

Executive Summary

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

1. Introduction

The City of Warner Robins has prepared a one-year Annual Action Plan for 2016 to provide a summary of actions and projects and programs that will address the needs and priorities identified in the five-year Consolidated Plan 2015-2019. This Annual Action Plan identifies all of the projects and activities to be funded through the CDBG program during FY2016. The City of Warner Robins Community Development Department's mission is to establish a viable urban community by utilizing Housing and Urban Development funds to provide livable housing and a suitable living environment as well as expand economic opportunities principally for low-and moderate-income persons. The primary means to this end is to empower and strengthen partnerships about all levels of the community including for-profit and nonprofit organizations whose missions are closely aligned with those of the Community Development Department and HUD. The efforts should serve as a holistic approach for meeting community needs both housing and otherwise.

2. Summarize the objectives and outcomes identified in the Plan

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

3. Evaluation of past performance

From July 1, 2014 to June 30, 2015, the City of Warner Robins utilized its Community Development Block Grant (CDBG) entitlement grant to make significant investments instrumental in advancing area community development and meeting the goals of its Five Year Consolidated Plan. As reported in the Consolidated Annual Performance Evaluation Report for Program Year 2014, the City:

- Rehabilitated 36 owner-occupied single-family units
- Observed and resolved 200 for health/safety code violations
- Provided assistance to 25 homeless persons
- Provided technical assistance to 11 public service organizations

- Provided 153 low to moderate income citizens with Fair Housing education
- Assisted 64 low to moderate income, senior and/or disable citizens with transportation
- Provided 6 individuals with intellectual disabilities with job training and employment
- Assisted 19 low-to-moderate income students with GED scholarships
- Hot meals delivered to 9 senior citizens
- Family Counseling provided to 65 citizens
- Provided services to 28 children who have experienced abuse or neglect.
- Provided 43 low-to-moderate income pregnant women with health services
- Provided assistance to 11 individuals who struggle with mental illness.

4. Summary of Citizen Participation Process and consultation process

Many efforts were made to encourage the participation of citizen groups. Among these included two public hearings, website advertisement, newspaper advertisement, other public meetings, and direct solicitation. In addition, Warner Robins utilizes a selection board to prioritize funding. This board consists of interested citizens and is designed to encourage transparency and community involvement. A full summary is included in the citizen participation section of plan.

5. Summary of public comments

As part of the citizen participation element of CDBG, the City of Warner Robins held a Grant Application Orientation Workshop on October 7, 2015, and two public hearings on January 12, 2016 and February 23, 2016. The purpose of these hearings was to inform citizens of the amount of funds available as well as the activities for which the money will be utilized. During the comment period, many citizens wrote letters in support of various service organizations and the program as a whole.

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

The majority of comments received were in support of projects funded in the FY 2015 Action Plan. Due to limited funding and the priorities of City Council and the Consolidated Plan, the City was not able to fund all requests. See attached public comments received during the January 12, 2016 and February 23, 2016 public hearings.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	City of Warner Robins	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

Introduction

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

In order to identify the needs of the community and its residents, city staff contacted numerous individuals from varying private and professional backgrounds. The goal of this consultation was to hear from a diverse sampling of Warner Robins’ interested parties. In order to receive this information, the city held several public hearings and successfully solicited for direct public comments. Specific consultation efforts were made towards the major public and private agencies referenced in subsequent sections that are responsible for administering programs that will meet the national objectives.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

In Georgia, there are nine Continuum of Care programs. Eight local jurisdictions have developed their own programs. The ninth program is operated by the State of Georgia and serves the remaining counties. The City of Warner Robins falls under this program. Locally, several non-profits directly service the homeless population. These groups work directly with the state program to exchange information and resources. The list of local agencies that serve the homeless population includes:

1. Salvation Army: An organization that provides temporary shelter, clothing, food, and other services to victims of domestic violence.
2. Community Outreach Service Center: An emergency and transitional housing facility for homeless men, women, and children which also provides referrals for jobs, mental health and permanent housing resources.
3. HODAC: A nonprofit that provides care and counseling for substance dependent mothers and their children, promoting recovery and reuniting families.
4. Phoenix Center Behavioral Health Services: An agency which offers a Crisis Stabilization Program, a residential treatment facility for persons needing psychiatric and substance abuse stabilization support.
5. Genesis Joy House: A nonprofit that works to end chronic homelessness among female veterans in the community through a variety of services, including counseling and referrals.
6. Family Counseling Center: An organization which provides counseling programs and makes referrals to other appropriate resources that can help individuals deal with their complex issues.

7. Middle Georgia Community Action Agency: An organization that provides financial assistance and other aid to prevent individuals and families from becoming homeless and also helps people experiencing homelessness to quickly find housing and achieve stability.

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

The City of Warner Robins does not receive ESG funds.

4. 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.

