



Henry County, Georgia

CDBG Program

Consolidated Annual Performance and Evaluation Report  
(CAPER) Fiscal Year 2020

First Year of Five-Year Consolidated Plan 2020-2024

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

## CR-05 - Goals and Outcomes

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

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

The County continues to provide support to public service agencies that address the community development needs of LMI residents, especially those with special needs and/or of extremely low income. During the program year the County provided assistance to seven (7) public service agencies, providing services for the homeless, health and medical services, youth services, services for abused children, subsistence payments, and employment training. As the Coronavirus Pandemic continues to evolve and change the needs of the community, many of these activities are on-going.

Several Public Facilities and Infrastructure Improvement projects that are large in scope and cost are being carried out in phases to include the Smith Barnes Sewer Basin Improvements, Sidewalk and Sewer Improvements, and Public Housing Unit Modernization activities with the Hampton and McDonough Housing Authorities. These activities are on-going.

Unfortunately, the County has not completed any Clearance and Remediation activities as proposed in previous Consolidated and Annual Action Plans. There have been several changes in key personnel in the County's Code Enforcement Department. It is the goal of of Community Development staff to rebuild the partnership between the departments in order to pursue blighted, uninhabitable properties in the county.

The County continues to partner with Metro Fair Housing Services, Inc. in the County's efforts to affirmatively further fair housing through the provisions of education and outreach activities. Fair Housing education and outreach services continued to be delivered virtually through Zoom, Webex, and Henry TV due to Coronavirus social distancing. This is discussed in greater detail in section CR-35 of this report.

The majority of the activities described in this report were carried out by local organizations in partnership with the County. By providing financial assistance to established non-profit agencies, Henry County continues to 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. The County offers minor home repair for senior citizens and persons with disabilities. These repair programs assisted income eligible elderly and disabled individuals with much needed repairs, maintenance, weatherization, safety and health concerns of their homes. The County does not operate a public housing authority or Section 8 Voucher program. These specific programs are done through the cities' public housing

authorities (MHA& HHA) or the Georgia Department of Community Affairs’(DCA) Housing Assistance Division. The homeless population is served through grants to local service providers. Therefore, the homeless population does not have easily quantifiable goals. Two (2) subrecipients of CDBG funds provide safe housing for housing children who are wards of the state and for spouses escaping domestic violence.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Clearance and Remediation	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	15	0	0.00%	3	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$ / CDBG-CV1: \$25000	Businesses assisted	Businesses Assisted	55	0	0.00%	5	0	0.00%
Housing Rehab	Affordable Housing	CDBG: \$ / CDBG-CV1: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	150	2	1.33%	52	9	17.31%
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$ / CDBG-CV1: \$50000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	3375	1,350.00%	0	3375	

Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$ / CDBG-CV1: \$50000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%		0	
Public Housing Modernization	Public Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	75	0	0.00%	25	0	0.00%
Public Services	Direct Client Services	CDBG: \$ / CDBG-CV1: \$488761	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	2569	256.90%	2000	2569	128.45%
Public Services	Direct Client Services	CDBG: \$ / CDBG-CV1: \$488761	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	150	0	0.00%			
Public Services	Direct Client Services	CDBG: \$ / CDBG-CV1: \$488761	Homeless Person Overnight Shelter	Persons Assisted	2000	661	33.05%	670	661	98.66%
Public Services	Direct Client Services	CDBG: \$ / CDBG-CV1: \$488761	Homelessness Prevention	Persons Assisted	500	36	7.20%	0	36	

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

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

Through stakeholder consultations and the review of Needs Assessment surveys, the County identified street improvements, senior services, and water/sewer improvements as its highest priorities.

The City of Stockbridge utilized CDBG assistance to improve the sanitary sewer collection system in the Tye Street Community. The Smith Barnes Sewer Basin includes approximately 28,400 linear feet of 8-inch sanitary sewer collection pipes and 133 sanitary sewer manholes. The City of McDonough continued the installation of sidewalks and repairs to drainage issues in the Blackville Community. The City of Hampton initiated its CDBG assisted project to improve a section of West Main Street. These improvements include the addition of a sidewalk and stormwater improvements. The West Main Street project is an attempt to reduce traffic hazards, increase pedestrian safety with new sidewalks and a bike lane. Each of these projects are being carried out in multiple phases.

