



## 2019-2023 Consolidated Plan

DRAFT

**City of Hinesville**  
**Community Development Department**  
115 East M.L. King, Jr. Drive  
Hinesville, GA 31313

## Table of Contents

<b>Executive Summary .....</b>	<b>4</b>
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	4
<b>The Process .....</b>	<b>9</b>
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	9
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	10
PR-15 Citizen Participation .....	20
<b>Needs Assessment .....</b>	<b>25</b>
NA-05 Overview .....	25
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	26
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	48
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	51
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) .....	54
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	55
NA-35 Public Housing – 91.205(b) .....	57
NA-40 Homeless Needs Assessment – 91.205(c) .....	63
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	68
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	70
<b>Housing Market Analysis .....</b>	<b>72</b>
MA-05 Overview .....	72
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	73
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	79
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) .....	86
MA-25 Public and Assisted Housing – 91.210(b) .....	92
MA-30 Homeless Facilities and Services – 91.210(c).....	96
MA-35 Special Needs Facilities and Services – 91.210(d) .....	98
MA-40 Barriers to Affordable Housing – 91.210(e).....	100
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	101
MA-50 Needs and Market Analysis Discussion.....	108
<b>Strategic Plan .....</b>	<b>109</b>

SP-05 Overview .....	109
SP-10 Geographic Priorities – 91.215 (a)(1).....	110
SP-25 Priority Needs - 91.215(a)(2) .....	113
SP-30 Influence of Market Conditions – 91.215 (b) .....	116
SP-45 Goals Summary – 91.215(a)(4).....	123
SP-50 Public Housing Accessibility and Involvement – 91.215(c) .....	125
SP-55 Barriers to affordable housing – 91.215(h).....	126
SP-60 Homelessness Strategy – 91.215(d) .....	128
SP-65 Lead based paint Hazards – 91.215(i).....	130
SP-70 Anti-Poverty Strategy – 91.215(j).....	131
SP-80 Monitoring – 91.230.....	132
<b>Action Plan.....</b>	<b>133</b>
AP-15 Expected Resources – 91.220(c)(1,2) .....	133
AP-20 Annual Goals and Objectives .....	135
AP-35 Projects – 91.220(d).....	137
AP-38 Project Summary .....	138
AP-50 Geographic Distribution – 91.220(f) .....	141
AP-55 Affordable Housing – 91.220(g).....	142
AP-60 Public Housing – 91.220(h).....	143
AP-65 Homeless and Other Special Needs Activities – 91.220(i) .....	144
AP-75 Barriers to affordable housing – 91.220(j) .....	147
AP-85 Other Actions – 91.220(k) .....	149
<b>Program Specific Requirements .....</b>	<b>151</b>

# Executive Summary

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

### 1. Introduction

The City of Hinesville’s Community Development Department (CDD) is committed to providing safe, decent and affordable housing, a suitable living environment, and economic opportunities – especially for low- to moderate-income individuals and special needs populations in the community. This Consolidated Plan defines the local priority housing and community needs, development planning and programming, and outcomes the City hopes to achieve in the next five years. It also allows for citizen participation in the development of the plan. The Community Development Department administers federal U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds and ensures compliance of HUD regulations and guidelines. Partnerships with neighborhood nonprofit organizations and other local agencies allow it to improve the quality of life of City citizens.

The City of Hinesville is located in the eastern part of Georgia about 40 miles southwest of Savannah. As of 2017, the City has a population of 33,540. Population growth for the last several decades has been steady with a 10% increase from 2000 to 2017 (30,392 to 33,540). To help ensure that Hinesville has healthy growth, the following Consolidated Plan will help assist the City to identify the priority needs of its citizens and develop goals to address these needs.

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

#### Overview

The City of Hinesville has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stakeholder consultation process. Through these efforts, the City has identified three priority needs and associated goals to address those needs. The priority needs are: 1) Affordable Housing Opportunities, 2) Community Revitalization, and 3) Quality of Life Improvements.

To provide for those needs, the goals for the next five years are as follows:

#### 1) Affordable Housing Opportunities

- 1A Development of New Affordable Housing

#### 2) Community Revitalization

- 2A Increase & Improve Access to Public Facilities
- 2B Increase & Expand Capacity Public Infrastructure

#### 3) Quality of Life Improvements

- 3A Increase & Expand Public Services LMI
- 3B Promotion of Fair Housing

### **3. Evaluation of past performance**

The City of Hinesville has made significant contributions to provide safe, decent and affordable housing, a suitable living environment, and economic opportunities – especially for low- to moderate-income individuals in the community through collaborative efforts with public, private, and non-profit community housing providers and service agencies. However, preserving and adding affordable housing, improving the quality of life for City citizens and improvements to public infrastructure and facilities remains some of the most prolific needs in Hinesville, as documented by the current Consolidated Plan and the most recent 2017 Consolidated Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan is a comprehensive document that describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address the needs over a five-year period. The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement CDBG grants. In the most recent CAPER, the City reported activities that met the goals of the CDBG program. A summary is provided below:

**Irene B. Thomas Park:** The City of Hinesville has acquired new park exercise equipment to strategically install around the perimeter of the pond to assist residence with their morning and afternoon workouts supporting circuit training.

**Affordable Housing Programs:** The City completed 8 rehabilitation projects through the Owner-Occupied Housing Rehab program. This assistance was granted to low- and moderate-income households throughout the City.

**Public Service Programs:** Through the Homeless Prevention Program, the City was able to provide services to 424 persons through the Hotel/Motel Voucher, Rapid Re-Housing, Prevention, and/or Transitional Housing Projects.

### **4. Summary of citizen participation process and consultation process**

#### Citizen Participation Plan

Citizen participation in the City's CDBG program are vital to its success. The City provides its citizens with adequate opportunity to participate in the planning and development of its Consolidated Plan. The City hosts and participates in a number of efforts as a means to create and nurture ideas leading to community improvements and the enhanced delivery of community services. To do this, the City follows its adopted Citizen Participation Plan (CPP). That plan encourages citizen participation and involvement in all stages of the community planning process, from the drafting of the Five-year Consolidated Plan, to preparation of the Annual Action Plans, to the filing of the annual Consolidated Annual Performance Evaluation Report

(CAPER). The CPP is also designed to encourage participation of low-and moderate-income residents where housing and community development funds may be spent, as low-income citizens are the primary clients of the CDBG program.

### Consultation Process

In organizing to prepare the Consolidated Plan, the City of Hinesville consulted with continuum of care and public and private agencies, and other organizations that provide assisted housing, health services, social services and fair housing, including services to children, elderly persons, homeless persons, persons with disabilities, persons with HIV/AIDS and their families, and other categories of residents to include publicly funded institutions and systems of care that may discharge persons into homelessness. Business and civic leaders were also consulted to assure the City's Consolidated Plan is a comprehensive document and addresses statutory purposes. These agencies were contacted directly and subsequently participated in a survey to assist the City in determining what resources are available and have the capacity to address the needs of citizens and the population served, as well as unmet needs of the agency.

Hinesville's Consolidated Plan was developed using the input received from the agencies and organizations' participation in the survey. The City also relied upon information obtained from several discussions with the Hinesville Housing Authority.

### Summary of Citizen Participation Outreach for the Five-Year Consolidated Plan

The City held public meetings and a public hearing to disseminate and gather feedback and comments for the Consolidated Plan draft. The City also opened two online surveys to gather comments and input on community development needs. They were a stakeholder survey for community nonprofit organizations and other departments and agencies and a community survey for the general public. The public was also given the opportunity to comment on the draft plan and provide input on the priority needs of the community through a 30-day public comment period. Below is a summary of those efforts:

**Community Survey:** A community survey was held online to obtain public input and comments for the City's Consolidated Plan. There were 11 responses from the community.

**Stakeholder Survey:** A stakeholder survey was held online to obtain input from community organizations and stakeholders for input on the City's Consolidated Plan. There were 14 responses from neighborhood nonprofits and agencies.

**30-Day Public Comment Period:** The plan was available for a 30-day public review and comment period between April 29, 2019 and May 31, 2019. Citizens could review this document in the Community Development Department, 2<sup>nd</sup> floor of City Hall at 115 East M.L. King Jr. Drive, Hinesville, Georgia 31313, Monday through Friday, 8:30 AM to 4:30 PM.

Public Hearing: A Public Hearing was held on May 16, 2019 at 3:00 PM in the Council Chamber at City Hall at 115 East M.L. King Jr. Drive, Hinesville, Georgia 31313. The hearing was part of the City Council meeting to review the plan.

Public Hearing: A Public Hearing was held on May 20, 2019 at 6:00 PM at the Live Oak Library, located at 236 W Memorial Drive, Hinesville, GA 31313. The purpose of the hearing was to provide citizens an opportunity to give input on the proposed 5-year 2019-2023 Consolidated Plan and the first year Annual Action Plan.

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

All comments and responses were accepted. A summary of comments can be found in PR-15 Citizen Participation.

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

All comments and responses were accepted.

## **7. Summary**

The City of Hinesville is committed to ensuring that the projects and services that result from the development of the Consolidated Plan are a collaborative effort between the City, local public service agencies, and the citizens of Hinesville. The City developed a needs assessment and market analysis through the use of data provided by the U.S Census Bureau, HUD and other approved sources. Local stakeholder service providers were able to discuss the services they currently offer while identifying the priority needs of the community and where there were gaps in the delivery of vital services. Citizens were given the opportunity to participate in the development of the Consolidated Plan through public meetings, a community survey and a review period where they could make comments on the draft plan.

The outcome of this collaborative process is a plan that involves the entire community working together to identify and create goals and objectives that will address the highest priority needs within Hinesville.

Primary data sources for the Consolidated Plan include: 2000 Census, 2013-2017 American Community Survey (ACS) 5-Year Estimates, 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources.

A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2013-2017 data and tables that utilize CHAS contain 2015 data. At the time of writing only 2011-2015 CHAS data was available from HUD. However, 2013-2017 ACS data was available and thus the City thought it best to utilize the most current data source where possible, and that incongruencies in the source years

were outweighed by the more accurate demographic and housing picture painted by the 2013-2017 ACS data. As well, the data constraints in HUD's CPD mapping tool contain data from the 2009-2013 ACS. This disparity in the source of data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.

# The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HINESVILLE	Community Development Department

Table 1 – Responsible Agencies

### Narrative

The City of Hinesville Community Development Department (CDD) is the lead agency that has the responsibility of overseeing and administering the CDBG program and all agencies, groups and organizations that participate in the process.

### Consolidated Plan Public Contact Information

Donita Gaulden, Community Development Director  
City of Hinesville  
Community Development Department  
115 East M.L. King, Jr. Drive  
Hinesville, GA 31313  
Email: [dgaulden@cityofhinesville.org](mailto:dgaulden@cityofhinesville.org)  
Phone: (912) 876-6573  
Fax: (912) 876-6576

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

### **1. Introduction**

The citizen participation process is an important aspect of the City's administration of the CDBG program. In this process, the City gives local community stakeholders such as nonprofits, other departments and agencies, and local neighborhood organizations an opportunity to help with the planning process. Local community organizations and agencies helped the City with input received in the stakeholder survey provided. The City relied upon information obtained from ongoing discussions with the Hinesville Housing Authority. The City also maintains a line of communication with the area's numerous nonprofit and social service agencies.

### **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)).**

The City's Community Development Department is engaged in a number of efforts and initiatives to enhance coordination among the community's network of providers and service frameworks.

Public and private agencies, and other organizations that provide vital public social services, housing and fair housing services, including services to children, elderly persons were contacted and subsequently participated in a stakeholder survey to assist the City in determining where to direct City resources and investments to address which needs and which populations to serve in the City.

### **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**

The City established the Liberty Regional Homeless Coalition (LCHC) to synchronize efforts among various service providers. The Coalition is a collaborative entity comprised of representatives from multiple agencies and nonprofits in the county.

The City also has the Hinesville Homeless Program (HPP), which manages an Emergency Shelter Program, a Rapid Re-Housing Program and a Transitional Housing. HPP enhances these programs by providing case management and other supportive services to assist the homeless and the extremely low- and low-income that are considered literally homeless by federal definition. HPP staff works to prevent homelessness through collaboration, education, financial literacy, case management and empowerment. HPP uses the Housing First principle, and utilizes a county-wide centralized assessment system. In addition, HPP utilizes the Homeless Management Information System (HMIS), an information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

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

The City of Hinesville Homeless Prevention Program (HPP) continues to strengthen its collaboration and communication with agencies and organizations within our CoC. HPP funding is a combination of the City's general funds, state level Emergency Solutions Grant (ESG), federal grants, and other funding streams.

HPP utilizes the Homeless Management Information System (HMIS), an information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

HPP also utilizes the Liberty County Coordinated Entry centralized assessment system. This system is the central tool HPP uses to make assessments and match these individuals and families to the community resources needed.

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

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

1	<b>Agency/Group/Organization</b>	CITY OF HINESVILLE
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Hinesville is the lead agency/grant recipient.
2	<b>Agency/Group/Organization</b>	WorkSource Coastal
	<b>Agency/Group/Organization Type</b>	Services-Employment Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. WorkSource Coastal provides a broad vision and leadership for a 10-county workforce development system, which includes Liberty County. It helps provide job placement of qualified workers with a matching business.
3	<b>Agency/Group/Organization</b>	Atlantic Area CASA, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. Atlantic Area CASA (Court Appointed Special Advocates) is part of a national and state network of court-sanctioned, community-based programs that recruit, screen, train and supervise community volunteers to advocate for the best interests of children removed from their homes due to abuse or neglect.
4	<b>Agency/Group/Organization</b>	Gateway Behavioral Health Services
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. Gateway Behavioral Health Services helps individuals, families, and communities with developmental disabilities improve their health and wellness, direct their own futures and strive to reach their full potential.
5	<b>Agency/Group/Organization</b>	United Way of the Coastal Empire
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. United Way of the Coastal Empire in Liberty County has programs that serve school children with nutritious meals, emergency food services for families, emergency shelter through hotel vouchers, homeless resources bank of goods, job services, school supplies for students and other social services.
6	<b>Agency/Group/Organization</b>	Elks Aidmore
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. Elks Aidmore is a therapeutic foster care agency that provides services to children in the custody of the Department of Family and Children Services with special needs.
7	<b>Agency/Group/Organization</b>	Liberty County Health Department
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. The Liberty County Health Department is part of the Coastal Health District of GA. It offers the following services: Immunizations, women’s health services, pregnancy testing, breast and cervical cancer program, STD treatment and testing, HIV testing and services, TB testing and treatment, special services for children, adolescent health and youth development, WIC program and environmental health services.
8	<b>Agency/Group/Organization</b>	Liberty County Family Connection
	<b>Agency/Group/Organization Type</b>	Services-Children Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. The Liberty County Family Connection collaborative serves as the local decision-making body, bringing community partners together to develop, implement, and evaluate plans that address the serious challenges facing the children and families of the state.
9	<b>Agency/Group/Organization</b>	Liberty County Reentry Coalition
	<b>Agency/Group/Organization Type</b>	Services-Employment Services - Re-Entry Program Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. The Liberty County Reentry Coalition SOAR Re-Entry Program is carefully designed as a holistic approach to comprehensive treatment and services that meets the needs of people after release from prison.
10	<b>Agency/Group/Organization</b>	Helens Haven Children’s Advocacy Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services - Victims Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. Helens Haven Children’s Advocacy Center provides family preservation and placement prevention services, center-based parent education and support groups, parent education groups, child/family assessment, case management, service coordination, advocacy, information and referral services, therapeutic counseling, and individual service plans for parents and caregivers of children between 3 and 17 years who are referred by DFCS with allegations of sexual/physical abuse, neglect or family violence.
11	<b>Agency/Group/Organization</b>	Tri-County Protective Agency
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. Tri-County Protective Agency provides an emergency safe shelter and support to victims of domestic violence.
12	<b>Agency/Group/Organization</b>	Kirk Healing Center for The Homeless
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. KHC has completed 15 years of homeless services. Its goals have been not only to give a clean and safe environment to live, but to encourage individuals to change their lives for the better.
13	<b>Agency/Group/Organization</b>	Coastal Georgia Area Community Action Authority, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted through a stakeholder survey for the community and housing needs assessment. Coastal Georgia Area Community Action Authority promotes self-sufficiency and will strive to improve the quality of life of families through education, training, comprehensive services and advocacy.
14	<b>Agency/Group/Organization</b>	Hinesville Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Hinesville Housing Authority (HHA) is the local PHA in the City of Hinesville. HHA consulted the City with the housing needs assessment and market assessment.
15	<b>Agency/Group/Organization</b>	Liberty County Community Housing Development Organization
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Liberty County Community Housing Development Organization (LCCHDO) consulted the City with the housing needs assessment and market assessment. LCCHDO works on affordable housing, real estate project development and expansion in Hinesville.

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

There were no agencies excluded from consultation.

**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	City of Hinesville	The alleviation and elimination of homelessness remains one of the major ongoing priorities of the Continuum of Care. The most vulnerable populations in the City are homeless persons, those threatened with homelessness, and those with special needs. Assisting this population remains a priority need to the City of Hinesville. Although Hinesville lacks a dedicated shelter, it has several programs to provide temporary and intermediate relief to homeless, as well as a number of programs to assist the extremely low-and low-income who are at imminent risk of becoming homeless.

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

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

The City of Hinesville works closely with Liberty County, the Hinesville Housing Authority, and local nonprofits and agencies to develop the priority needs and goals for the implementation of CPD programs in the City. Through a partnership with the county, the City is able to implement public service strategies that span across the City jurisdiction to the greater county area such as providing for additional referral and resources that assist the homeless. The City and the Hinesville Housing Authority work together to meet the needs of public housing in the City.

## **PR-15 Citizen Participation**

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

The City of Hinesville follows its adopted and HUD approved Citizen Participation Plan (CPP). The CPP encourages citizen participation and involvement in all stages of the community planning process, from the drafting of the 5-Year Consolidated Plan, to preparation of the Annual Action Plans, to the filing of the annual Consolidated Annual Performance Evaluation Report (CAPER) and any substantial amendment to those plans. The City holds public meetings and hearings, makes copies of the plans available for review at the Community Development Department and on the City's website, and accepts and incorporates citizen input and feedback.

The City will continue to evaluate means of providing information and make adjustments to provide better access to information regarding the CDBG program and community activities.

#### *Citizen Participation Plan*

The citizen participation process is designed to encourage all citizens, as well as those with mobility, visual, hearing impairments or other disabilities and those with language translation to participate in determining housing and community development needs within their communities. Special encouragement is extended toward very low- and low-income persons, particularly those in blighted areas and in public housing or other assisted housing. Citizen comments and questions are encouraged at all public meetings, and the City makes efforts to incorporate the priorities of the community into its Consolidated Plan goals.

The table below shows the City's efforts for citizen participation during the consolidated planning process.

### 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
1	Online Community Survey	Non-targeted/broad community	Eleven (11) citizens responded to the online survey.	<p>A summary of the comments received from the survey were:</p> <ul style="list-style-type: none"> <li>- Concern that the City needs to ensure it does not violate federal laws concerning its privacy policy.</li> <li>- Housing and transportation are a priority.</li> <li>- Need accountability for rental properties to maintain a safe living environment.</li> <li>- The City should provide funding assistance to local community health centers such as Diversity Health Center.</li> <li>- Promote and support employment opportunities outside of retail and hospitality.</li> <li>- Help with transportation and childcare.</li> <li>- Provide a place where families and young adults can enjoy themselves.</li> <li>- Entertainment opportunities as well as special events such as conventions.</li> </ul>	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Online Stakeholder Survey	Community Stakeholders	Fourteen (14) community stakeholders/neighborhood organizations took the survey online.	<p>A summary of the comments received from the survey were:</p> <ul style="list-style-type: none"> <li>- There is a lack of recreational activities for children.</li> <li>- The movie theatre is old and needs to be remodeled.</li> <li>- Instead of more restaurants, why not add a bowling alley, skating rink, a Dave and Busters (or the like) to keep kids out of trouble.</li> <li>- Need to focus on homelessness as a major issue.</li> <li>- Eradicate slum and blight.</li> <li>- Hold slum lords in the community accountable and would address the needs of lower income families.</li> <li>- Need affordable housing.</li> <li>- Need easily accessible and affordable after school programs.</li> </ul>	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	30-Day Public Comment Period	Non-targeted/broad community	The plan was available for a 30-day public review and comment period between April 29, 2019 and May 31, 2019. Citizens could review this document in the Community Development Department, 2 <sup>nd</sup> floor of City Hall at 115 East M.L. King Jr. Drive, Hinesville, Georgia 31313, Monday through Friday, 8:30 AM to 4:30 PM. The plan was also available in PDF on the City's website.	All comments were accepted.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community	A Public Hearing was held on May 20, 2019 at 6:00 PM at the Live Oak Library, located at 236 W Memorial Drive, Hinesville, GA 31313. The purpose of the hearing was to provide citizens an opportunity to give input on the proposed 5-year 2019-2023 Consolidated Plan and the first year Annual Action Plan.	All comments were accepted.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Public Hearing	Non-targeted/broad community  City Council	A Public Hearing was held on May 16, 2019 at 3:00 PM in the Council Chamber at City Hall at 115 East M.L. King Jr. Drive, Hinesville, Georgia 31313. The hearing was part of the City Council meeting to review the plan.	All comments were accepted.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section assesses the housing needs in the City of Hinesville by analyzing various demographic and economic indicators. Developing a picture of the current needs in the City begins by looking at broad trends in population, area median income, number of households, and many other data points. After understanding the basic demographics of the City, the data will be examined with a nuanced analysis of important variables such as family and household dynamics, race and ethnicity, and housing problems.

A key goal of the Needs Assessment section of the Consolidated Plan is to identify the nature and prevalence of housing problems experienced by the City's residents. There are four housing problems identified by HUD and addressed in this section: overcrowding, lack of acceptable plumbing, lack of acceptable kitchen facilities, and cost burden. These housing problems are then analyzed through a number of angles to see if any protected class is disproportionately affected by them. We will empirically answer questions like: Are Black households more likely to be cost burdened than White households? Do low-income households experience greater levels of overcrowding? Do elderly residents have more housing problems than younger households?

The housing market affects more than just those who live or rent homes in the City. It also impacts residents of public housing, those dealing with homelessness, and those in need of non-homeless special needs housing. Additionally, non-housing community development needs, such as public services, are considered. Understanding the magnitude and prevalence of these issues in the City is crucial to set evidence-based priorities for entitlement programs.

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

### Summary of Housing Needs

On the surface, determining the housing needs of a community is simply a matter of supply and demand. However, breaking down the many factors that impact supply and demand is considerably more difficult. It is not simply a matter of having one house for one household, the specific needs of the families and the details of the units available complicate things. Population is a major factor though, and if housing production does not match or exceed population growth then there will be upward pressure on housing prices.

Between 2000 and 2017, the population of Hinesville grew by 10% from 30,392 to 33,540. That is relatively slow growth. The State of Georgia's population, for example, grew by 24.7% during the same time period. When you look at the growth in households during that period the growth rate is actually significantly higher. Hinesville saw the number of households increase by 25% during that period, which is greater than the state household growth rate of 21.8% between 2000 and 2017.

The Median Household Income (MHI) during those years increased from \$35,013 to \$43,807, a growth rate of 25%. Unfortunately, that growth has not been enough to reduce the rate of cost-burdened households in the City. In 2010, 28.6% of homeowners with a mortgage were cost-burdened. By 2017 that increased to 35.2%. Homeowners without a mortgage are the only demographic who saw a reduction in rates of cost burden. Between 2010 and 2017 the percentage of homeowners without a mortgage fell from 11.7% to 8.0%. Renters saw smaller increases but are still cost burdened at the highest rate. During that period cost burdened renters increased from 42.2% to 46.9%.

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	30,392	33,540	10%
Households	10,528	13,194	25%
Median Income	\$35,013.00	\$43,807.00	25%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**  
2000 Census, 2013-2017 ACS

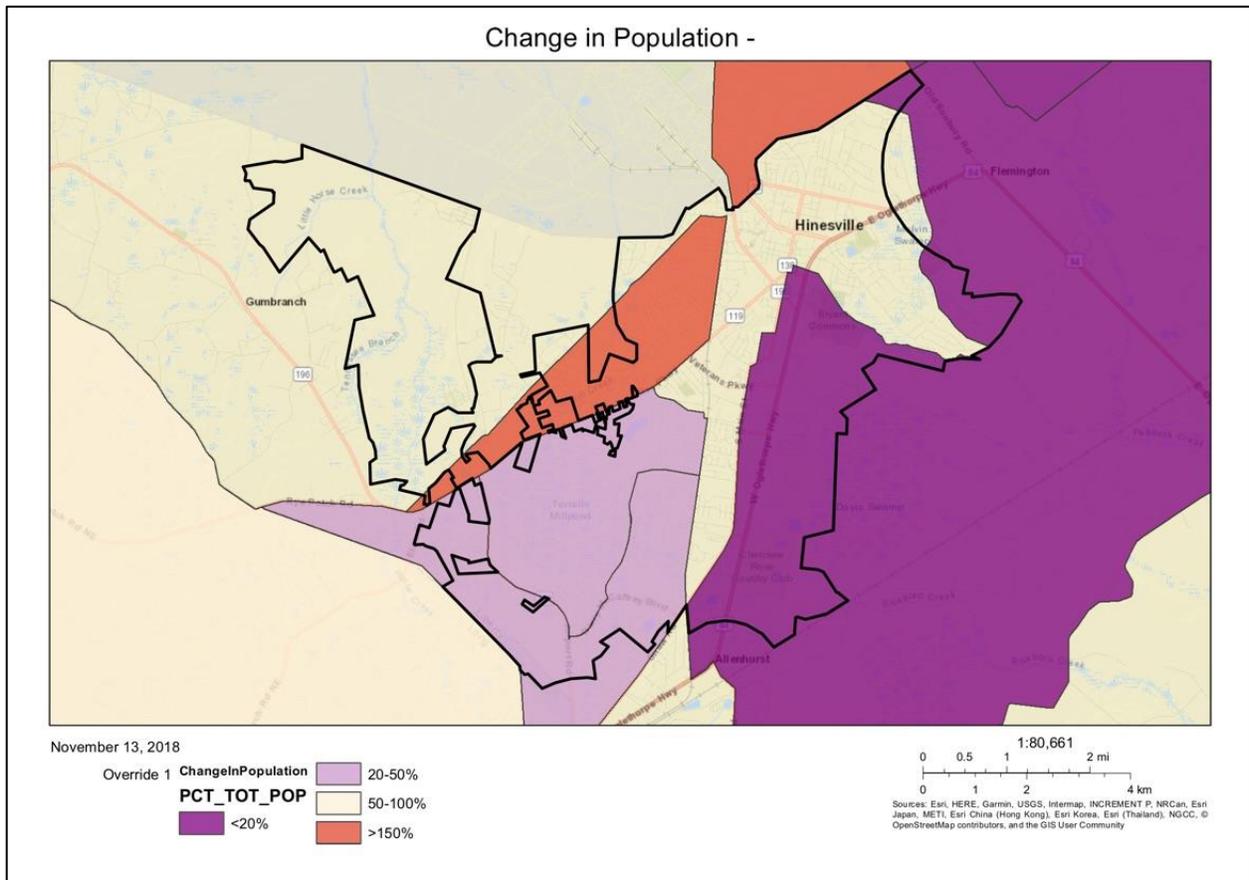
### Demographic Maps

The following series of maps visually displays the geographic distribution of demographic trends in Hinesville across a few key indicators, including population change, population density, income, and poverty.