Warner Robins Community Development Staff received consultation from a variety of housing and social service agencies. Each of these organizations was given opportunities to provide input on the annual plan through public meetings and a workshop. Additionally, Warner Robins Community Development Staff directly solicited comments on the plans contents. During the planning process, representatives from the following agencies were identified and consulted:

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Rebuilding Together	Housing	Specific Housing Objectives
Boys and Girls Club of Central Georgia	Services: Children	Special Housing Needs
CASA	Services: Children (Child Welfare Agency)	Special Needs Objectives
True Light Transportation	Services: Employment; Services: Health	Anti-poverty Strategy
Community Outreach Services Center	Services: Homelessness	Homeless Needs Assessment
Family Counseling Center	Services: Victims of Domestic Violence	Anti-poverty Strategy
Middle Georgia Community Action Agency	Housing	Homelessness Strategy
Connections on the Parkway	Services: Employment	Anti-poverty Strategy
Rainbow House	Services: Victims of Domestic Violence; Services: Children	Specific Special Needs Objectives
Caring Solutions Pregnancy Center	Services: Health	Specific Special Needs Objectives
Meals on Wheels	Services: Elderly Persons; Services: Disabled Persons	Anti-poverty Strategy
Exceptional Mail and More	Services: Persons with Disabilities; Services: Unemployment	Anti-poverty Strategy
NAMI of Central Georgia	Services: Health	Anti-poverty Strategy
Salvation Army Safe House	Services: Victims of Domestic Violence	Homelessness Strategy

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

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

3. 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	There is not a lead agency that gathers data across organizations for the City of Warner Robins. The State of Georgia’s Department of Community Affairs covers the Continuum of Care activity through its annual homeless census.
City of Warner Robins Urban Redevelopment Plan	Warner Robins Redevelopment Agency	The URP contains a variety of community development efforts to be undertaken by the city and the WRRRA.
City of Warner Robins Recreational Master Plan	City of Warner Robins	The Recreation Master Plan contains future actions concerning recreation activities and park facilities.
Middle Georgia Comprehensive Economic Development Strategy (CEDS)	Middle Georgia Regional Commission	The CEDS document outlines economic development opportunities and initiatives.
The Joint Comprehensive Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins	Houston County and the Cities of Centerville, Perry, and Warner Robins	The comprehensive plan encompasses a wide variety of community goals and objectives.

IV. AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

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

Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Meeting	Non-Targeted/Broad Community	This meeting, held on January 12, 2016 had 21 attendees. Many attendees were from local non-profit and public agencies that partner with the city through community development.	The city received a variety of comments concerning the focuses of the city and the community	None.	None.
2	Public Meeting	Non-Targeted/ Broad Community	This meeting, held on February 23, 2016 had 24 attendees. Many attendees were from local non-profit and public agencies that partner with the city through community development	None	None.	None.
3	Newspaper Ad	Non-Targeted/Broad Community	These advertisements were to notify the public of the following: CDBG Grant Application Workshop (published on 9/9/15); 1 st Public Hearing (published on 12/26/15 and 12/30/15) and Spanish Ad published for the entire month of January 2016; 2 nd Public Hearing (published on 2/10/16 and 2/13/16) and Spanish Ad published for the entire month of February 2016	None	None.	wrga.gov
4	Internet Outreach City Website	Non-Targeted/Broad Community	CDBG Grant Application Workshop and CDBG Application was posted on City website as of 9/28/15 to provide more access to the public	N/A	None.	None.

Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	Direct Comment Solicitation	Non-targeted/broad community	N/A	The input received largely proclaimed the need for continued resources to meet the needs of housing, suitable living environment, and economic opportunity provision.	None	None

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Expected Resources

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

Introduction

The City of Warner Robins has utilized past allocation amounts to determine what anticipated resources will be for the 2015 year and future consolidated planning years. For FY 2016, the city anticipates receiving \$520,481 in CDBG funding and an additional \$110,000 in program income that will enable the provision of services to improve the community. These funds will be utilized for housing rehabilitation, special needs service provision, and community and economic development.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	\$520,481	\$110,000	\$0.00	\$630,481	\$1,446,315	Community Development Block Grants will be used by the city to carry out activities to address housing, economic development, and other concerns effecting low-to-moderate income persons

Table 2 - Expected Resources – Priority Table

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

While no funds will directly match or leverage these CDBG funds, the City of Warner Robins allocates funds from its general operating budget to meet community

development needs. Included among these funds, the city matches the code enforcement dollars and the CDBG Program Coordinator on a one-to-one basis.