The County has continued to deliver owner occupied housing rehab initiatives. This includes housing rehab for senior citizens and persons with disabilities as well as the Septic Tank Repair Replacement Program. These activities have proven to be of great need for area low-and moderate-income homeowners. During the program year, a combination of nine (9) owner occupied homes were assisted with housing rehab needs or septic tank repair/replacement.

Homelessness is also a high priority in Henry County. Two (2) organizations (A Friend's House, Inc. and Haven House) provide services to the homeless, benefiting a Presumed Benefit Clientele. The County expended \$50,000 in CDBG and \$50,000 in CDBG-CV1 assistance to provide shelter to six hundred and sixty-one (661) persons who were literally homeless. The County has sought to address the needs of individuals who are imminently homeless. Through partnerships with two (2) agencies (Africa's Children's Fund, Inc. and Connecting Henry, Inc.), the County has expended \$176,340.86 in CDBG-CV1 assistance to provide homeless prevention services to three hundred and one (301) households. Agreements for both agencies were amended substantially to provide additional funds to increase subsistence payments due to COVID-19. All subsistence payment services were delivered to prevent eviction, foreclosure and/or utility disconnection to households who have faced financial strain due to loss of income. These activities are on-going, and funds are expected to continue to be expended in the next program year.

Henry County partnered with other non-profit agencies to provide public service activities to LMI persons and/or households, expending

\$80,891.57 and serving 2022 persons. Such beneficiaries include, at-risk youth, underserved residents with medical and dental services, services for abused and neglected youth, and unemployed adults.

It is important to note that Henry County was awarded two (2) Emergency Solutions Grants through the Georgia Department of Community Affairs' (DCA). The funds awarded are supplemental funding from the Coronavirus Aid Relief, Economic Security (CARES) Act. The County received an Emergency Shelter Grant (hotel/motel vouchers) in the amount of 117,740.00 and Rapid Rehousing in the amount of \$215,000. The County partnered with two (2) agencies (Connecting Henry, Inc. and Haven House) to deliver these services. Funds have been used to assist homeless populations in a seven (7) county region. The region includes Butts, Clayton, Fayette, Henry, Jasper, Lamar, and Spalding counties.

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**CR-10 - Racial and Ethnic composition of families assisted**

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

91.520(a)

	<b>CDBG</b>
White	251
Black or African American	920
Asian	10
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	1
<b>Total</b>	<b>1,182</b>
Hispanic	69
Not Hispanic	1,113

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

**Narrative**

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## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,763,867	
Other	public - federal	704,701	

Table 3 - Resources Made Available

### Narrative

Resources made available for the delivery of community development activities include CDBG Entitlement funds. Additionally, local resources such as office space in the Henry County Administration Building and the use of county owned vehicles are invaluable resources toward the delivery of activities. Office space in the County Administration Building located at 140 Henry Parkway in McDonough, Georgia is utilized by three (3) employees tasked with the administration, oversight and compliance of the CDBG Program. These employees utilize two (2) County owned vehicles. One (1) vehicle was previously acquired by the County through general funds or other departmental appropriations. This vehicle was transferred to the Community Development Department once it was no longer needed by other departments. The annual dollar amount contributed by the County through the use of office space and vehicles is unknown. In its Capital Improvement Plan, Henry County budgeted funding for additional Community Development vehicle. This vehicle has been ordered and received. CDBG funds were not used for the acquisition of this vehicle.

Henry County Government applied for and was awarded Emergency Solutions Grants (ESG) funding from the Georgia Department of Community Affairs (DCA). Funds awarded are supplemental funding from the Coronavirus Aid, Relief, and Economic Security Act (CARES) Act. ESG funds are used to assist with Emergency Shelter (Hotel/Motel Vouchers) and Rapid Rehousing to assist the homeless in a seven (7) county region. The region includes Butts, Clayton, Fayette, Henry, Jasper, Lamar and Spalding counties. The county has partnered with Connecting Henry, Inc. and Haven House for the delivery of these services.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Hampton	14		

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Priorities were established based on the significant number of beneficiaries that will result from these projects. The projects are located in low-to-moderate income census tract block groups and will be of

benefit to the residents of those primarily residential areas.

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## Leveraging

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

Typically, there is a match requirement for Public Service activities and all other activities carried out by non-governmental subrecipients. The match is fifty percent (50%) of the total project cost; however, the match is not a federal requirement for the CDBG Program. This requirement was relaxed for FY2020 in consideration of the impact COVID-19 has on agencies' ability to host annual fundraising events and drives.