## Change in Population

The following map shows the change in population in Hinesville. One census tract shown in dark orange had a change in population of over 150%, the highest in the area. This tract, 13179010205, runs along GA-119 in the north central part of the City. The slowest growth was in the purple census tract to the east, 13179010400, with a growth rate of less than 20%.

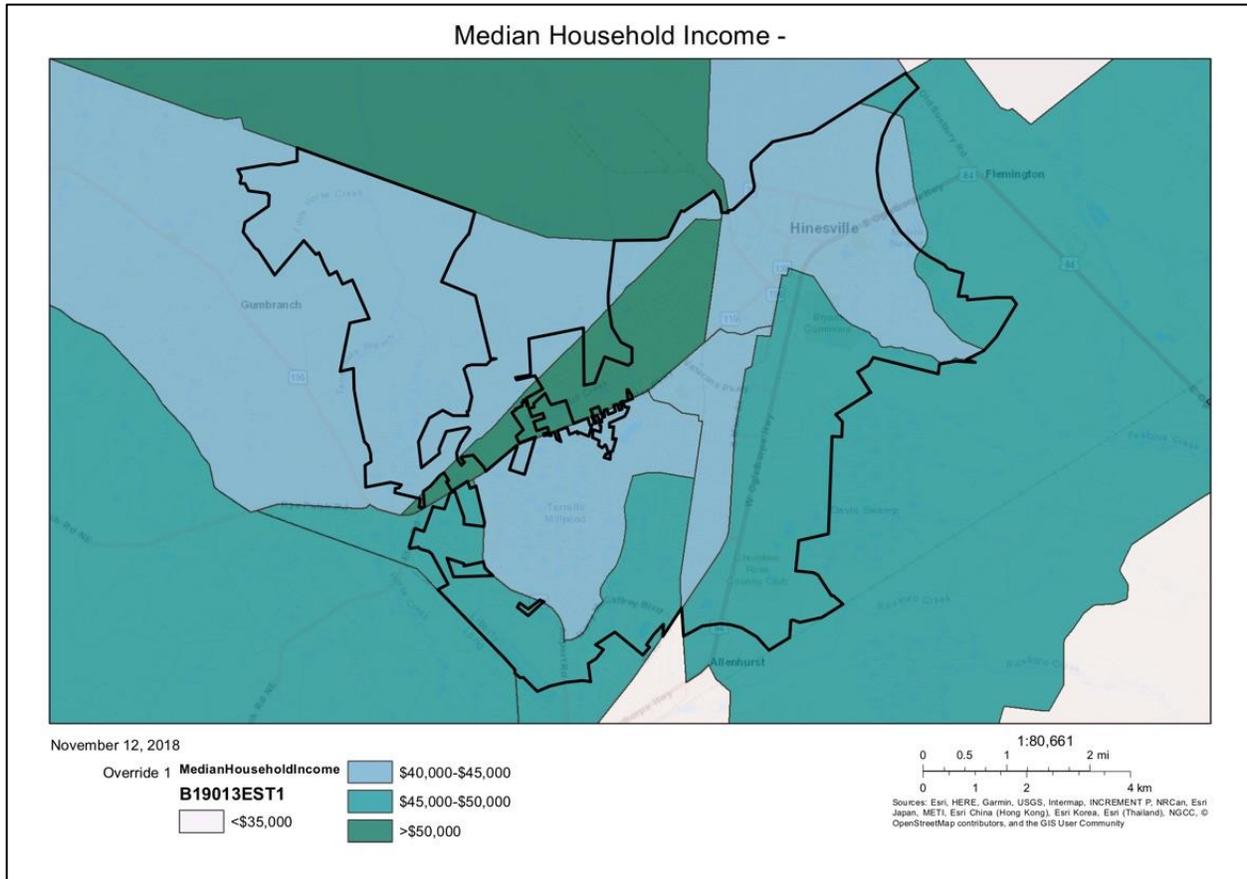
Data Source: 2009-2013 ACS 5-Year Estimates



## Median Household Income

The following map displays the Median Household Income (MHI) throughout the City. In 2017, the MHI was \$43,807. Areas shaded white represent census tracts with the lowest MHI, less than \$35,000. The MHI increases in \$5,000 increments as the shading gets darker.

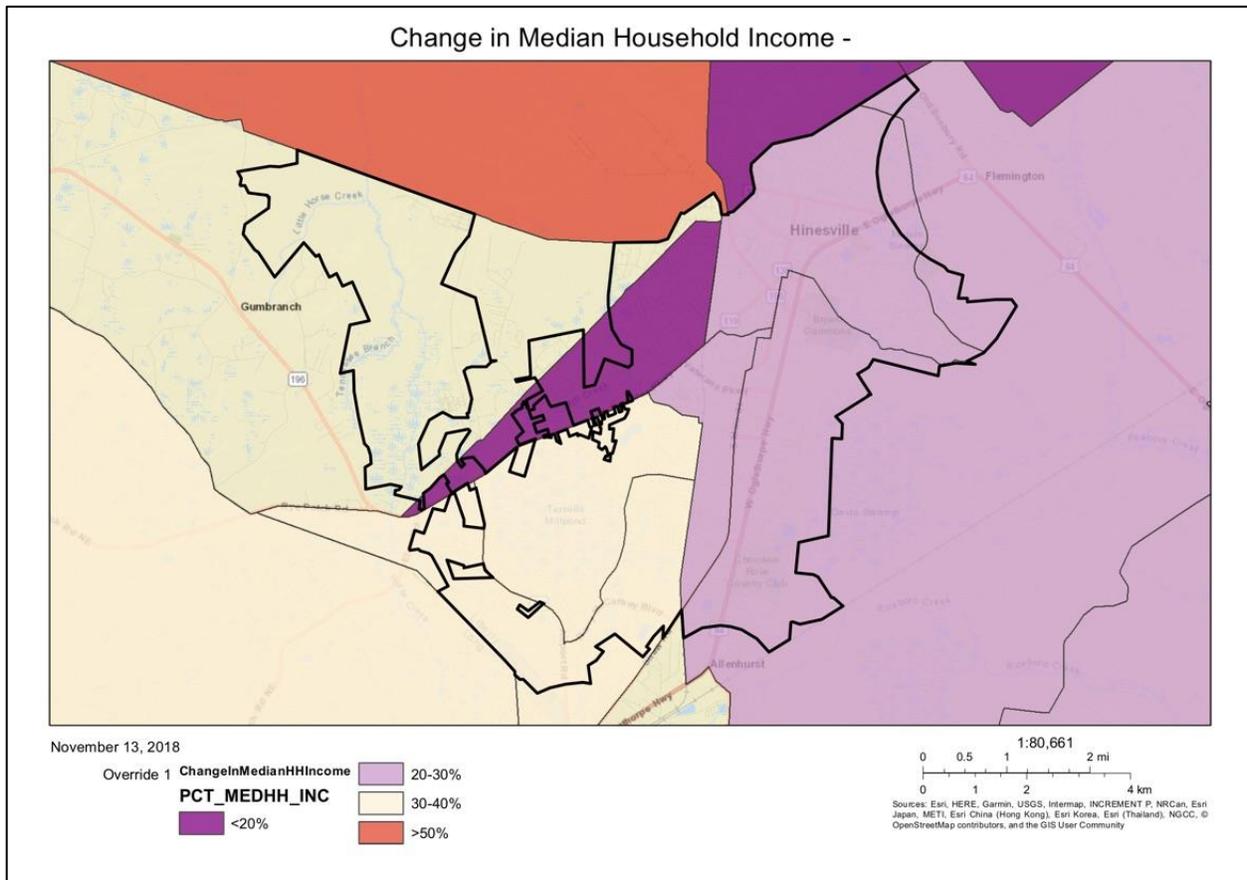
Data Source: 2009-2013 ACS 5-Year Estimates



## Change in Median Household Income

The next map shows how the MHI has changed in Hinesville over time. The MHI increased 25% between 2000 and 2017, but the growth varied throughout the City. Dark purple tracts saw MHI increase by less than 20%. Beige tracts saw the moderate growth between 30% and 40%. The greatest growth was seen in census tracts colored dark orange where the MHI growth of over 50%.

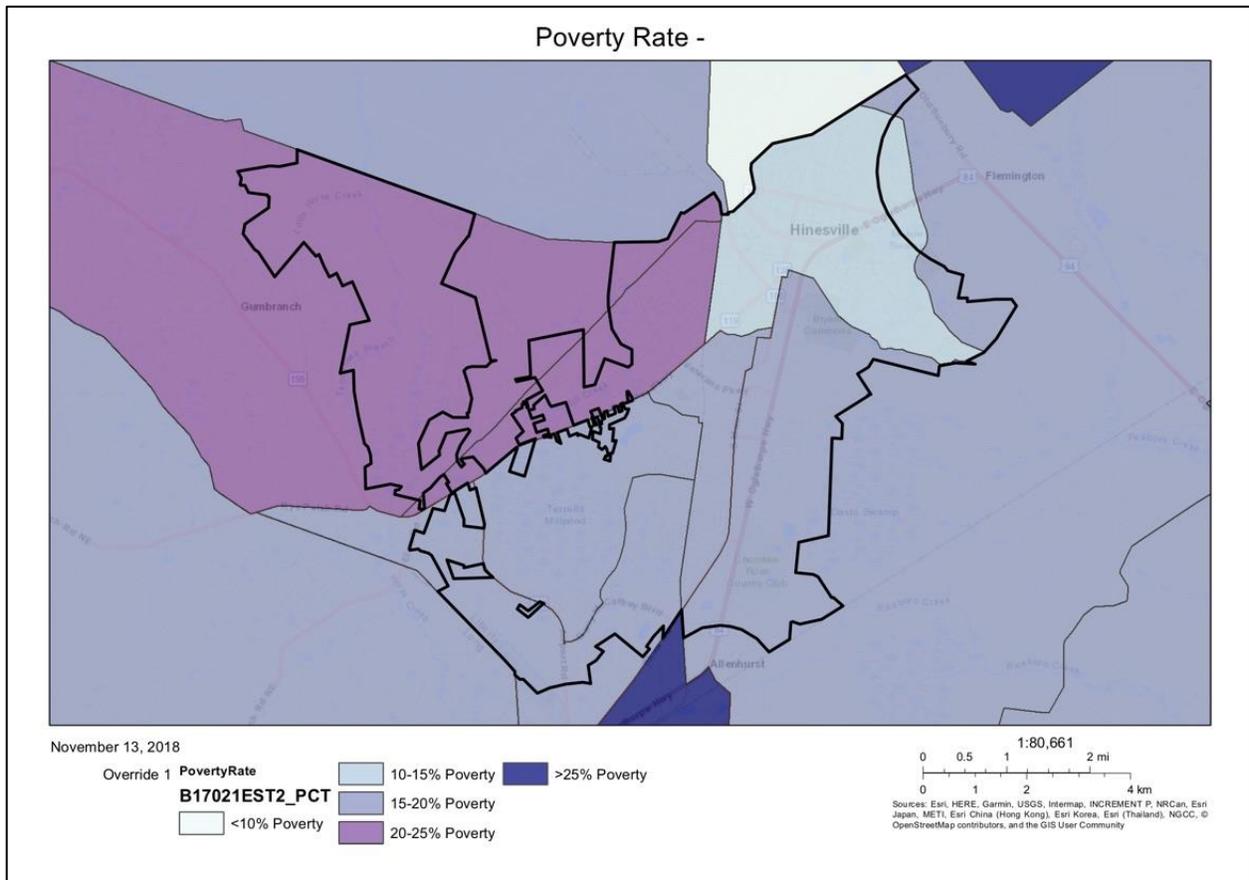
Data Source: 2009-2013 ACS 5-Year Estimates

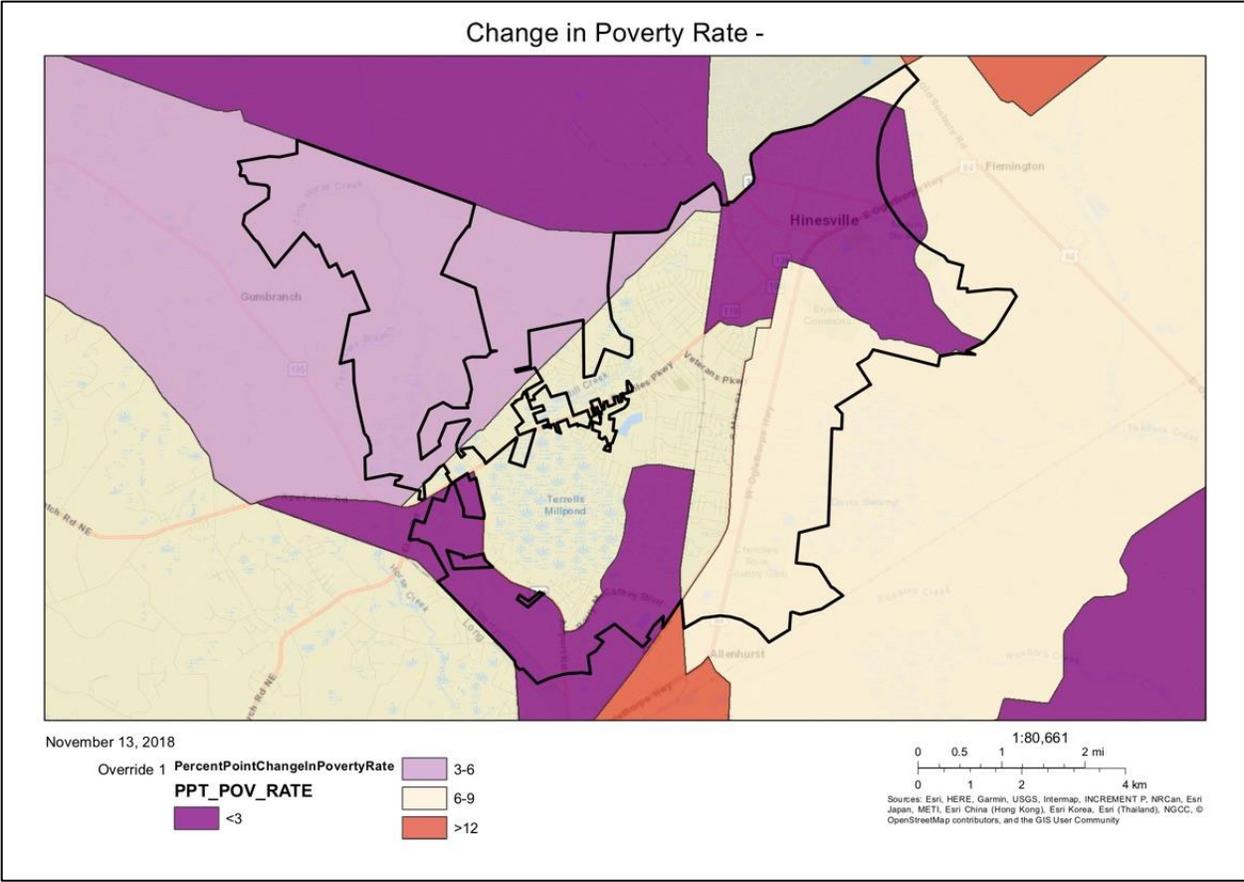


## Poverty Rate

The following maps look at poverty in Hinesville. The first map displays the current concentrations of poverty and the second map shows how poverty has changed over time. The poverty rate is highest in the census tract that covers the west part of the City, tract 13179010206. The rest of the City experienced slight changes in poverty rates and varied from tract to tract.

Data Source: 2009-2013 ACS 5-Year Estimates





**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	1,210	1,185	1,940	1,630	6,950
Small Family Households	500	405	1,215	900	4,235
Large Family Households	105	139	120	150	435
Household contains at least one person 62-74 years of age	110	165	285	245	935
Household contains at least one person age 75 or older	85	110	45	60	130
Households with one or more children 6 years old or younger	450	325	860	549	1,180

**Table 6 - Total Households Table**

Alternate Data Source Name:  
2011-2015 CHAS

**Number of Households**

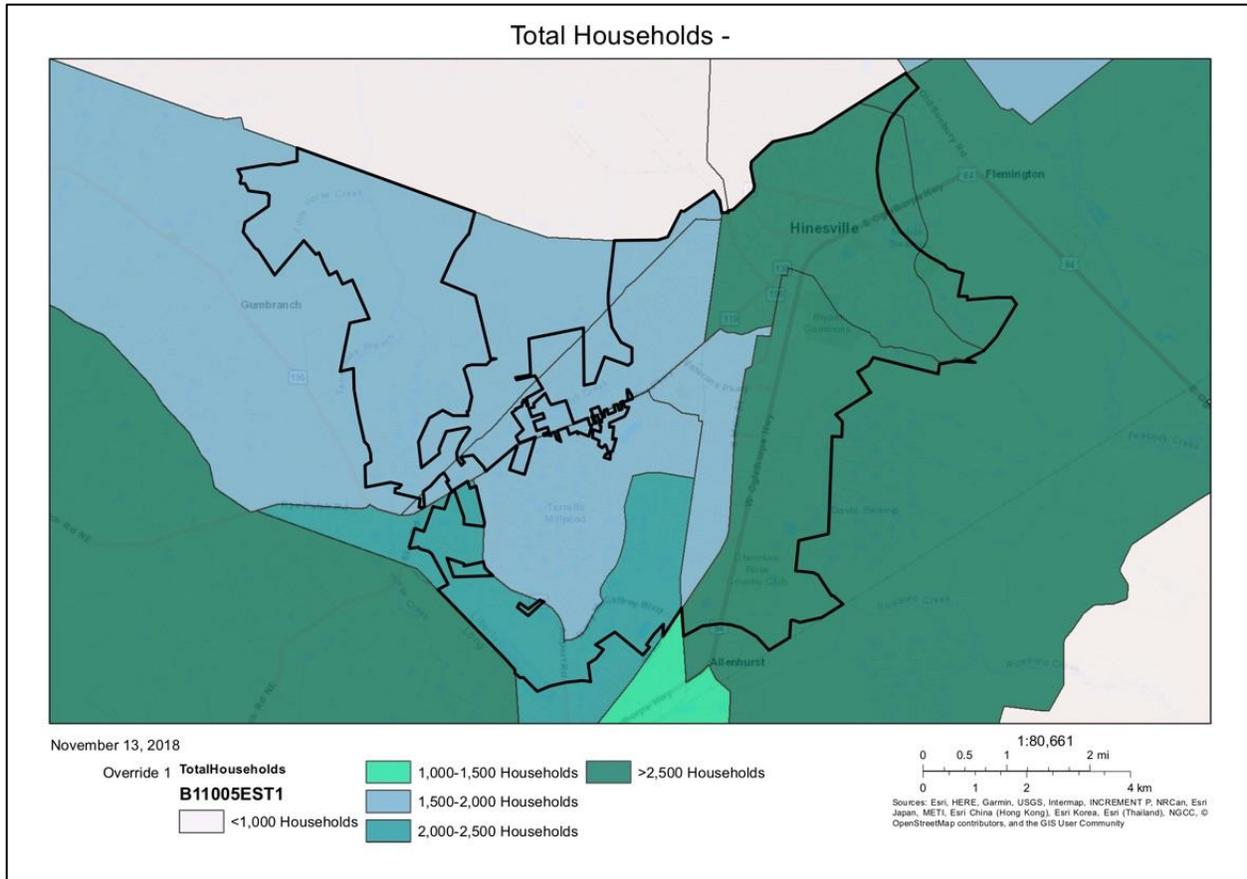
According to the Comprehensive Housing Affordability Strategy (CHAS) data, a total of 1,210 households in Hinesville are 0-30% HAMFI, or extremely low-income. HAMFI is the HUD Area Median Family Income. HAMFI categories are: 0-30% HAMFI = extremely low-income, >30-50% HAMFI = Very low-income, >50-80% HAMFI = Low-income, >80-100% HAMFI = Low & Moderate-income.

Small family households are more prevalent than large families (HUD defines a large family with 5 or more members). For households with one or more children 6 years old or younger, 450 households are extremely low-income. For elderly 62 years and older, 195 households were extremely low-income.

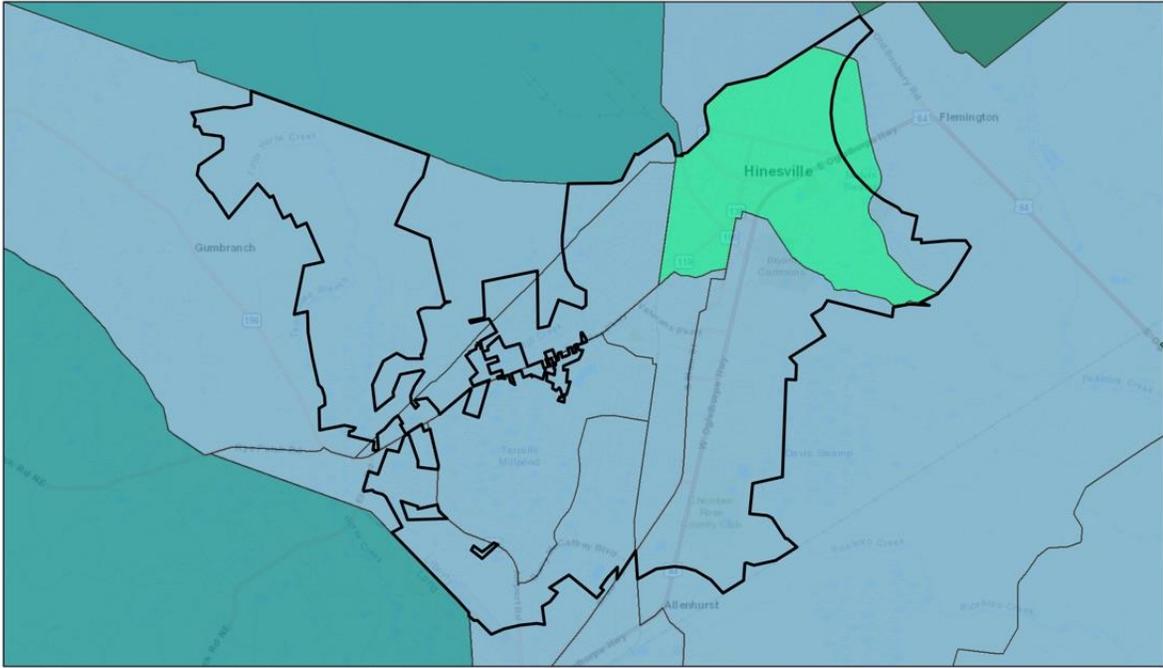
## Household Density and Size

The following two maps show the distribution of households in Hinesville. The first map looks at the total distribution of households and the second map displays the average household size, giving a view of where larger and smaller families tend to live throughout the City.

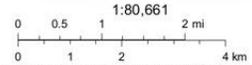
Data Source: 2009-2013 ACS 5-Year Estimates



Average Households Size -



November 13, 2018

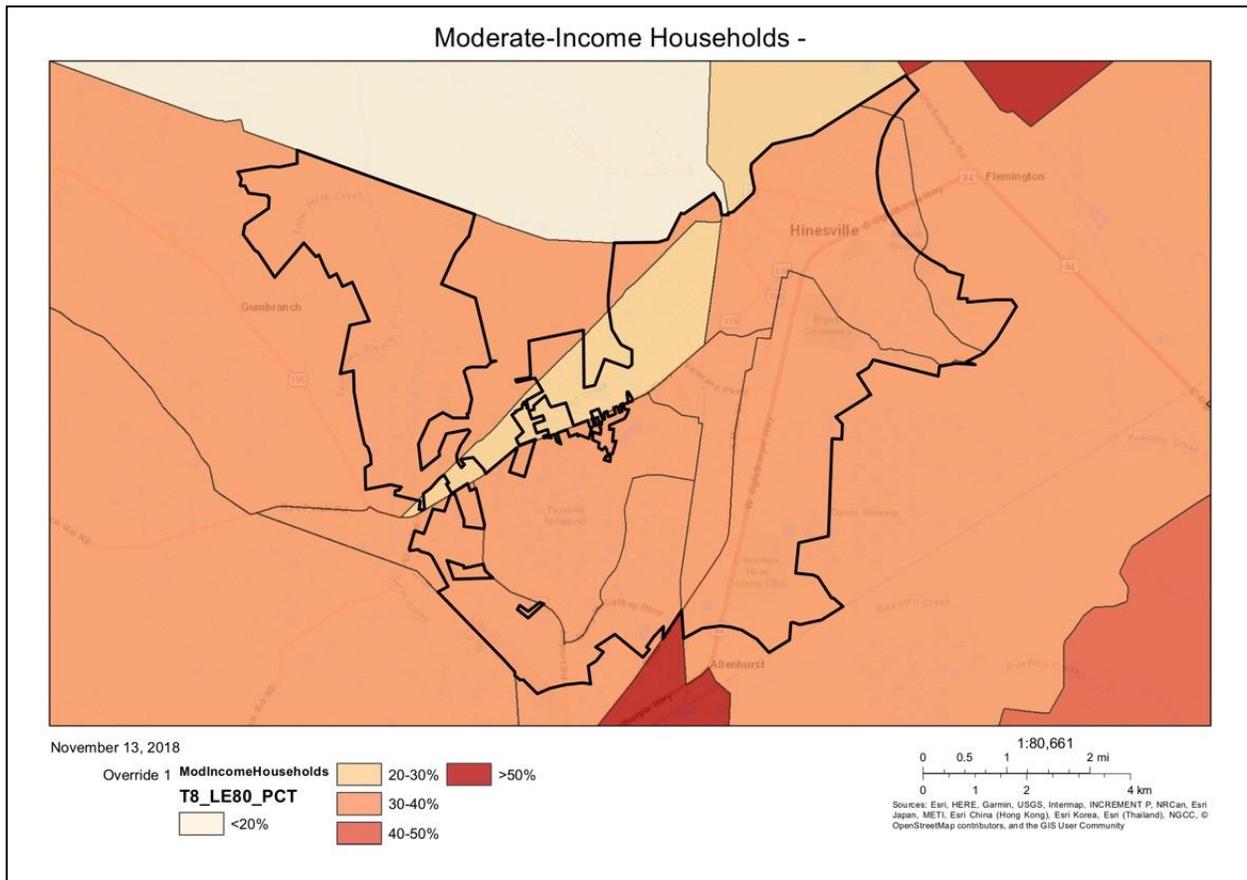


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

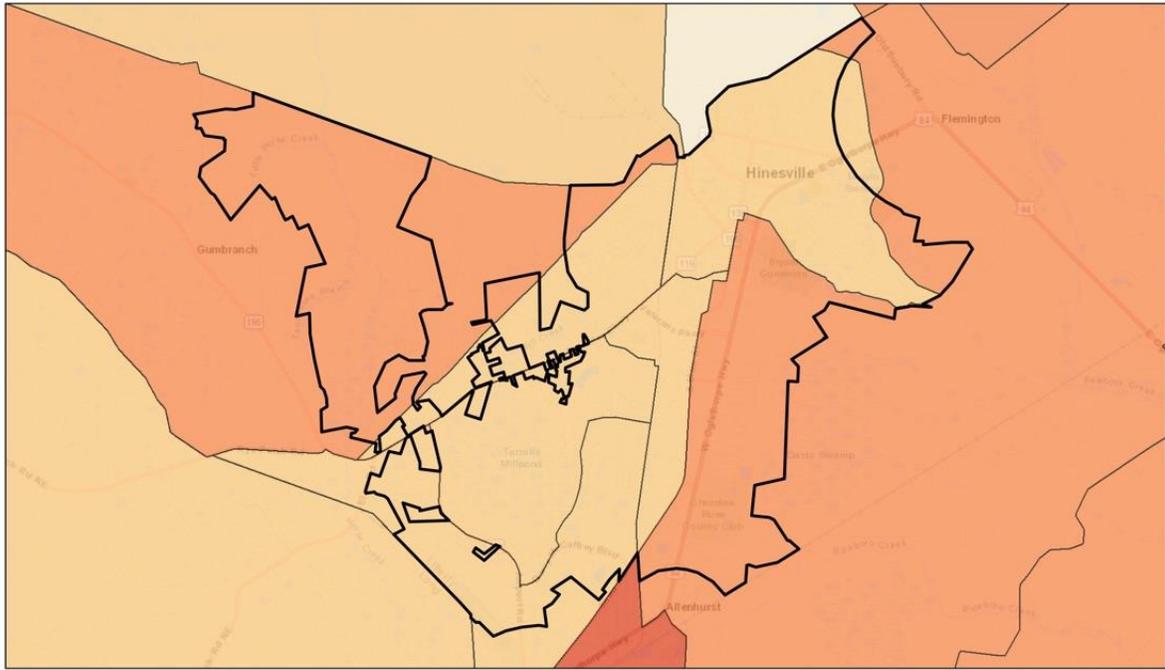
## Low and Moderate Income Households

The following maps display the concentrations of Low- and Moderate-Income (LMI) households throughout Hinesville. The first map displays the distribution of moderate-income households, the second map shows low-income households, and the final map shows the distribution of extremely low-income households. Lower income households were more prevalent in the central tracts of the City. Due to the way the Census tracts overlap the City borders it is difficult to draw any strong conclusions based on geography but it appears that the western part of the City tends to have more low-income residents.