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

Discussion

The City of Warner Robins will prioritize its CDBG allocation and local funds to maximize their benefit to LMI persons and meet the goals set forth by HUD.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Housing Goal #1 Homeowner Housing Rehabilitation	2015	2019	Affordable Housing	City-Wide, NSA	Affordable Housing	CDBG: \$265,330	Homeowner Housing Rehabilitated: 25 units
2	Decent Housing Goal #2 Code Enforcement	2015	2019	Affordable Housing	City-Wide, NSA	Affordable Housing	CDBG: \$27,832	Enforce housing codes on violating houses
3	Decent Housing Goal #3 Homelessness Service	2015	2019	Affordable Housing	City-Wide, NSA	Homelessness	CDBG: \$31,000	Assist 175 homeless persons.
4	Suitable Living Environment #1- Slum and Blight Removal	2015	2019	Public Housing	City-Wide	Public Housing; Non-housing community development	CDBG: \$14,900	Demolition of public housing complexes and dilapidated housing structures
5	Suitable Living Environment #2 Support Services	2015	2019	Non-Housing Community Development	City-Wide, NSA	Provision of basic services	CDBG: \$46,500	Assist 1,087 persons needing provision of food, transportation and other assistance.
6	Suitable Living Environment #3 Vulnerable Population Services	2015	2019	Non-Housing Community Development	City-wide, NSA	Anti-Poverty	CDBG: \$15,500	Provide counseling and services to 83 persons in need.
7	Economic Opportunity #1 Business Assistance	2015	2019	Non-Housing Community Development	NSA	Job Creation	CDBG: \$104,419	Assist 5 businesses with façade improvements.
8	Decent Housing Goal #4 Fair Housing	2015	2019	Affordable Housing	City-Wide	Further Fair Housing	CDBG: \$2,500	Provide fair housing information to low-to-moderate income residents
9	Program Administration	2015	2019	Administration and Planning	City-Wide	Program Administration	CDBG: \$122,500	Operating Expenses including one full-time employee

Goal Descriptions

- 1. Goal Name:** Decent Housing Goal #1 Homeowner Housing Rehabilitation
Goal Description: Develop and support affordable housing stock preservation and accessibility by rehabilitating 25 owner-occupied homes.
- 2. Goal Name:** Decent Housing Goal #2 Code Enforcement
Goal Description: Fund city code enforcement services to direct the improvement of homes whose conditions violate city codes. It is estimated that this enforcement will extend to 200 units.
- 3. Goal Name:** Decent Housing Goal #3 Homelessness Service
Goal Description: In collaboration with local homeless agencies, provide housing and supportive services to at least 175 clients that are homeless or at risk for homelessness.
- 4. Goal Name:** Suitable Living Environment #1 Slum and Blight Removal
Goal Description: Provide assistance to the demolition and clearance of dilapidated structures that are both single-family and public housing.
- 5. Goal Name:** Suitable Living Environment #2 Support Services
Goal Description: Meet the basic needs for low-to-moderate income persons including transportation and nutritious meals.
- 6. Goal Name:** Suitable Living Environment #3 Vulnerable Population Services
Goal Description: Provide counseling, referral service, housing support and other services to persons in vulnerable populations.
- 7. Goal Name:** Economic Opportunity #1 Business Assistance
Goal Description: Incentivize business development and improve local aesthetics.
- 8. Goal Name:** Decent Housing Goal #4 Fair Housing
Goal Description: Provide low-to moderate- income and minority residents detailed information about fair housing laws and their housing rights.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Although the City of Warner Robins does not receive HOME funds, CDBG funds will be used to provide extremely low-income, low-income, and moderate-income families affordable housing through programs that will educate people regarding the resources available through various programs and community non-profits. For example, the City will promote homeownership through funds provided to Habitat for Humanity. Habitat will use CDBG funds to build new single-family residential dwellings for first-time homeowners who are required to attend a homebuyer's education class. These classes will advise on topics such as first-time home ownership, maintenance, lending, etc. It is estimated that there will be 20 beneficiaries.

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AP-35 Projects – 91.220(d)

Introduction

Projects listed in the City of Warner Robins 2016 Annual Action Plan represent those activities which have been selected in order to address the decent affordable housing, suitable living environment, and economic opportunity needs of the city. Allocation of funding to these projects has been determined based on overall priority needs of the city.

Projects

#	Project Name
1	Single Unit Residential Rehabilitation
2	Helping Hands of Houston County
3	Rebuilding Together
4	Family Counseling Center
5	True Light Transportation
6	Community Outreach Service Center
7	Warner Robins Housing Authority
8	Meals on Wheels
9	NAMI of Central Georgia, Inc.
10	Habitat for Humanity
11	Code Enforcement
12	Clearance and Demolition
13	Fair Housing
14	Special Economic Development Project
15	Program Administration

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

The City of Warner Robins developed allocation priorities based upon the needs of the low-to-moderate income residents in the city. With these priorities in mind, applications were accepted, reviewed, and evaluated based upon their ability to meet the goals and objectives, number of beneficiaries served, the type of service they provide, and their ability to comply with HUD regulations. Because of the high need for affordable housing, the city determined to fund both a Single-Unit Residential Rehabilitation program and two non-profit organizations: Rebuilding Together and Habitat for Humanity. In order to serve homeless families and other vulnerable segments of the population, funds were allocated to the Community Outreach Center, Helping Hands of Houston County, Family Counseling Center, Meals on Wheels, True Light Transportation, Warner Robins Housing Authority and NAMI of Central Georgia. The WRHA's clearance and demolition project was funded in order to assist in the public housing redevelopment projects that will improve conditions for current public housing residents and expand the city's public housing capacity. In ongoing efforts to abate slum and blight and improve housing stock, the city will continue to fund a code enforcement position that will focus on the Neighborhood Strategy Area. A new program undertaken by the city, involves granting funds for

facade improvements to local business in the NSA with the goal of improving the area's viability for commercial growth. These funds must be matched by the building owner on a one-to-one basis. The city believes that these projects will best meet the needs of the community in the upcoming year.

