

CITY OF HINESVILLE, GEORGIA CONSOLIDATED PLAN

2014-2018



**PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FIVE POINTS PLAZA
40 MARIETTA STREET, 15TH FLOOR
ATLANTA, GEORGIA 30303-9812**

**PREPARED BY THE COMMUNITY DEVELOPMENT
DEPARTMENT**

July 1, 2014

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APPLICATION FOR FEDERAL ASSISTANCE

RESOLUTION

EXECUTIVE SUMMARY

The City of Hinesville (City) received designation as an Entitlement Community, eligible to receive Community Development Block Grant (CDBG) funding directly from HUD in 2003. Its initial Consolidated Plan was approved by HUD in 2004 and subsequently updated in 2009. This Consolidated Plan, prepared in accordance with current HUD Consolidated Plan submission guidelines defines local housing and community development planning and programming, evaluates the City's past performance and plans the use of HUD funds. The City's past Annual Action Plans, Census 2010 data, CHAS data, and the Housing Market Study for Liberty County are among the resources utilized in the preparation of this plan.

This Consolidated Plan establishes a unified vision for community development actions and also creates the opportunity for strategic planning and citizen participation to take place. It is the means by which the City meets the submission requirements for the CDBG formula program. The statutes creating the CDBG program set forth three basic goals against which this plan and the City's performance will be evaluated by HUD. The statutory program goals are:

- Decent Housing;
- Suitable Living Environment, and;
- Expanded Economic Opportunities

This Consolidated Plan includes:

- Housing and homeless needs assessment.
- Housing market analysis that describes concentrations of minorities and/or low-income families; shows the condition of public housing units; inventories homeless facilities; and describes barriers to affordable housing.
- Five-year Strategic Plan that includes priority needs and a strategy for addressing identified priorities, including housing, community development, economic development, parks and open space, and homelessness.
- Annual Action Plan is included and will be submitted annually. The Action Plan describes specific projects and activities to be undertaken in the program year.
- Certifications indicating that the community follows a citizen participation plan; affirmatively works towards fair housing; follows an anti-displacement and relocation plan; and other legal requirements.

The Consolidated Plan describes the lead agency that has the responsibility of: 1) overseeing the development of the plan; 2) overseeing all agencies, groups and organizations that participate in the process; and 3) administering all programs covered by the Consolidated Plan. It identifies ways in which the city has collaborated with local governments, agencies and citizens in its endeavors to reduce duplication of efforts. It also summarizes the citizen participation process, public comments and effort made to extend public participation in preparing the Plan. The City, through its Community Development

Department, works with public, nonprofit, and private-sector service agencies to identify the needs and objectives of its community in order to employ a strategy for programs funded under the CDBG through the Consolidated Plan.

As described in the Annual Action Plan, the City has set aside 15% of its CDBG funds to fund local service providers. The public, nonprofit, and private service agencies receiving CDBG funding participated in the City’s application process by submitting an application for funding to the Community Development Department. The CDBG Review Board then conducts a review process utilizing a rating and selection system that is designed to determine the priorities, goals and strategies needed to best serve target populations within the City of Hinesville as the criteria for funding selection.

The City of Hinesville will use CDBG funds in an appropriate manner to meet priority needs that benefit the largest number of low and moderate income persons possible.

The only federal program covered by Hinesville’s strategic plan is the Community Development Block Grant Program (CDBG), due to the fact that CDBG is the only program that we access directly from HUD as an Entitlement Community.

Hinesville will use the approximate \$225,004 annual allocation of CDBG funds on the following activities:

PROGRAM ADMINISTRATION	\$ 43,001
FAIR HOUSING	\$ 2,001
OWNER OCCUPIED REHAB	\$ 146,251
PUBLIC SERVICES	\$ 33,751
TOTAL EXPENDITURES	\$ 225,004

Hinesville's Community Development Department will serve as the City's liaison between interested individuals and others concerned with the Consolidated Plan program.

As part of the Consolidated Plan requirements, an Annual Action Plan is prepared each year for submission to HUD that summarizes the actions, activities, and programs that will take place during the next year to address the priority needs and specific objectives identified by the Strategic Plan.

Past Performance Evaluation

In the previous Consolidated Plan, the City of Hinesville identified several priorities to address the immediate unmet needs of the Hinesville community. The five priorities included an analysis of the problem, overview of existing programs related to the priority, and specific objectives.

The following is a summary of the activities undertaken by Hinesville to meet the specific objectives.

Acquisition/Public Facilities

The Azalea Street Redevelopment Project requires the acquisition of personal properties, redevelopment, and the sale of personal properties. It continues to occur in one of the City of Hinesville's most blighted residential areas and is being accomplished in three phases. Phase I of the project involved the redevelopment of eight (8) acres of land so that nineteen (19) very low or low-income residents who were living in sub-standard housing could attain new housing. Phase I of the Azalea Street Redevelopment Project has been completed. Phase II encompasses the construction of thirteen (13) single family detached dwellings. Phase III involves infrastructure improvements, relocation and acquisition in order to complete the overall plan. This phase will yield fourteen (14) single family detached dwellings.

Phase I of the Azalea Street Redevelopment Project consists of the construction of seven (7) new single-family detached dwellings and twelve (12) attached townhouses. All seven single family units were sold to lifelong neighborhood residents. During the 2012 program year, seven of the townhomes were sold to local citizens in an effort to diversify the area, and five are now open listings with one townhome under contract pending its sale.

Phase II of the Azalea Street Redevelopment Project is currently underway and will yield 13 single family detached dwellings, with two lots reserved for a future community center. Infrastructure work is complete; seven (7) new homes have been constructed; two (2) homes are currently under construction, and four (4) lots are available for construction. Four (4) first-time home buyers have purchased homes in Phase II.

Currently in Phase III, 90% of the property has been acquired. Future activities include the acquisition of the remaining 10% of available land, demolition of two (2) abandoned units, and the beginning of infrastructural improvements.

Public Services

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

In response to the need to further develop the management of sub-grantees and impact results of the sub-grantees' performance, the City of Hinesville instituted a formal Sub-recipient Certification Program that includes an annual training workshop. The continued implementation of the annual Sub-Recipient Workshop provides information to sub-grantees prior to both application and award which addresses organizational capacity, reduces technical assistance, and increases the accuracy and timeliness of reports. Consequently, staff time will be utilized in a more efficient manner. Additionally, it is expected that the working relationship between the City and sub-grantees will continue to improve and positively impact the program as a whole. In fiscal year 2013, the City of Hinesville earmarked the maximum amount allowed to public service agencies. The quantity and value of awards were based on the number of complete applications received, organizational capacity of entity, consistency with Consolidated Plan, and rating by the Application Review Board.

Housing

In October, 2006 the City launched its Owner-Occupied Housing Rehabilitation Program aimed at improving the housing stock of its low-to-moderate income and elderly residents. The program involves the physical rehabilitation of private properties to make decent, safe and secure housing in Hinesville a reality. During the previous Consolidated Plan period seven substandard units were successfully rehabilitated. Major repairs to these dwellings included roofing, window replacement, plumbing, electrical and HVAC upgrades, cabinetry and vinyl siding installation. These units have been brought up to minimum state standards and are now decent, safe and sanitary dwellings.

An ongoing waiting list will be utilized to ready subsequent participants and seamlessly continue with this initiative. Currently, there are three (3) homeowners on the waiting list.

Community Development

There are currently seven (7) parks within Hinesville. In 2004 the city proposed to renovate two of the seven parks which, in turn, addresses one of its five major priorities. In the 2009 Consolidated Plan the city announced the completion of the Irene B. Thomas Park. The Plan also reported that the second park, Evergreen Park, was in the process of developing vacant land to include pavilion, play structure, and basketball courts. To date, the site plan and the design have been completed for this park. The city will seek to secure funding from various funding sources to make this a viable project.

There is one public square within the City of Hinesville called Bradwell Park. There were no renovations scheduled for this square during the last Consolidated Plan period.

Code Enforcement

Code Enforcement is an ongoing activity in which the City of Hinesville continues its effort to rid the Azalea Street community as well as the entire City, of slum and blight conditions. This activity addresses a wide range of property issues that affect the environment and property values as well as Hinesville's citizens' health, safety, and quality of life. Activities such as removal and/or elimination of junk cars, overgrown lots, hazardous debris and similar unsightly conditions were performed as an activity of the 2013 Annual Action Plan. Nineteen (19) abandoned units have been demolished in the Azalea Street community. These activities were supported by City, DCA, and HUD funds. In addition, entitlement funds were expended for the inspection and demolition of a dilapidated building, after which the lot was returned to its natural elevation and grass was planted to reduce erosion.

Program Administration

As customary, the Community Development Department devotes a considerable amount of time to the facilitation of its various projects. In addition, the CDD staff spends numerous hours monitoring all projects to ensure quality and timely completion, closing out sub-recipients activities, both financially and in IDIS; monitoring the Sub-recipient Certification Program; completing Annual Action Plans; preparing for and conducting public hearings; attending HUD-sponsored CDBG training; preparing the Analysis to Impediments to Fair Housing; and performing the tasks necessary to remain in financial and programmatic compliance.

Neighborhood Revitalization Strategy

The City of Hinesville has identified the Azalea Street Neighborhood as one of its most blighted and neglected communities and has therefore spent a considerable amount of financial resources on revitalizing this area neighborhood. The Azalea Street Neighborhood has been designated a slum blighted area and thus, is part of an urban redevelopment area located in the City of Hinesville's urban redevelopment area. The designated Urban Redevelopment Area of Hinesville consists of 910 acres in the heart of the City of Hinesville, inclusive of the Fort Stewart main gate area, downtown core, and surrounding residential and commercial properties.

A Neighborhood Revitalization Strategy serves as the vehicle to determine the exact services which are needed to guide the overall long-term improvement of a neighborhood. To that end, Hinesville has developed a Neighborhood Revitalization Strategy which is designed to impact the sustainability and viability of the Azalea Street Neighborhood through a strategic delegation of economic, educational and social service resources.

The Azalea Street Neighborhood Revitalization Strategy describes the community's vision for the future, identifying projects, programs and actions the City and community will undertake to carry out the Consolidated, Urban Redevelopment and the Downtown

Redevelopment Master Plans' recommendations for the Azalea Street Neighborhood. This Strategy was developed in cooperation with neighborhood residents, business owners, City staff, other stakeholders, and information compiled as a result of a survey conducted in May, 2000. The Strategy was approved by the Georgia Department of Community Affairs in July, 2007.