The Public Service activities assisted with CDBG funding are largely of Operating Assistance; therefore, the subrecipient's contribution is significantly more than the CDBG match requirement. It is important to note that not all agencies document their full operating cost in CDBG related documentation and therefore may not be captured in this CAPER. Volunteer hours and other non-financial contributions may be accepted as a form of leverage. Such leverage must be documented by the agency and submitted to the County for pre-approval.

Although the County considers the Public Housing Authorities (PHA) as government entities, the subrecipients do provide match funding to their CDBG assisted activities. The PHAs utilize federal funds, specifically funding from their Capital Fund Program, to leverage the CDBG funding.

In program year 2020, the County obtained "other" public or private resources to the amount of \$. These funds were used to leverage CDBG funds to address the needs described in the Consolidated Plan. These were funds leveraged by subrecipients in the carrying out of their respective activities.

As these are unknown to Community Development Department, the leveraging resources identified herein do not take into account the resources of other county and/or city departments and initiatives. To include activities and resources with the Board of Education, Community Service Board, Parks and Recreations, Public Library, Public Safety, Senior Services, Transportation, and/or Transit. Therefore, leveraging resources totaled above are not inclusive. They are limited to what has been reported from CDBG subrecipients for the program year.

Two (2) non-profit subrecipients of CDBG Public Service funding occupy publicly 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 publicly 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 was issued to modernize public housing units. The modernization of public housing units has been the only improvements to rental-occupied properties assisted with Henry County CDBG funding.

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## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	670	0
Number of Non-Homeless households to be provided affordable housing units	112	0
Number of Special-Needs households to be provided affordable housing units	12	0
<b>Total</b>	<b>794</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	112	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>112</b>	<b>0</b>

Table 6 – Number of Households Supported

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

The County's ability to have a lasting impact in homelessness is limited due to the low number of local agencies and shelters whose mission it is to improve the quality of life for homeless individuals through the provision of safe housing and supportive services. The "number of homeless households to be provided affordable housing units", are based in the number of beneficiaries of assistance awarded to Haven House and A Friend's House. The number consist of adults escaping domestic violence, their accompanying children and children who are in the State of Georgia's custody through the Department

of Juvenile Justice or Division of Family & Children Services. Housing rendered under these activities are temporary.

The Special-Needs households are those consisting of elderly and/or disabled persons(s). The “number of households supported through Rental Assistance”, included activities carried out by Africa’s Children’s Fund and Connecting Henry. The activities include subsistence payments such as rent/mortgage and utility assistance.

The County has not utilized CDBG funding in the production of new housing nor the acquisition of existing units. The goal for the “number of households supported through the Rehab of existing units,” was projected based on the anticipated number of units rehabbed by the County under its Senior/Disabled Housing Rehab Program, the Septic Tank Repair/Replacement Program, the public housing units and a developer subrecipient.

**Discuss how these outcomes will impact future annual action plans.**

These outcomes impact future annual action plans in regards to the rehab of existing units and the number of non-homeless to the provided affordable housing units. Future goals in these areas will likely be lower as previous goals have proven to be unrealistic and unachievable with current funding levels and the capacity of existing subrecipients and local partners. Additionally, staff has provided technical assistance and been working to establish partnership with agencies for the continued delivery of rental assistance.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	30	0
Low-income	1	0
Moderate-income	4	0
<b>Total</b>	<b>35</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The majority of the activities described in this report were carried out by local organizations in partnership with the County. By providing financial assistance to established non-profit agencies Henry County benefits 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. The County also established an in-house minor home repair program servicing senior citizens and

people with disabilities. These repair programs assisted income eligible elderly and disabled individuals with much needed repairs, maintenance, weatherization, safety and health concerns of their homes.

The County does not operate a public housing or Section 8 Voucher program. Those specific programs are done through the cities' public housing authorities (MHA & HHA) or the Georgia Department of Community Affairs' (DCA) Housing Assistance Division. The homeless population is served through grants to local service providers. Therefore, the homeless population does not have easily quantifiable goals. Two (2) subrecipients of CDBG funds provide safe housing for housing children who are wards of the state and for spouses escaping domestic violence.