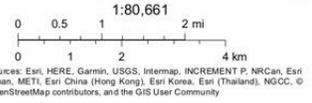
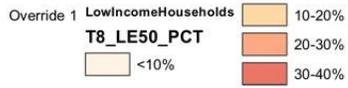
Data Source: 2009-2013 ACS 5-Year Estimates



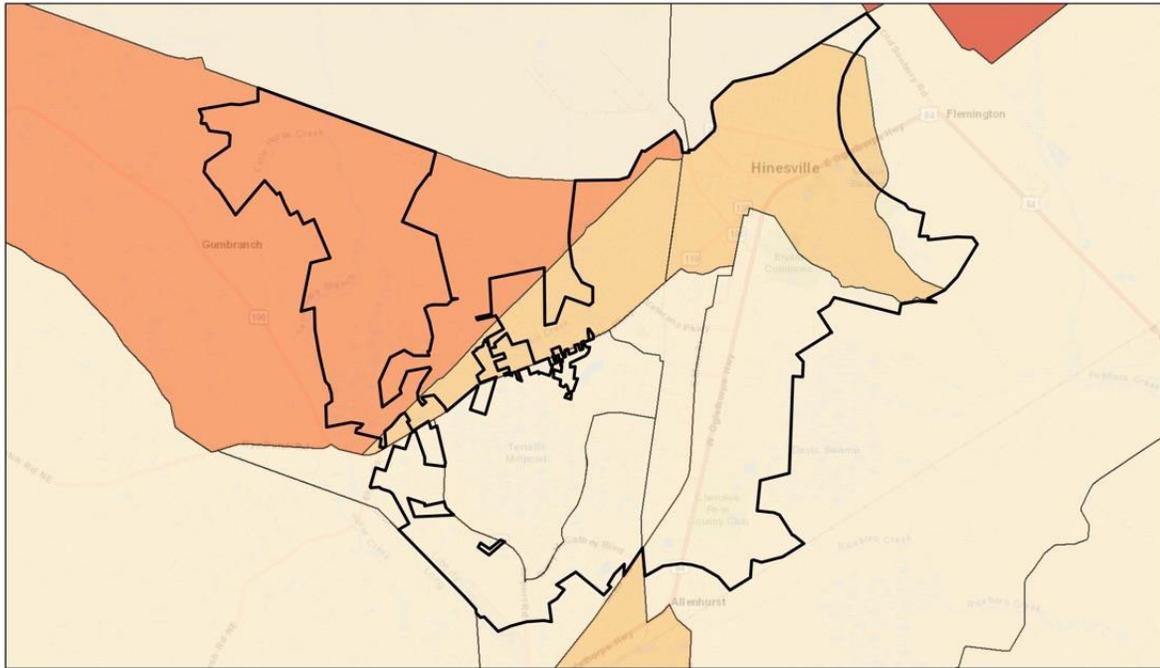
Low-Income Households -



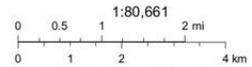
November 13, 2018



### Extremely Low-Income Households -



November 13, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4	0	0	0	4	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	20	20	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	20	20	20	130	0	0	4	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	455	345	245	0	1,045	200	280	290	40	810
Housing cost burden greater than 30% of income (and none of the above problems)	70	290	700	410	1,470	15	25	175	285	500
Zero/negative Income (and none of the above problems)	130	0	0	0	130	20	0	0	0	20

**Table 7 – Housing Problems Table**

Alternate Data Source Name:  
2011-2015 CHAS

### Housing Needs Summary

The table above gives a big picture overview of housing problems in Hinesville. Using CHAS data, it provides the number of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status. For example, looking at the first data cell (top

left) we see that 4 renter households in the City made 30% or below the Area Median Income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the most prevalent housing problem in the City. This is a common trend in many communities across the state and nation today. There were 1,470 renters and 500 homeowners spending 30% of their income on housing costs. Another 1,045 renters and 810 homeowners spending more than 50% of their income on housing costs. The bigger picture is worse because these figures do not include households that earn more than 100% of the AMI - a distinction that will be further discussed in the cost burden section below. HUD defines cost-burden as paying more than 30% monthly income on housing costs. Severely cost-burden is paying more than 50% monthly income on housing costs.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	600	655	965	450	2,670	210	305	470	325	1,310
Having none of four housing problems	245	80	325	440	1,090	0	150	180	415	745
Household has negative income, but none of the other housing problems	130	0	0	0	130	20	0	0	0	20

**Table 8 – Housing Problems 2**

Alternate Data Source Name:  
2011-2015 CHAS

**Severe Housing Problems**

The above table shows households with at least one severe housing problem broken down by income and tenure. While severe housing problems are present across households of all income levels, the broad trend in the data is simply that the lower the income in a household, the greater the presence of severe housing problems.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	330	215	710	1,255	60	115	220	395
Large Related	75	135	35	245	0	4	35	39
Elderly	30	65	20	115	90	10	115	215
Other	265	230	200	695	55	130	45	230
Total need by income	700	645	965	2,310	205	259	415	879

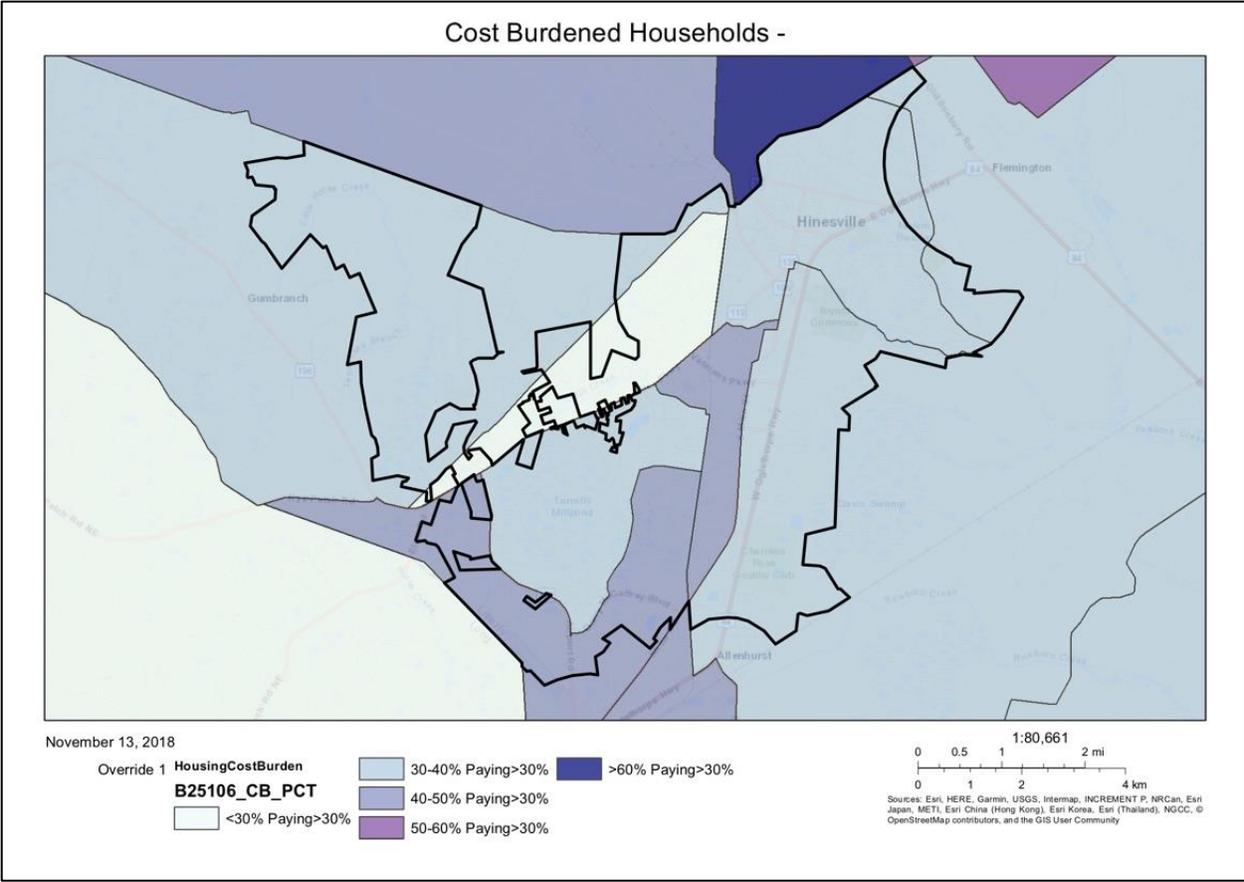
**Table 9 – Cost Burden > 30%**

Alternate Data Source Name:  
2011-2015 CHAS

#### Cost Burden

The table above displays CHAS data on cost burdened households in Hinesville in the 0% to 80% AMI cohorts. HUD defines cost-burden as paying more than 30% monthly income on housing costs. The map below displays the distribution of cost burdened households. The central tract of the City shows fewer households with housing cost burden, while the two tracts in the south, 13179010208 and 13179010202, have more households that are housing cost burdened.

Data Source: 2009-2013 ACS 5-Year Estimates



**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	195	145	135	475	60	90	150	300
Large Related	75	85	0	160	0	4	0	4
Elderly	20	65	15	100	90	10	80	180
Other	205	45	100	350	40	130	45	215
Total need by income	495	340	250	1,085	190	234	275	699

**Table 10 – Cost Burden > 50%**

Alternate Data Source Name:  
2011-2015 CHAS

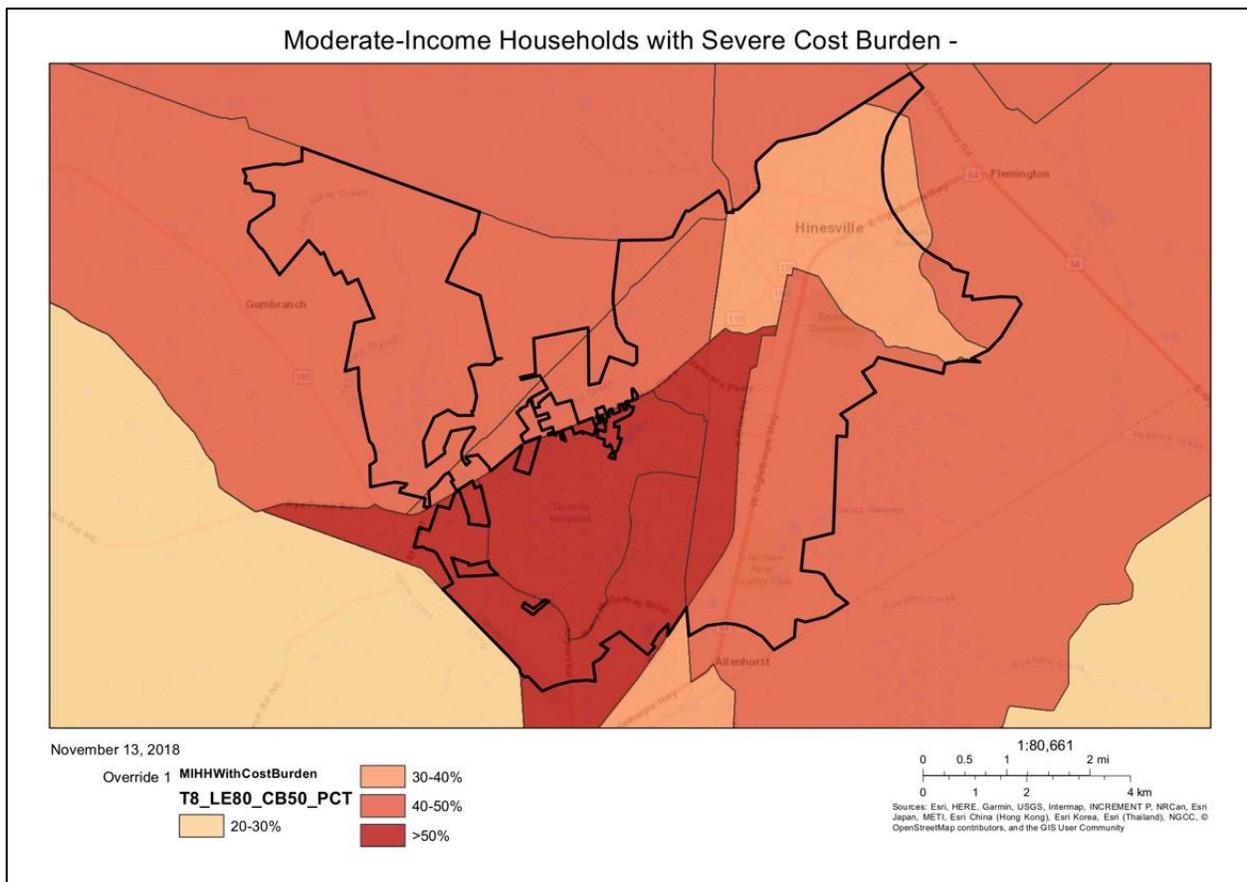
## Severely Cost Burdened Households

The data above highlights the problem of severe cost burden in Hinesville, which is defined as paying more than 50% of household income on housing costs.

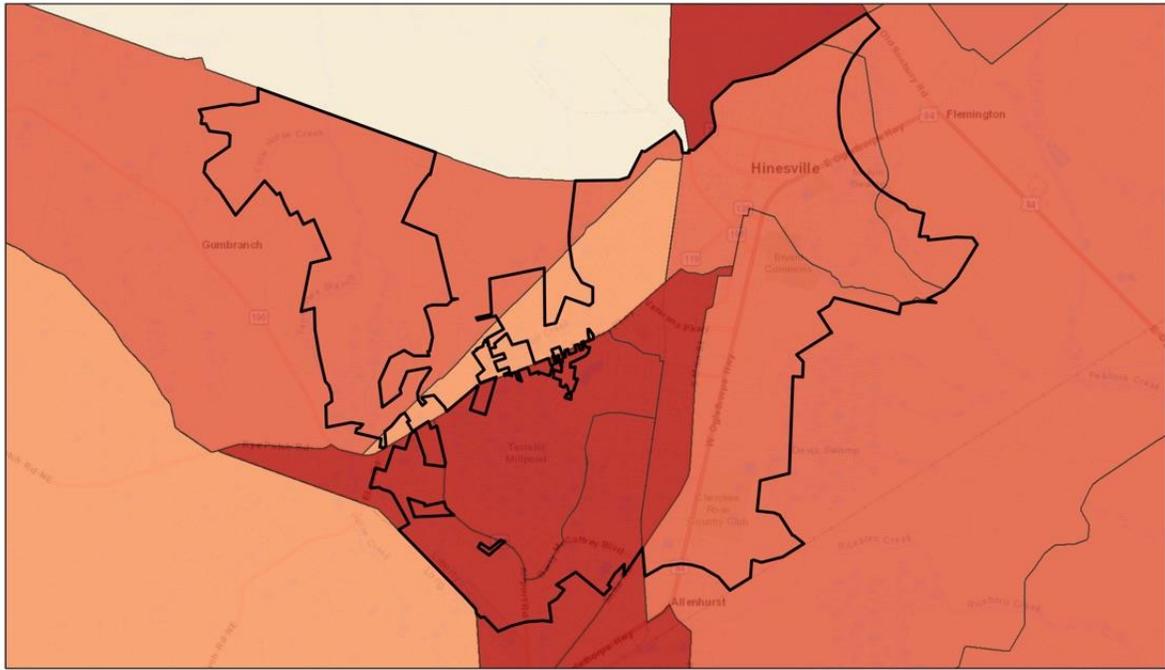
## Severely Cost Burdened LMI Households

The following maps display the percentages of moderate-, low-, and extremely low-income households that are severely cost burdened in Hinesville. For moderate-income and low-income households, the distribution of severely cost burdened households is higher in the center tracts. Extremely low-income households experience severe cost burden more throughout the City than the other two income categories.

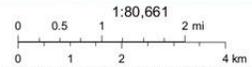
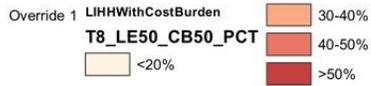
Data Source: 2009-2013 ACS 5-Year Estimates



Low-Income Households with Severe Cost Burden -

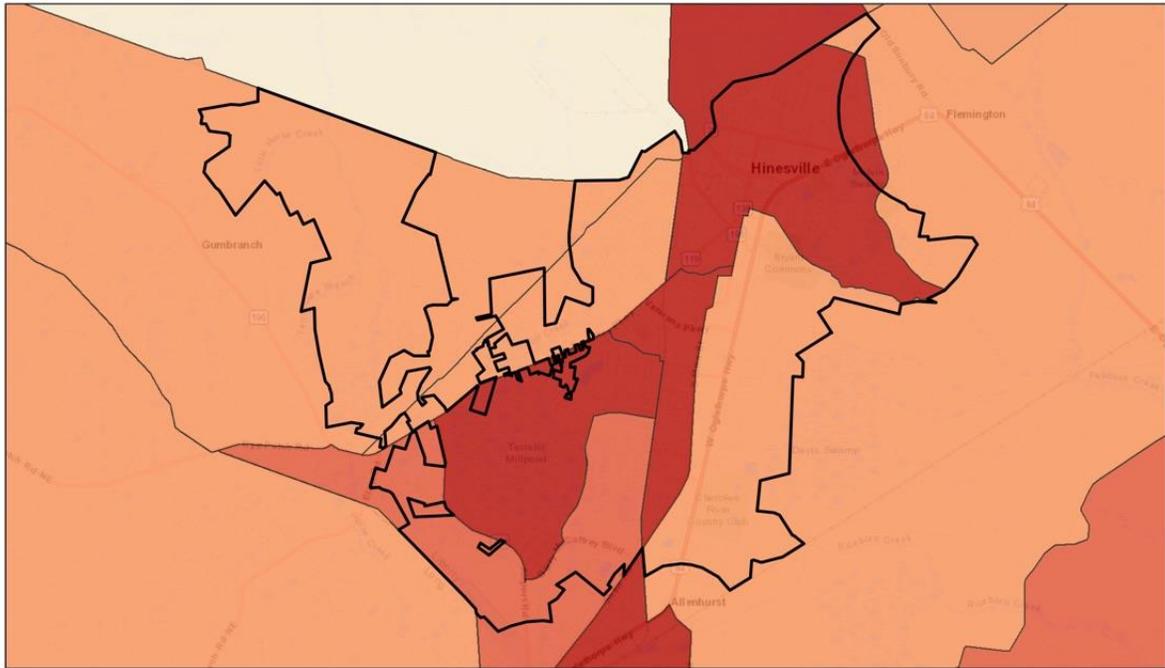


November 13, 2018

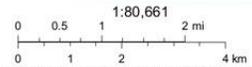
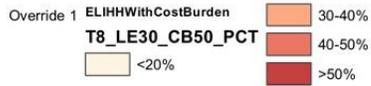


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Extremely Low-Income Households with Severe Cost Burden -



November 13, 2018



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	70	20	20	40	150	0	0	4	0	4
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	70	20	20	40	150	0	0	4	0	4

**Table 11 – Crowding Information – 1/2**

Alternate Data Source Name:  
2011-2015 CHAS

### Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition is almost non-existent in homeowner occupied housing in Hinesville, and is experienced primarily by single family renter households.

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

According to the 2013-2017 American Community Survey 5-Year Estimates (S2501), 23.5% of occupied housing units in the City are single-person households for a total of 3,107 households. It is somewhat more common for single person households to be renters, with 1,413 (45.5%) being owner-occupied and 1,694 (54.5%) being renter occupied.

In Hinesville, there are 3,558 single mother households, 42.5% of which live in poverty. The median family income for these households is \$27,772, considerably lower than the median family income for single father households (\$35,859) and married couple households (\$51,234). This significant population disproportionately needs access to supportive services such as child care, job training, financial literacy, and housing assistance (Source: 2013-2017 ACS 5-Year Estimates, S0901).

There are currently 664 single person households with elderly residents. Elderly residents living alone may need additional support with transportation, housing, and medical costs. This population in particular needs a strong social network to thrive.

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

### Disability

In the City of Hinesville, 13.1% of the population has a disability. The median income for these 4,037 individuals is \$21,809, nearly 20% less than the \$26,454 earned by residents without a disability. As discussed earlier, these households likely need assistance to find housing or convert housing to be accessible to members.

### Victims of Crime

The Georgia Bureau of Investigation collects crime statistics using the Uniform Crime Reporting (UCR) Program which is modeled off of the FBI program. Crime data on a number of serious offenses is gathered at the metropolitan statistical area (MSA) level. Included in this report is the Hinesville MSA consisting of Liberty County and Long County. The City of Hinesville is the urban center for this area and any analysis of crime in the MSA can be used to analyze the City.

In 2017, there were 292 cases of aggravated assault, 24 cases of rape, and 4 murders reported in the Hinesville MSA. In total, there were 2,044 crimes serious enough to be collected and reported in the Georgia UCR. In Liberty County, there were 697 incidence of family violence, 11 of which included sexual abuse. Of the 697 cases, the offender was not a spouse, child, or parent in 356 cases (“None of the Above” was selected on the report). In 230 cases it was a current or former spouse. Arrest occurred in 130 cases (18.7%) and separation in 129 cases (18.5%). The most common police action taken was identified as “Other” with 318 cases (45.6%).

In order to reduce violence, particularly repeated partner violence, housing options must be available for both adults and children. Women, in particular, need a safe and secure location for herself and her children to go to if they need to escape violence. Due to the underreporting of domestic violence crimes it is difficult to estimate the number of units needed. Having a dedicated facility for victims of domestic violence to get housing and economic support allows more people to escape the cycles of violence. Victims of domestic violence in Hinesville and the surrounding area can access an emergency safe shelter from the Tri-County Protective Agency. The agency also provides a variety of services to help victims such as case management, clothing, food, medical assistance, referrals to needed resources, housing services and emotional support.

## **What are the most common housing problems?**

Like most communities across the nation, affordability is the largest housing problem in Hinesville. Nearly half of all renters (46.9%), over one-third of homeowners with a mortgage (35.2%), and 8% of homeowners without a mortgage are cost-burdened. That is a total of 4,964 households paying over 30% of their income to housing costs.

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

Unsurprisingly, low income households tend to have higher rates of cost-burden. The methodology to compute the above CHAS data differs from the US Census but it provides a more nuanced view into which segments of the population have housing problems. In addition to households with lower incomes facing more housing problems, renters are also more likely to have housing problems.

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

As indicated in the tables above, the lack of affordable housing is a significant problem for many residents. There are 700 renters and 205 owners who are extremely low income and currently cost burdened. Of those, 495 renters and 190 owners are extremely cost burdened, meaning they pay more than 50% of their income to housing costs. There are 450 extremely low income families with at least one child under 6 years old and 195 contain at least one elderly person.

Formerly homeless individuals need opportunities to maintain stability to avoid being at imminent risk of experiencing homelessness again. This means that supportive services that provide housing, economic opportunities, transportation, childcare, medical care, and financial literacy are needed to help people permanently transition away from homelessness.

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

The jurisdiction does not currently have updated estimates of the at-risk population.

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

Persons identified to be at increased risk of homelessness include: persons who are extremely low income, persons with disabilities, persons fleeing domestic violence, homeless persons being discharged from medical units and jail, unaccompanied youth and youth aging out of foster care, LGBT youth without supportive homes, and residents with drug or alcohol addiction. Residents facing eviction proceedings are also at-risk without any assistance.

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

### Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area’s housing problems. For this purpose, HUD guidelines deem a disproportionately greater need exists when persons of a particular racial or ethnic group experiences housing problems at a rate of at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	810	245	150
White	220	40	45
Black / African American	485	190	109
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	20	0

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four housing problems are:

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

**30%-50% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	960	230	0
White	295	15	0
Black / African American	480	180	0
Asian	20	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	149	20	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four housing problems are:

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

**50%-80% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,435	505	0
White	510	210	0
Black / African American	610	235	0
Asian	24	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	245	39	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four housing problems are:

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

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	775	855	0
White	455	295	0
Black / African American	200	470	0
Asian	0	20	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	20	0
Hispanic	115	20	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four housing problems are:

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

**Discussion**

0-30% AMI – For this income group there are two groups with disproportionate housing problems. Every Asian household and 80% of Hispanic households have a housing problem, which is significantly higher than the jurisdiction rate of 67.2%.

30-50% AMI – The White population in this income group have housing problems at a disproportionate rate. The jurisdiction rate is 80.7% but 95.2% of White households have a housing problem.

30-80% AMI – There are two groups in this income group with disproportionate housing problems. In the jurisdiction as a whole, 74% of households have a housing problem but 100% of Pacific Islander and 86.3% Hispanic households have a housing problem.

80-100% AMI- The highest income group analyzed has two groups with disproportionate housing problems. Only 47.5% of the jurisdiction has housing problems but 60.7% of White households and 85.8% of Hispanic households do.