The Azalea Street Redevelopment Project is well underway. Phase I is complete; progress of Phase II activities include infrastructure work, seven (7) news homes constructed, two homes currently under construction and four lots remain available for construction; Phase III is 90% acquired, upon acquisition of the remaining 10% of available land, the beginning of infrastructural improvements will ensue.

The Development of the Consolidated Plan for Submission

The City is committed to ensuring that the projects, programs, and other services that result from the development of the Consolidated Plan are a collaborative effort between the City, local public service agencies, and the citizens of Hinesville. Through the use of various communication tools, which include public meetings, interviews, surveys, and questionnaires, local service providers were able to discuss the services they currently offer while identifying areas where the needs of the community are not being met. Citizens also were given the opportunity to participate in the development of the Consolidated Plan. Using the mandated Citizen Participation Plan as a vehicle, citizens were able to express their concerns and needs through public meetings, calls, and visits to the City's Community Development Department. The outcome of this collaborative process is a plan that is holistic in its identification of services available to target populations identified by HUD. This plan formulates goals and objectives to assist in closing the gap between available services and the identified unmet needs within Hinesville's city limits. The plan will be implemented through the Annual Action Plan.

Outcomes and Objectives

The Consolidated Plan is divided into six sections:

Section I contains background information about the evolution of the Consolidated Plan in the City of Hinesville. The planning process and the citizen participation process are described, including the collection of input from the community.

Sections II & III consist of the Housing and Homeless Needs Assessment. These sections address the following areas: housing; homeless needs; housing and supportive service needs of special populations; and lead-based paint hazards.

Section IV provides an overview of the Housing and Market Analysis. It describes the general characteristics of the housing market, with discussions on public and assisted housing; homeless facilities and services; special needs facilities and services and barriers to affordable housing.

Section V identifies the strategic plan priorities and objectives that relate to needs identified in the Housing and Homeless needs and Housing and Market Analysis.

The final section, Section VI outlines the Annual Action Plan which identifies resources, activities and outcomes.

Priorities for household categories for the Five-Year Plan were approved by the City Council and the City's Community Development Department during a council meeting held on May 1, 2014. These housing priorities are used as a guide in providing certifications of consistency with the Consolidated Plan that are required from public, nonprofit, and private developers and other applicants for a variety of federal and state funding programs.

SECTION I

This section details the process that the City of Hinesville used in developing the Consolidated Plan. The Citizen Participation Plan, collected data and partnerships with local service providers and governmental agencies used to identify the unmet needs are also discussed in this section.

Citizen Participation

Consultation Process

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

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

Citizen participation is an important aspect of the City's administration of the CDBG program. Public input processes were conducted to encourage and broaden citizen participation in the development of the Plan.

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

Citizen Participation Plan

The City of Hinesville has an effective citizen participation process which is outlined in the Citizen Participation Plan adopted by the City in May, 2004. A copy of the Plan is provided as an attachment to this Consolidated Plan. Through this plan, the City provides its citizens with adequate opportunity to participate in the planning and development of its Consolidated Plan. The Plan also provides for input of citizens in any substantial amendments proposed to the Consolidated Plan, as well as performance reports. We notify the public via newspaper advertisements in the local newspaper, postings at City Hall and on our website whenever planning begins. The Plan is also designed to encourage participation of low-and moderate-income residents where housing and community

development funds may be spent, as low-income citizens are the primary clients of the CDBG program.

A public hearing was held in the course of developing the city's 2014 Consolidated Plan. The hearing was held on April 14, 2014 to inform the public of the CDBG Entitlement award amount and what type programs the City expects to undertake. This hearing affords citizens an opportunity to make suggestions as to how funds should be allocated, and informs them of the comment period from March 28, 2014 through April 28, 2014 in which they are welcome to make additional comments in writing. No citizens attended the hearing. No feedback was made during the comment period.

In an effort to identify the existing community services available within the City of Hinesville, a survey was provided to a number of local service providers. A list of these agencies and organizations is provided in the table below:

Agency Name	Contact Person	Phone Number
A D & S Personal Care Home	Sylvia Montgomery	308-4893
Angel Outreach Personal Care Home	Charity Barnard	432-7476
Atlantic Area CASA	Petra Gomillion	876-3816
Coastal Ga. Area Comm. Action Authority	Tres Hamilton	264-3281
Dept of Family and Children Services	Shawn Brown	370-2556
Devine Trinity Personal Care Home, Inc.	Robin Townsend	368-5308
Disabled American Veterans	Walter Helmick	368-2546
Diversity Health Center, Inc.	Dan Raffety	877-2227
Fraser Counseling Center	Mary Caraballo	369-7777
Gateway Behavioral Health Services	Bridgett Coleman	368-3502
Grove Park Apartments	Sherry Downey	877-6017
Hinesville Career Center	Gary Varner	370-2595
Hinesville Housing Authority	Dominick Parker	876-6561
Kirk Healing Center, Inc.	Charli Shearer	432-7360
Liberty CARE Center	Andrea Moon	876-2173
Liberty County Health Dept	Deidre Howell	876-2173
Liberty Group Homes A & B	Albert Sigler	368-7472
Liberty, United Way of the Coastal Empire	Jennifer Darsey	368-4282
Hinesville Homeless Prevention Program	Daisy Jones	876-6573
Rape Crisis Center	Ron Roberts	233-3000
Southwest Key Program	Warren Tettey	656-7008
Savannah Day Reporting Center	Latrechia Hill	657-2220
Speech, Hearing & Rehabilitation Enterprises of Coastal Georgia, Inc. (SHARE)	Cheryl Meadows	264-3141
Tri-County Protection Agency, Inc.	Cynthia Gates	368-9200
Vocational Rehabilitation	Elijah Carter	688-6025
Liberty County Armed Services YMCA	Angel Gay	368-9622

SECTION II

Housing and Homeless Needs Assessment

This section identifies the estimated number and types of families with housing needs. It also describes the nature and extent of homelessness, identifies the number of non-homeless in need of supportive housing and supportive needs and discusses housing units with lead-based paint hazards.

Housing

The City of Hinesville is the largest city in Liberty County, Georgia. According to the 2010 Census, Hinesville's population was 33,437, ranking it 24th within Georgia's top 25 densely populated cities. Like many Southeast Georgia communities, Hinesville grew rapidly during the 1990s; it was known as one of the fastest growing communities in coastal Georgia, capturing slightly more than 50% of the County's population growth. 2010 Census count reflects Hinesville's population at nearly 53% of Liberty County's population of 63,453.

Table A: Population Trends

	Count			Growth	
	1990	2000	2010	1990-2000	2000-2010
City of Hinesville	21,603	30,392	33,437	40.7%	10.0%
Liberty County	52,745	61,610	63,453	16.8%	2.99%

US Census Bureau, 2010

The 2010 Census states that there are 14,653 housing units in Hinesville's housing stock. Compared to the County's housing stock, this number represents 55% of the 26,731 housing units in Liberty County. According to the 2006-2010 American Community Survey (ACS) there were 12,340 households in Hinesville, with an average of 2.80 persons per owner-occupied household, and 2.51 persons per renter-occupied unit.

A review of historical housing trends reflects 11,742 housing units in the City of Hinesville in 2000 and 21,977 in the County. During this ten-year period between 2000 and 2010, both the City and County experienced an increase in housing stock however, at 24.8%, the City's increase was slightly higher than the County's 21.6%.

Basic assessment of Hinesville's current housing stock shows the following: 2006-2010 ACS shows there were 12,340 occupied housing units in Hinesville; 2,329 were vacant.

- 52.2% were owner occupied (6,445 units)
- 47.7% were renter occupied (5,895 units)
- 9.2% were occupied by the elderly
- 11.0% were large household sizes
- 26.5% of total occupied units were occupied by single persons

Census data does not provide information on the number of households occupied by persons with disabilities, victims of domestic violence or persons living with HIV/AIDS. Additionally, the data does not provide a breakdown of owner or renter units occupied by single persons.

Census data shows Hinesville’s Median Household Income at \$44,596 while Median Family Income was reported at \$48,880. The City’s per capita income was \$20,534.

Table B: Income Trends

		2000	2010	Change 2000-2010
Median Household Income	Hinesville	\$35,013	\$44,596	21.5%
	Liberty County	\$33,477	\$44,295	24.4%
Median Family Income	Hinesville	\$36,221	\$48,880	25.9%
	Liberty County	\$35,031	\$48,316	27.5%
Families Below Poverty Level	Hinesville	13.8%	14.5%	0.7%
	Liberty County	13.5%	14.9%	1.4%

US Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

The data also shows there were 5,751 individuals living below poverty in Hinesville and, 11,168 individuals living below poverty level in Liberty County.

Table C: Poverty Status

	Count in Hinesville		Share in Poverty	
	Total	Total in Poverty	Hinesville	Georgia
Families	9,488	1,376	14.5%	13.4%
Families with Children under 18	5,519	1,176	21.3%	19.7%
Single Female Householder with Children under 18	2,797	1,329	47.5%	41.5%

US Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

Extremely Low-Income Households

HUD defines extremely low-income households as those with median family incomes less than 30% of the median family income of the area. For the City, extremely low-income households are those with incomes not exceeding \$14,664 (based on Census 2010 data). According to HUD’s 2006-2010 five-year average Comprehensive Housing Affordability Strategy (CHAS) data, 1,180 households in Hinesville were defined as extremely low-income. Forty (40) elderly households fell into this category. Generally, extremely low income populations experience a higher proportion of substandard housing (“housing problems”) than the general population within the City for households qualifying as

extremely low-income households. “Housing problems” include the lack of complete kitchen or plumbing facilities, as well as paying more than 30% of income on housing, and discriminatory rental/purchasing practices. While the 2006-2010 ACS estimates indicate that no households in Hinesville actually lacked complete kitchens and/or complete plumbing, this feature is nevertheless included in the scope of housing problems.

Of the 1,180 extremely-low income households, 935 or 79.2% are renter-occupied, while 245 or 20.1% are owner-occupied.

Renters: Slightly more than seventy-two percent (72.7%) of renters were cost burdened at more than 30% of their median family income (680 of 935). Of this group, 15% of elderly renters, and 85% of small families in this category were classified as cost-burdened. Slightly more than sixty-five percent (65.2%) of the renters in this income group reported being severely cost-burdened. More than sixty-five percent (65.7%) were small families, and 3.4% were large families, while 40.3% were unrelated households/single person households.

Owners: Sixty-one percent (61.2%) or 150 out of 245 households were cost-burdened at more than 30% of their median family income. 2006-2010 CHAS data reports an equal number of homeowners in this income group as being severely cost-burdened. Of this group, 20% were elderly homeowners, 25% were small families, 5% were large families and 5% were single family households.