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

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

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

The County funded two (2) agencies that serve a presumed benefit (homeless) clientele. Haven House provides emergency shelter, and case management services to spouses and their accompanying children escaping domestic violence. In program year 2020, Haven House assisted 598 persons with CDBG. Additionally, the County assisted A Friend's House with CDBG and CDBG-CV1 funds. A Friend's House serves a presumed benefit (homeless) clientele. A Friend's House provides emergency shelter to children ages newborn to 18 years old who are in the custody of the Georgia Department of Family and Child Services. The agency works cooperatively with State agencies in assessing individual needs and developing and carrying individual care plans. As a member of the Georgia Balance of the State Continuum of Care, Henry County works with state programs and initiatives to implement actions to end homelessness.

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

In regard to emergency shelter and transitional housing needs of homeless persons, the goal for all programs that serve homeless families and individuals is permanent, decent and affordable housing. There is an increasing need for emergency shelters and transitional housing in Henry County. In speaking with advocates and those who work with the homeless, staff is aware of needs beyond what is currently being provided for locally. Services are needed that provide housing with case management and services that help homeless households' transition into permanent housing as a long-term goal. The activities assisted with CDBG funding for Haven House serve to address some of the emergency shelter needs of homeless persons. As stated, Haven House seeks to serve those experiencing homelessness as a direct result of their efforts to escape domestic violence. Housing under this program is temporary, typically 30 nights or less. A Friend's House serves children who are in state custody. These children are homeless as they have been removed from their home and family by state agencies such as the Georgia Department of Family and Children Services (DFACS) or the Georgia Department of Juvenile Justice. The agency serves children age zero (0) to eighteen (18) or upon high school graduation. After graduation, children may continue their residency until age twenty-one (21) if they are enrolled in college. Transitional housing with A Friend's House is based on the individuals needs as determined by the state. The goal is to reconnect the children with their families. A Friend's House teaches life skills and helps older kids who are completing high school and aging out of their care to transition and live independently. Case management services are included.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after**

**being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Henry County has assisted low income households to avoid becoming homeless through Subsistence Payments. The distribution of Subsistence Payments was administered by Africa's Children's Fund and Connecting Henry. Connecting Henry was awarded \$228,761 and Africa's Children's Fund was awarded \$205,000 in CDBG-CV1 funds. All CDBG-CV1 funds were awarded for a provision of homeless prevention in the form of Subsistence Payments as a response to the COVID-19 Pandemic. Additionally, both agencies received awards in the amount of \$25,000 in CDBG funding to assist non-Covid related clients with homeless prevention assistance. It is important to note that all activities funded in Fiscal Year 2020 for homeless prevention are on-going.

The level of discharge in place for the state as overseen by the Georgia Balance of State Continuum of Care includes a plan to allow youth to remain in foster care after age eighteen (18) and until they are stable and ready to live independently. Discharge plans for Health institutions provides for increased housing stability.

Mental health transition planning is provided to all state mental health hospitals. Participating hospitals develop a Transition Plan for all individuals being discharged that addresses the needed services, including housing and support. A Person Centered Transition Plan provides for receipt of appropriate community services at discharge.

To facilitate the transition of incarcerated individuals who are eligible for parole but lack a residence the Re-entry Partnership Housing Program (RPH) was formed as a collaborative effort between Pardons and Parole, the Department of Corrections and DCA. The program provides participating organizations with short-term financial assistance in exchange for the provision of stable housing and food. In addition to RPH, the Department of Corrections has several re-entry initiatives for individuals existing prison. Pre-Release Centers address the re-entry needs of offenders who have two (2) or fewer years left to serve. The Centers focus on locating suitable housing and meaningful work upon discharge. The Department of Correction also has a Faith and Character Based Initiative to match ex-offenders with faith-based organizations that assist with housing and mentoring upon release.

A Friend's House teach their residents the skills necessary to become independent and assist in helping them get their own housing and on continuing a course of higher education. Their residents can remain in the facility until they turn 21, which allows them to graduate from high school and attend college without interruption of their residency while combating homelessness.