Projects AP-38 Projects Summary

Project Summary Information

- 1. Project Name:** Single-Unit Residential Rehabilitation
Target Area: Neighborhood Strategy Area (NSA)
Goals Supported: Decent Housing Goal #1 Homeowner Housing Rehabilitation
Needs Addressed: Affordable Housing
Funding: \$95,330
Description: The city operates an owner-occupied rehabilitation loan program that funds improvements to homes.
Target Date: 6/30/2017
Estimate number of beneficiaries: 2 households
Location Description: Neighborhood Strategy Area homes
- 2. Project Name:** Helping Hands of Houston County
Target Area: City-wide
Goals Supported: Decent Housing Goal #3 Homelessness Service
Needs Addressed: Affordable Housing
Funding: \$20,000
Description: Funds will be used for building materials to assist with the rehabilitation of a single-family dwelling to be used as transitional housing for the homeless.
Target Date: 6/30/2017
Estimate number of beneficiaries: 1 Family
Location Description: Neighborhood Strategy Area home
Planned Activities: Rehabilitate 1 home to be used for transitional housing.
- 3. Project Name:** Rebuilding Together
Target Area: City-Wide
Goals Supported: Decent Housing Goal #1 Homeowner Housing Rehabilitation

Needs Addressed: Affordable Housing

Funding: \$100,000

Description: The city will fund housing rehabilitation through Rebuilding Together in 2016. Funds will be used to offset the cost of materials purchased to do rehabilitation work to 25 owner-occupied homes of the elderly or disabled who live in Warner Robins.

Target Date: 6/30/2017

Estimate number of beneficiaries: 25 elderly and disabled families

Location Description: The homes are found throughout the city.

Planned Activities: Rebuilding together will rehabilitate 25 homes.

4. Project Name: Family Counseling Center

Target Area: City-wide

Goals Supported: Suitable Living Environment #3 Vulnerable Population Services

Needs Addressed: Anti-Poverty

Funding: \$15,500

Description: FCC will provide counseling to persons with special challenges.

Target Date: 6/30/2017

Estimate number of beneficiaries: 70 LMI persons

Location Description: 106-B Olympia Drive, Warner Robins, Georgia, 31093

Planned Activities: Counseling and referrals to vulnerable populations.

5. Project Name: True Light Transportation

Target Area: NSA

Goals Supported: Suitable Living Environment #2 Support Services

Needs Addressed: Anti-poverty

Funding: \$15,500

Description: Provides transportation services to LMI, special needs, and elderly individuals to allow them to attend work, health appointments, and buy living essentials.

Target Date: 6/30/2017

Estimate number of beneficiaries: 70

Location Description: 511 N. Houston Road Suite B4, Warner Robins, Georgia 31093

Planned Activities: Transport 70 persons of need to essential appointments.

6. Project Name: Community Outreach Service Center

Target Area: City-wide

Goals Supported: Decent Housing Goal #3 Homelessness Services

Needs Addressed: Homelessness

Funding: \$15,500

Description: This project will fund emergency homeless shelter.

Target Date: 6/30/2017

Estimate number of beneficiaries: 50 Homeless persons

Location Description: 404 Duke Avenue, Warner Robins, Georgia 31093

Planned Activities: This project will provide emergency shelter to 50 LMI persons.

7. Project Name: Warner Robins Housing Authority Transportation Services

Target Area: City-Wide (Public Housing Areas)

Goals Supported: Suitable Living Environment #2 Support Services

Needs Addressed: Anti-poverty

Funding: \$15,500

Description: Provides transportation services to LMI, special needs, and elderly individuals to allow them to attend work, health appointments, and buy living essentials.

Target Date: 6/30/2017

Estimate number of beneficiaries: 1000

Location Description: 112 Memorial Terrace, Warner Robins, Georgia 31093

Planned Activities: Funds will be used to offset the cost of fuel for transportation services.

8. Project Name: Meals on Wheels

Target Area: City-Wide

Goals Supported: Suitable Living Environment #2 Support Services

Needs Addressed: Anti-Poverty

Funding: \$150,500

Description: Meals on Wheels will supply senior citizens with home-delivered meals.

Target Date: 6/30/2017

Estimate number of beneficiaries: 14 seniors

Location Description: Locations throughout the city

Planned Activities: Using these funds, 14 seniors will be provided nutritious meals.

9. Project Name: NAMI of Central Georgia, Inc.

Target Area: City-wide

Goals Supported: Suitable Living Environment #3 Vulnerable Population Services

Needs Addressed: Anti-poverty

Funding: \$15,500

Description: Provision of outreach, education, and support to people with mental illness and their caregivers.

Target Date: 6/30/2017

Estimate number of beneficiaries: 13 mentally ill persons

Location Description: 209 Elberta Road, Warner Robins, Georgia 31093

Planned Activities: To provide support to 13 mentally ill persons.

10. Project Name: Habitat for Humanity

Target Area: Neighborhood Strategy Area

Goals Supported: Decent Housing Goal #1 New Housing/Home ownership

Needs Addressed:

Funding: \$50,000

Description: Construction of new Single-Family Residential dwellings to promote first-time homeownership and promote neighborhood revitalization

Target Date: 6/30/2017

Estimate number of beneficiaries: 20 to be served.