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

### Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to determine if any group(s) share a disproportionate burden of the area’s severe housing problems. For this purpose, HUD guidelines deem a disproportionately greater need exists when persons of a particular racial or ethnic group experiences housing problems at a rate of at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0%-30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	730	330	150
White	205	55	45
Black / African American	415	260	109
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	80	20	0

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four severe housing problems are:

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

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	645	545	0
White	220	90	0
Black / African American	300	360	0
Asian	20	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	94	75	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four severe housing problems are:

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

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	565	1,375	0
White	215	500	0
Black / African American	290	560	0
Asian	14	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	15	270	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four severe housing problems are:

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

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	80	1,550	0
White	0	750	0
Black / African American	80	590	0
Asian	0	20	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	20	0
Hispanic	0	140	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Alternate Data Source Name:  
2011-2015 CHAS

\*The four severe housing problems are:

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

**Discussion**

0-30% AMI – For this income group there are two groups with disproportionate severe housing problems. Every Asian household and 80% of Hispanic households have a housing problem, which is significantly higher than the jurisdiction rate of 60.3%.

30-50% AMI – The White population in this income group has severe housing problems at a disproportionate rate. The jurisdiction rate is 54.2% but 71% of White households have a housing problem.

30-80% AMI – There is one group in this income group with disproportionate severe housing problems. In the jurisdiction as a whole, 29.1% of households have a severe housing problem but 100% of Pacific Islander households do.

80-100% AMI - The highest income group analyzed does not have any race/ethnic group with disproportionate severe housing problems.

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

### Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need exists when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

A household is considered to be cost burdened if they spend between 30% and 50% of monthly income on housing costs, and severely cost burdened if they spend more than 50% of monthly income on housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,849	2,870	1,895	154
White	3,085	1,280	615	45
Black / African American	3,525	990	1,040	109
Asian	235	25	55	0
American Indian, Alaska Native	39	0	0	0
Pacific Islander	20	0	0	0
Hispanic	945	575	175	0

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Alternate Data Source Name:  
2011-2015 CHAS

### Discussion:

Less than 30% of Income Spent on Housing: Jurisdiction wide 61.5% of the population is not cost burdened. There are no racial or ethnic groups that are disproportionately lower than this.

Between 30% and 50% of Income Spent on Housing: Jurisdiction wide, 22.5% of the population is classified as cost burdened but not extremely cost burdened. The Hispanic population is the only racial or ethnic group that disproportionately falls in this group with 33.9%

More than 50% of Income Spent on Housing: Jurisdiction wide 14.8% of the population is extremely cost burdened. There are no racial or ethnic groups that are disproportionately extremely cost burdened.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### **Housing Problems**

0-30% AMI – For this income group there are two groups with disproportionate housing problems. Every Asian household and 80% of Hispanic households have a housing problem, which is significantly higher than the jurisdiction rate of 67.2%.

30-50% AMI – The White population in this income group have housing problems at a disproportionate rate. The jurisdiction rate is 80.7% but 95.2% of White households have a housing problem.

30-80% AMI – There are two groups in this income group with disproportionate housing problems. In the jurisdiction as a whole, 74% of households have a housing problem but 100% of Pacific Islander and 86.3% Hispanic households have a housing problem.

80-100% AMI- The highest income group analyzed has two groups with disproportionate housing problems. Only 47.5% of the jurisdiction has housing problems but 60.7% of White households and 85.8% of Hispanic households do.

### **Severe Housing Problems**

0-30% AMI– For this income group there are two groups with disproportionate severe housing problems. Every Asian household and 80% of Hispanic households have a housing problem, which is significantly higher than the jurisdiction rate of 60.3%.

30-50% AMI– The White population in this income group has severe housing problems at a disproportionate rate. The jurisdiction rate is 54.2% but 71% of White households have a housing problem.

30-80% AMI– There is one group in this income group with disproportionate severe housing problems. In the jurisdiction as a whole, 29.1% of households have a severe housing problem but 100% of Pacific Islander households do.

80-100% AMI- The highest income group analyzed does not have any group with disproportionate severe housing problems.

### **Cost Burden**

Less than 30% of Income Spent on Housing: Jurisdiction wide 61.5% of the population is not cost burdened. There are no racial or ethnic groups that are disproportionately lower than this.

Between 30% and 50% of Income Spent on Housing: Jurisdiction wide, 22.5% of the population is classified as cost burdened but not extremely cost burdened. The Hispanic population is the only racial or ethnic group that disproportionately falls in this group with 33.9%

More than 50% of Income Spent on Housing: Jurisdiction wide 14.8% of the population is extremely cost burdened. There are no racial or ethnic groups that are disproportionately extremely cost burdened.

**If they have needs not identified above, what are those needs?**

The needs of these households include affordable housing, healthcare, child care, job training, and access to good-paying jobs. Further analysis of these needs is conducted later in the Needs Assessment and Market Analysis.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The downtown area of Hinesville tends to have a higher larger Black and Hispanic population than tracts along the outside.

Census tracts 13179010207 and 13179010202 have a Black population of 50% or more. Census tracts 13179010207 and 13179010206 have a Hispanic population of 15% or more. (Source: 2013-2017 ACS via PolicyMap)

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income households, the elderly, and persons with individuals. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The City of Hinesville has one public housing authority in its jurisdiction, the Hinesville Housing Authority (HHA). Since 2015, HHA has not received Public Housing subsidies and does not operate any public housing units. HHA does run a Project Based Rental Assistance Program – Section 8 that has 77 units at the Cedar Walk Apartments that were converted using Rental Assistance Demonstration (RAD). There are also 128 project-based Section 8 units and 6 single bedroom units available for veterans without children.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	205	205	0	6	0	0

**Table 21 - Public Housing by Program Type**

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

Alternate Data Source Name:

PIC

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,230	0	0	0	0	0
Average length of stay	0	0	6	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0
# Homeless at admission	0	0	12	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	31	0	0	0	0	0
# of Disabled Families	0	0	51	0	0	0	0	0
# of Families requesting accessibility features	0	0	11	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

Alternate Data Source Name:  
PIC

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	0	64	0	0	0	0
Black/African American	0	0	0	0	445	0	0	0	0
Asian	0	0	0	0	2	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	20	0	0	0	0

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

Table 23 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

PIC

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	0	19	0	0	0	0
Not Hispanic	0	0	0	0	171	0	0	0	0

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

Table 24 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

PIC



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

There are no specific needs identified for applicants on the waiting list for accessible units.

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

Like many communities across the country, the City of Hinesville has a dearth of affordable housing, particularly among very low-income households. The Hinesville Housing Authority reports 1,051 persons currently on the waiting list for Section 8 housing, this is a five-fold increase from 200 persons when the 2014-2018 Consolidated Plan was published. There is a high demand for units of nearly all sizes. One, two, and three-bedroom units are the most requested by those in need. For all intents and purposes, the vacancy rate is zero. When a tenant moves out of a unit it is immediately filled by an eligible applicant from the waiting list.

In addition to the units that HHA oversees, Hineshouse Project, Inc (a 501(c)3 established by HHA) owns six one-bedroom units that are available for veterans. These units are funded with VASH vouchers and with the assistance of the Georgia Balance of State Continuum of Care. The vacancy rate for these units is also near zero and waiting lists exist for them.

Despite the progress made by HHA, there are still unmet housing needs within Hinesville. There are two groups that are in particular need of housing. The veteran single female headed households need assistance. The units available for veterans are only for single or married without children households, leaving this demographic with few options. There is also a great need for workforce housing to prevent households becoming cost burdened or large commute times for majority of the City's workforce.

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

According to the 2013-2017 American Community Survey 5-Year Estimates, there are 15,722 total units available in the city of Hinesville. This is an increase of only 1,069 units since the 2010 Decennial Census. That unit growth rate of 7.3% is similar to the population growth during that time period but the apparent equilibrium is not producing affordable homes. Since 2010, the median rent in Hinesville has increased 31%, making homes increasingly unaffordable for residents.

Of the 13,194 occupied units, 42.9% were owner occupied, which is a significant decrease from 52.2% in 2010. According to the 2011-2015 CHAS data (the most recent period available), there are 7,115 LMI renter households in Hinesville, 935 of these households were extremely low-income making less than 30% of the area median income. The City is becoming increasingly renter-occupied, which puts additional upward pressure on the cost of rental housing. The overall need for additional affordable housing is great within the general population as a whole, as well as residents of publicly supported housing.

According to the Out of Reach 2018 report published by the National Low Income Housing Coalition (NLIHC), there are 12,412 renters in Liberty County. In order for someone to afford a 2-bedroom unit at fair market rent they would need to be working 2.2 minimum wage jobs. The FMR in Liberty County is \$840 for a 2-bedroom unit but most units are more expensive than that. The median rent in 2018 was \$940, a 16.1% difference. The following data shows additional information related to renter households in Liberty County from NLIHC.

### **Economics of Minimum Wage Renters in Liberty County**

#### **Unit Size/Fair Market Rent/Annual Income Needed/Work Hours per Week Needed**

0 bedroom/\$647/\$25,880/69 hours  
1 bedroom/\$731/\$29,240/78 hours  
2 bedroom/\$840/\$33,600/89 hours  
3 bedroom/\$1,179/\$47,160/125 hours  
4 bedroom/\$1,479/\$59,160/157 hours

### **Discussion**

The subsidized units in inventory are all considered to be in standard condition but very old by the Housing Authority. The Authority indicates that Cedar Walk (77 unit-RAD converted) is in the process of being redeveloped into 300+ units. Regency Park was renovated in 2014. Moreover, capital funds have been set aside for the dwelling structures improvements as long as the Authority continues to receive funding from HUD. The Authority does not foresee a loss of any units during the next five years.

The Authority's records indicate that during the one-year period between September 2017 and September 2018, 555 applications for housing were received. This includes those applicants that are eligible for housing or those pending eligibility. The waiting list is purged bi-annual to ensure that the applicants' contact information is accurate and housing assistance is still needed.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness is a particularly troublesome and complex issue that most communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the “homeless” or “homeless individual” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Hinesville places great importance on assisting vulnerable residents within its jurisdiction, particularly persons who are experiencing homelessness or facing homelessness soon. The alleviation and elimination of homelessness remains one of the City's major priorities. The Homeless Prevention Program (HPP) applies the Housing First principle and utilizes a citywide assessment system to help residents.

Although Hinesville lacks a dedicated shelter, there are several projects that the HPP utilizes to provide temporary and intermediate relief to the homeless, as well as a number of programs to assist the extremely low-and low-income who are at imminent risk of becoming homeless. In 2017, the HPP provided housing services to 424 individuals, including 196 children. While this program is not funded directly by CDBG funds, the City has been able to provide greater support for this program due to CDBG funds assisting LMI households.

The HPP provides assistance programs such as the following:

- Rapid Rehousing Program (RRH)
- Hotel/Motel Voucher Program (HV)

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	206	72	77	7	77	60
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	10	22	20	20	10	120
Chronically Homeless Individuals	3	3	6	1	0	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	14	3	6	1	0	365
Unaccompanied Child	0	1	2	1	2	180
Persons with HIV	0	0	0	0	0	0

**Table 25 - Homeless Needs Assessment**

**Data Source Comments:** Data source is provided from HMIS and McKinney Vento Liaison information

Indicate if the homeless population is: **Partially Rural Homeless**

## Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	5	72	77	7	77	60
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	10	22	20	20	10	120
Chronically Homeless Individuals	3	3	6	1	0	365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	3	3	6	1	0	365
Unaccompanied Youth	0	1	2	1	2	180
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Data source is provided from HMIS and McKinney Vento Liaison information

### **For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

Persons experiencing homelessness in rural areas are generally unsheltered and transient. This provides a significant barrier to acquiring safe housing or finding economic opportunities. In the Hinesville area this population is very small, with only 8 persons in the county that are unsheltered.

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

The Georgia Department of Community Affairs defines the following populations of persons experiencing homelessness. The City of Hinesville uses these definitions as well.

*Literally Homeless:*

- Sheltered Homeless Persons: People who reside in an emergency shelter or in transitional/supportive housing for homeless persons designated to provide temporary living arrangements
- Unsheltered Homeless: People with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.

*Imminently Homeless:* People who are facing loss of housing within two weeks, have no subsequent residence identified, and lack the resources or support networks needed to obtain other permanent housing.

*Stably Housed:* People who are in a stable housing situation and are not facing imminent loss of housing.

*Other:* People who are in jail, a hospital, a detox program, or similar situation.

*Chronically Homeless:* People who have a disability and have been homeless for at least one year, or 4 times in the past 3 years.

*Homeless Families:* Persons who are homeless and related by blood or marriage.

*Families with Children:* Families with one or more persons under the age of 18.

*Veterans:* A person who has served in the armed forces and is experiencing homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	54	0
Black or African American	153	0
Asian	0	0
American Indian or Alaska Native	2	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	11	0
Not Hispanic	195	0

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

There are approximately 85 children in homeless families and 14 veterans who are homeless.

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

There are more Black or African-American individuals who are homeless than any other race or ethnicity, by far. Nearly 75% of the identified homeless were Black or African-American. White residents have a much smaller homeless population, 54 people. Only 11 Hispanic residents were recorded as homeless in Hinesville.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

City-level data on homelessness is not available, but in 2017 the Georgia Department of Community Affairs released its annual homelessness report with information at the county-level. Hinesville is the county seat of Liberty County and the Hinesville metro area contains a significant portion of the overall population. According to the report, there are 8 unsheltered and 34 sheltered persons experiencing homelessness in Liberty County. It is rare for unsheltered persons to be part of a family with children as only 4% of unsheltered households have children. Men are more likely to be unsheltered than women and the majority are White. Thirteen percent of unsheltered persons are veterans and 20% have a disabling condition. Unemployment is the primary cause of unsheltered homelessness, but many individuals also had substance abuse disorders and/or mental illness. Sheltered homeless throughout the state are more likely to be women than men and be households with children.

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

### Introduction:

There are four primary groups with non-homeless special needs in the City. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the City is accommodating or should accommodate these needs.

### Describe the characteristics of special needs populations in your community:

**Elderly:** Elderly residents face increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or have a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are 2,364 residents over the age of 65 in Hinesville, making up 7% of the population. Of that population, 42.6% have a disability and 13.5% are below the poverty line.

**HIV/AIDS:** See narratives below

**Alcohol and Drug Addiction:** Gathering accurate data about alcohol and drug addiction within a community is difficult. In 2013, the CDC Behavioral Risk Factor Surveillance System survey reported that 4.27% of adults in Hinesville reported to engage in heavy drinking. Heavy drinkers are defined as adult men having more than two drinks per day and adult women having more than one drink per day. For comparative purposes the state reported 4.66% - higher than Hinesville. Addiction often goes unrecognized because people do not seek help due to social stigma and fear of legal consequences. Only when someone overdoses, gets arrested, or seeks treatment are they commonly counted in statistics. Residents who lack strong social support networks, have recently been prescribed opioids, and lack economic opportunities are more likely to abuse drugs and alcohol.

**Disability:** There are 4,037 people with a disability in the City, which is 13.1% of the population. White residents have the highest rate of having a disability with 16% of this group having a disability. Disability is heavily correlated with age, 56.7% of residents over the age of 75 have a disability. Ambulatory and Cognitive Disabilities are the most common with 7.3% and 6.8% of the population, respectively.

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

**Elderly:** Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly resident's homes may need modifications to assist with any disabilities that may develop as a result of aging.

**HIV/AIDS:** See discussion below.

**Alcohol and Drug Addiction:** Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing and supportive needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

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

The Georgia Department of Public Health 2016 Surveillance Summary breaks down HIV/AIDS data by geographic region. Hinesville and Liberty County are included in the District 9-1 Savannah Region. According to the most recent data, there were 130 new diagnoses and 2,682 people currently living with HIV/AIDS in the region. Black residents make up 67% of those living with HIV/AIDS and 67% are male. The 50-59 age range is the most common for someone living with HIV/AIDS but over 65% of new cases are under the age of 40. The most common method of transmission is men who have sex with men and heterosexual contact.

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

### **Describe the jurisdiction’s need for Public Facilities:**

There is a need for these types of public facilities:

- Recreational facilities
- Entertainment opportunities/special events at convention centers
- Local community health centers

### **How were these needs determined?**

A stakeholder survey as well as a community survey was open online to the community and local partner agencies to gather input on the community and housing development needs in the City. Fourteen partner agencies responded to the Stakeholder Survey and eleven citizens responded to the Community Survey.

Public facilities needs are also determined by the objectives and planned projects of the City of Hinesville's Downtown Redevelopment Master Plan which provides for the revitalization and redevelopment of the central business district of the City.

### **Describe the jurisdiction’s need for Public Improvements:**

There is a need for these public improvements:

- Removal of slum and blight
- Maintain a safe living environment at rental properties

### **How were these needs determined?**

A stakeholder survey as well as a community survey was open online to the community and local partner agencies to gather input on the community and housing development needs in the City. Fourteen partner agencies responded to the Stakeholder Survey and eleven citizens responded to the Community Survey.

Public improvement needs are also determined by the objectives and planned projects of the City of Hinesville's Downtown Redevelopment Master Plan which provides for the revitalization and redevelopment of the central business district of the City.

### **Describe the jurisdiction’s need for Public Services:**

There is a need for these public services:

- Accessible and affordable after school programs
- Focus on homelessness as a major issue
- Recreational activities for children and families
- Housing services

- Transportation services
- Childcare services

### **How were these needs determined?**

A stakeholder survey as well as a community survey was open online to the community and local partner agencies to gather input on the community and housing development needs in the City. Fourteen partner agencies responded to the Stakeholder Survey and eleven citizens responded to the Community Survey.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This Housing Market Analysis looks at the housing market and supply in the City of Hinesville by analyzing trends in structure, age, price, and tenure. This section also looks at the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources. The analysis in this section is supplemented by GIS maps to provide geographical visualization of the data.

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

### Introduction

This section examines the composition of the City’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	10,097	64%
1-unit, attached structure	353	2%
2-4 units	1,750	11%
5-19 units	1,933	12%
20 or more units	499	3%
Mobile Home, boat, RV, van, etc	1,090	7%
<b>Total</b>	<b>15,722</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

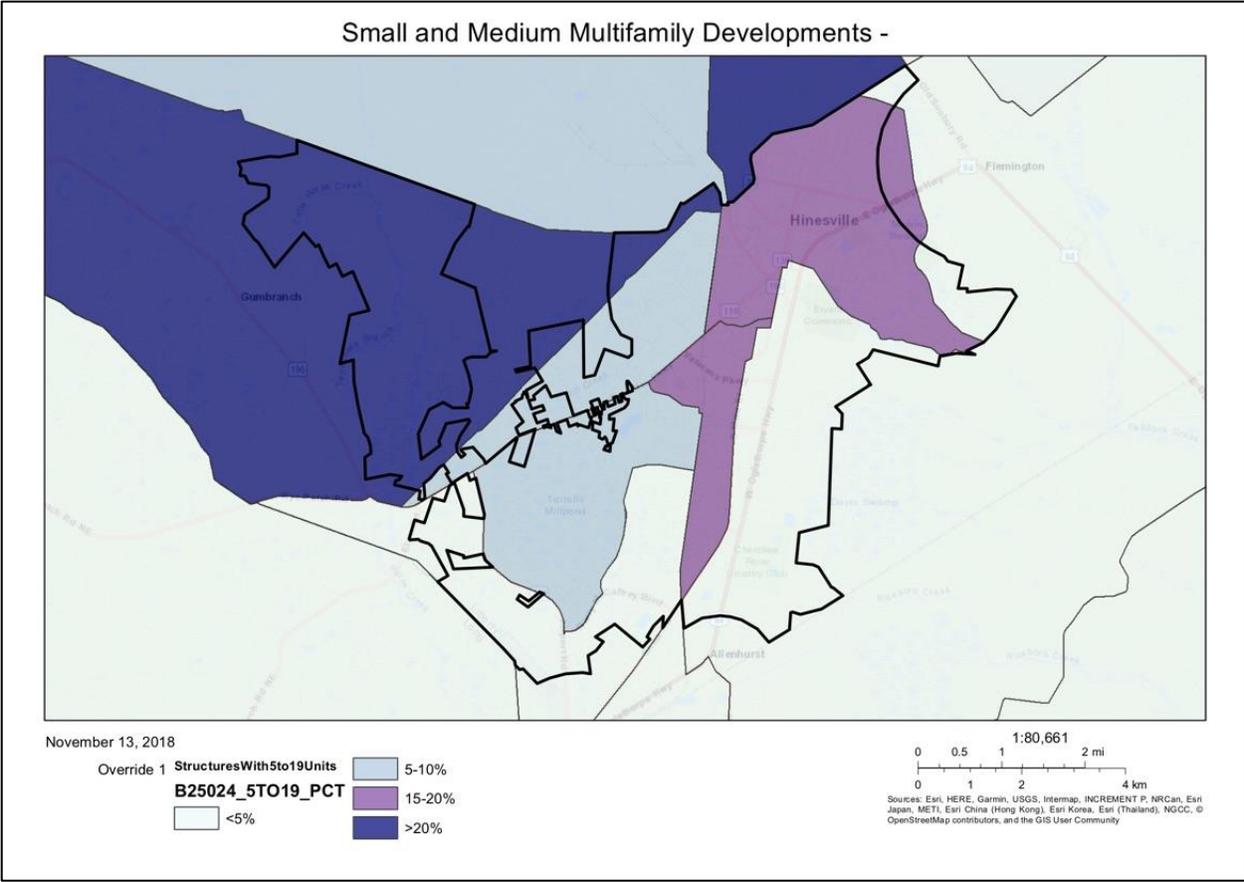
### Residential Properties by Number of Units

The table above breaks down the City’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 64% of all housing units. Multi-family developments (5 or more units) account for 15% of all housing units in Hinesville. There are also over 1,000 units, or 7%, that are mobile homes, boats, RVs, vans, or something similar.

### Multifamily Development Distribution

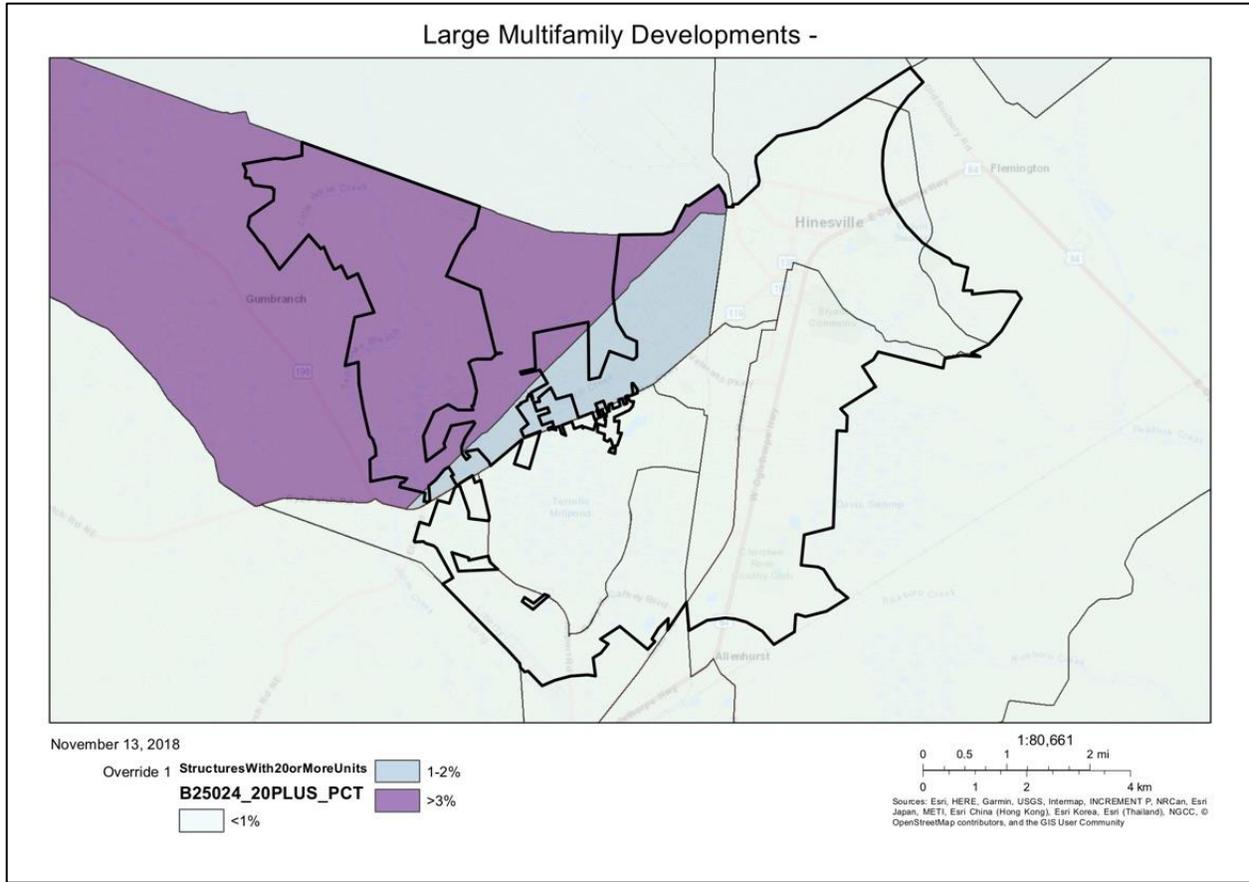
The two maps below highlight multifamily housing distribution in Hinesville. The first map shows the concentration of small- to medium-sized multifamily developments (5-19 units). The second map details the prevalence of larger multifamily developments (20+ units). Purple and darker blue shading indicate census tracts with higher concentrations of these larger developments, while lighter blue and green shades show areas of lower concentration of multifamily housing developments.

Data Source: 2009-2013 ACS 5-Year Estimates



**Small and Medium Multifamily Developments**

The largest concentrations of Small and Medium Multifamily Developments is in Census Tract to the west and north of the City, tract 13179010206. Tracts along the southern and eastern edge tend to have less than 5% of the housing available as small and medium multifamily developments.