Slightly more than two percent (2.2%) of the large families who rented experienced overcrowding while 5% of the large families who own their homes also experience this problem. More large families who rent their homes were cost burdened compared to large families who own (renters, 74.7%; owners, 42%)

Thirteen hundred seventy-six (1,376) families are living below poverty level. Housing occupied by this economic group is generally in need of significant repair.

Low-Income Households

HUD defines low-income households as those with incomes less than 30% or equal to 50% of the median family income of the area. For the City, low-income households are those with incomes up to \$24,440 (based on Census 2010 data). This excludes the households labeled extremely low-income.

According to the 2006-2010 CHAS data, there are approximately 915 very low-income households within the City. Of this total, 32.8% or 300 households own their homes and 67.2% or 615 households are renters.

Renters: Nearly fifty-eight percent (57.7%) or 355 of 615 of these very low-income renter households were cost-burdened including 25% of small families. More than forty percent (40.7%) or 250 of 615 of the renters in this group were severely cost-burdened. Almost twenty-three percent (22.6%) are small families, and 1.8% are large families, and 8.8% are

single person, non-elderly households. Nearly sixty percent (60%) of those who rent, had one of four housing problems in addition to being cost-burdened.

Owners: More than eighty percent (86.7%) or 260 of 300 were cost-burdened. Eight percent (8%) of the elderly homeowners, 8% of small families, and 4% of single family households in this category were classified as cost-burdened. Forty-eight percent (48%) of homeowners in this category reported being severely cost-burdened. Twelve percent (12%) were elderly, 18% were small families, 6% were large families and 12% were single person households. Nearly ninety percent (88.3%) of those who own their homes and who were reported as being cost-burdened reported having one of four housing problems as well. Different household types reported being cost-burdened or overcrowded, including 40% of the elderly renters, 52% of the small families, 12% of the large families and 32% of the single person households.

The City of Hinesville has several programs to assist elderly and disabled persons with home repairs. The fact that renters and owners reported housing problems suggests that substandard housing may be a problem for some low-income households.

The group that primarily encompasses low-income households in Hinesville is households headed by single women, with no spouse present. Most of the renter-occupied units for the low-income are headed by women as well. In contrast, the housing units that are owner-occupied are primarily comprised of married-couple households.

Of the 915 very low-income households, 4.7% of those households are elderly one or two-person households.

African-Americans are the predominate group that encompasses low-income households within the City. This is an indication that the African-American community experiences a higher proportion of housing problems and needs than the general population within the City. Furthermore, coupled with the fact that other minority groups make up the extremely low-income group, there are disproportionate needs when it comes to housing between minority and majority populations.

The City of Hinesville, as well as several local service agencies, assists low-income households with home ownership, as well as rental units. As mentioned previously, the Housing Authority currently has a waiting list for the Section 8 housing voucher program, while the Coastal Georgia Community Action Authority, the Habitat of Humanity for St. Johns Parish and the Coastal Area Support Team assist very low-income households with affordable housing. The City of Hinesville offers a Homeless Prevention Program that assists with emergency shelter, utility assistance, and other related needs when funding is available.

At this time, there is no information regarding the physical condition of housing for low-income households.

Moderate-Income Households

HUD defines moderate-income households as those with incomes less than 50% or equal to 80% of the median family income of the area. For the City, moderate-income households are those with incomes up to \$39,104 (based on Census 2010 data). Extremely low- and very low-income households are excluded from this category. According to the 2006-2010 CHAS data, 1,580 households in Hinesville were defined as moderate-income. Of this total, 30.7% or 485 of 1,580 own their homes and 69.3% or 1,095 of 1,580 are renters.

Renters: Nearly seventy percent (69.4%) or 760 of 1,095 of these renter households were cost-burdened including 28.3% of small families, and 3.6% of large families. Nearly twenty percent (19.5%) were single, non-elderly, non-related households. Just over seven percent (7.2%) of all renter households in this income group are severely cost-burdened.

Owners: More than fifty percent (52.6%) or 255 of 485 were cost-burdened including 2% of the elderly homeowners, 18.3% of small families, 3% of large families and 8% of other households. More than twenty-three percent (23.4%) of all owner households were severely cost-burdened including 14.2% of the small families and 5% of the large households.

A substantial share of the renters (760) in this group reported having one of four housing problems. Additionally, 52.6% of the owner households who were cost burdened, also reported having one of four housing problems.

There is no information regarding the physical condition of housing for moderate-income households.

Middle-Income Households

HUD defines middle-income households as those with incomes less than 80% or equal to 100% of the median family income of the area. For the City, middle-income households are those with incomes between \$39,104 and \$48,880. Other income households are excluded from this group.

Of the more than three thousand (3,255) renter households in this income category, 9.4% were cost-burdened and 11.1% were cost-burdened, and experienced one of four housing problems.

Of the 5,420 owner households in this income category, 8.8% were cost-burdened, 4.4% were severely cost-burdened, and 15.9% were cost-burdened, and experienced one of four housing problems.

There is no information regarding the physical condition of housing for middle-income households.

In addition to cost-burdening, the 2012 Analysis of Impediments to Fair Housing Choice (AIFHC) study identified a slight problem of overcrowding in low-income African-

American and Hispanic households, although significantly reduced from previous years. Another target population in need is single mothers. Hinesville has a very high rate of poverty (42%) among households headed by single mothers, which translates into needs for child care, job training, financial training, and housing assistance.

CHAS data defines housing problems as: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.

Nearly 28% of the City's housing stock was built 30 to 50 years ago. Age brings with it problems that can include: construction that may not meet today's codes; systems that are outdated, inadequate, or not properly maintained; decayed materials or termite damage; environmental hazards such as lead-based paint or asbestos; kitchen and bathrooms that need modernization; etc. This includes owner occupied and renter occupied housing. The housing units that are 50 years old or older could very easily be classified as dilapidated and/or substandard, in need of substantial repair. The City of Hinesville has long recognized the problem with substandard housing within its community and continues to respond to this need with the various housing rehabilitation assistance programs it provides to help low-income, elderly and disabled persons with housing repair needs.

According to the 2012 AIFHC Hinesville's greatest housing cost challenge is providing decent, affordable housing to the very low-income population. The analysis provided draws from the City's comprehensive plan, data from the US Census Bureau and the Department of HUD, the Hinesville Master Plan, public comment, and an extensive survey of local service providers.

To further improve the living conditions of its low-to-moderate income residents, the City of Hinesville employs a pro-active strategy to improve their understanding of Fair Housing Choice. One constant advertisement relative to Fair Housing Choice appears in the Real Estate Section of The Coastal Courier, a thrice-weekly newspaper. The other constant advertisement is a billboard on Highway 84 near the city limits which states that Fair Housing Choice is the law. The City also brings awareness to this topic via newspaper features on the annual Fair Housing Choice symposium and proclamation signing. Additionally, a page is dedicated to the topic of Fair Housing within the Community Development section of the website which provides a wealth of information and links to further guidance. The City of Hinesville recognizes that the current level of advertising regarding this homeownership issue should be improved in an effort to reach more citizens. Therefore, the Community Development Department holds an annual public information session (the Fair Housing Choice Symposium) to educate citizens of their rights, common discriminatory practices, and how to file a formal complaint regarding Fair Housing Choice. This effort is currently being revamped to be held in the evening in an effort to encourage more participation by citizens.

In an on-going effort to enhance and improve upon current systems established to address homelessness and priority needs of homeless persons and families, the Homeless

Prevention and Fair Housing Advisory Board will host another Homeless Summit. At this time, the date is undetermined.

SECTION III

Homeless Need

The alleviation and elimination of homelessness remains one of the City's five major ongoing priorities. Hinesville's most vulnerable populations (homeless persons, those threatened with homelessness, and those with special needs) are of special importance to the City of Hinesville. Several years ago, the City of Hinesville was designated as the lead agency in the State's Continuum of Care for homeless. Shelter is the first step in the continuum of care. The second step is transitional housing and this is where Hinesville participates in the continuum. Although Hinesville lacks a dedicated shelter, it has several programs to provide temporary and intermediate relief to homeless, as well as a number of programs to assist the extremely low-and low-income who are at imminent risk of becoming homeless.

In an effort to streamline the provision of services and avoid duplication of efforts among service providers, the city established the Liberty County Homeless Coalition, a collaborative entity comprised of representatives from multiple agencies and nonprofits in the county. The Coalition serves as a referral agency that utilizes a central, coordinated assessment system that helps the community (service providers, agencies, churches and other organizations) to systematically assess the needs of persons seeking assistance, and link them with the appropriate resources while eliminating or reducing redundancies.

Additionally, the city has formed a homeless advisory board, as required by HUD. The Homeless Prevention and Fair Housing Advisory Board was formed for the purpose of collaboration and recommendations in homeless efforts; it is not a governing authority. Both The Coalition and the Advisory Board were organized to:

- Promote community-wide commitment to the goal of ending homelessness
- Provide funding for efforts by nonprofit providers, States, and local governments to re-house homeless individuals and families rapidly while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness
- Promote access to and effective utilization of mainstream programs by homeless individuals and families
- Optimize self-sufficiency among individuals and families experiencing homelessness

A Homeless Survey was conducted to ascertain homeless services provided between January 1, 2011 and January 31, 2012. There were 3,366 individuals/households seeking assistance to avoid becoming homeless, whether literal or imminent. Of this number, there were 1,395 individuals/households who sought assistance for emergency shelter and/or

rental assistance. Additionally, out of the 3,366 households seeking assistance, there were 977 individuals/households who sought help regarding their utility payments critical past due status or to avoid imminent utilities shut-off. These 977 persons requested assistance from a local agency; however, in addition to this number, the City of Hinesville alone received 834 telephone requests for assistance during this same period. Many of these individuals were referred to the City's program from Georgia Power or another provider. These 1,811 persons who sought utility assistance were denied help because no funding was available. The City continues to seek funding sources to help prevent homelessness. Furthermore, the City has taken a strong lead in collaborating the pooling of community funds to help individuals and families. While local agencies and faith-based organizations have been able to provide assistance, they also are significant to closing the gap in the community.

In the survey, of the 3,366 households needing help, 58% (1,971 households) were assisted with emergency shelter, temporary and transitional housing, information, food, clothing, medical, or mental health counseling. Of the 1,395 people seeking shelter, local providers reported that 30% (419 persons) were denied service because of funding shortfalls or lack of qualification for the service.