Location Description: This will take place in the Neighborhood Strategy Area.

Planned Activities:

11. Project Name: Code Enforcement

Target Area: Neighborhood Strategy Area

Goals Supported: Decent Housing Goal #2 Code Enforcement

Needs Addressed: Affordable Housing, Slum and Blight

Funding: \$27,832

Description: CDBG funds will be used to fund 1/2 of the cost of a code enforcement officer's salary, who will focus on the Neighborhood Strategy Area (NSA).

Target Date: 6/30/2017

Estimate number of beneficiaries: 200 housing units

Location Description: This will take place in the Neighborhood Strategy Area.

Planned Activities: Code enforcement staff member will patrol the NSA to enforce city codes.

12. Project Name: Clearance and Demolition

Target Area: Neighborhood Strategy Area

Goals Supported: Suitable Living Environment #1- Slum and Blight Removal

Needs Addressed: Public Housing, Slum and Blight Removal

Funding: \$14,900

Description: This project will include the removal of dilapidated public housing complexes and single-family residential structures in violation of city codes.

Target Date: 6/30/2017

Estimate number of beneficiaries: 2 single-family units

Location Description: Various locations in the NSA

Planned Activities: The planned activity is the removal and clearance of the dilapidated housing properties.

13. Project Name: Fair Housing

Target Area: City-wide

Goals Supported: Education/Discrimination

Needs Addressed: Fair Housing Rights

Funding: \$2,500

Description: Through collaborative efforts with other non-profit agencies, there will be free homebuyers education workshops, Elementary School Poster contest, brochure handouts, billboard and English/Spanish newspaper advertisements to educate low-to-moderate income citizens regarding their Fair Housing Rights and other housing opportunities.

Target Date: 6/30/2017

Estimate number of beneficiaries: 50 LMI persons

Location Description: 700 Watson Boulevard, Warner Robins, Georgia 31093

Planned Activities: The city will assist with fair housing education workshops, conduct a poster contest, advertise on billboards and English/Spanish newspapers, and other activities including various speaking engagements and seminars and a public display in April to represent Fair Housing month.

14. Project Name: Special Economic Development Project

Target Area: Neighborhood Strategy Area

Goals Supported: Economic Opportunity #1 Business Assistance

Needs Addressed: Job Creation

Funding: \$104,419

Description: The city will offer grant funding for facade improvements in the commercial district of the NSA.

Target Date: 6/30/2017

Estimate number of beneficiaries: 5 businesses

Location Description: various commercial locations in the Neighborhood Strategy Area

Planned Activities: The city will grant funding of up to \$20,000 to local businesses that make facade improvements in accordance with local design guidelines. This grant must be match one-for-one by the building owner. In order to assist with the match portion of the program, the city's Redevelopment Agency has set aside a low-interest loan program to assist the building owner. All loans will be processed and overseen by the Community Development office.

15. Project Name: Program Administration

Target Area: City-Wide

Goals Supported: Affordable Housing

Needs Addressed: Program Administration

Funding: \$122,500

Description: The city will monitor and administer all CDBG activities

Target Date: 6/30/2017

Estimate number of beneficiaries: City-Wide

Location Description: 700 Watson Boulevard, Warner Robins, Georgia 31093

Planned Activities: To maintain a community development staff that can implement the CDBG programs.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Warner Robins has proposed the utilization of funds in the previously identified Neighborhood Strategy Area (NSA). This area is bordered on the east by Highway 247; south by Richard B. Russell Parkway; west by Pleasant Hill Road, Johns Road, and Suzanne Drive; and north by Keith Drive and Bargain Road. The city's NSA mirrors the defined Redevelopment Area and is designated as "Slum and Blight" because it meets and/or exceeds the low-to-moderate income criteria required for CDBG eligibility, as well as has the greatest need for CDBG-type projects. This area is urbanized and developed in which certain housing structures and buildings are in need of improvements due to dilapidation, deterioration, age, or absenteeism. A 2012 Housing Assessment was conducted in the NSA and identified high percentages of substandard and dilapidated homes. Some sections are characterized by overgrown and unkempt vegetation; the presence of litter, trash and debris; deteriorated and poorly maintained housing stock; vacant or abandoned commercial structures; and elevated crime statistics, all of which are potentially detrimental to public health, safety, and welfare. According to the 2013 ACS 5-year estimates, this area is located within Census Tracts 201.05, 201, 203, 204, 207, 208 and 210, which have a more than 20 percent concentration of low-to-moderate income persons. The highest percentages of people below the poverty level are located in Census Tracts 203, 204, 207, and 208, which have a poverty rate that ranges from 33% to 40%. Additionally, nearly 67 percent of the area's residents are considered minorities. The remaining funds will be targeted in ways that will continue to reach low-income people.

Geographic Distribution

Target Area	Percentage of Funds
NEIGHBORHOOD STRATEGY AREA	45

Rationale for the priorities for allocating investments geographically

Discussion

The city strategically targets areas with high percentages of low-to-moderate income persons and high volumes of slum and blight. In an effort to target limited resources, census data was determined to be the most reliable method. The Neighborhood Strategy Area contains the city's highest concentrations of low-to-moderate income persons, and by focusing on this area, systematic redevelopment is more achievable. Program resources have been specifically targeted to impact this area, while also assisting low-income residents city-wide. The city estimates 45 percent of its CDBG funds in the Annual Action Plan will be allocated in the Neighborhood Strategy Area (NSA).

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Warner Robins will utilize CDBG funds to provide for a variety of community services. These services include meeting the needs of homeless, assisting vulnerable populations, fighting poverty, and improving affordable housing stock. These services will aid 369 low-to-moderate income households. Housing efforts are a vital aspect of the city's CDBG funding strategy. In total, the city anticipates that 25 households will be rehabilitated as a result of these funds.

One Year Goals for the Number of Households to be Supported	
Homeless	175
Non-Homeless	25
Special-Needs	169
Total	369

Table 3 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	26
Acquisition of Existing Units	0
Total	31

Table 4 - One Year Goals for Affordable Housing by Support Type

Discussion

Specifically pertaining to the improvement of housing, the city is applying to fund housing rehabilitation through Rebuilding Together and Helping Hands of Houston County in 2016. Funds will be used to offset the cost of materials purchased to do rehabilitation work to owner-occupied homes of the elderly or disabled who live in Warner Robins and to rehabilitate a single-family dwelling to be used for transitional housing. This work varies from replacing roofs to building wheelchair ramps. The CDBG investment of \$120,000 for 2016 coupled with volunteer labor will facilitate the rehabilitation of 26 houses.

Additionally, the city has and will continue to operate a Single-Unit Residential Rehabilitation Program. CDBG funds of \$85,268 will be used to oversee 80 existing, low-interest loans and 60 deferred loans. Funds were provided to rehabilitate substandard single-family structures for low-and moderate-income or elderly homeowners

The Warner Robins Housing Authority is working to help our families with resources that will equip them with skills, knowledge, and Financing will be in the form of low-interest direct loans or deferred payment loans to qualified applicants.

AP-60 Public Housing – 91.220(h)

Introduction

As identified in the City's Consolidated Plan, the Warner Robins Housing Authority operates 426 units of public housing in the City of Warner Robins. The U.S. Department of Housing and Urban Development (HUD) administers federal aid to WRHA to manage its housing for low-income residents at rents they can afford. HUD also furnishes technical and professional assistance in planning, developing, and managing the properties. Many of the Housing Authority's complexes are in need of repair and there is currently waiting list consists of 174 public housing applicants.

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

The Warner Robins Housing Authority's mission is to develop and promote quality housing options for their tenants. Building on the work that began in PY 2014, the WRHA, with funding from the City of Warner Robins, will continue in its effort to redevelop blighted housing properties at the Oscar Thomie Homes facility. For PY 2016, WRHA will use the proposed \$14,900 in CDBG funding to acquire and demolish vacant, hazardous lots and clear hazardous debris from authority properties. The City of Warner Robins sees this effort as vital for establishing adequate levels of public housing.

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

The Warner Robins Housing Authority has and will continue to provide Resident Leadership Training for the Resident Council in order for them to function as a community-based organization. They will also implement services in their communities to help improve the overall quality of life. The Warner Robins Housing Authority Resident Council meetings are held every third Tuesday of each month. Bi-weekly mini-meetings will be hosted in the communities. Additionally, the Housing Authority provides its residents with access to homeownership resources. The Warner Robins Housing Authority has had an ongoing practice of working with its residents to help them move beyond their current housing situation.

Monthly newsletters and flyers continue to be the key in letting the resident know what is happening in their community. They also provide them with information and resources for which they may qualify.

They also provide the training necessary to achieve financial independence and move from affordable housing to homeownership. The Authority offers programs and opportunities for residents of all ages. The Authority is an agency that is finding ways to "do more with less" by providing high quality services despite ongoing budget cuts.

The Warner Robins Housing Authority continues to creatively explore avenues to provide opportunities for self-sufficiency and to improve overall quality of life for public housing families. Partnerships and volunteers are critical in the success of our programs and activities. Its mission is to foster a partnership of non-profit and public organizations working together to address the fundamental needs of the community in the Middle Georgia Region. The Authority will collaborate with over 30 health, social service, education, and community-based organizations to include:

- Central Georgia Technical College: GED Classes will be held at Central Georgia Technical College in which the Housing Authority will transport tenants to and from class and make sure they are on track to receive their GED. After completion of their GED, the Housing Authority will encourage their residents to excel higher in education.
- Habitat for Humanity: Provide homeownership workshops six times a year through Habitat for Humanity. These workshops will provide residents, staff, and other people in the community an opportunity to learn what it takes to become a homeowner.

- Houston HealthCare (Edu-Care): Provide nursing staff volunteers to teach workshops for the Housing Authority residents. Health Fairs will be provided on Colon Cancer and Diabetes. Residents will receive literature explaining free services in which they qualify for. Life Skill Classes will provide training in areas of Communication Skills, Dress for Success, Health and Nutrition, Resume Writing and Job Search/ Job Placement.

