



Henry County, Georgia 2019 Annual Action Plan Third Year of Three Year Consolidated Plan

Submitted to the
U.S. Department of Housing and Urban Development
Atlanta Office of Community Planning and Development
Five Points Plaza Building
40 Marietta Street
Atlanta, Georgia 30303-2806

Submitted by the
Henry County Board of Commissioners
140 Henry Parkway
McDonough, Georgia 30253

Executive Summary

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

1. Introduction

Henry County receives Community Development Block Grant (CDBG) Program funds through the U.S. Department of Housing and Urban Development (HUD). The County has been an urban county entitlement and therefore a direct recipient of the Community Development Block Grant Program since 2012. The County delegates programmatic responsibilities for administering the CDBG program to its Community Development Department. The County is not a HOME participating jurisdiction so does not receive HOME funding nor does it receive Emergency Solution Grant funding.

Henry County does not directly receive Housing Opportunities for Persons with AIDS (HOPWA) funds. HOPWA funded programs available to Henry County residents are administered through the City of Atlanta. The City of Atlanta is the largest recipient in Georgia and receives a formula share for the Atlanta Eligible Metropolitan Statistical Area (EMSA), from which it awards sub-grants. The Atlanta EMSA consists of 28 counties, Henry County being one of them. Additional services for persons living with HIV/AIDS are available through Fulton County's Ryan White Program. The Ryan White Program is funded under Part A of "The Ryan White HIV/AIDS Treatment Extension Act of 2009". The program is administered by the Health Resources and Services Administration (HRSA), HIV/AIDS Bureau. It addresses the unmet health needs of persons living with the HIV disease (PLWH) by funding primary health care and support services that enhance retention and access to care. The Fulton County Ryan White Program provides resources for a 20-County Atlanta Eligible Metropolitan Statistical Area (EMSA); including Henry County.

The 2017-2019 Consolidated Plan is supported by a series of three (3) Annual Action Plans. This document is the third of the three action plans.

The FY 2019 Annual Action Plan describes specific projects in which the County proposes to utilize CDBG funds to carry out priorities established in the County's FY 2017-2019 Consolidated Plan. These priority needs were established through a collaborative process with citizens, service providers, and other stakeholders.

2. Summarize the objectives and outcomes identified in the Plan

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

Being of benefit to households of low-to-moderate income is the county's primary objective. The county has also identified special needs individuals as among those who face the greatest challenges and who should receive high priority in the expenditure of federal funds. For this purpose, special needs individuals include homeless persons and households, those threatened with homelessness, the elderly, persons with disabilities, persons living with HIV/Aids and at-risk youth.

Housing needs:

Objective 1: Assist income eligible owner occupied households with housing rehabilitation needs.

Outcome A: Complete rehabilitation of 12 homes.

Objective 2: Improve the quality of current public housing stock.

Outcome A: Modernization of public housing units at the Hampton Public Housing Authority and McDonough Public Housing Authority.

Homeless needs:

Objective 1: To provide public service funding to A Friend's House and Haven House.

Outcome A: Improve quality of live for homeless individuals through the provision of safe housing and supportive services.

Community Development needs:

Objective 1: To improve the quality of life in low-to-moderate income neighborhoods through infrastructure and public facility improvements, and spot demolition.

Outcome A: Complete improvements to the Smith Barnes Sewer Basin in Stockbridge. First phase of improvements initiated in the 2017 Annual Action Plan.

Outcome B: Complete fourth phase of sidewalks and storm drainage improvements in Blacksville target area in the City of McDonough. Sidewalks and Storm Drainage activities were first initiated in the FY2014 Annual Action Plan as part of the FY 2012-2016 Five-Year Consolidated Plan.

Outcome C: Complete the clearance and demolition of five (5) dilapidated, uninhabitable structures for the prevention and elimination of slum and blight. Demolition and clearance activities to be carried out utilizing funding approved in amendments to the FY 2014 and 2015 Annual Action Plan(s) as part of the FY 2012-2016 Five-Year Consolidated Plan and in the FY2017 Annual Action Plan.

Outcome D: Complete storm drainage and street improvements in the community of Greenview Homes located in unincorporated Henry County

Outcome E: Complete improvements to West Main St in the City of Hampton

Objective 2: Support public service agencies that address the community development needs of LMI residents, especially those with special needs and/or of extremely low income.

Outcome A: Expanded services or increased number of clients served by public service agencies.

*To ensure timely expenditures of federal funds, staff may change the Federal Fiscal Funding Year approved for an activity without changing the funding amount. This may be necessary if an activity is delayed and the funds could be utilized in a timelier manner if moved to another activity. In these cases, the delayed activity shall be awarded funding from a later Federal Fiscal Funding Year. This practice is to promote the expenditure of older funds first in compliance with the "first-in, first-out" requirements.

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

3. Evaluation of past performance

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

Henry County is completing its second fiscal year of its 2017-2019 Three (3) year Consolidated Plan. During fiscal year 2018 Henry County CDBG funds were used to assist in the delivery of public and social services. Non-profit agencies were awarded funding for the purpose of providing direct assistance to Henry County residents. Such activities varied from operational assistance, health services, youth services, services for battered and abused spouses, and abused and neglected children.

Public facility and infrastructure improvements were also assisted with CDBG funding in FY18. The third phase of the City of McDonough sidewalk and storm drainage improvement activity was initiated; along with water sewer improvements in the City of Stockbridge and efforts to modernize public housing units. Park improvement activities within the City of Hampton were completed. McDonough Housing Authority with CDBG completed its third phase of Public Housing Unit Modernization and the Hampton Housing Authority started its first phase in modernizing units. Although the County identified several properties in 2018, which it had looked to demolish with the assistance of CDBG funding, no clearance and demolition activities were carried out during the program year due to insufficient definitions of 'Standard' and 'Substandard condition but suitable for rehabilitation'. Both definitions have been revised, resubmitted in the Consolidated Plan and approved.

The County's has found the Septic Tank Repair and Replacement project to still be in high demand in our community. The Community Development Department participated in a Stormwater presentation by the Henry County Department of Stormwater Management nearing the close of FY16. The department has developed invaluable relationships with Stormwater Management as well as Code Enforcement and the Georgia Department of Environmental Health. These agencies serve to refer residents to the program and to answer questions and provide aid to the department.

Additionally, the county has not been able to implement projects to create and/or improve economic opportunities for LMI residents. Although staff met with the Main Street Programs in the county, staff has experienced difficulties in developing policy and guidelines for Economic Development activities; however, the County is looking to develop a small grant program for smaller businesses and agencies to apply to in FY19.

