Housing   |
|           | <b>Funding</b>   | CDBG: \$122,300  |
|           | <b>Description</b>   | Funds will be used to monitor and administer all CDBG activities.  |
|           | <b>Target Date</b>   | 6/30/2023  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1  |
|           | <b>Location Description</b>  | 700 Watson Boulevard, Warner Robins, Georgia 31093   |
|           | <b>Planned Activities</b>  | To maintain a community development staff that can implement and oversee the CDBG program.   |

## **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 and provide community needs.

### **Geographic Distribution**

| <b>Target Area</b>         | <b>Percentage of Funds</b> |
|----------------------------|----------------------------|
| NEIGHBORHOOD STRATEGY AREA | 80                         |

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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.

## **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 that 80 percent of its CDBG funds in the Annual Action Plan will be allocated to the Neighborhood Strategy Area (NSA).

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

| One Year Goals for the Number of Households to be Supported |     |
|---|-----|
| Homeless  | 3   |
| Non-Homeless  | 75  |
| Special-Needs   | 50  |
| Total   | 128 |

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |    |
|---|----|
| Rental Assistance   | 0  |
| The Production of New Units                                   | 6  |
| Rehab of Existing Units                                       | 9  |
| Acquisition of Existing Units                                 | 0  |
| Total   | 15 |

**Table 10 - 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 2022. 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 \$155,000 for 2022 coupled with volunteer labor will facilitate the rehabilitation of 8 houses. The City will also fund Union Grove House of Promise for the rehabilitation of a second transitional home at 104 Driftwood Terrace.

Additionally, the city has and will continue to operate a Single-Unit Residential Rehabilitation Program. CDBG funds of \$65, 636 will be used to oversee the existing mortgage loan program and potentially provide emergency assistance grants to qualified low-and moderate-income or elderly homeowners.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

As identified in the market analysis, the Warner Robins Housing Authority operates 430 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 200 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 will continue in its effort to redevelop its most dilapidated housing complex. The community, known as Oscar Thomie Homes, was built in 1965 and consisted of 70 multi-family units which are in poor condition. Demolition of the property has been completed, and the Warner Robins Housing Authority has completed Phase I of its redevelopment. The first phase included the construction of 15 tiny homes. The City of Warner Robins sees this effort as vital for establishing adequate levels of public housing. While funding wasn't of need during this program year, in the future the city will continue to utilize CDBG funds to assist in the design of the development and funding infrastructure costs in the upcoming phases of the project.

### **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 that 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, prevent at-risk populations from becoming homeless, and address special needs activities. 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 and distribute 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 2022, the city will provide \$17,650 in CDBG funding to the rehabilitation of the Union Grove House of Promise's second transitional home. 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.

#### **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 2022, the city will continue to partner with real estate agents, mortgage lenders, housing specialists, housing vendors, and other local organizations in an effort to provide resources to individuals with housing needs. These resources will likely increase the opportunity for homeless

persons to find permanent residences and 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 continue to direct these individuals to local organizations that will be able to assist 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:**

As identified in MA-40 and SP-55, the City of Warner Robins see opportunities for improving the availability of affordable housing. The city acknowledges its role in improving affordable housing stock and the potential for its policies to discourage affordability. For this reason, several actions/steps have been outlined to negate any negative effects of local policies on the housing availability.

### **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 PY2022, 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.
- Create fair housing brochures in English and Spanish.
- Partner with local agencies to host Fair Housing Education workshops.
- Develop notices concerning fair housing rights and advertise them on the city website and social media.
- Partner with local agencies and attend housing resource fairs 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:**

Beyond direct housing and homelessness services, the City of Warner Robins will support services for residents that face hardship. These residents include those with low-to-moderate incomes and those with a special vulnerability. During PY 2022, the city will work with its strategic partnerships to identify and respond to community weakness in a way that will meet the goals of the CDBG program.

### **Actions planned to address obstacles to meeting underserved needs**

In PY 2022, the City of Warner Robins 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 services to suffering and disadvantage residents. By providing funding to Houston County Association for Exceptional Citizens, we will provide handicap accessibility and safety to 50 mentally challenged individuals. Our sidewalk and streetlamp project will also provide much needed lighting and walkability to increase safety in our target area neighborhoods. We will also continue to foster our relationships with local nonprofits to meet underserved community needs.

In order to further Fair Housing, the city will collaborate with Georgia Legal Services, Middle Georgia Community Action Agency, Consumer Credit Counseling Agency, Warner Robins Housing Authority, and Houston County Habitat for Humanity to provide low-to-moderate income citizens with a free homebuyer's/homeowners education workshops and Know Your Fair Housing Rights presentations. The city will also attend local housing fairs to inform citizens of their Fair Housing Rights and other housing opportunities. In total \$2,500 will be allocated for these projects, and there will be 50 projected beneficiaries. Other activities may include various speaking engagements, seminars, and social media posts to represent Fair Housing.

### **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 salaries 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 \$155,000 for PY 2022 coupled with volunteer labor will assist an estimated 8 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. Funding will be in the form of forgivable emergency grants. CDBG funds

in the amount of \$65,636 will be utilized to oversee the existing rehabilitation loans and service this grant program.

- Consumer Credit Counseling and Fair Housing Education – Through collaborative efforts with other non-profit agencies, there will be free homebuyer’s education workshops and Fair Housing presentations 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.
- New Home Construction – CDBG funds of \$135,000 will be provided for building materials to Habitat for Humanity & \$15,000 to purchase 3 residential lots to build new homes for low-to-moderate income residents, providing them with an opportunity for home ownership. It is estimated homes will be built for 3 families with 10 total beneficiaries.

### **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 require that homes receiving CDBG assistance constructed prior to 1978 for lead-based paint be inspected. 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 2022, 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.

### **Actions planned to develop institutional structure**

The lead agency responsible for implementing CDBG funds is the City of Warner Robins. Under the umbrella of the City is the Community & Economic Development Department, which directly oversees the day-to-day operations of Entitlement Funding. The Community & Economic Development Department works to ensure regulatory compliance with HUD as well as manages the funds received through yearly CDBG allocations. Also under the City’s umbrella is the City’s Code Enforcement. Strategic planning efforts to eliminate slum and blight are coordinated through the Community & Economic 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. An application process, along with the Consolidated Plan, is instrumental in guiding community needs 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 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 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. The GICH designation has also helped LIHTC developers receive tax credits from the Georgia Department of Community Affairs and construct affordable units in Warner Robins.

**Discussion:**

In the 2022 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(I)(1,2,4)

#### Introduction:

The City of Warner Robins' program income is obtained through our Owner-Occupied Home Rehabilitation loan program. Zero to low interest loans and deferred payments loans were provided to low-mod income or elderly homeowners in order to rehabilitate substandard single-family structures.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

|  |               |
|--|---------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 20,000        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0             |
| 3. The amount of surplus funds from urban renewal settlements  | 0             |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0             |
| 5. The amount of income from float-funded activities   | 0             |
| <b>Total Program Income:</b>   | <b>20,000</b> |

#### Other CDBG Requirements

|   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |