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

N/A

Discussion

The City of Warner Robins will work in partnership and support of the Warner Robins Housing Authority in its efforts to improve the lives of public housing residents and increase the capacity to serve additional low-income persons.

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The homeless needs assessment for the 2015 – 2019 Consolidated Plan identified reaching the unsheltered homeless as the major challenge facing the city. The City of Warner Robins will continue to work in conjunction with multiple agencies and service providers to facilitate the identification of those susceptible to homelessness including low-income, special needs, and elderly persons. Regular meetings of the Georgia Initiative for Community Housing (GICH) and the Collaborative Partnership help to bring service groups together and create information and resource sharing opportunities. The city will also directly reach out to vulnerable families and provide them information about housing resources through housing fairs, advertisements and distributing educational materials.

Addressing the emergency shelter and transitional housing needs of homeless persons

Part of the city's homeless strategy is to support nonprofit agencies that provide emergency shelter and transitional housing to those in need. In PY 2016, the city will provide \$15,500 in CDBG funding to the Community Outreach Service Center, an emergency homeless shelter. With the help of this funding, the center will provide short-term emergency and transitional housing. Through this program, clients will be linked to a network of other service providers for job training, educational opportunities, housing resources and physical and mental health services. Also, the city will provide funding to Helping Hands of Houston County to help rehabilitate a single-family dwelling to be used as long-term transitional housing. There are 52 persons anticipated to benefit from service provided by the both agencies.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In PY 2016, the city will assist in efforts to improve the chances of homeless persons in finding permanent residences and independent housing. Part of the proposed funding includes assisting local non-profits, Family Counseling Center and NAMI, Central Georgia. These groups will provide support to 83 people, who will be given counseling, therapy and information.

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

The City of Warner Robins recognizes that certain individuals can be found at a higher risk for homelessness. These individuals include those with mental illness, those affected by domestic violence, those with medical issues, and those facing financial hardships. For these low-income families and individuals who are at imminent risk of becoming homeless, services providers, such as the Community Outreach Center, will provide the necessary transitional or long-term housing assistance needed either through the facilities themselves or rent vouchers made available through these programs. In 2016, funds have been allocated for Community Outreach Service Center which anticipates a benefit to 50 homeless persons. Additionally, several CDBG funded programs help prevent homelessness among likely individuals. The Family Counseling Center of Central Georgia, Meals on Wheels, True Light Transportation, and NAMI Central Georgia, Each of these organizations all meet the needs of individuals who are at risk for homelessness. Together, these organizations are expected help 1,166 at-risk individuals across a spectrum of needs.

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

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Warner Robins has outlined the efforts it will undertake to improve the stock of local affordable housing units. While the city continues to take actions that will increase the quality of housing units, it acknowledges that policies that discourage affordable housing must be removed where possible. For PY2016, the city will undertake the following efforts:

- Reproduce a fair housing brochure in English and Spanish.
- Advertise Fair Housing Rights on billboards throughout the city during Fair Housing month of April, 2016.
- Develop notices concerning fair housing rights and advertise them in English and Spanish language newspapers.
- Partner with local agencies to distribute fair housing brochures and pamphlets.
- Work with the community groups and other stakeholders to identify potential entry points and/or strategies for building an inclusive community.
- Coordinate with local Real Estate Trade Associations to identify impediments to fair housing.

AP-85 Other Actions – 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

In PY 2016, the City of Warner Robins has dedicated funding resources to programs and initiatives that will meet the needs of the underserved.

Based on the identified community needs, CDBG funds will be used to support a variety of efforts that improve public services to suffering and disadvantage residents. By funding Meals on Wheels, nutritious meals will be provided to 14 low-income seniors and disable persons. True Light Transportation will provide transportation services to 70 eligible low-income persons that would otherwise not be able to buy necessities make their appointments or hold gainful employment. The Warner Robins Housing Authority will also provide public transportation to an estimated 1,000 low-to-moderate income individuals. Family Counseling Center will meet the needs of 70 victims of rape, abuse and other crimes through supportive services. With the help of CDBG funds, NAMI of Central Georgia, Inc. will lend assistance to 13 residents with mental illness. In order to help them reach their service goals, each group will receive \$15,500 to operate their programs.

In order to further Fair Housing, the city will collaborate with FVSU Cooperative Extension, Middle Georgia Community Action Agency, Consumer Credit Counseling Agency, Warner Robins Housing Authority, Life Changers and Houston County Habitat for Humanity to provide low-to-moderate income citizens with a free homebuyer /homeowner education workshop. The city will also advertise on billboards throughout the city to inform citizens of their Fair Housing Rights during the Fair Housing month of April, 2016. There will also be a Fair Housing poster contest with area elementary schools and the winners will be recognized by the Mayor & Council during their public hearing. The winning picture will be printed on the Fair Housing Rights brochure. In total \$2,500 will be allocated for these projects, and there will be 50 projected beneficiaries. Other activities may include various speaking engagements and seminars and a public display in April to represent Fair Housing Month.