Henry County exceeded its timeliness test requirements in 2017, 2018, and 2019. This follows a failure to meet timeliness in 2016 and 2015. This accomplishment is largely due to the increased number of Housing Rehab activities and program participation among the cities in Henry County.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Henry County Community Development Department hosted a series of Needs Assessment meetings for the purpose of determining the nature and types of assistance needed to address priority needs in Henry County including the cities of Hampton, Locust Grove, McDonough and Stockbridge.

The following topics were discussed:

- Estimated amount of Community Development Block Grant (CDBG) Program entitlement funds
- Eligible uses for CDBG funds
- Description of current CDBG assisted activities and completed activities
- The FY2019 Annual Action Plan

The Needs Assessment meeting dates and locations are provided in the Table.

(Public Meeting is scheduled for Tuesday, July 16th, 2019 at 6:30pm)

The public hearing and needs assessment meeting locations are handicap accessible. Persons requiring special accommodations at any of the aforementioned meetings were encouraged to contact the Henry County Community Development Department prior to the meeting date to make arrangements.

Table 1 - Needs Assessment Meeting

The meeting dates and locations are provided below:

Date & Time	Place
Wednesday, February 20, 2019 8:30 am – 10:00 am	Locust Grove Senior Center - 280 Mose Brown Dr., Locust Grove, GA 30248
Tuesday, February 26, 2019 11:30 am – 1:00 pm	J. P. Moseley Recreation Center - 1041 Miller's Mill Rd., Stockbridge, GA 30281
Thursday, February 28, 2019 5:30 pm – 7:00 pm	Locust Grove Public Library – 115 Martin Luther King Jr. Blvd., Locust Grove, GA
Tuesday, March 5, 2019 2:00 pm – 3:30 pm	Cochran Public Library – 174 Burke St., Stockbridge, GA 30281
Wednesday, March 6, 2019 11:30 am – 1:00 pm	Heritage Senior Center – 1050 Florence McGarity Blvd., McDonough, GA 30252
Monday, March 25, 2019 5:30 pm – 7:00 pm	Fortson Public Library – 61 McDonough Rd., Hampton, GA 30228

5. Summary of public comments

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

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

7. Summary

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	HENRY COUNTY	Community Development Department

Table 2 – Responsible Agencies

Narrative (optional)

Henry County’s CDBG Program is administered and implemented by the County’s Community Development (CD) Department. In addition to the CDBG Program the department is responsible for the administration and implementation of the County’s Neighborhood Stabilization Program (NSP) awards from HUD and the Georgia Department of Community Affairs (DCA). Henry County does not receive HOME or ESG funding. The County is a member of the Atlanta Eligible Metropolitan Statistical Area (EMSA); as such HOPWA funded programs are available to County residents through the City of Atlanta. Similarly, Ryan White funded programs are available to Henry County residents through Fulton County. Currently, the department consists of a director, one (1) CD Specialist/Rehab Advisor, and one (1) CD Specialist. The department offices are located in Henry County’s Administration Building in McDonough, Georgia.

Consolidated Plan Public Contact Information

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

1. Introduction

Henry County's FY2019 Third Year Action Plan has been prepared by the Community Development Department staff. An extensive consultation was carried out during the development of Consolidated Plan for FY17-19. The County consulted with non-profits, for-profits, divisions of local and state government and service providers who provide housing, medical, mental health, employment and other supportive services. (A comprehensive list of these organizations can be found in the Consolidated Plan.) The Henry County Library System, Connecting Henry, Senior Services and Parks and Recreation Department each participated in the process during the development of the FY 2018 Annual Action Plan. The County discussed fair housing needs and the education and outreach services to meet those needs with Metro Fair Housing Services, Inc. In regards to housing agencies the McDonough and Hampton Housing Authorities, Southern Crescent Habitat for Humanity and the Henry County Fuller Center for Housing were consulted prior to development of the plan. Consultation for the plan development began in December 2017. Surrounding jurisdictions, to include Clayton County, DeKalb County and Fulton County were made aware of the draft plan and the public comment period. This communication was delivered via email.

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

The Henry County Community Development Department has held regular needs assessment meetings, public hearings, application workshops, Fair Housing training and technical assistance training in order to enhance coordination between the county's CDBG program office, the public, assisted housing providers and service agencies. During the development of each Annual Action Plan, the Community Development Department holds a series of needs assessment meetings for the purpose of determining the nature and types of assistance needed to address priority needs in Henry County including the cities of Hampton, Locust Grove, McDonough and Stockbridge.

Public Hearings are held as required in conjunction with the development and substantial amendment of the Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). At least two (2) application workshops are held following each Notice of Funding Availability (NOFA). The purpose of the workshops is to assist applicants with the preparation of their application and understanding of the CDBG Program requirements.

There are two (2) public assisted housing providers in Henry County; they are the Housing Authority of the City of McDonough (MHA) and the Housing Authority of the City of Hampton (HHA). The coordination between the authorities is well established and has proven to be mutually beneficial.

At a minimum the following is discussed and/or made available during the need assessment meetings; 1) Estimated amount of Community Development Block Grant (CDBG) Program entitlement funds, 2) Eligible uses for CDBG funds, and 3) Description of current CDBG assisted activities, completed activities and accomplishments. An average of five (5) to six (6) needs assessment meetings are held each year prior to the development of the Annual Action Plan. The meeting locations are spread across the county utilizing public facilities such as libraries, senior centers, recreation centers and the community room of one of the area's Public Housing Authorities. As part of the development of the 2017-2019 Consolidated Plan a Needs Assessment meeting was held in conjunction with a Connecting Henry Collaborative meeting in May 2017. The meeting was co-sponsored by Piedmont Henry Hospital. There were fifty-five (55) participants present not including two (2) Henry County Community Development staff persons. Participants represented forty (40) different agencies serving Henry County residents to include public and assisted housing providers, private and governmental health and mental health service agencies.

36 Fair Housing trainings to include homebuyer education workshops have been held since March 2015. Trainings have been specifically designed to educate the general public, county and city employees, CDBG subrecipients, housing providers, property owners, and public housing authority employees, individuals with Limited English Proficiency (LEP) and individuals with disabilities or other special needs on the basic principles of Fair Housing laws. Attendance of Fair Housing training is mandated annually for CDBG subrecipients.

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.

Henry County is a member of the Georgia Balance of State Continuum of Care (CoC). The County collaborates with the Georgia Department of Community Affairs (DCA) and CoC member agencies to implement strategies to reduce and end homelessness in the County. The Community Development Department is responsible for ensuring applications submitted to DCA for Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with Aids (HOPWA) are consistent with Henry County's Consolidated Plan.

In 2015 the County and several of its CDBG subrecipients participated in the Point In Time Homeless Count. This was the first year a count had been conducted for Henry County. During this count The Flint Circuit Council on Family Violence, Inc. served as the lead agency. Assisting them in the conduct of status surveys on Monday, January 26, 2015 were: Henry County Fire Department, Police Department, Sherriff's Office and the Community Development Department along with the City of Hampton, Avalon Church, and Henry County Board of Education. Consolidate Plan and advising the Henry County Board of Commissioners or their appointee of such findings.

2019 Point In Time Homeless Count information is not yet available on Georgia's Department of Community Affairs (DCA) website. Staff has emailed DCA in regards to finding out when data will be available. Staff has not received a response to date.

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

Henry County is not a recipient of the Emergency Solutions Grant (ESG). DCA releases a Notice of Funding Availability for ESG annually. Agencies interested in receiving and/or applying for ESG funds to benefit Henry County residents may apply through DCA. ESG applicants are encouraged to contact the Community Development Department regarding the execution of a Certification of Consistency with the Local HUD Consolidated Plan. Applicants are asked to provide a copy of their application for review in order to ensure the proposed activity is indeed consistent with the Consolidated Plan. Additionally, once DCA has made their selection they request a Certification of Consistency with the Local HUD Consolidated Plan prior to finalizing awards. All certifications are reviewed by the Community Development Department and once consistency has been confirmed, are presented to the Chair of the Henry County Board of Commissioners or their designee for execution.

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	McDonough Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development staff meets and discusses public housing needs regularly with the authority. Anticipated outcomes include the development of other CDBG assisted activities to improve public housing.
2	Agency/Group/Organization	Hampton Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Development staff meets and discusses public housing needs regularly with the authority. Anticipated outcomes include the development of other CDBG assisted activities to improve public housing.

3	Agency/Group/Organization	Metro Fair Housing Services, Inc.
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	County staff discussed fair housing services, education and outreach with Metro Fair Housing Services, Inc. Discussions took place in face to face meetings as well as over the telephone with final ideas expressed via email.
4	Agency/Group/Organization	Henry County Fuller Center for Housing, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Board members to discuss housing rehab needs.
5	Agency/Group/Organization	Henry County Library System
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Public Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Library staff regarding the needs and/or concerns residents express during their visits to the library.
6	Agency/Group/Organization	Henry County Parks and Recreation
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Park & Recreation Services
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Park & Recreation staff regarding the needs and/or concerns residents express during their visits to the centers.
7	Agency/Group/Organization	Henry County Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Senior Services

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with Senior Services staff regarding the needs and/or concerns residents express during their visits to the centers.
8	Agency/Group/Organization	Connecting Henry, Inc.
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Executive Director regarding the needs for rent and utility payment assistance and temporary housing needs such as hotel vouchers.
9	Agency/Group/Organization	Southern Crescent Habitat for Humanity
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with the Executive Director and other staff persons to discuss housing rehab needs.
10	Agency/Group/Organization	Clayton County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Urban County
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff emailed CDBG Program Administrators in neighboring Counties to inform them of the draft Annual Action Plan and to invite them to offer comments.
11	Agency/Group/Organization	DEKALB COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Urban County
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff emailed CDBG Program Administrators in neighboring Counties to inform them of the draft Annual Action Plan and to invite them to offer comments.
12	Agency/Group/Organization	FULTON COUNTY
	Agency/Group/Organization Type	Other government - County

What section of the Plan was addressed by Consultation?	Urban County
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff emailed CDBG Program Administrators in neighboring Counties to inform them of the draft Annual Action Plan and to invite them to offer comments.

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

In preparing the Consolidated Plan, the County consulted with all agency types specified at §91.100. The FY 2019 Annual Action Plan is developed from the Consolidated Plan and those consultations, but only agencies that participated in and were consulted during the preparation of this plan are listed above.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Georgia Department of Community Affairs	Overlapping goals to reduce homelessness and increase self-sufficiency to reduce chronic homelessness.

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Henry County has conducted six (6) needs assessment meetings (shown on table 1) and two (2) application workshops. The County has its public hearing scheduled for Tuesday, July 16th at 6:30pm.

Copies of the draft FY 2018 Annual Action Plan were made available for review during a thirty (30) day public comment period which began on Saturday, June 15, 2019 and ended on Tuesday, July 16, 2019 at 5:00 p.m. Hard copies of the draft plan were available for review at the locations in the Table below. An electronic copy of the plan was available for review on the Community Development Department's webpage at <http://www.co.henry.ga.us/Departments/A-C/Community-Development>.

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Seniors/Elderly persons	Wednesday, February 20th, 2019 at 8:30 am at Locust Grove Senior Center located at 280 Mose Brown D, Locust, Georgia. Twelve (12) people in attendance.	Needs identified: Street improvements, sidewalks, employment training, and job creation	N/A	
2	Public Meeting	Non-targeted/broad community	Monday, February 26th, 2019 at 11:30 am JP Moseley Recreation Center located at 1041 Millers Mill Rd, Stockbridge, Georgia. Two (2) people in attendance.	Needs identified: Mass Transportation needed	N/A	
3	Public Meeting	Non-targeted/broad community	Thursday, February 28th, 2019 at 5:30 pm at Locust Grove Public Library located at 115 MLK Jr Blvd, Locust Grove, Georgia. Nine (9) people in attendance.	Needs Identified: Youth services, senior services, more senior communities, and community garden,	N/A	
4	Public Meeting	Non-targeted/broad community	Tuesday, March 5, 2019 at 2:00 pm at Cochran Public Library located at 174 Burke St, Stockbridge, Georgia. Four (4) people in attendance.	More lighting and sidewalks needed	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Seniors/Elderly persons	Wednesday, March 6, 2019 at 11:30am at Heritage Senior Center located at 1050 Florence McGarity Blvd, McDonough, Georgia. Nineteen (19) people in attendance.	More traffic lights are needed	N/A	
6	Public Meeting	Non-targeted/broad community	Monday, March 25, 2019 at 5:30 pm at Fortson Library located at 61 McDonough St, Hampton, Georgia. Four (4) people in attendance.	Community garden needed	N/A	
7	Public Hearing	Non-targeted/broad community	Tuesday, July 16, 2019 at 6:30pm at the Henry County Administration Building at 140 Henry Parkway () people in attendance			

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,167,297	\$0	\$0	\$1,167,297	\$1,167,297	CDBG Entitlement funds

Table 6 - 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 in-kind value of office space, utilities, equipment, vehicles, and front-desk support provided to the Community Development Department help leverage CDBG funds for the CDBG assisted Programs. Various County departments, City of Stockbridge and Public Library System each provide meeting spaces for public meeting, public hearings, Technical Assistance, workshops and trainings sponsored by the Community

Development Department as an in-kind contribution.