**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**

DCA's Permanent Supportive Housing Program (PSHP) promotes the production of affordable rental housing with accompanying supportive services for eligible homeless tenants with special needs. Also in collaboration with the DBHDD, the state is redefining the types of residential services provided to individuals in permanent supportive housing and creating partnerships enabling the development of housing options for individuals with mental illness. DCA ensures projects with chronic homeless beds and the availability of such beds. Through its partnership with the Department of Behavioral Health (DBH), the state ensures the appropriateness of services available for Permanent Supportive Housing activities to sustain and increase the beds for chronically homeless households. Regular coordination meetings are held between DCA and DBH in order to maintain open communication and the progression of activities. In an effort to reduce the number of homeless households with children, DCA has increased resources towards prevention and rapid re-housing. As part of this initiative DCA sponsors the housing search web site, [www.GeorgiaHousingSearch.org](http://www.GeorgiaHousingSearch.org). The sole purpose of the site is to connect families with affordable housing. Service providers assisting the homeless and the general public may utilize this site to find rental units based location, price, number of bedrooms, available amenities, access to public transportation, and accessibility features. By Executive Order, Governor Perdue formed the Georgia Interagency Homeless Coordination Council (GIHCC) in 2004. Members of the council represent widely diverse State agencies, entities and policymakers. The GIHCC meets quarterly (subgroups may meet more often). The council is focused on ending chronic homelessness through policies that will eliminate discharging clients back into homeless situations and improving state agency coordination; improving access to social security income with a consideration given to presumptive eligibility.

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

### **Actions taken to address the needs of public housing**

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). McDonough Housing Authority consists of one hundred eighteen (118) conventional public housing units. Units are located at three (3) sites: Lamar Point, Hooten Street Apartments, and Weaver-Thurman Crossing. Hampton Housing Authority operates twenty-five (25) standard units located on two (2) sites: College Street and W. King Road.

In program year 2020 Hampton Housing Authority completed renovations of all twenty-five (25) units. This modernization provided improvements to kitchens and flooring in units. Improvements included the installation of new cabinets, countertops, range hoods and kitchen appliances, and improved plumbing in the kitchens. Additionally, all units received retrofitting of lighting with Energy-Efficient LED lighting, and replacement of flooring and cove base.

McDonough Housing Authority has experienced several delays due to Covid-19 risk and production delays. MHA began phase 5 of modernizations to units. This modernization will provide improvements to bathrooms in twenty-five (25) units located at the Church Circle Apartments. Improvements include new vanity cabinetry, floor tile, tubs, toilets, shower wall surrounds, plumbing fixtures, electrical fixtures, accessories, doors, hardware, and painting. This activity is on-going.

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

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

MHA has a resident advisory board; this board is involved in the Family self-sufficiency program. During meetings advisory board will share what they feel will help them become more self-sufficient. In FY17 the McDonough Housing Authority also partnered with Hamilton State Bank and Habitat of Humanity to provide workshops for the residents. HHA does not have a resident advisory board, family self-sufficiency program, or a homeownership program.

### **Actions taken to provide assistance to troubled PHAs**

Neither Housing Authority is designated as troubled; however, both Housing Authorities receive CDBG funding to modernize their units. The Housing Authorities are scored through The Public Housing Assessment System (PHAS). This assessment consists of four (4) subcategories that make up the overall score for the Housing Authorities; these categories include: physical, financial, management and capital

fund. McDonough Housing Authority scores 90 out of 100 designating it as a High Performer in the Public Housing Assessment System (PHAS). Hampton Housing Authority scores 87 out of 100 designating it as a Standard Performer in the Public Housing Assessment System (PHAS).

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

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

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. The County completed an update to its Analysis of Impediments to Fair Housing Choice (AI) in May 2019. Since its initial AI was approved in July 2014, the County has contracted with Metro Fair Housing Services, Inc. to conduct Fair Housing activities such as education, enforcement, testing and outreach. The County allocated \$50,000 of its Program Administration funds to carry out fair housing activities in FY20. Funding will continue to be utilized to provide Fair Housing training sessions to the general public, persons with special needs, contractors, and housing providers to include public housing authorities, property owners and local government staff. Henry County continues to encourage good, affordable housing, and works with property owners, developers, non-profits, community housing providers, and others to diversify the housing stock and modernize existing units.