The City of Hinesville provides assistance programs such as the following:

- City Transitional (TSH/NSP) Housing Program
- Supportive Housing Program (SHP)
- Rapid Rehousing Program (RRH)
- Hotel/Motel Voucher Program (HV)
- Assets for Independence

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

The City of Hinesville's Homeless Prevention Program accepts clients based on referrals from other agencies. Most referrals which require homelessness verification are received from the Department of Family and Children Services (DFCS) and faith-based organizations. Once a referral is received, clients are contacted as soon as possible to further assess the situation and available assistance options.

The Homeless Prevention Program's Transitional Housing Program, which is City funded, houses five (5) individuals/families. In FY 2012, the DCA ***Emergency Shelter Grant (ESG)*** provided \$5,000 to offset operational costs. The City applied for and received a ***Supportive Housing Program (SHP)*** grant from HUD in the amount of \$66,168 for the period covering November 2013 – October 2014. These funds will allow Hinesville to

provide transitional housing to ten (10) additional individuals and/or families. Collectively, the Homeless Prevention Program provides fifteen (15) homeless individuals/families with transitional housing and supportive services for up to two years.

Also in FY 2012, the City of Hinesville received an *Emergency Food and Shelter Grant (EFSG)* in the amount of \$5,000 for emergency rent, utility, and other shelter needs. The funds were passed through from the Federal Emergency Management Agency (FEMA) via the local United Way chapter.

The U.S. Department of Health and Human Services' (DHHS) pilot project, *Assets for Independence (AFI)* was an innovative initiative implemented by the Homeless Prevention Program during the past five years (2007-2012). The City of Hinesville was awarded fifty-thousand dollars (\$50,000) to administer this program during that time. Participants were recruited into the project to teach them how to save money towards one of two goals: first-time home ownership or furtherance of their post-secondary education.

The following eligibility requirements applied to the AFI project: a) the individual must be a single parent; b) the individual must receive Temporary Assistance for Needy Families (TANF) or qualify for earned income credit; and c) the individual's income must be below the established poverty line. Each participant in the AFI project received case management and instruction in financial literacy, credit counseling and savings management.

The AFI program ended January 2013 with eight individuals successfully completing the program. Three of the participants became first-time home buyers, and five used their savings towards post-secondary education.

The City of Hinesville also employs other pro-active strategies regarding improving the living conditions of low to moderate income residents. One strategy is to improve their chances of homeownership or to help them improve upon their own properties. Each year, DCA contracts with agencies across the state to provide home buyer education to Georgia residents who are interested in purchasing a home. Since 2004, the City of Hinesville has entered into an agreement with DCA to host Home Buyer Education Workshops.

There is no charge to the public for the workshops, so that all residents may have access to gaining further understanding of the home buying process. Resource providers from various agencies present topics on budgeting, credit reports, how to shop for a home, the mortgage loan process, fair housing, responsibilities of homeownership, basic home maintenance, and the *Georgia Dream Homeownership* program. A Certificate of Completion is issued to each household upon successful completion of a workshop. From September 2009 to March 2012 the city conducted ten workshops with a total of 124 participants. Due to changes in the Georgia Dream Homeownership Program, the City's final workshop was hosted on March 31, 2012.

The Kirk Healing Center continues to provide housing services to homeless individuals in the area. The Kirk Healing Center is a non-profit organization whose long term goal is to construct a facility adequate to accommodate at least 100 single persons. The Center

maintains facilities in Hinesville to provide transitional and emergency housing and food for single homeless people who are divorced, widowed, abandoned, at risk, and disadvantaged, with no job or employment experience. The Center reports that presently it has such facilities with the capacity to separately accommodate single homeless women and single homeless men.

In an effort to enhance and improve upon current systems established to address homelessness and priority needs of homeless persons and families, the Homeless Prevention and Fair Housing Advisory Board will host another Homeless Summit. At this time, the date for the Summit is undetermined.

Special Needs Populations

The general need for housing and supportive services for people with special needs including the elderly, people with cognitive disabilities, physical or sensory disabilities, disabilities related to substance abuse, or persons with HIV/AIDS is documented by various sources.

There is a critical need for affordable housing in Hinesville. This is clearly indicated by the number of persons on the waiting list for public and Section 8 housing. According to the Hinesville Housing Authority which operates 205 units, the February 2014 waiting list for both public housing and Section 8 housing reveals 200 applicants. Also, there are five housing complexes in Hinesville that provide Section 8 vouchers where 239 applications were received between March 2012 and March 2013. These figures reflect the fact that most applicants applied for both Section 8 and Public Housing.

In February 2014, a survey was administered to approximately twenty-six local providers that offer services to the special needs community. Twenty-one agencies responded to the survey as follows:

- Diversity Health Center, Inc.
- Mary Lou Fraser Foundation/Fraser Counseling Center
- Grove Park Apartments
- Hinesville Housing Authority
- JCVision & Associates, Inc.
- City of Hinesville Homeless Prevention Program
- Southwest Key Programs
- Liberty Group Homes A & B
- Angel Outreach Personal Care Home
- Tri-County Protective Agency, Inc.
- Rape Crisis Center of the Coastal Empire, Inc.
- Coastal Georgia Area Community Action Authority, Inc.
- Disabled American Veterans Chapter #46
- Liberty, United Way of the Coastal Empire
- Devine Trinity Personal Care Home, Inc.
- Savannah Day Reporting Center

- Liberty CARE Center
- Kirk Healing Center, Inc.
- Vocational Rehabilitation Services
- Liberty County Armed Services YMCA
- Hinesville Career Center

Services provided by the above listed agencies to the special needs population include speech therapy, occupational therapy, vocational development, child advocacy, assisted living, transportation, family planning, teen services, individual and group counseling services, outpatient substance abuse treatment, case management, life skills training, housing counseling and services, energy assistance, weatherization and home repairs, job training, job placement, education assistance, before and after school care, fitness/wellness programs, supportive transitional housing, homeless prevention, emergency shelter, housing placement, sexual abuse and rape prevention education programs, primary health care, mental health care, day treatment and crisis services for adult mental health, personal financial reviewing and money coaching, fair housing education (to include complaint intake and counseling), and tax resolution services.

The Liberty, United Way of the Coastal Empire (UWCE) also responded to the survey. This agency serves the community in several different capacities however, they do not offer direct services. The UWCE Board of Directors approved 122 programs for 2013 funding representative of 68 local nonprofit organizations providing services in at least one of its four impact areas across the four-county service area which includes Liberty, Bryan, Chatham and Effingham counties. Based on the number of programs that the UWCE has funded, it is estimated that more than 5,000 individuals were served each year over the last five years.

Hinesville has at least five assisted living and personal care facilities that offer housing for disabled persons: AD & S Personal Care Home, Devine Trinity Personal Care Home, Liberty Group Homes, Inc., Angel Outreach Personal Care Home, and Grove Park Apartments. However, for the services provided, there seems to be a serious lack of accessible, affordable housing for persons with disabilities. A disabled individual earning less than \$10,000 per year cannot afford to rent most units within the City. There is a need for rental subsidies and additional units of affordable housing, including barrier-free units. It is important that these units are available for the long term and accessible to public transportation.

In addition to transportation, renters with disabilities also need financial assistance to make accessibility accommodations to their homes. These costs often are prohibitive for a disabled person with limited income and financial resources. Development of group housing options for persons with disabilities is also constrained by the lack of available, affordable land. Likewise, housing options for other special groups, such as those with chemical dependencies, need to be addressed. Several agencies reported that they offered services to the disabled population within the City of Hinesville. These services range in nature from housing assistance programs and medical treatment to employment assistance.

Diversity Health Center, Inc. and the Liberty Care Center offer primary medical care to the disabled population and the Liberty County Department of Family and Children Services offers Medicaid for this population.

Persons Threatened with Homelessness

Given that nearly 1,300 households in Hinesville are classified as extremely low-income, it can be assumed that these households live from paycheck to paycheck. As stated previously, many of these households are headed by single mothers. The needs of these households include affordable housing, healthcare, child care, job training, and access to good-paying jobs. (The 2010 median annual wage for women in the City is \$31,061 compared to the median annual wage for males is \$36,552.) The disabled is another group that is threatened with homelessness as a result of discrimination, disparity in income, affordable housing issues, and mobility concerns.

Identifying priorities and service gaps has been an integral part of combating homelessness for threatened persons. Major gaps identified include the need for transitional housing, especially for homeless persons with HIV/AIDS as well as women and children. The community has also determined that short-term, emergency shelter settings can only begin the process of addressing and remedying the underlying causes of homelessness. For the majority of homeless families and individuals, the intensive, longer-term support services and more naturalized setting provided by transitional housing is a necessary “next step” on the continuum. Maintaining a well-developed array of transitional housing programs in the City is essential to closing gaps in the continuum of care for this group.

At the same time, individuals and families who are ready to exit transitional housing programs experience challenges in securing permanent, affordable housing due to the limited stock. Furthermore, the lack of sufficient income or financial resources for housing often leads to homelessness, making some form of housing subsidy essential. In the City of Hinesville, the demand for assisted housing far exceeds the available supply.

Elderly and Frail Elderly

According to the 2010 U.S. Census, Hinesville’s elderly population age 65 years and older is slightly more than five percent (5.3%) of the city’s total population. Of this group of more than seventeen-hundred seniors (1,778), fifty-nine percent (1,049) are women.

Thirteen-percent (13%) of elderly persons do not have vehicles and are dependent upon alternative forms of transportation to meet their daily needs. Additionally, they face issues including affordable housing, housing rehabilitation needs, and personal safety, particularly if they live alone.

There are currently five assisted-living or personal care facilities for the elderly within the City of Hinesville. These facilities are *Liberty Group Homes, Inc.*, *Grove Park Apartments*, *Devine Trinity Personal Care Home*, *Angel Outreach* and *A D & S Personal Care Home*. The Coastal Hospice and the Coastal Medical Assistance Clinic provides

nursing services to the elderly and frail elderly populations. The Liberty County Armed Services YMCA indicates that one of their future goals is to work more with the community's active older adults.

Persons with AIDS and Related Diseases

A little more than 100 cases of HIV/AIDS infection were reported in Liberty County during the past five years. This data is not specific to Hinesville nor Liberty County as any number of these clients can be actual residents of one of the surrounding counties. For example, persons living in Savannah may be coming to Hinesville for treatment and vice versa. Also, this number does not include HIV/AIDS-positive persons and who may not be seeking treatment.