In addition to CDBG, Agencies/ Entities of Henry County receive the: McKinney-Vento Homeless Assistance Act, Fostering Connections Act, and V.A.W- Violence Against Women Act. These funds are used to serve homeless individuals, foster children, and victims of domestic violence. In regard to State and Local funds, a 50% match is required of all non-governmental CDBG subrecipients. These funds may consist of donations, private funds, and other grants. Although there is not a match requirement for cities and other governmental entities, with most activities there is a contribution even though it does not equate to 50% of the project cost

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

Two (2) non-profit subrecipients of CDBG Public Service funding occupy publically owned property from which they deliver services. Due to the nature of the services provided these locations are confidential. Services provided by non-profit agencies on publically owned property include safe housing for persons escaping domestic violence and for neglected/abused children. The services prevent homelessness in the community.

Additionally, CDBG funding awarded to the Public Housing Authorities will be used to modernize publically owned property. These are the only improvements to rental occupied properties being assisted with CDBG funding.

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehab	2017	2019	Affordable Housing	Blacksville and Hampton	Housing Needs		Homeowner Housing Rehabilitated: ■ Household Housing Unit
2	Public Housing Modernization	2017	2019	Public Housing	Blacksville and Hampton	Housing Needs		Rental units rehabilitated: ■ Household Housing Unit
3	Public Services	2017	2019	Direct Client Services		Homeless Needs Community Development Needs		Public service activities other than Low/Moderate Income Housing Benefit: ■ Persons Assisted Homeless Person Overnight Shelter: ■ Persons Assisted Homelessness Prevention: ■ Persons Assisted
4	Public Facilities and Infrastructure Improvements	2017	2019	Non-Housing Community Development	Tye Street, Blacksville, Hampton, and Greenview Homes Communities	Community Development Needs		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted
5	Clearance and Remediation	2017	2019	Non-Housing Community Development		Community Development Needs		Buildings Demolished: 5 Buildings

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehab
	Goal Description	The County hopes to provide housing rehabilitation and preservation to include septic tank repair and replacement for owner occupied households throughout Henry County. The purpose of these activities is to maintain affordability and ensure sustainability of homes owned and occupied by low-to-moderate income households. Housing rehabilitation and preservation assistance will be carried out by subrecipients, being the Southern Crescent Habitat for Humanity, Inc. (Habitat) and National Community Resources & Development, Inc. (NCRAD). Through the procurement of contractors the County will carry out septic tank repair and replacement assistance in addition to emergency repairs for seniors and disabled person.
2	Goal Name	Public Housing Modernization
	Goal Description	There are two (2) Public Housing Authorities operated in the County. They are the Housing Authority of the City of Hampton and the Housing Authority of the City of McDonough. Both agencies are committed to providing safe, decent, and sanitary housing for low-to-moderate income persons/families. Properties of the agencies are under renovation with the assistance of CDBG funding. These improvements for public housing modernization are being completed in phases. With the use of CDBG funds from FY19 in the combined amount of \$150,000 the agencies will continue to make structural improvements and improvements to enhance the curb-appeal of the properties.

3	Goal Name	Public Services
	Goal Description	Henry County proposes to fund non-profit agencies who serve Henry County residents with a variety of services, to include Youth Services, Health Services, Subsistence Payments, Services for Abused Children and Services for Abused and Battered Spouses. Public Service awards will range from \$5,000 up to \$25,000 with potentially seven (7) plus agencies being funded.
4	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	CDBG assistance is proposed to further efforts by the County and the Cities in order to improve the quality of life for residence. Specifically, assistance will be provided to the Cities of McDonough and Stockbridge. Both jurisdictions are carrying out infrastructure improvements in phases. The City of McDonough is constructing Sidewalks in the Blacksville community and the City of Stockbridge is making improvement the existing Smith Barnes Sewer System which serves the Tye Street Community.
5	Goal Name	Clearance and Remediation
	Goal Description	Using \$115,000 awarded in previous Annual Action Plans the County hopes to complete the demolition of five (5) dilapidated, uninhabitable single family dwelling units for the purpose of reducing or eliminating the presence of slum and blight. Activities of this project will largely be carried out on a Spot Bases in low-to-moderate income areas.

Projects

AP-35 Projects – 91.220(d)

Introduction

Priorities are assigned based on the needs identified in the County’s Consolidated Plan and the County’s strategies for addressing Housing, Homelessness and Community Development needs. The majority of the Public Service activities included in this plan are site specific; however, they serve residents countywide. Additionally, the housing rehabilitation and preservation activities are also designed to have a county-wide benefit. The Public Facility and Infrastructure activities serve specific service areas.

Projects

#	Project Name
1	Rehabilitation & Preservation
2	Public Services
3	Public Facility & Infrastructure

#	Project Name
4	Administration
5	Public Housing Units Modernization

Table 8 - Project Information

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

The following organizations operate out of a specific location.

A Friend’s House and Haven House are shelters that serve a Presumed Benefit clientele through the provision of safe housing. The individuals who benefit from these services are all homeless.

Hands of Hope Clinic provides medical and dental services and treatment to low-to-moderate income county residents.

The Southern Crescent Sexual Assault and Child Advocacy Center serves a Presumed Benefit Clientele. Services assist abused children, specifically those who have been physically and sexually abused.

The following activities serve specific service areas or populations.

Crosswalk Ministries, ArtReach 180 provides a structured after-school program for at-risk middle and high school aged youth attending schools in North, South, and Central Henry County.

The housing Rehabilitation and Preservation activities will be offered to income eligible owner occupied homes county-wide. The activities will be address specific and these locations will not be known until owners have applied and been approved for assistance. The project is designed to provide low-to-moderate income homeowners with assistance necessary to improve living conditions in order to make homes safe, sustainable, and efficient.

City of Stockbridge will continue to mitigate the deteriorated sewer collection system in the Smith Barnes Sewer Basin. The existing sewerage collection system is primarily constructed of vitrified clay sewer mains and brick manholes that are in excess of 50 years old. Aged infrastructure has caused spillage in this basin.

City of McDonough will start on the 4th phase of its sidewalk project benefitting the Blacksville residential community. The activity will benefit

low-to-moderate income residents, increasing walkability.

McDonough Housing Authority has 3 public housing sites. McDonough Housing Authority will start its 5th phase of renovations.

Hampton Housing Authorities operates 2 public housing sites. Hampton Housing Authority will start its 2nd phase of renovations.

Unincorporated Henry County will begin its first phase of storm water and street improvements in the community of Greenview homes

City of Hampton will begin road improvements which will include curbing, sidewalk and pipe installation for new waterline.

Henry County has been experiencing obstacles for addressing underserved homelessness needs. This is largely due to the limited number of potential partners and services providers in the area. Other areas where obstacles have been found surround the economic development needs of the county. The Community Development Department continues to seek additional understanding and knowledge on how CDBG funds can be used to this benefit. The Department must develop the appropriate policies and guidelines for the program to carry out such activities.