### Large Multifamily Developments

Similar to small and large multifamily developments, the census tract to the west has the highest concentration of large multifamily developments. However, the rate throughout the City of Hinesville is very small, often less than 1%.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	9	0%	109	1%
1 bedroom	0	0%	597	8%
2 bedrooms	278	5%	2,807	37%
3 or more bedrooms	5,373	95%	4,021	53%
<b>Total</b>	<b>5,660</b>	<b>100%</b>	<b>7,534</b>	<b>99%</b>

**Table 28 – Unit Size by Tenure**

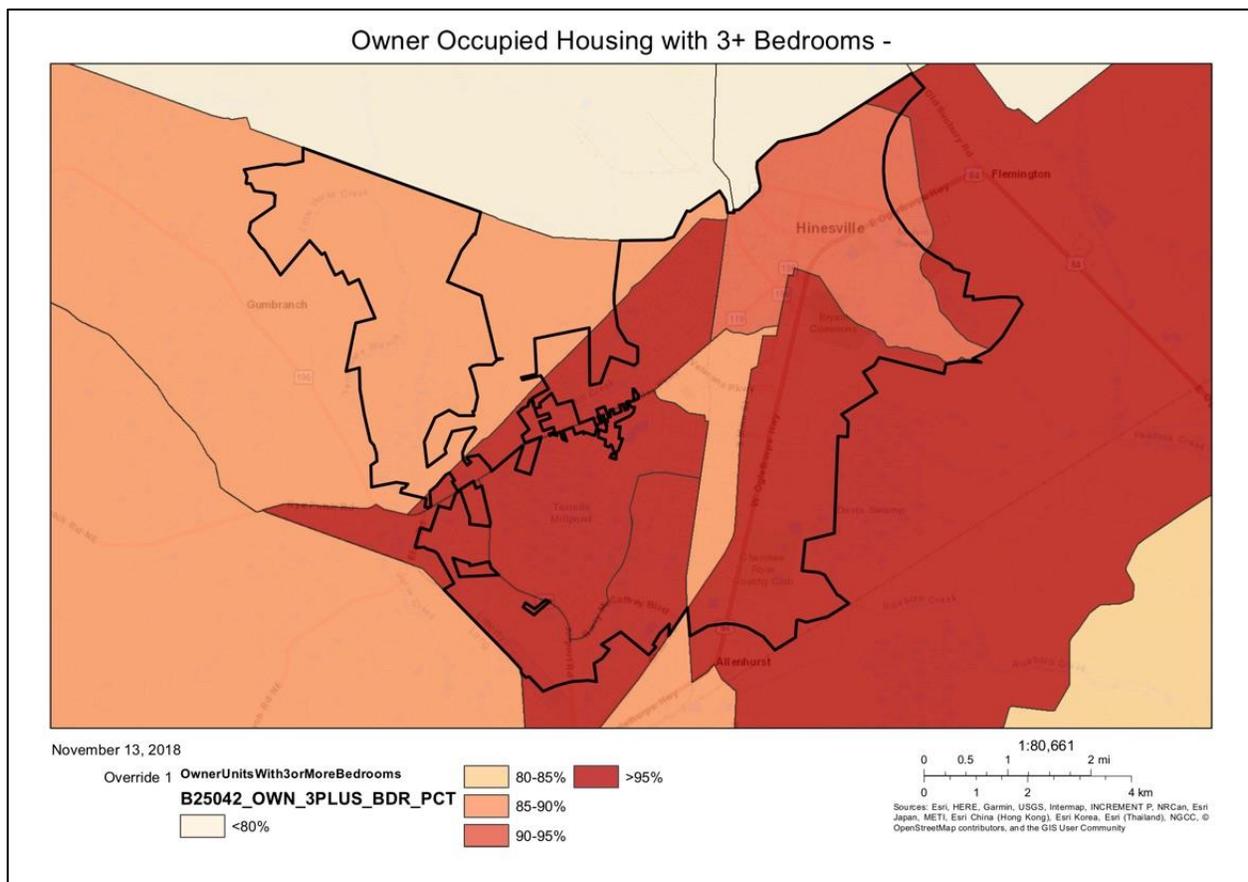
Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

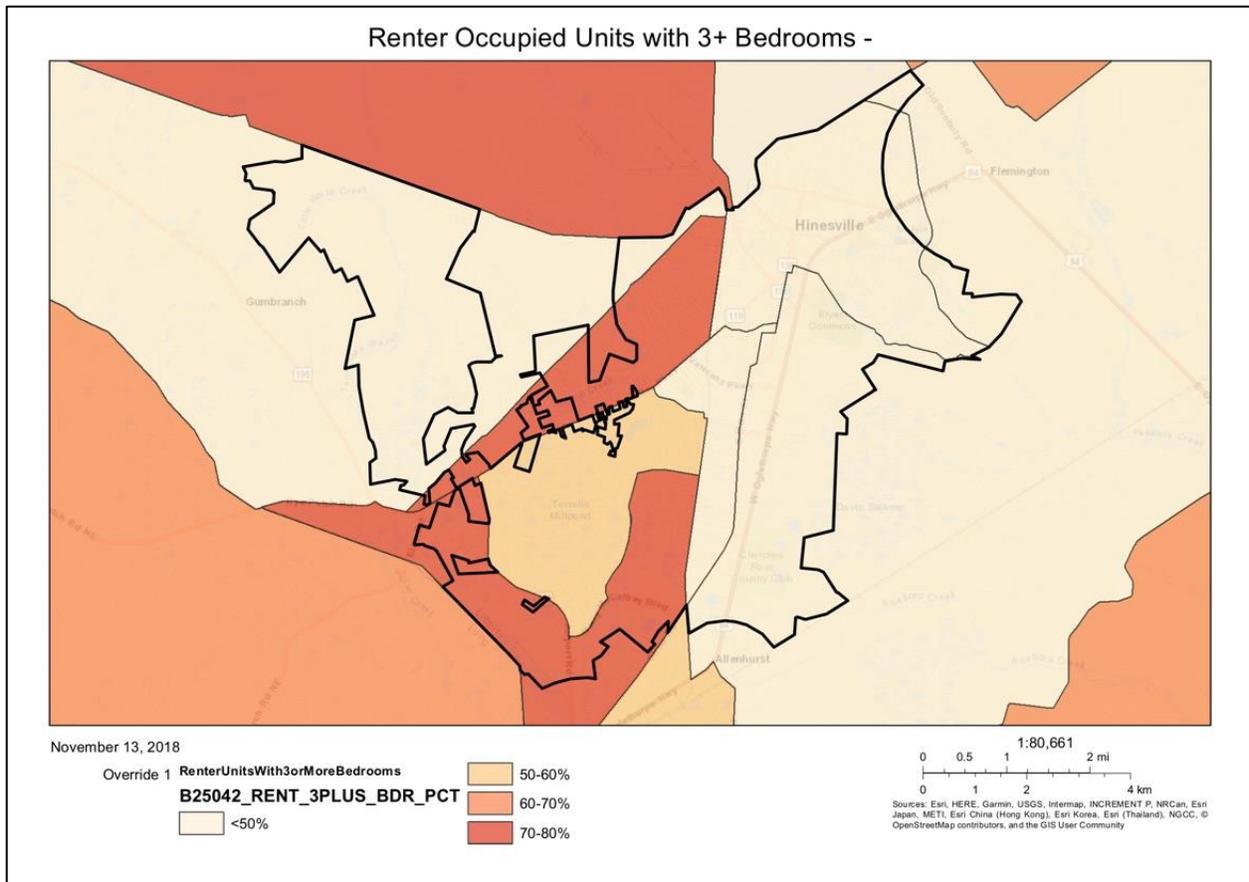
## Unit Size by Tenure

Hinesville has an overwhelming percentage of units with 3 or more bedrooms. For homeowners 95% of units have 3 or more bedrooms. While not as dramatic, renter units have 53% of units with 3 or more bedrooms. The following maps show the distribution of homes with 3 or more bedrooms in the City. Lighter shades display areas with less concentration and increases as the shades become darker.

Census tracts in the center of the City and to the east have the highest percentage of owner-occupied homes with three bedrooms. Over 95% of the homes in that area are that large. For renters, the highest concentration of three-bedroom homes is also fairly centrally located but does not include the most central tract, 13179010207.

Data Source: 2009-2013 ACS 5-Year Estimates





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

The Hinesville Housing Authority operates a Project Based Rental Assistance Program – Section 8 that has 77 units. These units were converted using RAD. There are also 128 project-based Section 8 units available and 6 single bedroom units available for veterans without children. The primary goal of these programs is to target low income residents to help provide stable and secure housing in the City.

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

No units are expected to be lost from affordable housing inventory at this time.

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

No, there is a lack of decent affordable units throughout the City. From a quantitative standpoint, there are ample units to house the population. However, home values and rents are not affordable for much of the population.

As mentioned in the Needs Assessment section, cost burdened households is the most common housing problem facing the residents of Hinesville. Approximately 35.2% of homeowners with a mortgage, 8% of homeowners without a mortgage, and 46.9% of renters are cost burdened. This points to a disconnect between the housing supply and residents' income.

Starting at the 100% AMI income group there is a considerable lack of affordable units. This gap is progressively larger for moderate, low, and extremely low-income groups. Finally, 64% of the housing types in the region are single-family, detached. This is the most expensive type of housing and lack of other options can limit the availability of affordable units.

**Describe the need for specific types of housing:**

The demand for public and subsidized housing can best be assessed by the number of persons on the waiting lists. Waiting lists for these type of housing units are very significant at this time. In addition to publicly supported housing, there is a need for a wider variety of housing options for renters and owners. Single-family, detached and 3+ bedroom units are the most common type of housing. These may not be appropriate for many residents who are looking for a starter home or are retiring and trying to scale down. Renters, in particular, may have housing needs that are disconnected from the current supply.

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

### Introduction

The following section examines the cost of housing for both homeowners and renters within the City of Hinesville. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	77,700	120,800	55%
Median Contract Rent	450	792	76%

Table 29 – Cost of Housing

Alternate Data Source Name:  
2000 Census, 2013-2017 ACS

Rent Paid	Number	%
Less than \$500	418	6%
\$500-999	3,532	49%
\$1,000-1,499	2,863	40%
\$1,500-1,999	388	5%
\$2,000 or more	32	0%
<b>Total</b>	<b>7,233</b>	<b>100%</b>

Table 30 - Rent Paid

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

### Cost of Housing

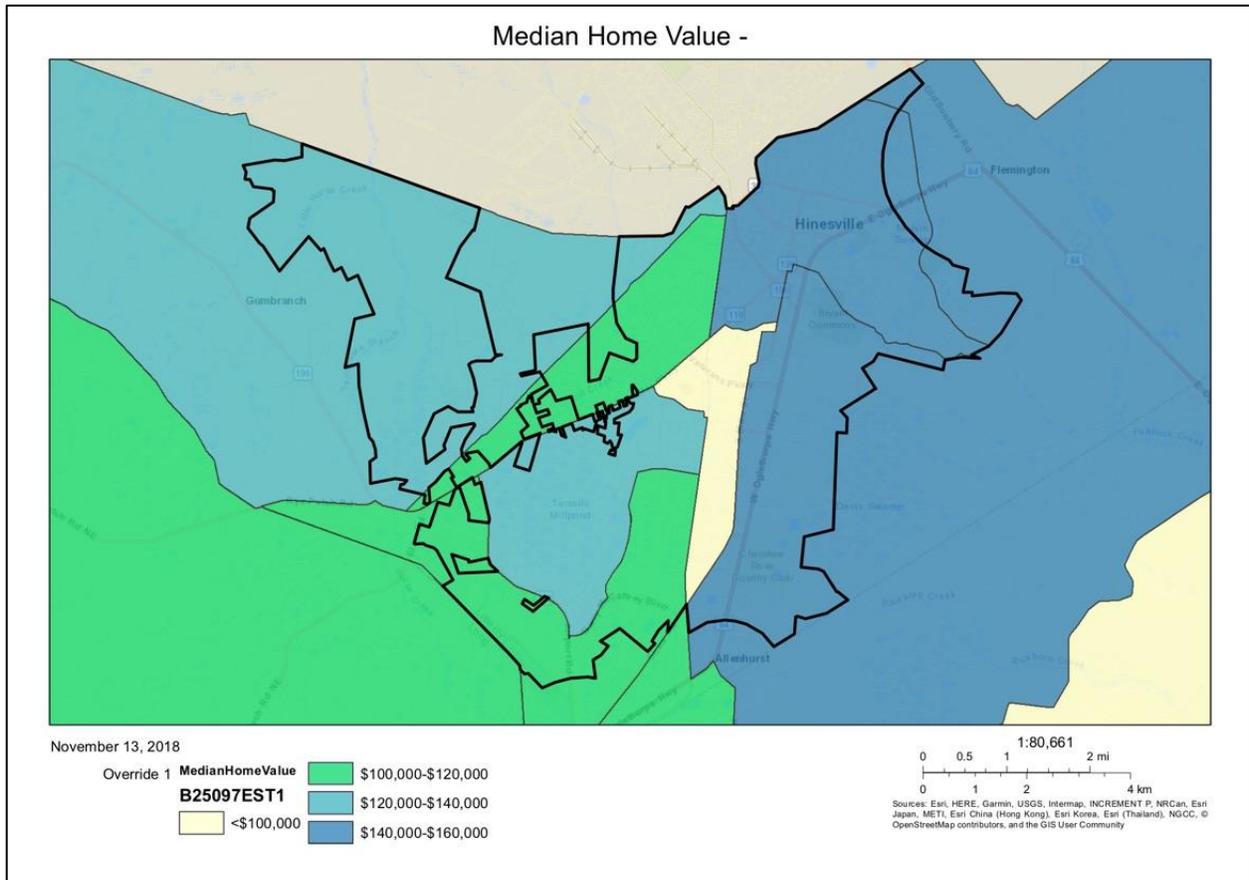
From 2000 to 2017, housing costs have increased substantially with home value increasing by 55% and rents climbing by 76% since the 2000 Census.

The table above breaks out the rent paid by price cohorts. Approximately 49% of all renters pay between \$500 and \$999 a month, the largest cohort. The next largest rent cohort is \$1,000 to \$1,499, with 40% of renters falling in this range. Later in this section the report examines rental rates as a percentage of household income to determine the affordability of rental housing.

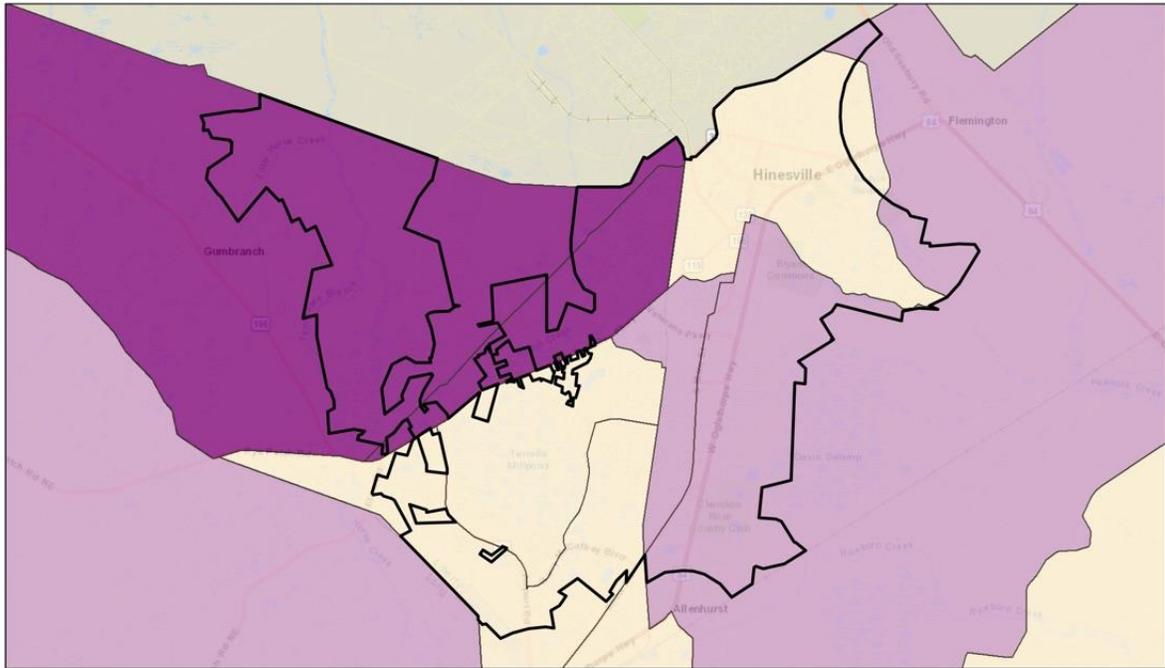
## Home Values

The following two maps provide a visual display of the median home values throughout Hinesville. The first map shows the current median home value and the second map shows how home values have changed over the preceding decade. Median home values are highest in the eastern part of Hinesville and values are lowest just west of that area, tract 13179010202. Since 2000, home values have increased highest in Census tracts 131790103002 (NE), 13179010207 (Central), and 13179010208 (South).

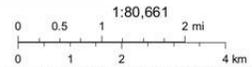
Data Source: 2009-2013 ACS 5-Year Estimates



Change in Median Home Value -



November 13, 2018

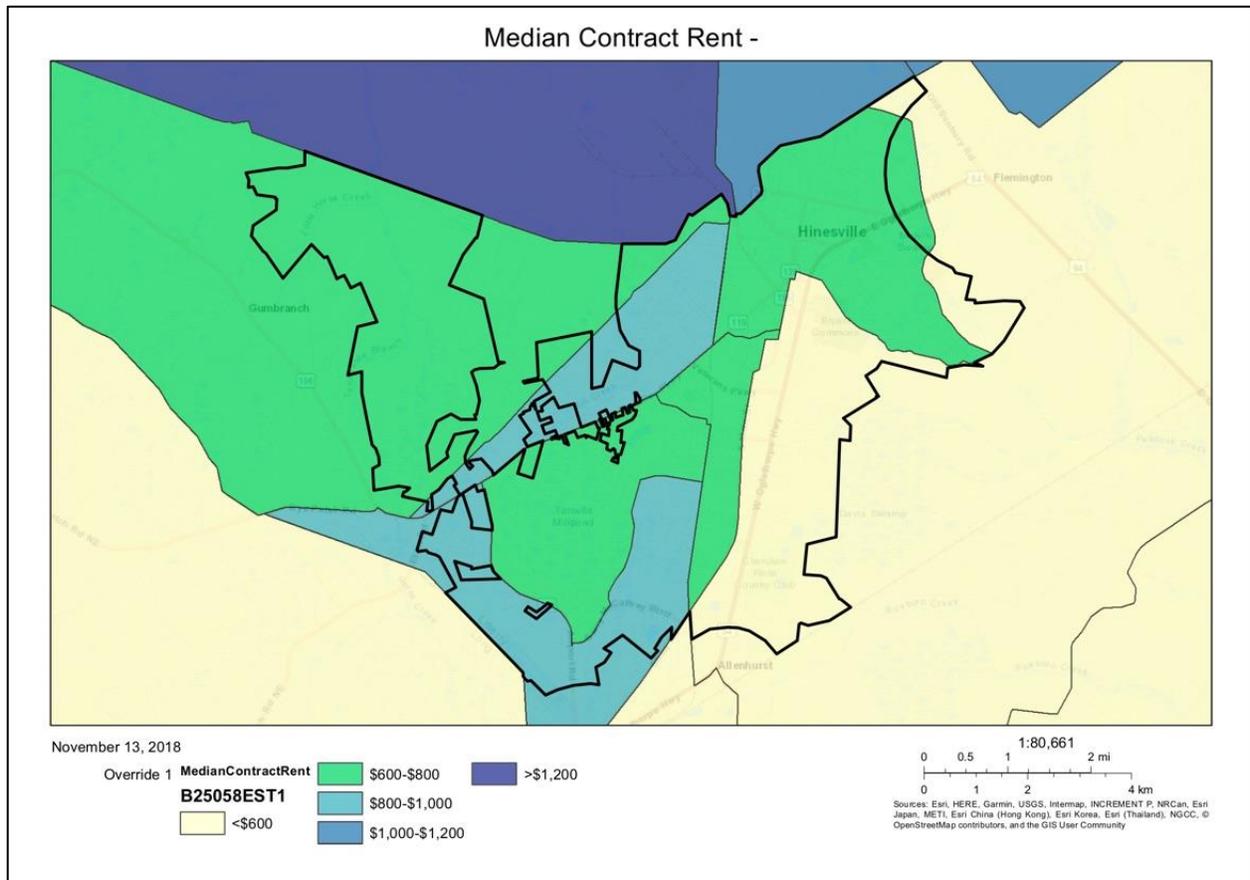


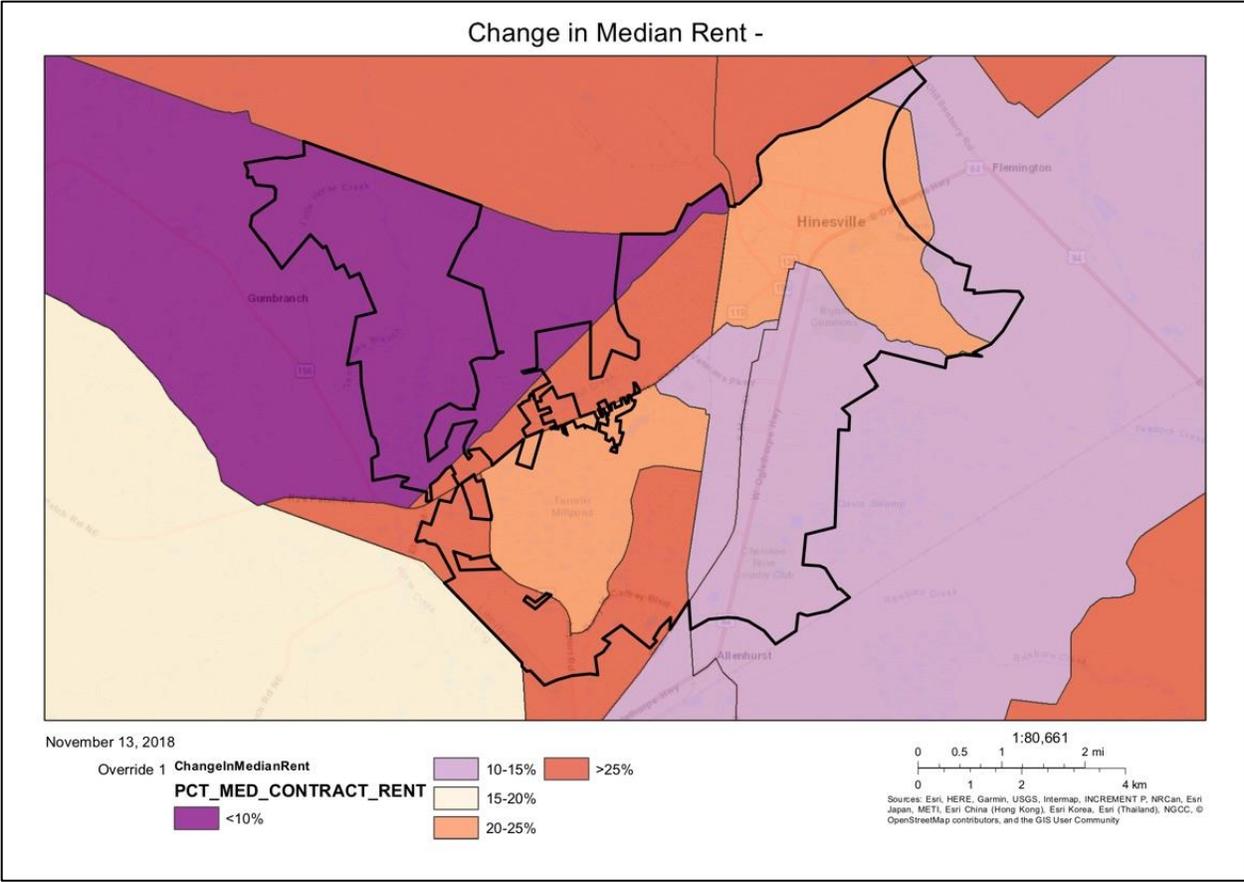
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

## Median Rent

The following two maps look at median rent in Hinesville. The first map displays the current median rent and the second map shows how median rents have changed since 2000. The median rent is lowest in the east and highest in the central tracts. Median rents have been increasing all throughout the City since 2000, growing most in the central tracts.

Data Source: 2009-2013 ACS 5-Year Estimates





**Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	315	No Data
50% HAMFI	785	255
80% HAMFI	2,485	850
100% HAMFI	No Data	1,539
<b>Total</b>	<b>3,585</b>	<b>2,644</b>

**Table 31 – Housing Affordability**

Data Source: 2009-2013 CHAS

**Housing Affordability**

Units affordable to Households earning 30%, 50%, 80%, and 100% HAMFI is available for 2013 CHAS. HAMFI is the HUD Area Median Family Income. Not surprisingly, there are less units affordable to households with lower HAMFI.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	647	731	840	1,179	1,479
High HOME Rent	593	636	766	875	956
Low HOME Rent	460	492	591	682	761

**Table 32 – Monthly Rent**

Alternate Data Source Name:  
HUD 2018 FMR and HOME Rents

### Fair Market Rent and High/Low HOME Rent Limits

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.

### Is there sufficient housing for households at all income levels?

Although there were approximately 1,000 extremely low-income renter households and 3,000 low-to-moderate income Hinesville renter households according to the 2015 CHAS data, only 3,585 renter units were available to these households, indicating there is a shortage of affordable homes for these households, which can result in cost burdening. Of particular concern, only 315 units were affordable for extremely low-income renter households, which is less than one-third of what is needed.

For homeowners, data of affordable housing available for extremely low-income owners was not available, however there were 255 units affordable to low-income owners, which is lower than the reported 455 homeowners who are low-income. There was an adequate amount of housing for homeowners in higher income levels.

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

Given the changes in home values and rent the affordability of housing is likely to decrease. From 2000 to 2017, the City's median home value increased 55% and the median rent increased 76%. Over the same period, median income only went up 25%. As such, housing cost burden has increased in the City. Continued increases in housing values and rents without commensurate income growth will further increase housing cost burden throughout the region.

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

The median contract rent for all units in the City was \$792. Approximately 50% of all renters pay between \$500 and \$999 a month, the largest cohort by far. The median rent falls between the Fair Market Rent (FMR) level for a 1-bedroom and 2-bedroom unit. For High HOME Rent it falls between a 2-bedroom and 3-bedroom.

As housing costs continue to outpace income growth, a great number of renter households will need assistance, either from direct rental assistance or through the development of a more affordable rental market. It is necessary to preserve the current affordable housing and to produce more to keep rental costs in check.

Source: 2013-2017 American Community Survey 5-Year Estimates

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

### Introduction

The tables and maps in this section provide details on the condition of housing units throughout the City by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

- 1) a home which lacks complete or adequate kitchen facilities
- 2) a home which lacks complete or adequate plumbing facilities
- 3) a home which is overcrowded (having more than one person per room)
- 4) a household that is cost burdened (paying 30% or more of their income towards housing costs)

### Definitions

The City of Hinesville judges the suitability of housing primarily on the age of the unit. Housing in substandard condition and substandard condition but suitable for rehabilitation includes the City's housing stock that was built 30 to 50 years ago. The housing units that are 50 years old or older could very easily be classified as dilapidated and/or substandard, in need of substantial repair. This includes owner occupied and renter occupied housing.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,623	29%	3,090	41%
With two selected Conditions	0	0%	125	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,037	71%	4,319	57%
<b>Total</b>	<b>5,660</b>	<b>100%</b>	<b>7,534</b>	<b>100%</b>

Table 33 - Condition of Units

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

### Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD defines the four housing condition problems as: 1) a home that lacks complete or adequate kitchen facilities, 2) a home that lacks complete or adequate plumbing facilities 3) a home that is overcrowded - defined as more than one person per room, and 4) a household that is cost burdened by paying more than 30% of their income towards housing costs.