As reported in the special needs-agencies' surveys, Diversity Health Center, Inc., Liberty Care Center, Diversity Health Center, Inc., and SHARE all offer supportive services to persons infected with HIV and AIDS. These services include permanent housing, rental assistance, and transportation in addition to case management services. The Liberty Care Center administers care to persons living with HIV and AIDS. The most critical needs for persons living with HIV/AIDS include additional housing facilities, additional food banks, a community support group and HIV specific community based organizations.

Lead-Based Paint Hazards

As stated earlier, in 2010, twenty-eight percent (28%) of the City's housing stock was built 30 to 50 years ago. Since these homes were constructed prior to 1978 when lead-containing paint was completely banned from residential use, the possibility exists that these 2,921 units could have environmental hazards such as lead-based paint or asbestos. Of these 2,921 units, 382 were at the greatest risk of exposure to lead-based paint.

It has been identified that over 24% of the total households in Hinesville are low and moderate-income households however; it is uncertain how many of these households have lead-based paint hazards. Available data does reveal that there are 112 owner-occupied households living below poverty in units built prior to 1980 that are at risk for exposure to lead-based paint. Also, renters living below poverty level in housing units built prior to 1978 seem to have the highest risk of exposure.

The Liberty County Health Department provides lead screening to all children up to age 5 through the WIC Program. If the lead level is elevated, one or more of the following steps would occur: (1) an environmentalist may go into the home to conduct testing to determine the possible source of lead; (2) removal of lead; (3) dietary changes made to child's diet to lower the lead level; or in extreme cases, (4) a child may be referred to a physician for medication.

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

eighteen (18) homes for lead-based paint and asbestos in conjunction with the Azalea Street Redevelopment Project.

Section IV

Housing Market Analysis

The Housing Market Analysis describes the general characteristics of the city's housing market. This section also discusses public and assisted housing, homeless facilities and services, special needs facilities and services and barriers to affordable housing.

Supply

The supply of housing within the City of Hinesville has grown steadily during the past decade and is expected to continue growing during the next seven years. The Hinesville Redevelopment Master Plan (March, 2003) projected a 2010 population of 47,479, a 56% increase; however, as shown below, the U.S. Census Bureau actually estimated Hinesville's 2010 population at 33,437. The projection for the year 2015 reflects a 42% increase (52,864) and the year 2020 population projection is 58,250 which is 47% more than the 2000 U.S. Census count. Predicting future population for Hinesville is difficult due to the presence of Fort Stewart Military Installation. Forty-nine percent (49%) of the military personnel live in Hinesville.

Based on 2003 demographic data, this Plan also predicted 10,000 more new households by 2020, which would require 11,732 new housing units over the same period. However, with the economic slowdown taking full effect after the publication of this Plan, the following estimates are subject to change.

Table D: Hinesville Population Projections

	Population (Estimated)	Total Households (Estimated)	New Households (Estimated)	New Housing Units (Estimated)
1990	21,603	7,504		
2000	30,392	10,516		
2010	33,437	12,324	6,749	7,424
2015	(52,864)	(19,223)	(8,707)	(9,578)
2020	(58,250)	(21,182)	(10,666)	(11,732)

Source: City of Hinesville Redevelopment Master Plan

The 2010 Census Bureau estimates indicate that overcrowding is a slight problem for Hinesville households as an estimated 95 households were overcrowded in 2010: 50 African-American households and 45 Hispanic households. There is a limited level of state and federal assistance available for migrant housing, leaving the majority of the burden to local institutions and service providers.

Housing in Hinesville is relatively affordable, yet not readily available. The 2010 U.S. Census reported 14,653 housing units available. According to 2006-2010 ACS, 12,340

are occupied. Of the occupied units, 5,895 were owner-occupied and 5,917 were renter-occupied. Although there were approximately 1,000 extremely low-income renter households and 2,245 low-to-moderate income households, 1,692 renter units were available to these households, indicating there is a shortage of affordable homes for these households, which can result in cost-burdening. Among low-income households, nearly 58% are cost-burdened and 40% are severely cost-burdened. Among moderate-income households, 69.4% are cost-burdened; 16.4% are severely cost-burdened.

Two factors are likely at work here. Much of the housing stock affordable to these two income groups is inhabited by households with higher incomes, reducing the pool of affordable units to those who really need them. As well, many low and moderate income households voluntarily over-burden themselves so that they will have a nicer home.

Hinesville’s greatest housing cost challenge is providing decent, affordable housing to the very low-income population. The analysis provided draws from the City’s comprehensive plan, data from the U.S. Census Bureau and the Department of HUD, the Hinesville Master Plan, public comment, and an extensive survey of local service providers.

Building permit data between 2009 and 2013 illustrates that housing unit growth over that period has fluctuated. (Table E). The breakdown by single and multi-family, however, reveals an important short-term trend. Over the five-year period, Hinesville saw a marked decline in multi-family permits compared to the previous five years (2004 – 2008), and a slight decline in the number of single family permits issued. Between 2004 and 2008 the Hinesville Inspections Department issued an average of 136 building permits as compared to the most recent five year period between 2009 and 2013 when an average of only 111 of these permits were issued. This represents a 18.4% decline.

Table E: Hinesville Building Permits by Housing Type

	2009	2010	2011	2012	2013
Total Units	85	60	118	163	130
Single-Family	71	60	118	160	130
Multi-Family	14	0	0	3	0
<i>City of Hinesville Department of Inspections</i>					

Table F breaks down Hinesville’s supply of housing by type and tenure. Of the occupied housing units, a slight majority (52.2%) were owner-occupied. Of the owner-occupied units, 68.8% are single family dwellings while of the single family units, 96.2% were owner occupied. A wider array of housing types makes up the City’s supply of rental housing: single family (38.8%), apartments with 3 to 9 units (36.8%), and mobile homes (15.1%) make up the three largest types of rental housing.

Table F: Tenure by Housing Type in Hinesville, 2006 - 2010

	Count			Share	
	Total	Owner	Renter	Owner	Renter
Total Occupied Housing Units	12,340	6,445	5,895	52.2%	47.7%
Single Family	8,490	6,200	2,287	96.2%	38.8%
Duplex	345	0	342	0%	5.8%
3 to 9 Units	2,307	135	2,169	2.1%	36.8%
10 or more units	222	19	200	0.3%	3.4%
Mobile home	987	90	890	1.4%	15.1%
<i>US Census Bureau</i>					

The percentage of Hinesville’s supply of owner-occupied units with 3 or more bedrooms is significantly greater than the similar-sized rental stock (Table G). The average number of bedrooms in an owner-occupied unit is nearly 10% greater than the number of bedrooms for rental units. Within the number of bedroom breakdown, more (54.6%) of the smaller, 1-2 bedroom units are rental.

Table G: Unit Size by Tenure, 2006-2010

	Avg #	Bedrooms				Total
		0	1	2	3+	
Renter Occupied	1,474	26	471	2,750	2,648	5,895
Owner Occupied	1,611	0	7	388	6050	6,445
<i>2006-2010 American Community Survey</i>						

Table H presents the distribution of households by income.

Table H: Distribution of Households by Income

Household Income	Households		
	Renters	Owners	Total
Less than 30% of MFI	935	245	1,180
Between 30 and 50% of MFI	615	300	915
Between 50 and 80% of MFI	1,005	485	1,580
Between 80% and 100% of MFI	535	455	990
Greater than 100% of MFI	2,720	4,965	7,685
<i>2006-2010 Comprehensive Housing Affordability Strategy (CHAS)</i> <i>MFI = Median Family Income</i>			

Included in the supply of housing units are 205 units of public or subsidized housing. Seventy-seven of these units are public housing controlled by the local Housing Authority and 128 are Section 8 units. Of the 77 public units, 15 are single-family detached and the rest are a combination of duplexes and quadraplexes. In addition to the Housing Authority units, there are five additional Section 8 housing complexes in Hinesville, with a collective 421 housing units in their inventory.

Demand

Demand for housing in the Hinesville area can be assessed by the vacancy rates (Table I) and waiting lists for public and subsidized housing (Table J). Vacancy rates in Hinesville were equal to Georgia's rate for owner-occupied units, and were considerably higher than Georgia's rate for rental units. Generally, this indicates a weak demand for housing, but in Hinesville's case, where the military base ensures a high level of transience, the difference is not substantial enough to make a definitive conclusion.

Table I: Vacancy Rate by Tenure, 2010

	Rate	
	Hinesville	Georgia
Homeowner	3.4%	3.4%
Rental	22.6%	12.3%
<i>US Census Bureau</i>		

The demand for public and subsidized housing can best be assessed by the number of persons on the waiting lists. Waiting lists for these type housing units are very significant at this time. There is, however, still a latent demand for public and affordable housing, particularly among very low income households (see Table J). Between the Housing Authority's units and the privately owned units, there are 470 persons awaiting availability of these units! It is important to note that persons on the Authority's waiting list duplicate for public housing and Section 8. Moreover, the Housing Authority reported receiving 239 applications between March 2012 and March 2013 alone. Currently, the Authority is experiencing a high demand for two-bedroom units.

Table J: Waiting Lists for Housing Authority Units

Housing Facility	Total Units	Waiting List
Housing Authority		
Public Housing	77	200
Section 8	128	200
Private Housing Units		
Pineland Square	76	Unavailable
Northgate Apartments	80	136
Baytree Apartments	60	49
Raintree Apartments	200	85
Treetop Apartments	5	0

Future demand is largely based on population projections. Table D as previously shown, includes population estimates from the Redevelopment Master Plan, which indicate a sharp increase in population over the coming decades.

Condition

The Census Bureau provides an indication of housing conditions within Hinesville. Table K compiles the degree of overcrowding, and lack of complete kitchen or plumbing.

If any, lack of kitchen and plumbing are relatively minor problems for the City. According to the 2008-2012 ACS, virtually no homes in Hinesville lack complete plumbing and/or kitchen facilities.

Table K: Housing Problems in Hinesville, 2010

	Housing Units	Share
Total	12,340	100.0%
Overcrowding	156	.8%
Lack complete plumbing	0	100%
Lack complete kitchen	0	100%
<i>US Census Bureau ACS 2008-2012</i>		

Overcrowding is defined as more than one person per room; severe overcrowding is more than 1.5 persons per room. This condition has been virtually eliminated since the 2007 report. An estimated 156 units were overcrowded in 2008-2012, 12.6% of all units.

Many of the Hispanic households moved to Hinesville within the last 15 years. A significant number of this population speaks little or no English. Many local service providers were unprepared for the influx of Hispanic migrants. Many still do not have Spanish-speaking employees and have not re-oriented the services they provide to assist recent immigrants. Therefore, there is a need for affordable alternatives for recent immigrants and migrant workers. There is also a limited level of state and federal assistance available for migrant housing, so the majority of the burden remains on local institutions and service providers.