AP-38 Project Summary

Project Summary Information

1	Project Name	Rehabilitation & Preservation
	Target Area	Blacksville and Hampton
	Goals Supported	Housing Rehab
	Needs Addressed	Housing Needs
	Funding	CDBG: \$218,838
	Description	Privately owned building and improvements for residential purposes. Activities to be carried out by subrecipients, Southern Crescent Habitat for Humanity, Inc. and National Community Resources & Development, Inc. Rehabilitation and Preservation includes Septic Tank Repair and Replacement services. These activities in addition to emergency repairs for seniors and disabled persons will be delivered through the procurement of contractors by County staff.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated [REDACTED] low-to-moderate income owner occupied households will benefit from housing rehab. [REDACTED] are estimated to be moderate income, [REDACTED] are estimated to be low income and [REDACTED] are estimated to be extremely low income.
	Location Description	The addresses where the owner occupied rehabilitation services will be undertaken are not currently known. In respect to the homeowners' privacy the addresses will be maintained confidentially.
	Planned Activities	Planned activities include interior and exterior improvements. Such as emergency repairs, plumbing, heating and air conditioning repairs, septic tank repair or replacement, roofing repairs, electrical repairs, and ADA improvements.
2	Project Name	Public Services
	Target Area	All of Henry County, some activities are site specific
	Goals Supported	Public Services
	Needs Addressed	Homeless Needs Community Development Needs
	Funding	CDBG: \$165,000
	Description	Provisions of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing, counseling, energy conservation, and welfare.
	Target Date	6/30/2020

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>An estimated [REDACTED] persons/households will be assisted from the Public Services. Benefits will vary from health services, youth services, safe housing, subsistence payments, food bank and forensic exams for abused children.</p>										
<p>Location Description</p>	<p>The public service activities are offered from specific locations. The majority of these services are offered to all income eligible county residents based on need. However, two (2) of the services benefit homeless persons therefore they are not necessarily limited to county residents. Additionally, due to the nature of the activities two of the addresses are confidential and are not identified in this plan.</p> <p>Addresses where activities will be undertaken:</p> <ul style="list-style-type: none"> • Africa’s Children Fund-4863 North Henry Blvd, Stockbridge, GA 30281 • A Friend's House - 111 Henry Parkway, McDonough, GA 30253 • Connecting Henry- 66 Veterans Dr. McDonough, GA 30253 • Crosswalk Ministries USA dba ArtReach 180 –North Campus at Stockbridge United Methodist Church, 4863 N Henry Blvd, Stockbridge, GA 30281Central Campus at Excel Academy, 330 Tomlinson Street, McDonough, GA 30252South Campus at Momentum Christian Church, 305 Westridge Pkwy, McDonough, GA 30253 • Hands of Hope Clinic, Inc. - 1010 Hospital Drive, Stockbridge, GA 30281 										
<p>Planned Activities</p>	<p>Planned Activities include:</p> <ul style="list-style-type: none"> • A Friend's House - Housing for children in custody of the Department of Family and Children Services • Haven House - Housing for spouses and children fleeing domestic violence • Crosswalk Ministries USA dba ArtReach 180 - After-school programs for at-risk middle school and high school age youth • Hands of Hope Clinic, Inc. - Medical and Dental Services • Southern Crescent Sexual Assault Center, Inc. - Comprehensive services for children who have been physically and/or sexually abused 										
<p>3</p>	<table border="1"> <tr> <td data-bbox="233 1562 537 1602"> <p>Project Name</p> </td> <td data-bbox="537 1562 1432 1602"> <p>Public Facility & Infrastructure</p> </td> </tr> <tr> <td data-bbox="233 1602 537 1671"> <p>Target Area</p> </td> <td data-bbox="537 1602 1432 1671"> <p>Tye Street Community, Blacksville, Main St, and Greenview Homes Community</p> </td> </tr> <tr> <td data-bbox="233 1671 537 1711"> <p>Goals Supported</p> </td> <td data-bbox="537 1671 1432 1711"> <p>Public Facilities and Infrastructure Improvements</p> </td> </tr> <tr> <td data-bbox="233 1711 537 1751"> <p>Needs Addressed</p> </td> <td data-bbox="537 1711 1432 1751"> <p>Community Development Needs</p> </td> </tr> <tr> <td data-bbox="233 1751 537 1785"> <p>Funding</p> </td> <td data-bbox="537 1751 1432 1785"> <p>CDBG: \$400,000</p> </td> </tr> </table>	<p>Project Name</p>	<p>Public Facility & Infrastructure</p>	<p>Target Area</p>	<p>Tye Street Community, Blacksville, Main St, and Greenview Homes Community</p>	<p>Goals Supported</p>	<p>Public Facilities and Infrastructure Improvements</p>	<p>Needs Addressed</p>	<p>Community Development Needs</p>	<p>Funding</p>	<p>CDBG: \$400,000</p>
<p>Project Name</p>	<p>Public Facility & Infrastructure</p>										
<p>Target Area</p>	<p>Tye Street Community, Blacksville, Main St, and Greenview Homes Community</p>										
<p>Goals Supported</p>	<p>Public Facilities and Infrastructure Improvements</p>										
<p>Needs Addressed</p>	<p>Community Development Needs</p>										
<p>Funding</p>	<p>CDBG: \$400,000</p>										

	Description	Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements carried out by the recipient or other public or private nonprofit entities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	These activities are designed to meet an area benefit. The areas are of low-to-moderate income based on Census Tract Block Group data. An estimated [REDACTED] households will directly benefit.
	Location Description	
	Planned Activities	Planned activities include: <ul style="list-style-type: none"> • The City of McDonough is looking to start the fourth phase to their sidewalk project. • The City of Stockbridge is starting the second phase of their sewer improvement project. • The City of Hampton will begin its first phase of street improvements to Main St. • Unincorporated Henry County will begin its first phase of storm water and street improvements in the Greenview Home community.
4	Project Name	Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$233,459
	Description	Payment of reasonable administrative costs and carrying charges related to the planning and execution of community development activities assisted in whole or in part with CDBG funding per 570.206
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The Administrative project includes eligible planning, environmental review, policy management, project/activity oversight, reporting and compliance monitoring. The project impacts all other projects and activities assisted with CDBG funding. Due to its scope all beneficiaries of the CDBG program will also benefit from Administrative duties. Additional CDBG beneficiaries from the Administrative project include those who participate in Fair Housing activities. An estimated 100 persons will directly benefit from Fair Housing education and outreach.
Location Description	The majority CDBG administrative task are conducted in the County Administration Building located at 140 Henry Parkway in McDonough, GA. The office is on the lower level sharing a suite with Planning and Zoning and GIS. Other task such as site visits, wage and labor interviews, and monitoring are delivered in the field through Henry County.	