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

The CDBG Program staff continues to develop working relationships and partnerships throughout the County with service providers. This has assisted the County in accessing what services or assistance is needed, what services are being provided, where gaps in services exist, where duplication in service lay, and how CDBG funding can be best utilized to maximize the County's assistance in meeting underserved needs. When presented with obstacles to meeting underserved needs, staff most often seeks to amend existing policies and procedures or even the Consolidated plan or Annual Action Plan to include additional projects and activities. In certain situations, the finding of an underserved need has resulted in the need to develop a new policy for the utilization of CDBG funding. Some of the obstacles to meeting underserved need have resulted in the provision of technical assistance and training of subrecipients or the establishment of new partnerships.

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

The County continues to seek ways 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 an issue.

- 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.

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

The County recognizes that poverty is a function of income. Factors that affect income are education, job training, health, housing quality, cost of living and employment. The County has continued to collaborate with human services, social services, and economic development agencies and organizations to facilitate their efforts and maximize their resources to improve incomes and quality of life. Through its collaborations, the County has positively influenced the likelihood of poverty-stricken residents moving up and out of poverty, reduce the number of residents living in poverty by minimizing threats to individuals and family financial stability, and extending services that have provided adequately for those in need. Henry County continues to support organizations that provide services to encourage local economic development, and preserve and improve affordable housing options as part of the County's strategy to prevent and alleviate poverty. Henry County did not provide any direct services to reduce the number of households with incomes below the poverty line. In considering the factors affecting poverty and impacted by the County's housing and community development investments the County continues to pursue the preservation of affordable housing, supportive services and programs that provide assistance to families living at or below the poverty level and populations with special needs.

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

In the FY 2020-2024 Consolidated Plan, Henry County identified numerous agencies, organizations and institutions that participate in the implementation of Consolidated Plan activities. For the most part, the institutional structure is efficient. However, staff has found gaps in the prescribed delivery system and has found where some organizations lack the staff and facility capacity to effectively and efficiently carry out activities which address the County's housing, homeless and community development needs. These inefficiencies hamper optimal implementation of CDBG funded activities. County staff continues to work with organizations to fill the identified gaps and to provide technical assistance. Additionally, staff continues to seek new partnership that will strengthen and improve its institutional structure.

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

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

service agencies. County staff held several meetings with non-profit housing agencies to enhance coordination and ultimately increase the level and/or quality of services provided. The County provides Fair Housing trainings specifically designed for private housing and social service agencies.

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

In FY20 the County continued to partner with Metro Fair Housing Services, Inc. for the delivery of Fair Housing activities such as education, enforcement, testing and outreach. The County continues to utilize \$50,000 of its Program Administration funds to carry out fair housing activities in FY20. Funding continues to be utilized to provide Fair Housing Training sessions to the general public, persons with special needs, contractors, housing providers, property owners, public housing authorities and local governmental staff. The County completed an update to its Analysis of Impediments to Fair Housing Choice (AI) on May 2019. The update identified the following as contributing factors affecting fair housing choice: Segregation, R/E Caps, Disparities in Access to Opportunities, Disproportionate Housing Needs, Publicly-Supported Housing, and Disability and Access.

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## **CR-40 - Monitoring 91.220 and 91.230**

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

The Henry County CDBG Subrecipient Monitoring Plan requires that high risk subrecipients be monitored annually with all other subrecipients being monitored at least once every three (3) years. Subrecipients are labeled “High Risk” if any of the following apply to them, 1) new to the program; 2) turnover in key staff positions or a change in goals; 3) have previous performance issues; 4) carrying out high risk activities, or undertaking multiple CDBG activities simultaneously. The monitoring procedure involved initial contact to establish a date and time, a notification letter, desk review, an entrance conference, data acquisition and analysis, and exit conference. All monitorings concluded with a follow up letter. The monitoring visits were conducted by a Planner I under the supervision of the Community Development Director. Any findings were reported in the follow up letter, outlining appropriate remedies and requiring a response from the subrecipient.

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

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

The Community Development Department announced the release of the draft FY20 CAPER in the September 4th, 2021 edition of the Henry Herald. Residents and stakeholders were invited to submit written comments from September 4th, 2021 to September 20th, 2021. The CAPER was presented to the Board of Commissioners on September 21st, 2021 during the Board’s regularly scheduled meeting for their consideration. A summary of all (if any) comments are included.

## **CR-45 - CDBG 91.520(c)**

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

Henry County did not implement any changes to its program objectives during the 2020 fiscal year.

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

No

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

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**CR-45 - CDBG 91.520(c)**

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

Henry County did not implement any changes to its program objectives during the 2020 fiscal year.

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

No

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

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