All the public housing in Hinesville is considered in good to excellent condition by the local Housing Authority. The Authority is, however, always working to improve the quality, safety and energy efficiency of the units. The Authority has installed energy efficient windows, replaced landings and stairs, upgraded electrical systems, installing air conditioners, and improved security. Currently, twenty-four (24) Section 8 units are undergoing renovations and repairs.

Finally, there were slightly over 20 abandoned buildings remaining in Phases II and III of the Azalea Street Redevelopment Project. Nineteen of these buildings were demolished in Phase II and two will be demolished in Phase III.

Cost

Housing in the City of Hinesville is relatively affordable. Table L on the following page documents current fair market rents for the area.

Table L: Fair Market Rents per Bedroom in Hinesville, 2013

Bedrooms	Rent
1	\$681
2	\$850
3	\$1,200
4	\$,1491
<i>Dept. of Housing and Urban Development, 2013</i>	

Housing in Hinesville is relatively affordable, yet not as readily available. Based on Census 2010 data, there were 14,653 housing units available in the city, as shown in Table M. Of the occupied units, 5,895 were renter-occupied and 6,445 were owner-occupied. Although there were approximately 1,000 extremely low-income renter households and 2,245 low-to-moderate income Hinesville households in 2010, only 1,692 renter units were available to these households, indicating there is a shortage of affordable homes for these households, which can result in cost burdening. Among low income households, approximately 58% are cost-burdened and 40% are severely cost-burdened. Among moderate-income households, 69.4% are cost-burdened and 16.4% are severely cost-burdened.

Two factors are likely at work here. Much of the housing stock affordable to these two income groups is inhabited by households with higher incomes, reducing the pool of affordable units to those who really need them. As well, many low-to-moderate income households voluntarily over-burden themselves cost-wise so that their household will have a nicer place to live.

Hinesville's greatest housing cost challenge is providing decent, affordable housing to the very low-income population. The analysis provided draws from the City's comprehensive plan, data from the US Census Bureau and the Department of HUD, the Hinesville Master Plan, public comment, and an extensive survey of local service providers.

Table M: Total Housing Unit Supply by Household Income, 2010

	Total Housing Units – 14,653			
	Households	Renter Units	Renter Households	Owner Units
Total	12,340	5,895	100.0%	6,445
<i>Household Income</i>				
Less than 30% of MFI	1,180	935	15.9%	245
Between 30 and 50% of MFI	915	615	10.4%	300
Between 50 and 80% of MFI	1,580	1,095	18.6%	485
Between 80% and 100% of MFI	990	535	9.0%	455
Greater than 100% of MFI	7,685	2,720	46.1%	4,965

Disabled and HIV/AIDS

The Census Bureau compiles information on disabled persons as part of its decennial census (Table N). Just over 45% of the residents 65 and over have some form of disability. Over the past five years, over 100 cases of HIV/AIDS were reported.

Table N: Disabled Population by Age Group, Hinesville, 2010

	Count	Share
Population Under 18 Years	14,544	100.0%
With a Disability	465	3.2%
Population 18 to 64 Years	20,407	100.0%
With a Disability	1,782	8.7%
Population 65 and over	1,778	100.0%
With a Disability	814	45.8%
<i>US Census Bureau</i>		

Local organizations are working to meet the housing needs of residents with a disability or HIV/AIDS. The Phoenix House, a division of Union Mission, Inc., a homeless shelter in Savannah, GA, provides housing for persons with HIV/AIDS. They provide housing subsidy through the Tenant Independent Program (TIP). The program is currently housing five Hinesville residents with HIV/AIDS. Plans are underway to expand available slots to Hinesville residents to ten in the 2014 operating year, depending on funding availability. The Housing Authority of Hinesville provides disabled and HIV/AIDS-positive persons with public housing. There are 77 units of public housing available within the City for which HIV/AIDS infected persons are potentially eligible. JC Vision and Associates helps disabled and HIV/AIDS-positive persons locate affordable housing and provide them with housing, credit, and tax counseling and education. The Coastal Georgia Area Community Action Authority performs weatherization and makes minor repairs for low-income and disabled households.

Gateway Behavioral Health Center offers crisis and mental health services to both the disabled and persons with HIV/AIDS.

There are five assisted living facilities in Hinesville that provide housing and supportive services for seniors and the disabled.

Public and Assisted Housing

The Hinesville Housing Authority has 205 housing units in inventory as follows:

- 77 – public housing units
- 128 – Section 8 housing units
- 205 – Total

These units are all considered to be in standard condition by the Housing Authority. The Authority's Streamlined Annual PHA Plan for FY 2013 indicates that they will continue to maintain and renovate the units in their inventory. Moreover, capital funds have been set aside for Public Housing dwelling structures improvements as long as the Authority continues to receive funding from HUD. The Authority does not foresee a loss of any of these units during the next five years.

According to the Authority, there are 200 persons currently on the waiting list for public housing and Section 8 housing. It is important to note that these numbers duplicate because all applicants are encouraged to apply for both type housing.

Vacancies generally remain at zero because as soon as a tenant moves out of a unit, the vacancy is filled by an eligible applicant from the waiting list.

The Authority's records indicate that during the one year period between March 2012 and March 2013, 239 applications for housing were received. This includes those applicants that are eligible for housing or those pending eligibility. Approximately 50% of the applications are either denied or withdrawn for incompleteness and are not reflected in these numbers. Currently, there is a high demand for 2-bedroom units.

In addition to the units in the Authority's inventory, there are five privately owned housing complexes in Hinesville that are federal, state and/or locally assisted. As with the Authority's, these units stay full and usually have waiting lists. They are:

- **Baytree Apartments** – Sixty-(60) Section 8 apartment units in inventory. Two units are undergoing repairs at this time. There are no vacancies however, there are 49 persons on the waiting list at this time. Four of the units are undergoing repairs. Baytree has a Section 8 contract with HUD and does not expect to lose any of these units from their inventory. Highest demand is for 3-bedroom units.
- **Raintree Apartments** – Two-hundred Section 8 units in inventory. This complex has a waiting list of 85 persons. Applicants will spend an average of three to twenty-four months on the waiting list. Raintree has a

Section 8 contract with HUD and does not expect to lose any of these units from their inventory. Highest demand is for 2-bedroom units.

- **Treetop Apartments** – Five Section 8 units in inventory. There are no vacancies for these units and there is no waiting list at this time. This complex has mainly long-term residents therefore; an applicant may be on their waiting list for as long as three years. Treetop is 100% conventional and is no longer contracted with HUD however, they accept Section 8 vouchers from qualifying applicants. Treetop does not expect to lose any units from their Section 8 inventory. Two-bedroom units are in highest demand at this complex.
- **Pineland Square Apartments** – Seventy-six Section 8 units in inventory. There is no further information available at this time as to vacancies, waiting lists or unit types in highest demand.
- **Northgate Apartments** – Eighty Section 8 units in inventory. Three units are undergoing repairs at this time. There is a waiting list of 136 applicants. The unit types in greatest demand at this complex are three-bedroom units. Northgate does not expect to lose any of their Section 8 units.

Homeless Facilities and Services

Hinesville does not have a dedicated shelter facility for the homeless however, in keeping with its role in the continuum of care, it has the following programs to provide temporary and intermediate relief to homeless, as well as programs to assist the extremely low-and low-income who are at imminent risk of becoming homeless:

- ***Hinesville Homeless Prevention Program***, a homeless assistance program. This program provides transitional housing through temporary rental assistance and supportive services to chronically homeless individuals and families in an effort to help significantly enhance their ability to live independent of private and public forms of financial assistance and move towards self sufficient lifestyles.
- ***Supportive Housing Program (SHP)***, a grant from HUD which allows Hinesville to expand its current transitional housing program and provide temporary rental assistance and supportive services to ten (10) additional individuals and/or families, bringing the total number of families served through the Next Step Program to fifteen (15).
- ***Emergency Shelter Grant (ESG)***, a HUD funded program to provide short term subsidies to defray rent and utility arrearages. This is a homeless prevention program.
- ***Emergency Food and Shelter Grant (EFSG)***, pass through grant funds from GA State Federal Emergency Management Agency (FEMA) via the local United Way chapter for emergency food and shelter needs. This is also a homeless prevention program.

In addition, the Kirk Healing Center reports having group home facilities and other housing facilities with the capacity to provide transitional housing and support services to single homeless women and single homeless men (separately). The long range goal of

this non-profit organization is to construct a facility that will house 100 single homeless persons.

Special Needs Facilities and Services

The assessment of other types of families and individuals with special needs reveals that there are at least five assisted living facilities and personal care facilities in Hinesville that are actively providing housing and supportive services to special needs populations:

- **Grove Park Apartments** – has forty-five (45) units for seniors and persons with disabilities. This complex is a tax-credit property and therefore establishes their rent below market rates.
- **Devine Trinity Personal Care Home** – a personal care home that houses residents that are mentally challenged. The personal care home is authorized to house six persons and full at this time. Clients are referred to them by Georgia Regional Hospital (mental hospital) and are Medicaid patients.
- **Angel Outreach Personal Care Home** – houses the mentally ill, mentally retarded and physically handicapped. Clients are referred by personal contact, word of mouth and Gateway Behavioral Health Services. The personal care home is an authorized provider with the capacity to serve six clients and is full at this time.
- **A D & S Personal Care Home** – authorized to serve four mentally disabled persons and they are full at this time. Clients are referred by word of mouth, personal contact and sometimes from Gateway and Georgia Regional. Clients are both Medicaid patients and self-pay.
- **Liberty Group Homes, Inc.** – provides high quality, cost effective services necessary to promote the well-being of persons with mental illness, developmental disabilities and addictive diseases. The personal care home is authorized to house eight persons and is full at the time.

There is one nursing home facility in Liberty County plus several in the neighboring counties of Bryan, Chatham, Long and Wayne that provide facilities and services to assist non-homeless persons in need of supportive housing.

Barriers to Affordable Housing

In 2012, the City of Hinesville conducted and prepared an Analysis of Impediments to Fair Housing Choice to ascertain possible impediments to affordable housing. In the Analysis, the following were identified as the most common barriers:

ZONING FACTORS, DEVELOPMENT REQUIREMENTS AND BUILDING CODES

The Zoning Code in Hinesville provides for a range of housing unit types, and a variety of lot sizes (See Table O, below). Several aspects of a zoning ordinance may possibly hinder a developer of affordable housing. Among them are: density; minimum unit size; architectural and amenity requirements; and the allowance of personal care homes or nursing homes.