	Planned Activities	Activities planned include: <ul style="list-style-type: none"> • Planning and executing community development activities • Contracting with Metro Fair Housing for outreach, testing, and educational services
5	Project Name	Public Housing Units Modernization
	Target Area	Blacksville and Hampton
	Goals Supported	Public Housing Modernization
	Needs Addressed	Housing Needs
	Funding	CDBG: \$150,000
	Description	CDBG funds will be used to assist in the rehabilitation of low income public housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated twenty-five (25) households will benefit from the public housing modernization project. There are two (2) activities planned. One is to benefit up to [REDACTED] McDonough Housing Authority residents with kitchen and bathroom improvements. The other is to benefit [REDACTED] Hampton Housing Authority residents with interior and exterior unit improvements.
	Location Description	The McDonough Housing Authority improvements will benefit residents of the Lewis Street properties. These activities will be undertaken at 345 Simpson Street, McDonough, Ga 30253. These units are located within the Blacksville target area. The Hampton Housing Authority improvements will benefit resident of the HHA property known as GA-110-1. These units are located at 20 College Street and West King Street in Hampton, GA 30228.
	Planned Activities	CDBG funding will be used to assist the McDonough Housing Authority in completing the kitchen modernization of up to 15 units at the Lewis St. complex. The Hampton Housing Authority will utilize funding assistance to complete kitchens, flooring and lighting modernizations at 10 units located off College St.

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

Geographically, assistance will directly benefit residents in the 30228, 30253 and 30281 zip codes. These zip codes were rated by the Economic Innovation Group (EIG) in the 2017 Distressed Communities Index as comfortable or mid-tier. The Index is explained in greater detail in the Discussions section below. The poverty ratings of the zip codes range from 0.19% to 0.13%; the housing vacancy ratings range from 0.09% to 0.11%. The median incomes for the zip codes are between \$52,000 and \$56,500. Included in these are the two (2) largest zip codes based on population. The combined population for these zip codes is 162,960.

The census tract block groups where assistance will be directed include 701.11 (2), 701.14 (1), 703.04 (1 and 2), 703.06 (1), 705.01 (1) and 705.02 (2). Four (4) of the seven (7) block groups have a concentration of low-to-moderate income households. These Four (4) block groups each have LMI populations exceeding the County’s exception criteria of 39.84%.

Assistance directed to two (2) of the three (3) census tract blocks not having a concentration of LMI households are proposed to assist public service activities. These public service activities will be offered from a specified location but are designed to serve LMI persons/households. This census tract block groups are 701.14 (1), 703.06 (1), and 705.02 (2). The last of these is the location of one (1) of the two (2) public housing developments operated by the Hampton Housing Authority. The Public Housing Unit Modernization activities are proposed to be delivered in phases. At the time of development of this plan it is unknown which development will be directly assisted when. As a result both are described in this plan.

The County’s 2017-2019 Consolidated Plan defines areas of racial or ethnic concentrations as census tracts where the percentage of a single minority or ethnic group is at least ten (10) percentage points higher than in the County overall. According to the 2008-2012 America Community Survey there were concentrations of Minorities or non-whites, Black/African Americans, Asians and Hispanics in Henry County.

In all, there are nine (9) census tracts in Henry County that meet Henry County’s definition for an area of racial or ethnic concentration as defined in it 2017-2019 Consolidated Plan. Seven (7) of the nine (9) have a Black/African American concentration, one (1) has a Hispanic concentration and one (1) has an Asian/Pacific Islander concentration.

Geographic Distribution

Target Area	Percentage of Funds
Tye Street Community	
Blacksville	

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investments of Public Service assistance is not allocated geographically. These priorities are based on needs identified in the Consolidated Plan and the good standing of agencies to assist in the delivery of the activity.

Geographic priorities have been established based on the significant number of beneficiaries that will result from the projects as well as the sustainability and long term impact of the activity. These specific target areas have needs that have been presented to the County by the City of McDonough (Blacksville Community) and the City of Stockbridge (Tye Street Community). Both city projects are located in low-to-moderate income census tract block groups and will be of benefit to the low-to-moderate income persons within those areas. The projects are being carried out in phases. Therefore, the percentage of funding stated on this page is not intended to represent the full scope of the activity nor is it the full level of CDBG funding assistance.

Other phased activities of high priority include the Public Housing Unite Modernization projects. Both projects benefit low and extreme low income households residing in public housing. These investments were not allocated geographically as they are allocated solely for the improvement of public housing residents. However, the public housing units are located in LMI census tract block groups. Additionally, the McDonough Housing Authority properties are located in the Blacksville Community target area. Owner occupied housing rehab is a priority but is not offered based on any geographic priority in this plan. Rehab will be offered to income eligible residents county-wide.

Discussion

Henry County is no longer consider a low/mod exception grantee. Its low-to-moderate income (LMI) areas are defined as any census block group having at least 51.44% LMI. There are sixteen (16) census block groups in the County that meet this criteria qualifying as LMI. These census block groups are located in unincorporated areas and within city limits.

Henry County consists of five (5) predominant zip codes, to include 30228 (Hampton), 30248 (Locust Grove), 30252 and 30253 (McDonough), and 30281 (Stockbridge). According to the 2017 Distressed Communities Index (DCI) by the Economic Innovation Group (EIG) two (2) Henry County zip codes are mid-tier, two (2) are comfortable and one (1) is prosperous. The DCI was developed using 2011 to 2015 Census Bureau data. It combines seven (7) complementary metrics into a broad-based assessment of community economic well-being. Based on a zip codes performance in the index it is placed into one (1) of five (5) tiers: Prosperous, Comfortable, Mid-Tier, Distressed and At-Risk.

Zip code 30228 has a poverty rate of 0.19% and a housing vacancy rating of 0.10%. In 2015, the median household income was \$55,832. Zip code 30248 has a poverty rate of 0.09% and a housing vacancy rating of 0.07%. In 2015, the median household income was \$67,650. Zip code 30252 has a poverty rate of 0.09% and a housing vacancy rating of 0.06%. In 2015, the median household income was \$70,307. Zip code 30253 has a poverty rate of 0.13% and a housing vacancy rating of 0.11%. In 2015, the median household income was \$56,358. Zip code 30281 has a poverty rate of 0.16% and a housing vacancy rating of 0.09%. In 2015, the median household income was \$52,213.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

By providing financial assistance to established non-profit agencies Henry County will benefit homeless, non-homeless, and special-needs households by providing affordable housing through activities that include subsistence payments and rehabilitation of existing units using CDBG funds.

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

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

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

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

In FY 2019 Henry County is estimating to support a total of [REDACTED] households with affordable housing needs. In addition to the subsistence payments and rehabilitation of existing units, homeless persons will be supported through activities provided by Havens House and A Friend's House. Haven house is a confidential shelter for victims of domestic violence and A Friend's house is a home for children in custody of the Department of Family and Children Services and the Department of Juvenile Justice. Both agencies serve a presumed benefit homeless clientele.