Twenty-nine percent of all owner-occupied housing units face at least one housing condition while 41% of all renters have at least one problematic housing condition. There are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this assessment, the overwhelming majority of housing problems are cost related.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	938	17%	1,961	26%
1980-1999	3,308	58%	3,234	43%
1950-1979	1,300	23%	2,146	28%
Before 1950	114	2%	193	3%
<b>Total</b>	<b>5,660</b>	<b>100%</b>	<b>7,534</b>	<b>100%</b>

Table 34 – Year Unit Built

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates  
Data Source Comments:

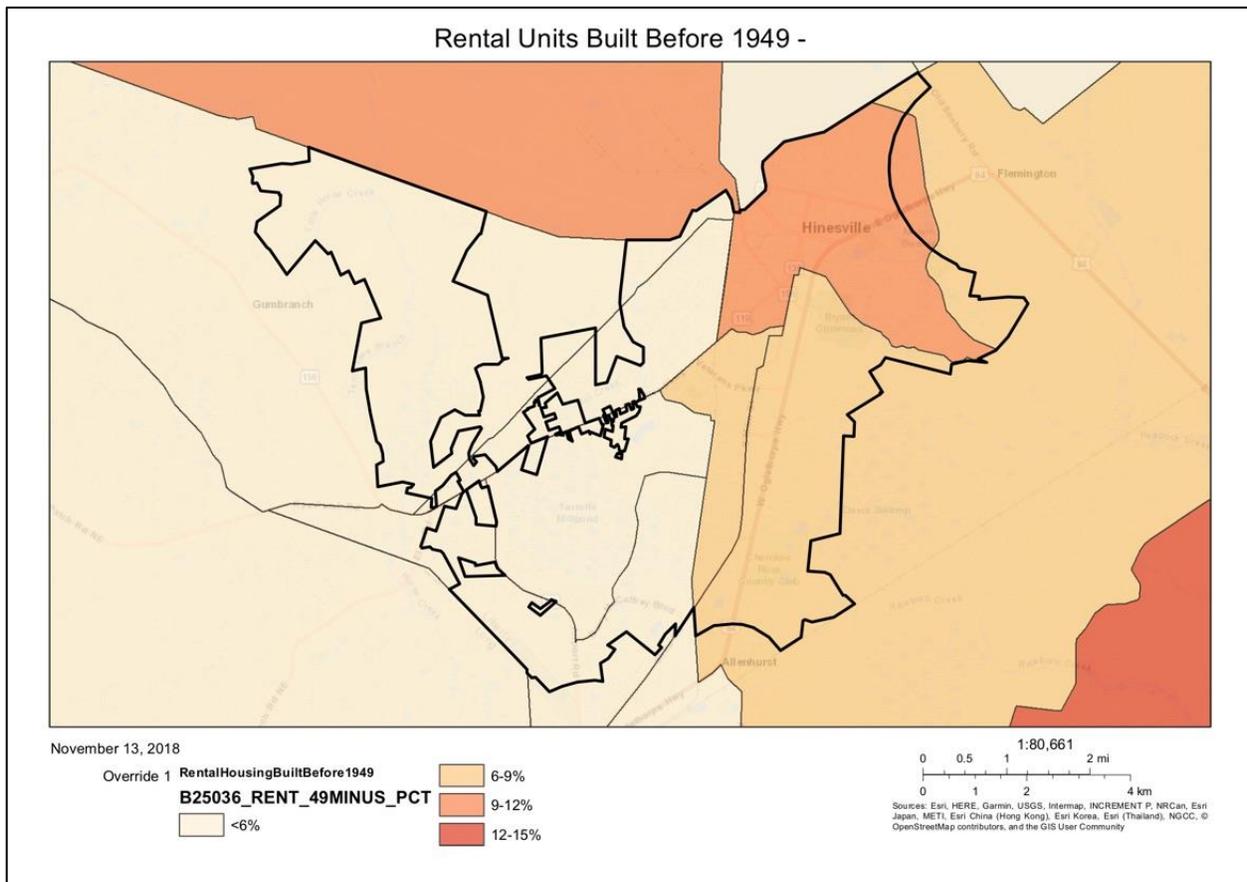
### Age of Housing

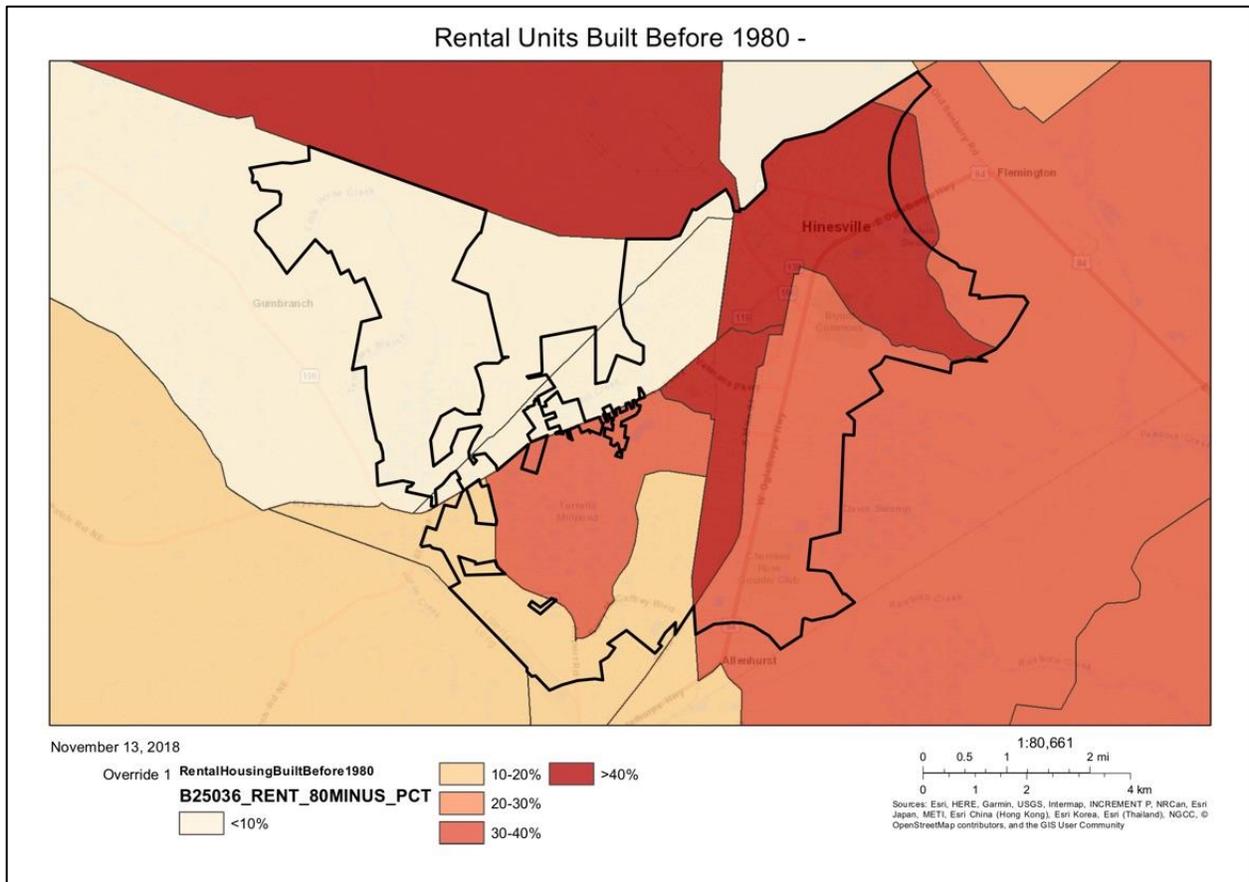
The table above provides details on the age of owner occupied and renter occupied housing units Hinesville. The City has seen a gradual growth in development over the last few decades, however many homes built before 1980 remain. Approximately 25% of owner-occupied housing and 31% of renter-occupied housing were built before 1980. These homes will naturally have higher concentrations of deferred maintenance and deteriorating conditions. Additionally, older homes may have any number of code violations and of course there is a risk of lead-based paint hazards in these homes.

## Age of Rental Housing Maps

The maps below depict the prevalence of older rental housing units in Hinesville. The first map identifies the percentage of rental units built prior to 1949, while the second map depicts rental units built before 1980. The darker shaded areas have higher concentrations of older rental housing units and the lighter shaded areas have a younger housing stock. In general, the rental units in the eastern part of Hinesville are older.

Data Source: 2009-2013 ACS 5-Year Estimates





### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,414	25%	2,339	31%
Housing Units build before 1980 with children present	0	0%	0	0%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

### Lead-Based Paint Hazards

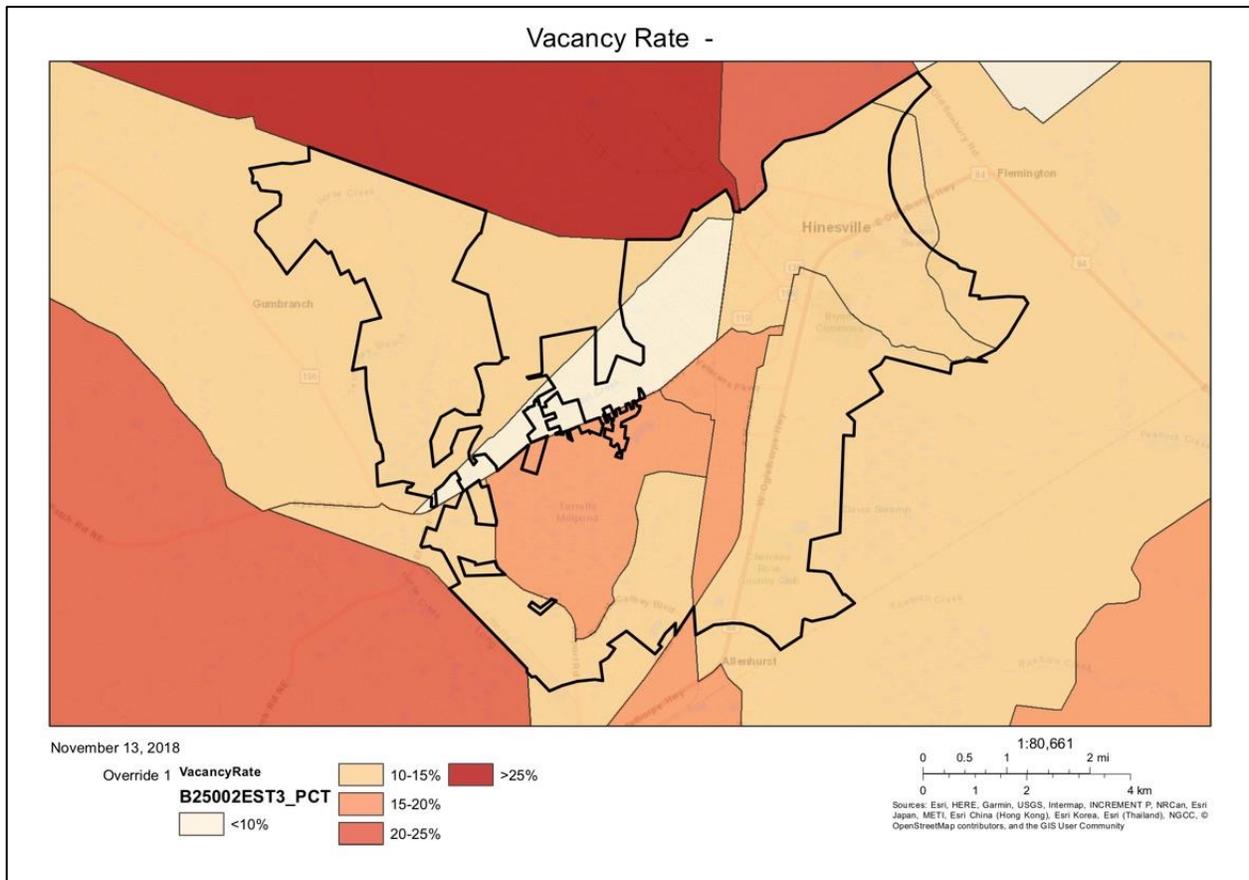
As mentioned previously, any housing unit built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings etc.) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards. As indicated in the table above, 25% of all owner-occupied housing units and 31% of all renter occupied units were built prior to 1980.

Data Note: For this table, the 2009-2013 ACS data was used to maintain consistency of the data time period with the 2009-2013 CHAS data, however the data for housing units built before 1980 with children present was not available.

## Vacancy Rate

The following map shows the average housing vacancy rate. The darker shaded areas have higher vacancy rates while lighter shaded areas have lower vacancy rates. Vacancy rates are highest north of Hinesville. The northcentral tract, 13179010205, is the only tract with a vacancy rate less than 10%.

Data Source: 2009-2013 ACS 5-Year Estimates



## **Need for Owner and Rental Rehabilitation**

Generally, older units begin to need rehabilitation as the units age and it becomes harder to meet the minimum property maintenance standards. There is a need among low and moderate income families and elderly owners to address critical residential housing challenges. Aged housing problems can include: construction that may not meet today's codes; systems that are outdated, inadequate, or not properly maintained; decayed materials or termite damage; environmental hazards such as lead-based paint or asbestos; kitchen and bathrooms that need modernization; etc. The local climate, which has high levels of moisture due to humidity and salt-air coming off the Atlantic Ocean, increases the costs and frequency of rehabilitation. The cost for rehabilitation can sometimes be too high for LMI households or those on a fixed income to pay without support.

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

The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the City, there are 2,339 homes built before 1980.

Of the total 33,540 people estimated to live in the City, 3,387 are children under the age of 5. Of those, there are 960 that live in poverty. These children are likely to be in old homes that were built prior to 1980 and are frequently in dilapidated condition and at risk for LBP hazards.

Source: 2013-2017 American Community Survey 5-Year Estimate

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

### **Introduction**

Public and assisted housing is primarily provided by the Hinesville Housing Authority (HHA). The Hinesville Housing Authority has 211 housing units in inventory, with 77 RAD converted Public Housing units and 128 Section 8 housing units. In 2014, 6 units were built that receive VASH voucher assistance. These units are all considered to be in standard condition by the Housing Authority. The Authority's streamlined three strategic plan indicates that they will continue to maintain renovate the units and increase their inventory. Moreover, capital funds have been set aside for dwelling structures improvements if the Authority continues to receive funding from HUD. The Authority does not foresee a loss of any of these units during the next five years.

In addition to the units in the Authority's inventory, there are five privately owned housing complexes in Hinesville that are federal, state and/or locally assisted:

1. Baytree Apartments – Sixty Section 8 apartment units in inventory
2. Raintree Apartments – Two-hundred Section 8 units in inventory
3. Treetop Apartments – Five Section 8 units in inventory
4. Pineland Square Apartments – Seventy-six Section 8 units in inventory
5. Northgate Apartments – Eighty Section 8 units in inventory.

In total, there are 626 Section 8 and tax-credit housing units available in Hinesville. Unfortunately, there are waiting lists on all programs and supported housing is unavailable for more residents.

## Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				205	205		6		
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 36 – Total Number of Units by Program Type**

Alternate Data Source Name:  
PIC

### Describe the supply of public housing developments:

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

The 211 Section 8 housing units in the local Housing Authority's inventory are considered in good to excellent condition by the local Housing Authority considering its age. The Authority is, however, always working to improve the quality, safety and energy efficiency of the units. The Authority has installed energy efficient windows, replaced landings and stairs, upgraded electrical systems, installing air conditioners, and improved security. Currently, the Cedar Walk property is in the process of being redeveloped.

The following four multifamily properties in Hinesville have HUD inspection scores as of the date listed:

- Liberty Group Homes: 96 (7/31/2015)
- Regency Parks Apartments: 88 (12/12/2017)
- Cedar Walk: 91 (11/23/2016)
- Pineland Square: 89 (5/11/2017)

The number and condition of the Section 8 housing units that are privately owned are as follows:

- Bay Tree Apartments – Sixty Section 8 apartment units, with 2 undergoing repairs; no information on the physical condition of the units available
- Raintree Apartments – Two-hundred Section 8 units in decent, safe and sanitary condition; no units currently undergoing repairs
- Treetop Apartments – Five Section 8 units in good condition, all are undergoing repairs;
- Pineland Square Apartments – Seventy-six Section 8 units in inventory; no information on physical condition or units in repair available
- Northgate Apartments – Eighty Section 8 units in fair condition, with 3 units undergoing repairs

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Regency Park Apartments	88
Cedar Walk Apartments	91

**Table 37 - Public Housing Condition**

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

According to the Hinesville Housing Authority, as well as representatives of the five privately-owned housing complexes that are federal, state and/or locally assisted, their units are in fair to good condition. The units are adequately maintained, and when the need arises, necessary repairs are made to these subsidized units. However, more affordable housing is needed in the City of Hinesville.

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

The Hinesville Housing Authority’s strategic plan indicates that they will continue to maintain renovate and increase the units through development with public and private partnerships with in their inventory. Ongoing renovations include painting, replacement of roofs, and installing additional security measures such as fencing and locks. Moreover, capital funds have been set aside for the dwelling structures improvements if the Authority continues to receive funding from HUD.

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

### Introduction

Addressing homelessness requires cooperation from both public and private organizations. The City of Hinesville does not have any dedicated homeless shelters, but the Homeless Prevention Program (HPP) works with organizations throughout the region to address homelessness. The HPP utilizes several projects, including a Hotel/Motel Voucher, Rapid Rehousing, Transitional Housing, and Prevention, to serve the community.

Additionally, the City of Hinesville is the lead agency for the Balance of State’s Coordinated entry program. Hinesville has adopted a Housing First principle and providing shelter is the most important first step. The second step is transitional housing, and this is where Hinesville participates in the continuum. Although Hinesville lacks a dedicated shelter, it has several programs to provide temporary and intermediate relief to homeless, as well as a number of programs to assist the extremely low-and low-income who are at imminent risk of becoming homeless.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	47	0	0
Households with Only Adults	0	0	4	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

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

The HPP is designed to provide stable housing by supporting households to prevent homelessness. Short-term rental and utility assistance is available for those at risk of imminent homelessness and the City provided this assistance to 34 persons last year.

Whenever a person experiencing homelessness is discharged from a program there is significant coordination between applicable agencies to prevent homelessness. Ideally, a person who is discharged from an emergency shelter will move directly into transitional housing or rapid rehousing. All persons receive case management and wrap around services to strengthen their transition into stable permanent housing, which is the final goal.

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

Hinesville does not have a dedicated shelter but there are several programs to assist those facing homelessness.

**Homeless Prevention Program** – The HPP provides housing through temporary rental assistance and supportive services to chronically homeless individuals and families.

**Supportive Housing Program** – A HUD grant used to expand the current programs and provide additional assistance.

**Emergency Food and Shelter Grant** – These are funds from the GA State FEMA via the United Way to provide food and shelter, and also acts as a homeless prevention program.

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

### **Introduction**

There are four primary groups with non-homeless special needs in the City. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

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

**Elderly:** The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging, disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

**HIV/AIDS:** Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

**Alcohol and/or Drug Addiction:** Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

**Mental and Physical Disabilities:** Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

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

The City of Hinesville's Homeless Prevention Program is a referral agent for the Georgia HUD Section 811 program. This program is a permanent supportive housing program offering rental assistance and supportive services for people between the ages of 18 and 61 with long term disabilities.

JC Vision and Associates provides disabled persons with comprehensive housing counseling and tax education. The Coastal Georgia Area Community Action Authority works on construction of affordable housing for the disabled and other populations.

Several organizations offer mental health and health services. Diversity Health Center, Inc. provides mental health care, with a particular focus on the uninsured and underserved residents. Gateway Behavioral Health Services offers mental health services, crisis counseling, and day and residential services for the mentally ill. SHARE (Speech, Hearing, & Rehabilitation Enterprises of Coastal Georgia) offers speech, occupational and physical therapy, as well as adult day care. Coastal Hospice serves disabled and others.

Numerous public service agencies are serving the disabled in Hinesville. Hinesville Career Center Georgia Department of Labor provides unemployment assistance, and training. The Housing Authority of the City of Hinesville administers public and section 8 housing programs, for which disabled are potentially eligible. The Liberty County Public Health Department offers a wide variety of public health and family planning services. Liberty County DFCS works with the disabled and mentally ill, providing food stamps, Medicaid, and temporary assistance to needy families.

Liberty County Manna House offers emergency food, clothing, and small necessities for the disabled and other needy populations. Food Mission for Christ offers food to needy populations, including the disabled.

Liberty County 4-H and the local YMCA offer educational and recreational programs for the disabled. Both the Boy and Girl Scouts offer recreation and education activities to disabled youths.

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

Because the City alone cannot possibly meet all of the social service needs of its population, it must partner with organizations which can daily and directly impact its citizens quality of life. The City of Hinesville has made the support of public service agencies an integral part of its community development plans. Public service agencies receive funds from the Entitlement grant (not to exceed 15% of the total award) and serve as sub-recipients or sub-grantees of this grant.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Though public policies are meant to address the overall needs of citizens in the City, there are times where they may have a negative effect on certain aspects of the community, which in this case, are affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. In part, to identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees to affirmatively further fair housing. The primary tool communities have for identifying contributing factors for these barriers to fair housing is the Analysis of Impediments to Fair Housing Choice (AI).

Possible Impediments identified were:

1. Zoning factors, development requirements and building costs: Several aspects of the zoning ordinance may possibly hinder a developer of affordable housing. Among them are: density, minimum unit size, architect and amenity requirements, and the allowance of personal care homes or nursing homes.
2. Development Requirements: Regulations ensure an acceptable level of quality and safety for construction activities, yet at the same time, these regulations often increase the cost of developments. Three aspects of the existing development regulations were identified that may cause an undue burden for a developer of affordable housing are requirements for: (a) sidewalks, (b) curb and gutter drainage, and (c) extensive tree and vegetation ordinance.
3. Building Codes: The National Building Codes and Housing Codes are supported by HUD and are designed to prevent overcrowding, however they may still burden some developers of affordable housing.
4. Water Impact Fees: A rise in the number of single-family homes and a number of new commercial buildings have impacted the water meters and its ability to deliver water services. Increases in fees may become a barrier for affordable housing development.
5. Transportation: Lack of public transportation is an impediment to fair housing choice in the City, and restricts access to residents who do not have another mode of transportation.
6. Financing: Numerous financing barriers exist for LMI homebuyers seeking a home in the City. Additionally, developers face covering start-up fees and initial investments as well as generating adequate revenues on low-income properties to remit required property taxes.
7. Public Opinion: Existing residents often fear an erosion of property values or the development of poorly constructed and maintained housing which may increase the likelihood of criminal activity and other crimes.
8. Advertising: The City recognizes that the current level of advertising of furthering fair housing should be improved.

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

### Introduction

This section provides insight into the economic development landscape of Hinesville. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5	0	0	0	0
Arts, Entertainment, Accommodations	1,714	1,225	13	15	2
Construction	545	148	4	2	-2
Education and Health Care Services	2,488	2,579	19	32	13
Finance, Insurance, and Real Estate	543	473	4	6	2
Information	99	84	1	1	0
Manufacturing	733	38	6	0	-6
Other Services	463	299	4	4	0
Professional, Scientific, Management Services	1,097	613	8	8	0
Public Administration	2,564	977	19	12	-7
Retail Trade	1,928	1,385	15	17	2
Transportation and Warehousing	701	219	5	3	-2
Wholesale Trade	296	35	2	0	-2
Total	13,176	8,075	--	--	--

**Table 39 - Business Activity**

**Alternate Data Source Name:**

2011-2015 ACS (Workers), 2015 LEHD (Jobs)

**Data Source**

The most recent up to date LEHD data is 2015. The 2011-2015 ACS was used to maintain consistency of time

**Comments:**

period.

## Labor Force

Total Population in the Civilian Labor Force	14,984
Civilian Employed Population 16 years and over	13,126
Unemployment Rate	12.40
Unemployment Rate for Ages 16-24	26.40
Unemployment Rate for Ages 25-65	9.90

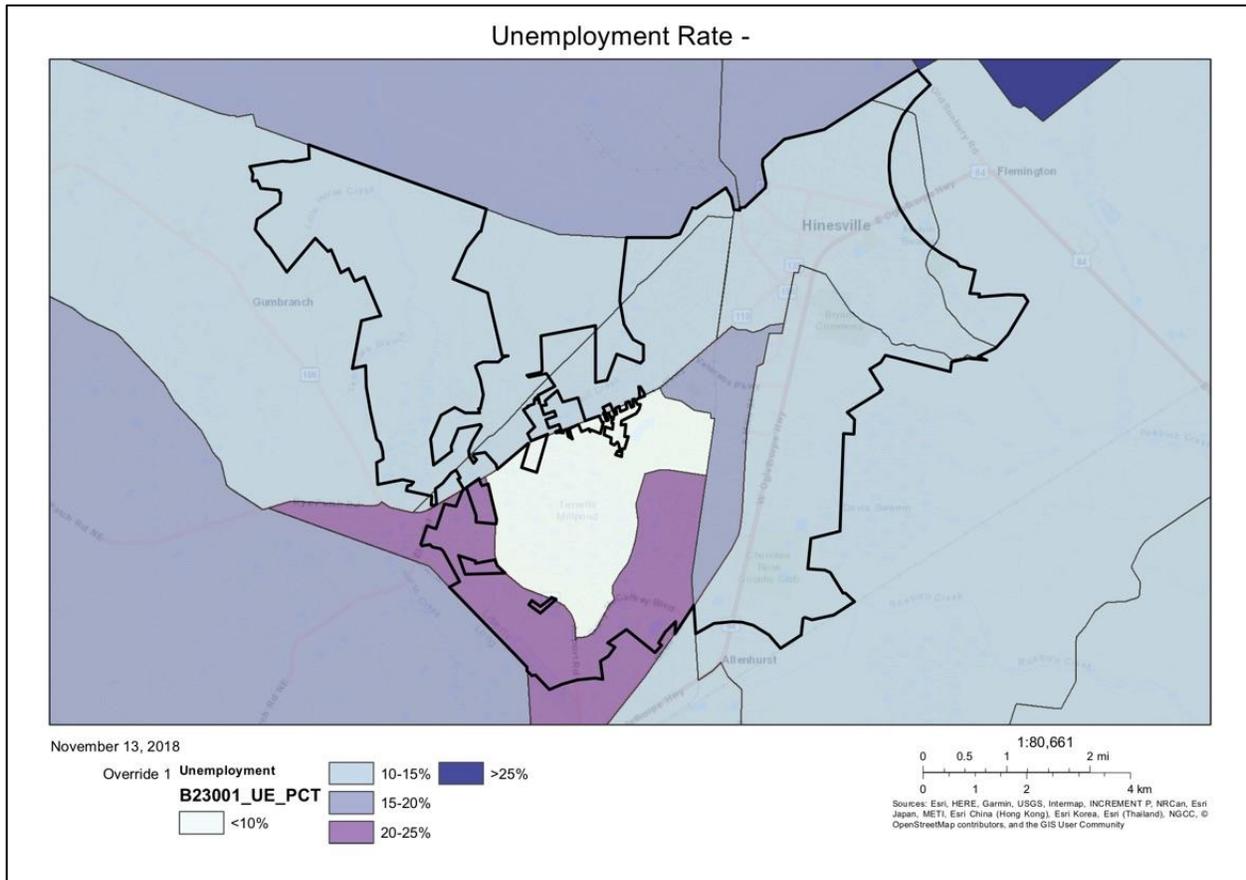
**Table 40 - Labor Force**

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

## Unemployment

According to the 2013-2017 ACS, the unemployment rate was 12.4% in Hinesville. However, the unemployment rate varied throughout the City. The unemployment rate was highest in the southern most tract in the City, tract 13179010208. The unemployment rate was lowest in the central tract 13179010207.