Table O: Summary of Zoning Districts Allowing Residential

District	Total Acreage	Min. Lot Size or Allowable Range ¹	Min. Unit Size ¹	Approx. Max. Density ²
R-1	1753.98	20,000	2,000	1.7
R-2	846.93	15,000	1,700	2.3
R-3	1136.26	12,000	1,500	2.9
R-4	4563.09	8,000	1,200	4.4
R-TH	158.29	2,000	1,000	17.4
R-A-1	1139.72	8,000	800 for 1 BR, 920 for 2 BR ³	4.4
MH	236.11	3,600 per MH ⁴	NA	8
MH-2	84.42	8,000	720	4.4
PUD	2534.33	NA	NA	10
D-D. Historic Urban Core		2,500 - 25,000	NA	15+
D-D. Mixed-Use Corridor		25,000 - 140,000	NA	30+
D-D. Multi-Family Residential Area		8,000 - 50,000	NA	30+
D-D. Single-Family Residential Area		6,500 - 50,000	NA	5.4
<i>Note: All D-D subareas offer a density bonus to developers of affordable housing.</i>				
<i>1. Square footage. 2. Gross dwelling units per acre. 3. BR = Bedroom.</i>				
<i>4. MH = Manufactured home.</i>				

In terms of density and minimum unit size, the R-1, R-2, and R-3 districts all have requirements that may deter the construction of new affordable housing. This should not be construed to be an impediment to the construction of new affordable housing because several zoning districts are specifically designated to allow the smaller units and higher densities affordable housing developers need to make their projects work. The R-4, R-TH, R-A-1, MH, and MH-2 districts all allow densities greater than four units per acre and smaller unit sizes.

Any major subdivision in zoning districts R-1, R-2, R-3, R-4, R-TH and PUD may employ a reduction in lot size if overall density requirements are met. Known as cluster zoning, this type of development may help to lower the cost of streets and utilities; reduce the total length of streets, thereby lowering the City's cost of service and maintenance;

encourage the separation of vehicular and pedestrian traffic; and preserve natural features and preserve open space for the community. The PUD district allows residential densities of up to ten units per acre, but amenity requirements are expected, which increase costs. This is the only district where such requirements may deter a developer of affordable housing.

The D-D district, recently updated with the D-D overlay ordinance, allows a mixture of uses including residential. The district has four sub-areas, each treated separately in Table Y. This district offers the greatest flexibility to a developer of affordable housing. Minimum unit sizes are not mandated, and building heights up to five (5) stories are allowed in some sub-areas. Additionally, the district offers a density bonus to developers who include affordable housing in their projects.

Table P compiles which of the Hinesville zoning districts allow family or group personal care homes for the elderly. Group homes are the more typical “nursing home” where numerous individuals reside in a single institution. Family homes are smaller versions. Four districts allow group homes by right, as long as they are at least 1,000 feet from any other personal care home, and one district allows them as a conditional use. Unfortunately, these districts do not comprise a substantial portion of the City of Hinesville’s vacant land and as a result, present a significant barrier to developing affordable housing for Hinesville’s elderly population.

Table P: Personal Care Homes

District	Personal Care Home	
	Family	Group
R-1	P	
R-2	P	
R-3	P	
R-4	P	
R-TH	P	
R-A-1		P
MH		
MH-2		C
D-D. Historic Urban Core	P	P
D-D. Mixed-Use Corridor	P	P
D-D. Multi-Family Residential Area	P	P
D-D. Single-Family Residential Area	P	
<i>Notes: P = Permitted. C = Conditional.</i>		

In summary, Hinesville’s zoning ordinance does not present a major barrier to developers of affordable single and multi-family housing units. It does however present a problem to the developer of personal home care establishments. The City of Hinesville does not presently set aside sites for affordable housing development; however, an opportunity to

site these facilities in residential settings compatible with neighborhood character may be possible in the future.

According to the U.S. Census Bureau's American Community Survey 3-Year Estimates (2008-2010), of Hinesville's total civilian non-institutionalized population of 30,299, just over ten percent (3,091) of residents reported that they have a hearing, vision, cognitive, ambulatory, self-care or independent living disability. Of these residents, 465 are minors 5 to 17 years of age; 1,782 persons are age 18 to 64, and 814 persons are at least 65 years of age. In summary, the likelihood of having a disability varied by age - from 7.6 percent of people under 18 years old, to 9.4 percent of people 18 to 64 years old, and to 44.5 percent of those 65 and over. Of the 41 well-evidenced cases for housing discrimination in Hinesville reported by JC Vision and Associates since fiscal year 2006-2007, eight (8) referenced disability.

DEVELOPMENT REGULATIONS

Development regulations ensure an acceptable level of quality and safety for construction activities. At the same time, these regulations often increase the cost of developments - costs that can often make the development of affordable housing unprofitable. Several regulations governing development in Hinesville may present themselves as burdensome to a developer of affordable housing.

Three aspects of the existing development regulations were identified that may unduly burden a developer of affordable housing. These include requirements for sidewalks, curb and gutter drainage, and the city's extensive tree and vegetation ordinance. While these developments have many positive aspects for the public and the City, they increase costs to developers of affordable housing at the margins, which may preclude the financial feasibility of developing affordable housing.

At this time, exemptions to these development regulations must be approved by the mayor and city council. This exposes the development to the public as discussed below. The City should consider adopting incentive options for developers who include affordable units as part of their residential or mixed-use developments.

BUILDING CODES

The National Building Codes and Housing Codes are supported by HUD and are designed to prevent overcrowding. They require a minimum number of square feet per bedroom: 80 square feet for a one-person bedroom and 150 square feet for a two-sleeper bedroom. These codes are relatively easy to meet, outlawing only the most severe forms of overcrowding, rather than burdening the developer of affordable housing.

In order to alleviate any perceived impediments to fair housing choice created by the City of Hinesville's current zoning code/ordinances, development regulations or building codes, the City's Mayor and Council members would be required to approve any changes to these codes, ordinances and regulations. Should a builder of affordable housing seek

and secure property in an area not zoned for affordable housing units, he/she would be subject to the following activities within the approval process: 1) Research; 2) Making application; 3) Public review; and 4) Council’s consideration of revision(s).

IMPACT FEES

An Analysis of Impediments to Fair Housing Choice was previously conducted in 2007. At that time, all permit and development fees in the City of Hinesville were not deemed to be a barrier to affordable housing. The City’s impact fee program is based on meter size. As a typical 2007 Hinesville home had a ¾ or 1 inch meter, the 2007 fees did not present a significant cost burden for affordable housing developers at that time. However, during the past five years, Hinesville has added 504 new single-family detached homes, 58 single-family attached homes, and a number of new buildings/businesses, all with water meters which impact the city’s infrastructure and its ability to deliver water service. Specifically, the City of Hinesville’s Water Department reports that the number of meters it monitors has increased by 669 since 2007 to its current load of 10,992 meters. Also, the water impact fees have increased an average of 43.5%, ranging from 26% for a 6-inch meter to 58% for a ¾-inch meter. (However, various smaller step-by-step increases in these rates have actually been imposed during those five years.) Tables R displays 2007 water computations compared to 2012 computations.

Table Q: Water Impact Fee Rates

Meter Size	Water Meter 2007	Water Impact 2007	Total 2007 Fees		Water Meter 2012	Water Impact 2012	Total 2012 Fees	% Increase
¾ inch	\$260	\$250	\$510		\$485	\$400	\$885	58
1 inch	\$315	\$350	\$665		\$600	\$700	\$1,300	51
1 ½ inch	\$590	\$620	\$1,210		\$870	\$1,580	\$2,450	49
2 inch	\$734	\$725	\$1,459		\$1,695	\$2,805	\$4,500	32
3 inch	\$2,250	\$2,750	\$5,000		\$2,800	\$6,320	\$9,120	55
4 inch	\$2,250	\$3,500	\$5,750		\$5,550	\$11,235	\$16,785	34
6 inch	\$3,500	\$5,250	\$8,750		\$8,700	\$25,280	\$33,980	26

Although the increase in fees seems high during this time range, it is comparable to cities of Hinesville’s size and locale. Yet such increases could be a barrier to affordable housing development in Hinesville in 2012. The City of Hinesville proposes maintaining the current fee structure by deferring any increases for the next fiscal year which may eliminate any perceived impediment to affordable housing development and/or fair housing choice that may be caused by increased water impact fees.

PROPERTY TAX POLICIES

The City of Hinesville has a neutral taxation policy in terms of affordable housing. The City does not offer any incentives for its construction, but there do not appear to be any

particularly burdensome portions of the tax code that could prevent its development either. Liberty County does offer Hinesville residents a homestead exemption, which incentivizes home ownership, especially for owners of affordable units.

TRANSPORTATION

Lack of public transportation is an impediment to fair housing choice, in that, it restricts where residents can live and still have medical, school, employment and other important services. Many local public service agencies cited transportation for their clients as one of the services they provide or intend to provide within the next five (5) to ten (10) years. This need is especially critical for persons living with physical disabilities, elderly residents, and female-headed households with minor children.

However, City addressed this impediment in September 2010 when it launched Liberty Transit System, the county's first fixed route public transit system that operates within the City of Hinesville, the City of Flemington and Fort Stewart Military Installation. The service area is approximately 263 square miles with an estimated population of 63,453 persons. The agency operates a fleet of nine (9) buses each equipped with ADA compliant wheelchair lifts and tie downs as well as bicycle racks for multimodal passengers. In addition, the Coastal Regional Commission (CRC) manages a variety of transportation services to meet the mobility needs of individuals throughout the coastal Georgia region such as Coastal Regional Coaches, and the Regional Vanpool Program for the labor force for work-related commutes. The program provides a convenient, reliable, and low-cost means of transportation for employees traveling to and from work in the ten counties of the coastal region. The CRC does not provide direct services, but instead contracts with various providers across the coastal region for service delivery. Other programs currently in operation in the coastal region include:

- **Department of Human Services (DHS) Coordinated Transportation** (This service is restricted to aging consumers as identified through an assessment by the Area Agency on Aging (AAA); recipients of the Georgia Department of Family & Children Services' Temporary Assistance to Needy Families (TANF) program; and some consumers who participate in Mental Health, Developmental Disabilities, and Addictive Diseases programs through the Division of Behavioral Health)
- **United Way Medical Transportation** (Services are provided for medical trips only (primarily, for dialysis and some doctor appointments).
- **School busing** – The Liberty County School System provides bus transportation to each of its 10 schools from the neighborhoods located near each school.