Actions planned to foster and maintain affordable housing

The City of Warner Robins will work in coordination and collaboration with service providers to foster and maintain affordable housing through the following efforts:

- Rebuilding Together – Funds will be used to provide salary to one full-time employee and to offset the cost of materials purchased to do rehabilitation work to owner-occupied homes of the elderly or disabled who live in Warner Robins. This work varies from replacing roofs to building wheelchair ramps. The CDBG investment of \$100,000 for PY 2016 coupled with volunteer labor will assist an estimated 25 homes.
- Owner-Occupied Housing Rehabilitation Program – Through program income coupled with CDBG funds substandard single-family structures are rehabilitated for low and moderate income or elderly homeowners. Financing will be in the form of low-interest direct loans or deferred payment loans. CDBG funds in the amount of \$85,268 will be utilized for this program.
- Consumer Credit Counseling and Fair Housing Education – Through collaborative efforts with other non-profit agencies, there will be free homebuyers education workshops made available to educate low-to-moderate income citizens regarding their Fair Housing Rights. Also, furthering the city's efforts of educating the public regarding their Fair Housing Rights they will advertise on billboards and in English/Spanish newspapers, conduct a poster contest, and provide a public display during the month of April. CDBG funds in the amount of \$2,500 are allocated for this project under Fair Housing Administration. It is estimated that there will be 50 beneficiaries.
- Clearance and Demolition – CDBG funds of \$14,900 dollars will be used for the clearance and demolition of blighted residential structures around the city. These funds will be also be used by the Warner Robins Housing Authority for acquisition and/or clearance and demolition of vacant, hazardous lots and buildings located in the Neighborhood Strategy Area.

Actions planned to reduce lead-based paint hazards

While there does not appear to be a substantial number of cases involving children and lead-based paint in Warner Robins, this remains a concern based on the age of housing stock. For this reason, the city shall inspect all homes receiving CDBG assistance including those constructed prior to 1978 for lead-based paint. If lead-based paint is found, the elimination of lead-based paint will become part of the scope of work to rehabilitate the home. Additionally, Warner Robins building inspection staff will continue to enforce lead-based paint regulations city-wide.

Actions planned to reduce the number of poverty-level families

In PY 2015, the city has begun seeking opportunities to advance its anti-poverty strategy of helping impoverished persons improve their economic status and the borderline impoverished remain out of poverty. For PY 2016, the city has prioritized business assistance, services for people in vulnerable situations, and increasing the stock of affordable housing. With these efforts aimed at low-income persons, they will help stabilize families enabling them to improve their financial status.

The city is aiming to spark economic revitalization in the Neighborhood Strategy Area (NSA) through grant funding of up to \$20,000 to local businesses that make façade improvements in accordance with local design guidelines. This grant must be match one for one by the grantee. In order to assist with these matching funds, the city's Redevelopment Agency has set aside a low-interest loan program which will be overseen through the Community Development office. The goals of this program are to:

- Promote an economically viable and harmonious district that attracts and provides for the needs of businesses, institutions, residents, and shoppers;
- Contribute to elimination of visual clutter detrimental to an attractive commercial center by eliminating incompatible building materials, colors, and signs;
- Restore blighted storefronts and other building and site elements visible from the public right-of-way to a level where they are compatible with their surroundings and aesthetically pleasing; and
- Promote economic development by providing an incentive for property owners to renovate their buildings for occupancy by new or expanding businesses

The impact of this program will ignite business growth and create jobs that will help decrease the number of residents in poverty.

Actions planned to develop institutional structure

The lead agency responsible for implementing CDBG funds is the City of Warner Robins. Under the umbrella of the City is the Community Development Department, which directly oversees the day-to-day operations of Entitlement Funding. The Community Development Department works to ensure regulatory compliance with HUD as well as manages the funds received through yearly CDBG allocations. Also under the City's umbrella is the City's Code Enforcement. Strategic planning efforts to eliminate slum and blight are coordinated through the Community Development Department and carried out by Code Enforcement. The Warner Robins Housing Authority was also an instrumental collaborator in identifying housing needs throughout the Consolidated Planning process and remains a partner for which vision and ideas are frequently shared. Since 2012, the City has utilized a Selection Committee to choose the Public Service sub-recipients each year. This Committee is comprised of five citizens appointed by Mayor and Council. Selection is based on a competitive application process that gauges several components including the organization's capacity to perform, ability to provide the requisite reporting information, and community impact. Committee members were also provided the recently updated Consolidated Plan, which outlines the community's needs and priorities. The application process, along with the Consolidated Plan, is instrumental in guiding the Selection Committee's recommendations which are approved by Mayor and Council. Despite this significant advancement, the City is continuing to look for further opportunities to engage citizens in the process of utilizing CDBG funds.

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

The City of Warner Robins continues to work towards collaborative relationships with multiple public and private entities including Houston County/Warner Robins Housing Authority, Houston County, as well as for-profit and non-profit agencies. These relationships are vital to addressing the needs of low-income, special needs, and homeless populations. The city will continue to attend and facilitate the Collaborative Partnership meetings where local agencies meet to address and discuss community needs. Since 2012, Warner Robins has utilized the Georgia Initiative for Community Housing Program (GICH) team as an opportunity to coordinate and collaborate in meeting its citizens' housing needs and neighborhood revitalization.

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Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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	\$110,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$110,000

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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