Data Source: 2009-2013 ACS 5-Year Estimates



<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	3,714
Farming, fisheries and forestry occupations	10
Service	3,141
Sales and office	3,425
Construction, extraction, maintenance and repair	1,044
Production, transportation and material moving	1,792

**Table 41 – Occupations by Sector**

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

### Occupations by Sector

The largest employment sector identified above is the Management, Business, and Financial sector employing 3,714 people. This is followed closely by the Sales and Office sector with 3,425 people and the Service Sector with 3,141.

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	11,677	77%
30-59 Minutes	2,326	15%
60 or More Minutes	1,103	7%
<b>Total</b>	<b>15,106</b>	<b>100%</b>

**Table 42 - Travel Time**

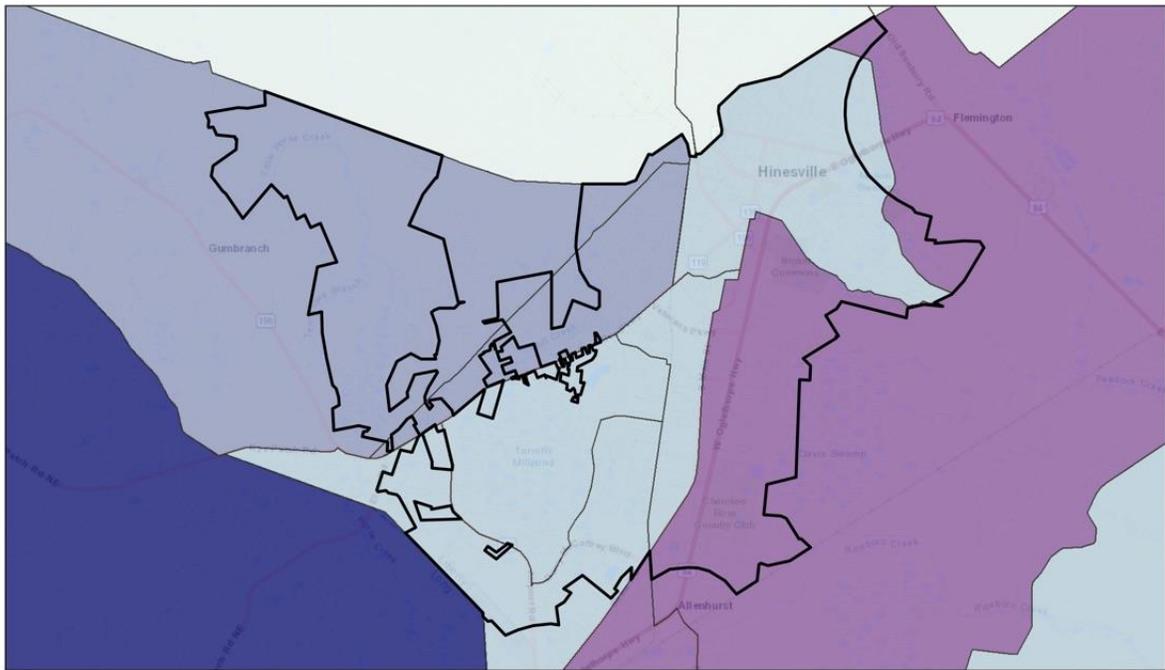
Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

### Commute Time Greater Than One Hour

A long commute time is not an issue to most residents in Hinesville, however 7% of workers still have a commute time to work of over an hour. The locations where residents have long commutes are scattered around the rural tracts of the City.

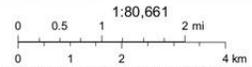
Map Data Source: 2009-2013 ACS 5-Year Estimates

Commute Time Greater Than One Hour -



November 13, 2018

Override 1 CommuteTimeGT60Min  
**B08303\_60PLUS\_TTW\_PCT**  
 <3%  
 3-6%  
 6-9%  
 9-12%  
 >12%



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	595	59	527
High school graduate (includes equivalency)	2,935	425	1,257
Some college or Associate's degree	4,609	939	1,591
Bachelor's degree or higher	2,592	333	570

**Table 43 - Educational Attainment by Employment Status**

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	61	76	60	187	243
9th to 12th grade, no diploma	610	381	92	368	191
High school graduate, GED, or alternative	1,717	1,905	925	2,005	897
Some college, no degree	1,737	2,938	998	1,882	487
Associate's degree	188	492	627	823	210
Bachelor's degree	170	1,010	872	775	119
Graduate or professional degree	6	162	165	761	217

**Table 44 - Educational Attainment by Age**

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,905
High school graduate (includes equivalency)	27,300
Some college or Associate's degree	31,179
Bachelor's degree	37,252
Graduate or professional degree	50,571

**Table 45 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:  
2013-2017 ACS 5-Year Estimates

### **Median Earnings in Past 12 Months based on Educational Attainment**

As might be expected, median earnings are directly proportional to educational attainment. In Hinesville those individuals with a Bachelor's degree can expect to earn more than twice those with less than a high school degree. Those with graduate or professional degrees can expect to earn nearly twice those with a high school degree.

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

The Public Administration sector and Education and Health Services Sector are the major employment sectors in the City of Hinesville. There are 2,564 workers in the Public Administration sector and 2,488 in the Education and Health Care Sector.

### **Describe the workforce and infrastructure needs of the business community:**

As identified by the regional Comprehensive Economic Development Strategy (CEDS), there are several needs within the area. The primary ones identified are:

- Training programs to improve work ethic and occupational "soft skills"
- Mentoring program for students who live in poverty or with low scores and poor attendance
- Assistance for students with secondary education and improve high school graduation rate
- Affordable housing and employment opportunities near residents
- The development of new skills for veterans to transition into civilian life
- Reduction of crime within Liberty County
- Public transportation options to reduce dependence on cars and increase opportunities for low-income households

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

The Hinesville Development Authority with funding from the Economic Development Administration and in partnership with Georgia Southern University (GSU) is pursuing construction of a small business incubator in downtown Hinesville. The incubator will be staffed by GSU and provide flexible space, reasonable rent, shared equipment, and access to expert coaching. With this new addition, new businesses are expected to open and existing business are expected to grow.

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

The area lacks a skilled and educated workforce. For the population 25 years and older, only 14% have a Bachelor’s degree and 6.6% have a Graduate or professional degree. This is lower than the state at 18.6% for those with a Bachelor’s degree and 11.4% with a Graduate or professional degree.

In order to attract economic opportunities the City needs to have a workforce that can fill the roles provided. Additionally, the population is aging and without a stable working age population the tax base will be unable to provide support for the population.

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

The Georgia Department of Labor - Hinesville Career Center provides unemployment services, training through the Workforce Investment Act, and workshops to ensure the current workforce's readiness for employment opportunities.

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

No

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

N/A

## **MA-50 Needs and Market Analysis Discussion**

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

Within the City of Hinesville, there is not a concentration of households with multiple housing problems. Cost burden is the only housing problem present within the City.

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

No, racial minorities and low-income families are generally distributed evenly across the City of Hinesville.

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

N/A

**Are there any community assets in these areas/neighborhoods?**

N/A

**Are there other strategic opportunities in any of these areas?**

N/A

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This section details the City of Hinesville's Strategic Plan for the investment of CDBG funds for the program years 2019-2023. The priority needs of the community identified in this Consolidated Plan were based off of the Needs Assessment, the Market Analysis, consultation of community stakeholders and through the citizen participation process.

The City of Hinesville has identified 3 major priorities relevant to addressing the immediate unmet needs of its community. These priorities are:

- 1) Affordable Housing Opportunities
- 2) Community Revitalization
- 3) Quality of Life Improvements

Each of the priorities includes an analysis of the need and specific objectives to meet the needs of the community.

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

### Geographic Area

Table 46 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	City limits of Hinesville
	<b>Include specific housing and commercial characteristics of this target area.</b>	The City of Hinesville has primarily single-family housing/3-bedroom residential units, however there are a fair amount small and medium multifamily apartments (2-4 unit and 5-19 unit buildings) as well. A majority of homes were built after 1980, however there remains a large percentage of homes built before 1980. Approximately 25% of owner-occupied units and 31% of renter units were built before 1980.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Local nonprofits and organizations were consulted through an online stakeholder survey. A public community survey was also administered online. From the responses of the surveys, investments and services were needed throughout the City.
<b>Identify the needs in this target area.</b>	There is a need for affordable housing development throughout the City. There is also a need for housing for the special needs population. Another need is homeless prevention programs and programs to assist the existing homeless population through services that meet their needs. Currently, there are funds that come from the state level for these programs.	
<b>What are the opportunities for improvement in this target area?</b>	Providing adequate affordable housing in a range of sizes would improve the lives of current residents.	

	<b>Are there barriers to improvement in this target area?</b>	The lack of available resources and appropriate funding are barriers to improvement in the target area.
2	<b>Area Name:</b>	Azalea Street Redevelopment Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	The City of Hinesville identified the Azalea Street Neighborhood as one of the most blighted and neglected communities and has therefore spent a considerable amount of financial resources on revitalizing their area neighborhood. Although the National Objective of the Azalea Street Redevelopment Project is the elimination of slum and blight, the ultimate result is decent, safe, and affordable housing. In totality, the project will provide housing for at least 45 low- to moderate-income families, including elderly residents.
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	East from W General Screven Way to west to the end of Azalea Street. The redevelopment area is part of the broader downtown area.
	<b>Include specific housing and commercial characteristics of this target area.</b>	According to the 2013-2017 ACS, the median year built of housing in the Azalea Street Redevelopment Area is 1976. Single-family homes made up almost 90% of the area homes. The redevelopment area is part of the broader downtown area and is in nearby proximity to various commercial retail stores, banks, business offices, a medical center and a variety of restaurants.

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Local nonprofits and organizations were consulted through an online stakeholder survey. A public community survey was also administered online. From the responses of the surveys, investments and services were needed throughout the City. The downtown area was also identified as a location where homelessness was evident.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>The Azalea Street Redevelopment Area is in need of decent, suitable and affordable housing. The homeless population in this area is need of vital services to help them gain sustainability and obtain permanent housing.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The development of parks for recreation would attract younger people into the area. Homeless services targeting this area would help the community and the homeless population.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The lack of available resources is a barrier to improvement in the target area.</p>

**General Allocation Priorities**

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

The City of Hinesville has identified the Azalea Street Redevelopment Area as one of its most blighted and neglected communities and will spend a considerable amount of financial resources on revitalizing this area. As a designated Redevelopment Area, it consists of 910 acres in the heart of the City of Hinesville, inclusive of the Fort Stewart main gate area, downtown core, and surrounding residential and commercial properties.

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

### Priority Needs

Table 47 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children veterans
	<b>Geographic Areas Affected</b>	Citywide Azalea Street Redevelopment Area
	<b>Associated Goals</b>	1A Development of New Affordable Housing
	<b>Description</b>	As housing cost burden is a significant housing problem, the City will focus on increasing the affordable housing stock through the development of new affordable housing.
	<b>Basis for Relative Priority</b>	Improving the access to and availability of affordable housing is one of the highest priority needs for LMI residents of Hinesville.
2	<b>Priority Need Name</b>	Community Revitalization
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide Azalea Street Redevelopment Area
	<b>Associated Goals</b>	2A Increase & Improve Access to Public Facilities 2B Increase & Expand Capacity of Public Infrastructure
	<b>Description</b>	There is a need for community revitalization through improvement and expansion of public facilities and infrastructure in LMI neighborhoods.

	<b>Basis for Relative Priority</b>	Infrastructure improvements include street and road improvements, sidewalks as well as water and sewer improvements that will help revitalize the LMI community. These efforts will help to foster safe and decent living environments for residents.
<b>3</b>	<b>Priority Need Name</b>	Quality of Life Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Public Housing Residents Chronic Homelessness Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide Azalea Street Redevelopment Area
	<b>Associated Goals</b>	3A Increase & Expand Public Services LMI 3B Promotion of Fair Housing
	<b>Description</b>	These vital public service activities will cover a wide range of issues and help assist low- to moderate-income households and the special needs population.
	<b>Basis for Relative Priority</b>	There is a need for public services throughout the City that support the special needs populations, at risk youth, and the needs of low-income families.

## **Narrative**

Priority needs are the community necessities that will be addressed by the goals outlined in the Strategic Plan. This section will “describe the rationale for establishing the allocation priorities given to each category of priority needs, particularly among extremely low-income, low-income, and moderate-income households” as required in 24 CFR 91.215(a)(2).

The three priority needs the City has identified are:

1. Affordable Housing Opportunities
2. Community Revitalization
3. Quality of Life Improvements

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	A key project for the City of Hinesville is the on-going Azalea Street Redevelopment Project. The redevelopment project, which is in Phase 3, entails the acquisition of properties and installation of public infrastructure for the purpose of developing affordable housing units. The proposed activities are clear steps in the direction of addressing the need for affordable housing opportunities for low-income individuals/households.
Rehabilitation	Although a majority of homes were built after 1980, there remains a large percentage of homes built before 1980. Approximately 25% of owner-occupied units and 31% of renter units were built before 1980. Older housing units are more susceptible to higher maintenance, repairs and/or rehab, and lead-based paint hazards. The City receives state funding to address rehab projects.
Acquisition, including preservation	The Azalea Street Redevelopment Area has housing with a median year built of 1976. Approximately 25% of owner-occupied units and 31% of renter units were built before 1980. Older housing units are more susceptible to higher maintenance, repairs and/or rehab, and lead-based paint hazards. The redevelopment project includes acquisition of properties and installation of public infrastructure for the purpose of developing affordable housing units.

**Table 48 – Influence of Market Conditions**

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

**Introduction**

The City of Hinesville is an entitlement community that receives Community Development Block Grant (CDBG) funding from the US Department of Housing and Urban Development (HUD). This section outlines the CDBG funding the City anticipates receiving on an annual basis for the 2019-2023 period covered by this Consolidated Plan.

The City anticipates an annual allocation for CDBG funds of approximately \$215,576 for each year of the Five-Year Consolidated Plan period.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	215,576	0	0	215,576	862,304	The City of Hinesville CDBG program will be implemented citywide. The city proposes to use 51% of its HUD allocation for affordable housing, 14% is allocated for recreation and open space activities, 15% will be used to assist public service agencies carry out the many social services that they provide to the community, 20% will be used on fair housing activities and on program administration.

**Table 49 - Anticipated Resources**

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

The City of Hinesville leverages several funding streams, including Georgia Department of Community Affairs (DCA) funding to support development of affordable housing and owner-occupied rehab as well as DCA's Emergency Solutions Grant (ESG) for homeless prevention support. The city further maximizes funding by drawing from other resources including: Community Home Investment Program (CHIP), Special Purpose Local Option Sales Tax, the city's own Revolving Loan Fund Program, discounted local loans, owners contributions, and set aside funds from the city's General Fund budget.

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

The City anticipates that in the upcoming planning years the Hinesville Development Authority or the Downtown Development Authority will purchase land to develop affordable housing.

Improvements to Irene B Thomas Park will address quality of life for LMI households in the area.

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hinesville	Government	Economic Development Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Hinesville Housing Authority	PHA	Public Housing Rental	Jurisdiction
United Way of the Coastal Empire	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
Gateway Behavioral Health Services	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
Liberty County Health Department	Departments and agencies	Non-homeless special needs public facilities public services	Region
Liberty County	Government	Homelessness Non-homeless special needs neighborhood improvements	Region
Hinesville Development	Non-profit organizations	Ownership	Jurisdiction
Liberty County Regional Coalition	Non-profit organizations	Homelessness	Region

**Table 50 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Institutional support for Hinesville’s implementation of the Consolidated Plan will include: a) government institutions, such as the Community Development Department for the City of Hinesville and the Hinesville Housing Authority; b) public agencies and non-profit organizations that provide services to the homeless and special needs populations; and c) the private sector, including lenders, realtors, developers, architects and engineers. The City will continue developing and strengthening the institutional structure by

engaging and supporting those that directly impact the lives of the City’s low-income and poverty-level families.

With limited funds available however, fully addressing all priority needs remains difficult. For this reason, the City will focus on the Azalea Street Redevelopment Area in the first two years of the Consolidated Plan period, and then affordable housing in last three years of the planning period.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

**Table 51 - Homeless Prevention Services Summary**

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

The City of Hinesville Homeless Prevention Program (HPP) serves as the referral agency for the Coordinated Entry System in Liberty County. HPP refers individuals to the Liberty Regional Homeless Coalition (LRHC) for Emergency Shelter assistance (Hotel/Motel Voucher).

HPP manages an Emergency Shelter Program, a Rapid Re-Housing Program and a Transitional Housing. HPP enhances these programs by providing case management and other supportive services to assist the homeless and the extremely low- and low-income that are considered literally homeless by federal definition. HPP staff works to prevent homelessness through collaboration, education, financial literacy, case management and empowerment. HPP uses the Housing First principle, and utilizes a county-wide centralized assessment system. In addition, HPP utilizes the Homeless Management Information System (HMIS), an information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

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

While the network of service providers through the Liberty County Coordinated Entry System and the Hinesville Homeless Program include a number of organizations and agencies working together to end homelessness in Hinesville and Liberty County, the City is limited to assisting and funding organizations through the CDBG public service funds.

The lack of a traditional shelter and limited funding for hotel/motel vouchers presents a barrier to providing continuous services and assistance to the homeless in Hinesville.

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

Summarized below is a list of activities for overcoming gaps in the institutional structure and service delivery system in the City.

**Trainings**

Community Development Department staff will participate in professional and grant specific trainings yearly. Workshops, webinars, and self-paced online training help to ensure that personnel are utilizing proven techniques and staying updated of award requirements.

**Self-Evaluation**

Sub-recipient Certification: The certification program is reviewed annually to ensure that organizational capacity is being maintained or further enhanced by employing performance measures and targeted technical assistance. This process helps in reaching assistance goals and receiving accurate beneficiary information.

*Oversight:* Periodic meetings with project leads or reps are conducted regularly to ensure that tasks are accomplished in accordance with set goals and that the projects comply with federal and state

requirements. Additionally, the work performed is thoroughly inspected to ensure that local and state codes are met.

*Standard Operating Procedures:* Standard operating procedures (SOPs) are followed for all grant-related tasks. The SOPs are reviewed regularly in an effort to further streamline the most used processes and best practices.

### **HUD Guidance**

All guidance and updated policy from HUD is used to further improve programs by bridging gaps and better coordinating internal and external activities.

### **Continuum of Care**

The City of Hinesville Homeless Prevention Program continues to strengthen its collaboration and communication with agencies and organizations within our CoC; it also maintains its use of HMIS to help meet its mission and further overcome gaps in the delivery system.

### **Philanthropic Organizations**

The City of Hinesville has several organizations within the community that help address needs of homeless with food, shelter, and clothing.

### **Public Institutions, Departments, and Agencies**

The City of Hinesville Homeless Prevention Program continues to:

- Promote horizontal and vertical communications
- Engage local agencies and service providers in our referral and screening process
- Promote its program with agencies including the Department of Family and Children Services (DFCS), which conducts eligibility and enrollment functions for mainstream programs like SNAP (food stamps), TANF, Medicaid, etc.
- Promote its program with the Board of Education, i.e. school social workers screening and referring families under the McKinney-Vento Homeless Assistance Act.
- Promote its program with the Liberty County Family Connections Collaborative, which is a local decision making body that brings community partners together to develop, implement, and evaluate plans that address the serious challenges Liberty County families face.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Development of New Affordable Housing	2021	2023	Affordable Housing	Citywide Azalea Street Redevelopment Area	Affordable Housing Opportunities		Homeowner Housing Added: 4 Household Housing Unit
2	2A Increase Availability & Improve Access to Public Facilities	2019	2023	Non-Housing Community Development	Citywide Azalea Street Redevelopment Area	Community Revitalization	CDBG: \$30,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 743 Persons Assisted
3	2B Increase & Expand Capacity Public Infrastructure	2019	2023	Non-Housing Community Development	Citywide Azalea Street Redevelopment Area	Community Revitalization	CDBG: \$109,225	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 6 Households Assisted
4	3A Increase & Expand Public Services for LMI Households	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Quality of Life Improvements	CDBG: \$32,336	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted
5	3B Promotion of Fair Housing	2019	2023	Non-Housing Community Development	Citywide	Quality of Life Improvements	CDBG: \$43,115	Public service activities for Low/Moderate Income Housing Benefit: 2500 Households Assisted

Table 52 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	1A Development of New Affordable Housing
	<b>Goal Description</b>	Beginning in the 2021 program year (3rd year of the plan), the City will help expand the affordable housing stock through support for the addition of owner-occupied housing and rental units.
2	<b>Goal Name</b>	2A Increase & Improve Access to Public Facilities
	<b>Goal Description</b>	The City of Hinesville will increase and improve access to public facilities in LMI neighborhoods throughout the City. Projects will include improvements to the facilities at Irene B. Thomas Park.
3	<b>Goal Name</b>	2B Increase & Expand Capacity Public Infrastructure
	<b>Goal Description</b>	The City of Hinesville will work towards increasing the capacity of and expanding access to the infrastructure in LMI neighborhoods throughout the City. Projects may include road and street improvement and expansion, sidewalks improvements as well as water and sewer improvements.
4	<b>Goal Name</b>	3A Increase & Expand Public Services LMI Households
	<b>Goal Description</b>	The City will work to increase and expand vital public services for LMI individuals and households and special needs. Public services include youth enrichment programs and an employment readiness program for youth.
5	<b>Goal Name</b>	3B Promotion of Fair Housing
	<b>Goal Description</b>	The City will work to promote fair housing for all households in the community.

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

The City will help expand the affordable housing stock through support for the addition of owner-occupied housing and rental units. The City estimates 4 LMI households the City will be assisted with affordable housing through these activities.

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

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

Currently the Hinesville Housing Authority (HHA) is not expanding the number of accessible units in compliance with Section 504. However, it is the policy of the HHA to comply with Section 504 of the Rehabilitation Act and the Federal Fair Housing Act to provide reasonable accommodations and modifications upon the request to all applicants, residents, and employees with disabilities. HHA is an equal housing opportunity provider and does not discriminate against applicants and/or residents with disabilities. It is the policy of the housing authority to provide reasonable accommodations and/or modifications to applicants or residents who have a disability to be able to fully use and enjoy their apartment and the apartment community.

### **Activities to Increase Resident Involvements**

Presently, there is a resident representative serving on the Housing Authority Board of Commissioners. This person serves as a liaison between the board, the administration and the Housing Authority neighborhood residents in an effort to keep resident's more involved in the management and operations of the community.

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

No

### **Plan to remove the 'troubled' designation**

N/A

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

### **Barriers to Affordable Housing**

Though public policies are meant to address the overall needs of citizens in the City, there are times where they may have a negative effect on certain aspects of the community, which in this case, are affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. In part, to identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees affirmatively further fair housing. The primary tool communities have for identifying contributing factors for these barriers to fair housing is the Analysis of Impediments to Fair Housing Choice (AI).

Possible Impediments identified were:

1. Zoning factors, development requirements and building costs: Several aspects of the zoning ordinance may possibly hinder a developer of affordable housing. Among them are: density, minimum unit size, architect and amenity requirements, and the allowance of personal care homes or nursing homes.
2. Development Requirements: Regulations ensure an acceptable level of quality and safety for construction activities, yet at the same time, these regulations often increase the cost of developments. Three aspects of the existing development regulations were identified that may cause an undue burden for a developer of affordable housing are requirements for: (a) sidewalks, (b) curb and gutter drainage, and (c) extensive tree and vegetation ordinance.
3. Building Codes: The National Building Codes and Housing Codes are supported by HUD and are designed to prevent overcrowding, however they may still burden some developers of affordable housing.
4. Water Impact Fees: A rise in the number of single-family homes and a number of new commercial buildings have impacted the water meters and its ability to deliver water services. Increases in fees may become a barrier for affordable housing development.
5. Transportation: Lack of public transportation is an impediment to fair housing choice in the City, and restricts access to residents who do not have another mode of transportation.
6. Financing: Numerous financing barriers exist for LMI homebuyers seeking a home in the City. Additionally, developers face covering start-up fees and initial investments as well as generating adequate revenues on low-income properties to remit required property taxes.
7. Public Opinion: Existing residents often fear an erosion of property values or the development of poorly constructed and maintained housing which may increase the likelihood of criminal activity and other crimes.
8. Advertising: The City recognizes that the current level of advertising of furthering fair housing should be improved.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The greatest barrier to affordable housing within the City of Hinesville is the lack of affordable homes caused by housing cost burden among City residents. According to the 2013-2017 ACS, approximately 35.2% of homeowners with a mortgage are cost burdened, and renters experience even more cost burden with 46.9%. That is an estimated 1,503 homeowners and 3,352 renters that are cost burdened in the City.

The City will focus on adding affordable housing to the Azalea Street Redevelopment Area in the first two years of the Consolidated Plan period, and then affordable housing citywide in last three years of the planning period.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City established the Liberty Regional Homeless Coalition (LCHC) to synchronize efforts among various service providers. The Coalition is a collaborative entity comprised of representatives from multiple agencies and nonprofits in the county.

The City also has the Hinesville Homeless Program (HPP), which manages an Emergency Shelter Program, a Rapid Re-Housing Program and a Transitional Housing. HPP enhances these programs by providing case management and other supportive services to assist the homeless and the extremely low- and low-income that are considered literally homeless by federal definition. HPP staff works to prevent homelessness through collaboration, education, financial literacy, case management and empowerment. HPP uses the Housing First principle, and utilizes a county-wide centralized assessment system. In addition, HPP utilizes the Homeless Management Information System (HMIS), an information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

### **Addressing the emergency and transitional housing needs of homeless persons**

Although Hinesville lacks a dedicated shelter, it has several programs to provide temporary and intermediate relief to homeless persons.

Key among these initiatives is the City of Hinesville's own in-house Transitional Housing Program, which is City funded and houses five individuals/families. . The defining mission of the HPP is to assist individuals in achieving self-sufficiency. This homeless assistance program provides temporary rental assistance and supportive services to homeless individuals and families in an effort to help significantly enhance their ability to live independent of private and public forms of financial assistance, and to move towards self-sufficient lifestyles. HPP also serves as an umbrella program for grants received to address homelessness issues.

HPP accepts clients based on walk-ins and referrals from other agencies. Most referrals which require homelessness verification are received from the Department of Family and Children Services (DFCS), Liberty County Board of Education McKinney Vento Liaison, and faith-based organizations. Once a referral is received, clients are contacted as soon as possible to further assess the situation and available assistance options.

In addition, the Kirk Healing Center reports having group home facilities and other housing facilities with the capacity to provide transitional housing and support services to single homeless men

**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.**

The Hinesville Homeless Program (HPP) provides transitional housing through temporary rental assistance and supportive services to homeless individuals and families in an effort to help significantly enhance their ability to live independent of private and public forms of financial assistance and move towards self-sufficient lifestyles. HPP's efforts to prevent individuals and families from becoming homeless again include collaboration through community organizations, education services, financial literacy through the Consumer Credit Counseling Service of Savannah, and case management services. This program provides direct services, referrals and follow-up support to help ensure the homeless needs are met.

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

To help assist low-income individuals and families avoid becoming homeless, especially those being discharged from publicly funded institutions or systems of care, the Hinesville Homeless Program (HPP) utilizes the Liberty County Coordinated Entry centralized assessment system. This system is the central tool HPP uses to make assessments and match these individuals and families to the community resources needed.