AP-60 Public Housing – 91.220(h)

Introduction

There are two (2) Public Housing Authorities operating in Henry County: they are the Housing Authority of the City of McDonough (MHA) and the Housing Authority of the City of Hampton (HHA). The MHA operates one hundred-eighteen (118) units of conventional public housing located at three sites: Lamar Point, located off Lewis Street; Hooten Street Apartments; and Weaver-Thurman Crossing, located off Church Circle. The HHA operates twenty-five (25) standard units located on two (2) sites: College Street and W. King Road.

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

Modernization renovations will continue at both Housing Authorities. The McDonough Housing Authority will begin its fifth phase and the Hampton Housing Authority will begin its second phase of renovations.

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

The County supports PHA's use of a resident advisory board to involve public housing residents in the agency's management. Additionally, the County will support either public housing authority's effort to establish a Family Self-Sufficiency Program that may provide homeownership opportunities to public housing tenants.

The McDonough Housing Authority has a Resident Advisory Board. The Resident Advisory Board is responsible for resident meetings and also provides input on policies pertaining to the residents. Residents are also provided opportunity to learn about homeownership through the Housing Authority's partnership with local banks whom discuss credit scores/financial management and what all is needed for homeownership. These sessions take place in the Housing Authority's Community Resource Center that was renovated using CDBG funds.

HHA does not have a resident advisory board, family self-sufficiency program or a homeownership program. The County support in the establishment of such programs should the HHA seek to do so.

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

Discussion

McDonough Housing Authority scored a 92 out of 100 designating it as a High Performer in the Public Housing Assessment System (PHAS).

Hampton Housing Authority scored 85 out of 100 designating it as a Standard Performer in the Public

Housing Assessment System (PHAS).

These scores are generated through The Public Housing Assessment System (PHAS). This assessment consist of four (4) subcategories that make up the overall score for the Housing Authorities; these categories include: physical, financial, management and capital fund.

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

Introduction

Henry County is a member of the Georgia Balance of State Continuum of Care (COC). The County collaborates with the Georgia Department of Community Affairs (DCA) and CoC member agencies to implement strategies to reduce and end homelessness in the County. The CoC system addresses the critical problem of homelessness through a coordinated community-based process of identifying that homelessness is not caused merely by a lack of shelter, but involves unmet physical, economic, and social needs.

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 County proposes to fund two (2) non-profit agencies that seek to reduce homelessness through the provision of safe housing. Serving a presumed benefit clientele these agencies provide safe housing and supportive services for battered and abused spouses and neglected and abused children.

Additionally, Haven House provides case management sessions to clients where their individual needs are discussed, needs include both affordable housing and employment. A Friend's House works with children in state custody from ages 0 to 18 or high school graduate. In addition to working to reunite families the agency provides instructions on life skills to prepare young adults to live independently.

Addressing the emergency shelter and transitional housing needs of homeless persons

Henry County does not receive the Emergency Solutions grant (ESG); however, through the use of CDBG funding the County proposes Public Service assistance to A Friends House and Haven House. A Friends House is a facility for children and youth in custody of the Department of Children and Family Services, and Haven House is a shelter for abused spouses and their children.

Henry County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds, as a result the HOPWA needs and services are unquantifiable. HOPWA funded programs available to Henry County residents are administered through the City of Atlanta. The City of Atlanta is the largest recipient in Georgia and receives a formula share for the Atlanta Eligible Metropolitan Statistical Area (EMSA), from which it awards sub-grants. The Atlanta EMSA consists of 28 counties, Henry County being one of them. There are several churches and/or faith-based organizations that provide emergency housing for individuals; however, these organizations are not widely known and the full extent of their services is not known to this office.

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 County proposes funding for A Friend’s House and Haven House. A Friend’s House will work with children and their family on establishing goals to reunite the family. In some cases A Friend’s House becomes permanent housing for the child(ren). For teens who will not be reunited with their families, life skills are taught, goals are set, and assistance is given to help them get established on their own once they turn eighteen (18) years of age or graduate from high school. Haven House will work with their clients on short term goals and long term goals to help them transition from living at the shelter to independent living.

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.

Homelessness involves unmet physical, economic, and social needs. With this knowledge staff has developed relationships with organizations that can help meet these specific needs of low to extreme low income individuals. Some of those agencies are: Connecting Henry, GoodWill of North Georgia, and McIntosh Trail Community Service Board (MTCSB). Connecting Henry works to help individuals between the ages 16-24 who did not finish high school obtain their GED. GoodWill of North Georgia has several programs that will help individuals achieve employment and/or schooling. These programs are available to youth (including those in foster care), teen parents, veterans, those with criminal backgrounds, and persons with disabilities. McIntosh Trail Community Service Board provides exclusive services to those with developmental disabilities. McIntosh Trail Community Service Board provides exclusive services to those with developmental disabilities, including prevocational, employment support and family services. Henry County is also aware of the Re-entry Partnership Housing Program (RPH) that was formed as a collaborative effort between Pardons and Parole, the Department of Corrections, and DCA. This program will compensate a housing provider up to three (3) months in return for housing a returned citizen. The department of corrections also has a faith and character based initiative that will match ex-offenders with faith based organizations that assist with housing and mentoring upon release. In fiscal year 2018 Henry County funded one (1) non-profit organizations that administer subsistence payments for low to extremely low income households. The assistance was used to help low-income households avoid homelessness. Assistance to A Friends House and Haven House was also utilized to individuals avoid homelessness. Additionally, many of the housing rehabs performed were emergency needs while others are needed to prevent homelessness

Discussion

Due to the limited number of service providers and potential partners Henry County has and continues to experience obstacles to addressing the homeless needs.

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

Introduction:

Henry County recognizes that there are barriers that can limit or prevent access to affordable, decent housing. There are also impediments that affect the maintenance, construction, and renovation of quality rental housing and owner-occupied units. Henry County has developed and put in place actions to assist in alleviating these obstacles.

The County continues to comply with existing obligations to affirmatively further fair housing. It updated its Analysis of Impediments to Fair Housing Choice (AI) in accordance with the HUD Fair Housing Planning Guide (1996). The County completed this update to the Analysis of Impediments to Fair Housing Choice (AI) in May 2019. The County also contracted with Metro Fair Housing Services, Inc. to conduct Fair Housing activities such as education, enforcement, testing and outreach for five (5) consecutive years following the adoption of the first AI in 2014.

The County has continued to utilize Program Administration funds to carry out fair housing activities following the goals and recommendations established in the first AI. Funding will be utilized to provide Fair Housing training sessions to the general public, persons with special needs, Henry County CDBG and NSP subrecipients and contractors, housing providers, property owners, and government staff. The County will seek to increase its participation of Households with English as a second language.