The Savannah Probation Day Reporting Center and the Liberty County Re-entry Coalition provide an array of services such as job placement, housing placement, educational opportunities, counseling, and vocational rehab for persons being discharged from corrections programs and institutions.

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

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

The City of Hinesville’s Owner-Occupied Housing Rehabilitation Program requires that all housing units selected for rehabilitation that were constructed prior to 1978 be inspected for lead-based paint by a certified lead-based paint inspector. As it relates to the Azalea Street Redevelopment Project, to date the City has tested 18 homes for lead-based paint and asbestos. Additionally, the Homeless Prevention Program (HPP) requires that each housing unit constructed prior to 1978 be inspected for lead-based paint by a certified lead-based paint inspector prior to clients moving in all of its Projects (Rapid Re-Housing Project, Prevention Project, or Transitional Housing Project). HPP funding is a combination of the City’s general funds, state level Emergency Solutions Grant (ESG), federal grants, and other funding streams.

The Liberty County Health Department provides lead screening to all children up to age five through the WIC program. If the lead level is elevated, one or more of the following steps occur: 1) An environmentalist may go into the home to conduct testing to determine the possible source of the lead; 2) Removal of the lead; 3) Dietary changes made to the child’s diet to lower the lead level; or in extreme cases, 4) The child may be referred to a physician for medication.

Additionally, a page within the City of Hinesville’s website is dedicated to lead-based paint awareness and includes the “Protect Your Family from Lead in Your Home” brochure as well as links to other resources. The “Protect Your Home” brochure is distributed to each owner-occupied rehab and new construction applicant.

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

According to the 2013-2017 ACS, there were a total of 4,380 housing units in the City that were built in 1979 or earlier. That represents 27.8% of all the housing units in the City. As a significant percentage of housing units in Hinesville are pre-1978 dwellings, the City will require that all housing programs follow LBP hazards regulations as required by HUD for work on home built before 1978.

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

The City’s Owner-Occupied Housing Rehabilitation Program requires that all housing units selected for rehabilitation that were constructed prior to 1978 be inspected for lead-based paint by a certified lead-based paint inspector.

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

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

The City's anti-poverty strategy is to continue support of existing programs that work to help assist LMI households and families that live in poverty become financially self-sufficient and eliminate poverty in Hinesville. The City of Hinesville uses its Homeless Prevention Program (HPP) to house these programs.

HPP offers a variety of programs and services to LMI individuals and families. HPP provides rental and utility assistance through its Prevention Project makes referrals for additional services such as food, helps LMI individuals and families match up with mainstream benefits they may qualify for, and referrals to job training programs to help them towards financial self-sufficiency.

For the immediate need of those who are homeless, HPP provides emergency shelter through its Hotel/Motel Voucher Project, provides supportive housing through its Transitional Housing Project, and ensures those that are homeless secure suitable housing quickly via its Rapid Re-Housing Project.

Additionally, the Owner-Occupied Housing Rehabilitation Program (state funded) improves the standard of living for LMI households in various areas throughout the City by assisting homeowners in completing repairs such as windows, HVAC, electrical systems, plumbing, ADA compliance and roofing needs.

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

Making available affordable homes in Hinesville remains the highest priority need in City. This is especially true around the downtown metropolitan areas, which require significant increases in income for households to become fully self-sufficient. Support for education and training to prepare youth and adults for better-paying jobs in the local market is essential. Basic supportive services, such as child care assistance and some assistance with housing costs are critical to enabling people to move towards greater self-sufficiency. For many potential workers entering training, there is a need for programs educating these workers on what to expect in the workplace and how to approach training programs. While the City may meet many of these needs, there are instances where programs are duplicative. The need for coordination among the government and nonprofit agencies is a topic warranting attention in the next few planning years.

## **SP-80 Monitoring – 91.230**

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

The City of Hinesville Community Development Department (CDD) staff administers the Community Development Block Grant (CDBG) Entitlement Program and all other housing and community development projects. CDD utilizes a set of standards and procedures for monitoring all HUD-funded activities which were developed in accordance with HUD's monitoring procedures and requirements for the CDBG Program. The Department gains guidance from HUD regulations, handbooks, notices and related documentation to ensure the goals and objectives of the City's Consolidated Plan are being met and to ensure compliance with program requirements, inclusive of those involving the timeliness of expenditures. The City of Hinesville itself reports to HUD and is independently audited on an annual basis as part of the Single Audit procedure.

The Community Development Department also monitors the performance of professional and building contractors for compliance and performs on-site inspections of its projects to ensure adherence of housing and building codes. Weekly on-site monitoring is performed on all housing projects under construction. This includes the CDBG Entitlement-funded Owner-Occupied Housing Rehabilitation Program.

All CDBG sub-recipients are monitored by the CDD Grants Administration Office and by the Accountant of the City of Hinesville Finance Department. Guidelines for monitoring the sub-recipients were developed in accordance with the HUD *Sub-recipients Monitoring Manual*.

Procedures include provisions for: a pre-award meeting; on-site visits; performance evaluations and follow-up; financial audits; post award compliance; and termination of funds. One on-site visit and at least one desk review will be performed during the subrecipients' performance period. A HUD-provided *Monitoring Checklist* is used when monitoring the sub-recipients. Sub-recipients are notified in writing if substandard performance and/or recordkeeping deficiencies are found and are given 30 days to correct the same. The on-site visit, desk review, and written notification of monitoring results are all routine practices required for all subrecipients. Each subrecipient is aware of the technical assistance available to its organization so that full compliance with HUD regulations can be achieved.

The City is familiar with HUD's policy that the total unexpended allocations are not to be greater than 1.5 times the most recent annual grant award. The CDD strives to make certain that this requirement is achieved in a timely manner. All projects and subrecipient activity is scheduled in order to expend funds according to the guidelines with few exceptions. Any extenuating circumstances will be reviewed with HUD programmatic and financial personnel as needed.

## Action Plan

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

#### Introduction

The City of Hinesville is an entitlement community that receives Community Development Block Grant (CDBG) funding from the US Department of Housing and Urban Development (HUD). This section outlines the CDBG funding the City anticipates receiving on an annual basis for the 2019-2023 period covered by this Consolidated Plan.

The City anticipates an annual allocation for CDBG funds of approximately \$215,576 for each year of the Five-Year Consolidated Plan period.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	215,576	0	0	215,576	862,304	The City of Hinesville CDBG program will be implemented citywide. The city proposes to use 51% of its HUD allocation for affordable housing, 14% is allocated for recreation and open space activities, 15% will be used to assist public service agencies carry out the many social services that they provide to the community, 20% will be used on fair housing activities and on program administration.

**Table 53 - Expected Resources – Priority Table**

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

The City of Hinesville leverages several funding streams, including Georgia Department of Community Affairs (DCA) funding to support development of affordable housing and owner-occupied rehab as well as DCA's Emergency Solutions Grant (ESG) for homeless prevention support. The city further maximizes funding by drawing from other resources including: Community Home Investment Program (CHIP), Special Purpose Local Option Sales Tax, the city's own Revolving Loan Fund Program, discounted local loans, owners contributions, and set aside funds from the city's General Fund budget.

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

The City anticipates that in the upcoming planning years the Hinesville Development Authority or the Downtown Development Authority will purchase land to develop affordable housing.

Improvements to Irene B Thomas Park will address quality of life for LMI households in the area.

## 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	1A Development of New Affordable Housing	2021	2023	Affordable Housing	Citywide Azalea Street Redevelopment Area	Affordable Housing Opportunities		
2	2A Increase Availability & Improve Access to Public Facilities	2019	2023	Non-Housing Community Development	Citywide Azalea Street Redevelopment Area	Community Revitalization	CDBG: \$30,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
3	2B Increase & Expand Capacity Public Infrastructure	2019	2023	Non-Housing Community Development	Citywide Azalea Street Redevelopment Area	Community Revitalization	CDBG: \$109,225	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2 Households Assisted
4	3A Increase & Expand Public Services for LMI Households	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Quality of Life Improvements	CDBG: \$32,336	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	3B Promotion of Fair Housing	2019	2023	Non-Housing Community Development	Citywide	Quality of Life Improvements	CDBG: \$43,115	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted

**Table 54 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	1A Development of New Affordable Housing
	<b>Goal Description</b>	Beginning in the 2021 program year (3rd year of the plan), the City will help expand the affordable housing stock through support for the addition of owner-occupied housing and rental units.
2	<b>Goal Name</b>	2A Increase & Improve Access to Public Facilities
	<b>Goal Description</b>	The City of Hinesville will increase and improve access to public facilities in LMI neighborhoods throughout the City. Projects will include improvements to the facilities at Irene B. Thomas Park.
3	<b>Goal Name</b>	2B Increase & Expand Capacity Public Infrastructure
	<b>Goal Description</b>	The City of Hinesville will work towards increasing the capacity of and expanding access to the infrastructure in LMI neighborhoods throughout the City. Projects may include road and street improvement and expansion, sidewalks improvements as well as water and sewer improvements.
4	<b>Goal Name</b>	3A Increase & Expand Public Services LMI Households
	<b>Goal Description</b>	The City will work to increase and expand vital public services for LMI individuals and households and special needs. Public services include youth enrichment programs and an employment readiness program for youth.
5	<b>Goal Name</b>	3B Promotion of Fair Housing
	<b>Goal Description</b>	The City will work to promote fair housing for all households in the community.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City of Hinesville CDBG program will be implemented citywide. The following are proposed CDBG activities for FY 2019 including related objectives, and anticipated outcomes and accomplishments of those activities. The City’s program year runs from July 1, 2019 through June 30, 2020.

### Projects

#	Project Name
1	CDBG: Program Admin & Fair Housing (2019)
2	CDBG: Public Service Agencies (2019)
3	CDBG: Irene B. Thomas Park (2019)
4	CDBG: Azalea Street Redevelopment Project (2019)

Table 55 – Project Information

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

In addressing the needs of low- and moderate-income households and the special needs population, the City’s CDBG program will administer the projects listed in the table above.

The projects that the City will manage will works towards addressing the three priority needs in the City of Hinesville. These priorities are: 1) Affordable Housing Opportunities, 2) Community Revitalization, and 3) Quality of Life Improvements.

The Azalea Street project will address Affordable Housing Opportunities through housing rehabilitation. The Irene B. Thomas Park improvements will address Community Revitalization efforts in a central area of the City. Public service agencies will work towards fulfilling the need for Quality of Life Improvements. Program Administration of the CDBG program will oversee the three projects as well as Fair Housing activities in the City.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Program Admin & Fair Housing (2019)
	<b>Target Area</b>	Citywide Azalea Street Redevelopment Area
	<b>Goals Supported</b>	1A Preservation of Existing Affordable Housing 2A Increase & Improve Access to Public Facilities 2B Increase & Expand Capacity Public Infrastructure 3A Increase & Expand Public Services LMI 3B Promotion of Fair Housing
	<b>Needs Addressed</b>	Affordable Housing Opportunities Community Revitalization Quality of Life Improvements
	<b>Funding</b>	CDBG: \$43,115
	<b>Description</b>	CDBG program administration for FY2019.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through the administration of the CDBG program in the region, an estimated 500 households will benefit from fair housing promotion and outreach in the City.
	<b>Location Description</b>	The program administration of the CDBG program is Citywide.
	<b>Planned Activities</b>	Program Administration Fair Housing activities
2	<b>Project Name</b>	CDBG: Public Service Agencies (2019)
	<b>Target Area</b>	Citywide Azalea Street Redevelopment Area
	<b>Goals Supported</b>	3A Increase & Expand Public Services LMI 3B Promotion of Fair Housing
	<b>Needs Addressed</b>	Quality of Life Improvements
	<b>Funding</b>	CDBG: \$32,336
	<b>Description</b>	The City will support agencies that provide vital public services to address the needs of City citizens, in particular low- and moderate-income households and the special needs population.

	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 LMI Persons Assisted
	<b>Location Description</b>	Public services will be administered citywide.
	<b>Planned Activities</b>	Public services throughout the city will include self-sufficiency programs for LMI households, homeless prevention and services for the homeless.
<b>3</b>	<b>Project Name</b>	CDBG: Irene B. Thomas Park (2019)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	2A Increase & Improve Access to Public Facilities 2B Increase & Expand Capacity Public Infrastructure
	<b>Needs Addressed</b>	Community Revitalization
	<b>Funding</b>	CDBG: \$30,900
	<b>Description</b>	Improvements to Irene B. Thomas Park include installation of new park equipment, fencing and ADA sidewalks to ensure handicap accessibility.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 LMI Persons Assisted
	<b>Location Description</b>	Irene B Thomas Park
	<b>Planned Activities</b>	Infrastructure improvements the park.
<b>4</b>	<b>Project Name</b>	CDBG: Azalea Street Redevelopment Project (2019)
	<b>Target Area</b>	Azalea Street Redevelopment Area
	<b>Goals Supported</b>	2A Increase & Improve Access to Public Facilities 2B Increase & Expand Capacity Public Infrastructure
	<b>Needs Addressed</b>	Community Revitalization
	<b>Funding</b>	CDBG: \$109,225
	<b>Description</b>	The City will work on infrastructure improvements and clearing activities to eliminate slum and blight from the area. This is the final phase (Phase III) of the Azalea Street Redevelopment Project.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 LMI Households Assisted
	<b>Location Description</b>	Azalea Street Redevelopment Area
	<b>Planned Activities</b>	Infrastructure improvements and clearing activities to eliminate slum and blight from the area.

## **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 Hinesville implements a city-wide community development strategy, inclusive of public services to LMI households, improvements to public infrastructure and facilities and housing rehabilitation. In the program year, attention will be directed towards the Azalea Street Redevelopment Area. The Azalea Street Redevelopment Area will see housing rehabilitation so that LMI homeowners may protect the value of their real property investment. Through this activity the City will also improve and maintain the City’s quality of housing stock and prevent and eradicate slum/blight conditions in the area.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	50
Azalea Street Redevelopment Area	50

**Table 56 - Geographic Distribution**

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

There is a need for public services that assists LMI households and the special needs population such the homeless throughout the City. These services include, but are not limited to senior transportation, assistance for victims of domestic, substance abuse recovery, community outreach programs, youth programs and assistance to the homeless.

The Azalea Street Redevelopment Area is in-need of housing rehabilitation so that owners can protect the value of their homes. This activity will improve and maintain the City’s quality of housing stock and prevent and eradicate slum/blight conditions in the area.

## Affordable Housing

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

#### Introduction

The City is working to maintain and improve the supply of affordable housing in the City through new home construction in the Azalea Street Redevelopment Area.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

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

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

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

#### Discussion

In the first two years of the plan, the City does not expect to expand affordable housing in the City.

Beginning in the 2021 program year (3rd year of the plan), the City will help expand the affordable housing stock through support for the addition of owner-occupied housing and rental units.

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

### **Introduction**

The Hinesville Housing Authority (HHA) is the local PHA and operates in the City as well as the County. HHA manages a Section 8 Project Based Rental Assistance Program that has 77 units at the Cedar Walk Apartments. In two other properties, there are also 128 project-based Section 8 units and six single bedroom units available for veterans without children.

The Housing Authority's commissioners are appointed by the Mayor and City Council of Hinesville and their terms are for five years with staggered expiration dates, except for the resident commissioner whose term is for one year.

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

HHA continually works to provide housing solutions to LMI households in the City. Much of this happens through the provision of the Section 8 program; however, currently at the time the waiting list is over 1,100 applications. HHA will continue to offer additional housing programs to address the needs of LMI households in need of housing assistance.

The HHA will work to create homeownership opportunities and provide housing solutions for the veterans, active soldiers, elderly, homeless and disabled population in Hinesville.

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

There is a resident representative serving on the Housing Authority Board of Commissioners. This person serves as a liaison between the board, the administration, and the Housing Authority neighborhood residents in an effort to keep resident's more involved in the management and operations of the community.

HHA also provides resident education classes and assistance with GED, college placement, and job training. HHA recognizes that employability and gainful employment is an important step for families in public housing to become self-sufficient.

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

The City is pleased to report that its Housing Authority is not troubled in its operation as a Public Housing Authority.

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

### **Introduction**

Hinesville places great importance on assisting vulnerable residents within its jurisdiction, particularly persons who are experiencing homelessness or facing imminent homelessness. The alleviation and elimination of homelessness remains one of the City's major priorities. The Homeless Prevention Program (HPP) applies the Housing First principle and utilizes a citywide assessment system to help residents.

There are several projects that the HPP utilizes to provide temporary and intermediate relief to the homeless, as well as a number of programs to assist the extremely low-and low-income who are at imminent risk of becoming homeless. The City will continue providing the following programs to assist the homeless populations:

- Rapid Rehousing Program (RRH)
- Hotel/Motel Voucher Program (HV)

### **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 City established the Liberty Regional Homeless Coalition (LCHC) to synchronize efforts among various service providers. The Coalition is a collaborative entity comprised of representatives from multiple agencies and nonprofits in the county.

The City also has the Hinesville Homeless Program (HPP), which manages an Emergency Shelter Program, a Rapid Re-Housing Program and a Transitional Housing. HPP enhances these programs by providing case management and other supportive services to assist the homeless and the extremely low- and low-income that are considered literally homeless by federal definition. HPP staff works to prevent homelessness through collaboration, education, financial literacy, case management and empowerment. HPP uses the Housing First principle, and utilizes a county-wide centralized assessment system. In addition, HPP utilizes the Homeless Management Information System (HMIS), an information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Although Hinesville lacks a dedicated shelter, it has several programs to provide temporary and intermediate relief to homeless persons.

Key among these initiatives is the City of Hinesville's own in-house Transitional Housing Program, which is City funded and houses five individuals/families. . The defining mission of the HPP is to assist individuals in achieving self-sufficiency. This homeless assistance program provides temporary rental assistance and supportive services to homeless individuals and families in an effort to help significantly enhance their ability to live independent of private and public forms of financial assistance, and to move towards self-sufficient lifestyles. HPP also serves as an umbrella program for grants received to address homelessness issues.

HPP accepts clients based on walk-ins and referrals from other agencies. Most referrals which require homelessness verification are received from the Department of Family and Children Services (DFCS), Liberty County Board of Education McKinney Vento Liaison, and faith-based organizations. Once a referral is received, clients are contacted as soon as possible to further assess the situation and available assistance options.

In addition, the Kirk Healing Center reports having group home facilities and other housing facilities with the capacity to provide transitional housing and support services to single homeless men

**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**

The Hinesville Homeless Program (HPP) provides transitional housing through temporary rental assistance and supportive services to homeless individuals and families in an effort to help significantly enhance their ability to live independent of private and public forms of financial assistance and move towards self-sufficient lifestyles. HPP's efforts to prevent individuals and families from becoming homeless again include collaboration through community organizations, education services, financial literacy through the Consumer Credit Counseling Service of Savannah, and case management services. This program provides direct services, referrals and follow-up support to help ensure the homeless needs are met.

**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**

To help assist low-income individuals and families avoid becoming homeless, especially those being discharged from publicly funded institutions or systems of care, the Hinesville Homeless Program

(HPP) utilizes the Liberty County Coordinated Entry centralized assessment system. This system is the central tool HPP uses to make assessments and match these individuals and families to the community resources needed.

The Savannah Probation Day Reporting Center and the Liberty County Re-entry Coalition provide an array of services such as job placement, housing placement, educational opportunities, counseling, and vocational rehab for persons being discharged from corrections programs and institutions.

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

### **Introduction:**

Though public policies are meant to address the overall needs of citizens in the City, there are times where they may have a negative effect on certain aspects of the community, which in this case, are affordable housing and residential investment. Affordable housing and public and private residential investments are key components in furthering fair housing in any community. In part, to identify these negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees to affirmatively further fair housing. The primary tool communities have for identifying contributing factors for these barriers to fair housing is the Analysis of Impediments to Fair Housing Choice (AI).

Possible Impediments identified were:

1. Zoning factors, development requirements and building costs: Several aspects of the zoning ordinance may possibly hinder a developer of affordable housing. Among them are: density, minimum unit size, architect and amenity requirements, and the allowance of personal care homes or nursing homes.
2. Development Requirements: Regulations ensure an acceptable level of quality and safety for construction activities, yet at the same time, these regulations often increase the cost of developments. Three aspects of the existing development regulations were identified that may cause an undue burden for a developer of affordable housing are requirements for: (a) sidewalks, (b) curb and gutter drainage, and (c) extensive tree and vegetation ordinance.
3. Building Codes: The National Building Codes and Housing Codes are supported by HUD and are designed to prevent overcrowding, however they may still burden some developers of affordable housing.
4. Water Impact Fees: A rise in the number of single-family homes and a number of new commercial buildings have impacted the water meters and its ability to deliver water services. Increases in fees may become a barrier for affordable housing development.
5. Transportation: Lack of public transportation is an impediment to fair housing choice in the City, and restricts access to residents who do not have another mode of transportation.
6. Financing: Numerous financing barriers exist for LMI homebuyers seeking a home in the City. Additionally, developers face covering start-up fees and initial investments as well as generating adequate revenues on low-income properties to remit required property taxes.
7. Public Opinion: Existing residents often fear an erosion of property values or the development of poorly constructed and maintained housing which may increase the likelihood of criminal activity and other crimes.
8. Advertising: The City recognizes that the current level of advertising of furthering fair housing should be improved.

**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 greatest barrier to affordable housing within the City of Hinesville is the lack of affordable homes caused by housing cost burden among City residents. The City will focus on adding affordable housing to the Azalea Street Redevelopment Area in the first two years of the Consolidated Plan period, and then affordable housing citywide in last three years of the planning period.

The City will also continue to educate the public about Fair Housing in Hinesville through the City website, promotion of Fair Housing Month in April annually, through activity on social media, and published advertisements on local newspapers.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Hinesville is dedicated to improving the lives of its citizens, particularly the LMI and special needs population to enjoy a decent quality of life in the City. The City's CDBG program does this by community development programs which involve public services, expansion and improvements to public infrastructure and facilities, and housing rehabilitation to help homeowners. Below are other actions planned by the City to meet the needs of the community.

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

The City of Hinesville will continue to work closely with community agencies to target and address the specific needs of underserved groups in the City. These community agencies include the Hinesville Housing Authority, Hinesville Development, United Way, Gateway Behavioral Services, the Liberty County Health Department, the Liberty Regional Homeless Coalition. The City coordinates its partners and local nonprofits and administers the CDBG program to help deliver services and programs to its underserved citizens.

### **Actions planned to foster and maintain affordable housing**

In an effort to foster and maintain decent, safe, sanitary, energy efficient, and affordable housing, the City provides housing rehabilitation assistance for low-to-moderate income families, disabled persons, and elderly homeowners throughout Hinesville through state funded programs.

### **Actions planned to reduce lead-based paint hazards**

The City's Owner-Occupied Housing Rehabilitation Program requires that all housing units selected for rehabilitation that were constructed prior to 1978 be inspected for lead-based paint by a certified lead-based paint inspector.

The Liberty County Health Department provides lead screening to all children up to age five through the WIC program. If the lead level is elevated, one or more of the following steps occur: 1) An environmentalist may go into the home to conduct testing to determine the possible source of the lead; 2) Removal of the lead; 3) Dietary changes made to the child's diet to lower the lead level; or in extreme cases, 4) The child may be referred to a physician for medication.

### **Actions planned to reduce the number of poverty-level families**

The City's anti-poverty strategy is to continue support of existing programs that work to help assist LMI households and families that live in poverty become financially self-sufficient and eliminate poverty in Hinesville. The City of Hinesville uses its Homeless Prevention Program (HPP) to house these programs.

HPP offers a variety of programs and services to LMI individuals and families. HPP provides rental and utility assistance through its Prevention Project makes referrals for additional services such as food, helps LMI individuals and families match up with mainstream benefits they may qualify for, and referrals to job training programs to help them towards financial self-sufficiency.

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

The City will continue developing and strengthening the institutional structure by engaging and supporting organizations that directly impact the lives of the City's low-income and poverty-level families. These organizations include the Hinesville Housing Authority, public agencies and non-profit organizations that provide services to the homeless and special needs populations.

Furthermore, as it relates with assisting homeless individuals and families, the City will continue to support the local Continuum of Care's active role in providing coordination to homeless providers in the City.

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

As mentioned above, the City will work to expand the cooperative efforts that are now in place and will continue its active role in providing coordination and cooperation with its community partners identified in SP-40 Institutional Delivery Structure.

The City will continue to support the local Continuum of Care's active role in providing coordination to homeless providers in the City.

## Program Specific Requirements

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

#### Introduction:

This section is a summary of the program specific requirements of the City's CDBG program.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b>
	PIC
	<b>List the name of the organization or individual who originated the data set.</b>
	US Department of Housing and Urban Development.
	<b>Provide a brief summary of the data set.</b>
	The PIH Information Center (PIC) data set includes demographic information about public housing units.
	<b>What was the purpose for developing this data set?</b>
	The purpose of this data set was to facilitate a more timely and accurate exchange of data between Public Housing Authorities and Local HUD offices.
2	<b>Data Source Name</b>
	2000 Census, 2013-2017 ACS
	<b>List the name of the organization or individual who originated the data set.</b>
	US Census Bureau
	<b>Provide a brief summary of the data set.</b>
	The US Census 2000 contains detailed tables presenting data for the United States, 50 states, the District of Columbia and Puerto Rico focusing on age, sex, households, families, and housing units. These tables provide in-depth figures by race and ethnicity.
	<b>The American Community Survey (ACS)</b> is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.

	<p><b>What was the purpose for developing this data set?</b></p> <p>Census information affects the numbers of seats a state occupies in the U.S. House of Representatives. An accurate count of residents can also benefit the community. The information the census collects helps to determine how more than \$400 billion dollars of federal funding each year is spent on infrastructure and services. Among other things, Census data is used to advocate for causes, rescue disaster victims, prevent diseases, research markets, locate pools of skilled workers and more.</p> <p><b>ACS:</b> Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The City of Hinesville</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2000 Census, 2013-2017 ACS 5-Year Estimates</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>2011-2015 CHAS</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p> <p><b>Provide a brief summary of the data set.</b></p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The City of Hinesville</p>

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2011-2015 CHAS</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>2013-2017 ACS 5-Year Estimates</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p><b>The American Community Survey (ACS)</b> is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The City of Hinesville</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013-2017 ACS 5-Year Estimates</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
5	<p><b>Data Source Name</b></p> <p>2011-2015 ACS (Workers), 2015 LEHD (Jobs)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>2011-2015 ACS and 2015 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>

	<p><b>Provide a brief summary of the data set.</b></p> <p><b>The American Community Survey (ACS)</b> is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p><b>The Longitudinal Employer-Household Dynamics (LEHD)</b> program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p> <hr/> <p><b>What was the purpose for developing this data set?</b></p> <p><b>ACS:</b> Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p><b>LEHD:</b> Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p> <hr/> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The City of Hinesville</p> <hr/> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2011-2015 ACS (Workers), 2015 LEHD (Jobs)</p> <hr/> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
6	<p><b>Data Source Name</b></p> <p>HUD 2018 FMR and HOME Rents</p> <hr/> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Department of Housing and Urban Development (HUD)</p>

<p><b>Provide a brief summary of the data set.</b></p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Hinesville, GA HUD Metro FMR Area</p>
<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2018</p>
<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>