Henry County intends to not only encourage good, affordable housing, but the County will continue to work with property owners, developers, non-profits, community housing providers, and others to diversify the housing stock and modernize existing units. The County's housing priority is to improve existing affordable housing stock. In FY2019 this priority will be addressed through the Modernization of Public Housing Units owned and operated by the Hampton and McDonough Housing Authorities and owner occupied housing rehab.

With financial assistance from the CDBG Program, non-profit housing developers and organizations will aid current homeowners with housing rehabilitation needs in FY2019. Additionally, County staff will continue to carry out the Septic Tank Repair/Replacement project. The same staff will be primarily responsible for the management and monitoring of the non-profit agencies. All applicants for housing rehab assistance will be required to complete the application and screening process.

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 following have been identified to address and minimize potential barriers to affordable housing:

- Provide homebuyer education.
- Provide Fair Housing education to local government staff that are responsible for implementing and enforcing the zoning ordinances, building codes, tax policies and development fees and

charges.

- Coordinate with County and City Planning and Zoning offices in order to improve zoning ordinances from a fair housing perspective.

Discussion:

Henry County intends to not only encourage good affordable housing, but the County will continue to work with property owners, developers, non-profits, community housing providers, and others to diversify the housing stock while preserving and maintaining the existing stock of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Henry County has developed specific plans to address each of the categories listed below. These plans include utilizing non-profit services, contractors, in-office programs and staff, and other departments within the County and the Cities in order to broaden our efforts.

Actions planned to address obstacles to meeting underserved needs

CDBG Program staff will continue to develop working relationships and partnerships throughout the county with service providers. This will assist the County in accessing what services or assistance is needed, what services are being provided, where gaps in services exist, where duplications in services lay, and how CDBG funding can be best utilized to maximum the County's assistance in meeting underserved needs. Staff also hopes to increase its involvement with the Georgia Balance of State Continuum of Care and the Atlanta Regional Commission's (ARC) Regional Housing Task Force.

Actions planned to foster and maintain affordable housing

The County will seek to foster and maintain affordable housing through the utilization of the following:

- Continue implementation of owner occupied housing rehab programs
- Ensure delivery of fair housing education, outreach and testing
- Make funding assistance available for Subsistence Payments through a non-profit subrecipient
- Research requirements for possible Homeowner Assistance program for future years funding

Actions planned to reduce lead-based paint hazards

The County will seek to reduce lead-based paint hazards through the utilization of the following:

- As part of Code Enforcement efforts, Henry County municipal building code departments will educate residents about lead paint hazards.
- Properties will be made lead safe during renovation of older residential units. The county will disseminate information on lead based paint hazards to CDBG sub-recipients who receive entitlement funds for housing activities where lead based paint may be present.
- Henry County and/ or its municipalities will abate lead-based paint where feasible or will demolish pre-1978 nuisance housing which often contains lead- based paint.
- The County will continue to monitor Georgia Division of Public Health reports regarding county children with elevated blood lead levels.
- The County may apply for a grant to combat lead-based paint hazards via public education, building code department staff training, and residential rehabilitation that controls or eliminates lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living and employment. The County will collaborate with human services, social services, and economic development agencies and organizations to facilitate their efforts and maximize their resources to provide their incomes and quality of life. Through its collaborations, the County will

positively influence the likelihood of poverty-stricken residents moving up and out of poverty, reduce the number of residents living in poverty by minimizing threats to individual and family financial stability, and extend services that will provide adequately for those in need.

Henry County will support organizations that provide services to encourage local economic development and to preserve and improve affordable housing options as part of the County's strategy to prevent and alleviate poverty.

Actions planned to develop institutional structure

Henry County continues to seek ways to strengthen and improve the function of its institutional structure. Where gaps in the past have been found, staff has worked to rectify this problem by identifying agencies that are able to efficiently and effectively carry out activities that address the County's housing, homeless and community development needs.

Henry County also has a Rehab Advisor on staff who has been able to deliver some housing rehab.

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

Henry County will collaborate with numerous governmental entities to carry out the goals and objectives of housing, homelessness and community development activities. Through its participation in Georgia Balance of State County Continuum of Care (CoC), the County will seek to identify ways to enhance coordination among the CoC partners, assisted housing providers and governmental, health, mental health, and service agencies.

Discussion:

The Community Development Department has arranged for interpreters to assist with public meetings, provisions of Technical Assistance, workshop, and fair housing educational activities, questions and complaints from residents who are none-English speaking or speak English as a second language. The Fair Housing logo is used on all Community Development Department generated literature for CDBG assisted programs as well as all stationary. The County's government access channel has several spots promoting fair housing. The County distributes materials from the National Fair Housing Alliance throughout the community to help educate the public about recognizing and reporting housing discrimination.

Program Specific Requirements

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

Introduction:

Henry County is a recipient of the Community Development Block Grant (CDBG). The grant program is not intended as sole source funding but is gap funding. It requires funds to be leveraged with additional financial resources per HUD regulations. In addition to this, Henry County requires all non-governmental entities to provide a fifty percent (50%) match towards the total project cost; all Government entities are encouraged to match the funds but not required.

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
 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
 3. The amount of surplus funds from urban renewal settlements
 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

The three (3) years used to determine the minimum benefit are 2017, 2018 and 2019. Currently, the City of Hampton is the only subrecipient of CDBG funds who is generating regular program income. This income is generated through use of the splash pad and concession stand at McBrayer Park. CDBG funding was not a part of the splash pad but did assist with the concession stand, restrooms, parking lots and other improvements at the park. Program income generated at the park is used to maintain and operate the park. Sometimes housing rehab and demolition activities assisted with CDBG funding generate program income from the repayment of property liens. Henry County CDBG program is not expected to receive any of the following: proceeds from section 108 loans, surplus funds from urban renewal settlements, grant funds returned to its line of credit, or income from float-funded activities.

The Community Development Block Grant (CDBG) requires Seventy percent (70%) of funds have to be used to benefit Low to Moderate Income (LMI) persons, a maximum of fifteen percent (15%) for public services, and a maximum of twenty percent (20%) for administration.

Additional CDBG requirements include the following:

- Environmental Review process which is the process of reviewing a project and its potential environmental impacts to determine whether it meets federal, state, and local environmental standards.
- Procurement which allows for competition to acquire the best possible price.
- Davis-Bacon Act (DBA) which is required for all construction jobs over \$2,000. This act requires payment of prevailing wage rates which are determined by the U.S Department of Labor.
- Agreements are requirement between subrecipients and the County and Contracts are required between Contractors and the County.

Henry County does not currently have nor does it anticipate having any urgent need activities unless it is a result of a natural disaster.