In order to alleviate any perceived impediments to fair housing choice created by the City of Hinesville's current transportation offerings, the following activities are proposed: 1) City officials will encourage public service agencies to provide transportation for their clients and/or expand their current transportation service area; 2) Identify areas with sufficient population and employment to possibly support bus service.

FINANCING

Numerous financing barriers exist for low-to-moderate income homebuyers, but these problems are not unique to Hinesville and include securing low interest loans and saving enough money to cover down payment and closing costs. Meanwhile, developers face covering start-up costs and initial investments as well as generating adequate revenue on low-income properties to remit required property taxes. Both federal and state governments have numerous programs designed to improve home ownership opportunities for low/moderate income families and assist developers of affordable owner and rental housing.

Financing of property through home mortgages, the re-financing of homes to meet financial obligations, and the financing of home improvement are the responsibility of the property owner. The ability to maintain the condition of the property is largely dependent upon the person's ability to secure credit from a lender to finance the home, project, or activity. Good relationships with prime area lenders are important to this process.

According to the Center for Responsible Lending, sub-prime lending is reducing homeownership rather than enabling it. Studies by the Center show that individuals who seek sub-prime loan products for home ownership and re-financing are severely cost burdened. When sub-prime lenders permeate the housing market, traditional banks suffer a loss of market share. This loss of market share typically translates into a lack of community investment by local banks. The commitment of local banks to finance and re-finance homes is a major contributor to the long term stability and viability of communities. The physical absence of sub-prime representatives coupled with the presence of sub-prime loans contribute to a community culture of high debt, increased foreclosures, and rapidly changing rather than rapidly evolving neighborhoods. In the City of Hinesville, 48 lenders conducted business during 2010. However, only six were based locally.

i. Traditional Lenders

The City of Hinesville has six traditional banks located within the city: The Coastal Bank, The Heritage Bank, First Citizens Bank, South Georgia Bank, Wells Fargo, and Bank of America. The following information regarding these banks' lending performance and activities has been provided by the Federal Financial Institutions Examination Council (FFIEC). The FFIEC is a formal interagency body empowered to prescribe uniform principles, standards, and report forms for the federal examination of financial institutions by the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the National Credit Union Administration, the Office of the Comptroller of the Currency, and the Consumer Financial Protection Bureau. Additionally, lenders are required to submit information to comply with the Home Mortgage Disclosure Act. The table below is a summary of HMDA data which shows lending activity of the six local banks for the 2010 calendar year.

Traditional Lenders Located in the City of Hinesville (HMDA Data)

Loan Type	The Coastal Bank	The Heritage Bank	First Citizens Bank	South Georgia Bank	Wells Fargo	Bank of America
Conventional & VA/FHA						
Total Number Originated	19	42	6	13	27	28
Number Originated from Minorities	9	15	2	3	7	5
Number Denied to Minorities	0	1	0	2	0	2
Refinance						
Total Number Originated	21	159	9	17	172	111
Number Originated from Minorities	3	25	1	3	68	24
Number Denied to Minorities	0	0	0	0	23	6
Home Improvement						
Total Number Originated	1	102	1	5	29	7
Number Originated from Minorities	0	47	0	2	13	2
Number Denied to Minorities	0	8	0	1	9	2
Non-Occupancy						
Total Number Originated	9	124	7	21	23	23
Number Originated from Minorities	0	24	1	3	5	3
Number Denied to Minorities	0	0	0	2	2	1

The activity points to an important phenomenon that has spread throughout the country: citizens are using fewer traditional and local banks for their funding needs. The 2010 data shows that there were 1,860 credit applications filed by the residents of Hinesville for home mortgages, re-financing of homes, home improvement, and non-occupancy loans. However, the local banks received 976, or 52%, of the applications.

Among lenders, The Heritage Bank had the best record of originating loans regardless of the applicant's racial background while First Citizens Bank originated the least number of applications. Of those local applications filed, 65% were for re-financing or home improvements. This is important to note because the maintenance of safe, decent, and affordable housing is vital to quality of life in the Hinesville community. When homeowners are unable to re-finance or secure home improvement loans, the ability to keep the residence in a state of good condition is diminished. Therefore, the type of

lending available to prospective homeowners can serve as an impediment to being able to obtain housing in certain areas as well as maintain the home after purchase.

ii. Predatory Lenders

Predatory lending is such a problem in the state of Georgia that legislation has been passed to circumvent its impact on marginalized and military communities. Predatory lenders are sub-prime lenders who offer loans at exorbitant rates of interest, at times up to three-hundred percent (300%) of the loan amount. Check-cashing loans, pawn shops, and title loans are forms of predatory lending. Predatory lenders offer “payday loans” which require the borrower to write a posted-dated check to the lender, which the lender will remit to the bank upon the borrower’s next payday.

Each of these loans, which are supposedly aimed at helping borrowers during short-term emergencies, cause greater debt for the borrower and in some cases, places livelihood at risk through possible loss of transportation. The same holds true of home good stores that offer rent-to-own merchandise. Customers eventually pay double or triple the actual cost of the merchandise. However, for those without the credit history to secure a small loan or available cash to purchase necessary items, sub-prime lenders are quite attractive. Predatory lending is an impediment to both obtaining and retaining a home. It is commonly held that predatory lenders position their business in low income, dense minority-populated, and/or near military installations.

DOWN PAYMENTS

Between 1990 and 2009, over 27 million mortgages were made with low down payments. Many states, counties, and cities provide low-to-moderate housing financing, down payment assistance, and first time homebuyer programs. These opportunities typically have more lenient qualification guidelines, lower upfront fees, and reduced interest rates.

However, recent proposals require prospective homeowners to make a ten to twenty percent (10-20%) down payment when purchasing a home. Based on average home prices, it would take fourteen (14) years for the typical American family to save enough for a 20% down payment. Mandated large down payments on home loans may be an impediment to home purchase for low-to-moderate income individuals.

FINANCIAL COUNSELING

In 2011, Georgia had the fourth highest number of foreclosure filings in the nation. Nearly 110,300 homeowners experienced a foreclosure filing, default notice, scheduled auction, or bank repossession. Many borrowers across the state are struggling with mortgage payments and seeking the assistance of housing counselors to help manage finances and provide guidance through the loan modification process.

According to RealtyTrac.com., Hinesville's current foreclosure rate is 1 of every 552 housing units, compared to the Georgia foreclosure rate is 1 of every 376 housing units and the national foreclosure rate is 1 of every 775 housing units. However, this foreclosure rate data did not include a race and/or national origin component, and no information was obtainable from local lenders relative to foreclosed homeowners race or national origin.

Utilizing an array of financial counseling services including pre-purchase, post-purchase, and foreclosure mitigation are often needed to effectively manage funds before, during, and after a home purchase. However, many citizens do not look to receive assistance until it is too late to prevent adverse actions. Timely accessing of available assistance is an impediment to obtaining and retaining housing.

A key component of the Homeless Prevention Program and the ancillary Assets for Independence program is financial literacy. Every participant in these programs is required to complete 10 hours of financial literacy training. The City of Hinesville realizes the impact of financial literacy.

While The City of Hinesville cannot impact its citizens' choice of financial services, it can assist its citizens in making good choices by advocating its local financial education service. In 2011, a verbal agreement was established between the City of Hinesville's Homeless Prevention Program (HPP) office and Consumer Credit Counseling Services of the Savannah Area, Inc. (CCCS) to refer general public inquiries. CCCS also agreed to verbally report clients' success to the City of Hinesville's HPP office. In order to alleviate any possible impediments to fair housing choice created by a lack of financial education, The City of Hinesville proposes to promote Consumer Credit Counseling Services offerings on the city's website.

PUBLIC OPINION

Public opinion can be a formidable barrier to the development of affordable housing within a community. Existing residents often fear an erosion of property values or the development of poorly constructed or maintained housing may increase the likelihood of criminal activity, inclusive of illegal drug activities and hate crimes. Hate crimes are not separate, distinct crimes, but are traditional offenses motivated in whole or in part by the offender's bias. Because of the difficulty of determining an offender's subjective motivation, law enforcement agencies must report a hate crime only if investigation revealed sufficient objective facts to lead a reasonable and prudent person to conclude that the offender's criminal act was motivated in whole or in part by the offender's bias. By this definition, the Hinesville Police Department reported four (4) hate-motivated crimes within city limits during the four-year period between September 2008 and October 2012; averaging one (1) hate-motivated crime per year. This fact offers evidence to conclude that a bias against a race, religion, disability, sexual orientation, or national or ethnic origin is not a significant impediment to attaining affordable housing, or the development of affordable housing in Hinesville.

However, studies have shown that when affordable housing is designed to blend into a neighborhood, it generally improves public opinion, therefore improving property values which help reduce criminal activity. It is essential to educate opposition groups to the realities, indeed the benefits, of modern affordable housing. For example, the City has taken steps to improve the public's opinion of affordable housing by embarking on its flagship housing program in the historic but run-down Azalea Street neighborhood west of General Screven Way. Formerly an area of small, dilapidated stick-built homes on narrow lots, the Azalea Street Redevelopment Program involves three phases of newly constructed, affordable single-family homes and some townhomes, all which have restored pride to this once-blighted area of the city.

Therefore, in order to alleviate any possible impediments to fair housing choice created by public opinion, the following activities are proposed: 1) Completion of ASRP Phase III; 2) Research other similar areas to possibly implement a redevelopment program.

ADVERTISING

The sole constant advertisement relative to Fair Housing appears in the Real Estate Section of The Coastal Courier, a thrice-weekly newspaper. However, the City also brings awareness to this topic via newspaper features on the symposium and proclamation signing. Additionally, a page is dedicated to the topic of Fair Housing within the Community Development section of the website which provides a wealth of information and links to further guidance. The City of Hinesville recognizes that the current level of advertising should be improved in an effort to reach more citizens and is poised to implement an annual public information session to educate citizens of their rights, common discriminatory practices, and how to file a formal complaint.

Therefore, in order to alleviate any perceived impediments to fair housing choice created by a lack of adequate advertising, the following activities are proposed: 1) Expanding the media program; 2) Providing education materials to real estate offices; 3) Continuing to host the public information session to educate citizens.

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Section V

Strategic Plan Priorities

General

The City of Hinesville has identified five major priorities relevant to addressing the immediate unmet needs of its community. These priorities are: **1) Residential Housing; 2) Community and Economic Development; 3) Recreation and Open Space; 4) Homelessness; and 5) Downtown Redevelopment.** Each of the priorities includes an analysis of the problem, an overview of existing programs related to the priority, and specific objectives.

Residential Housing

The most critical housing need in the City of Hinesville is rental housing for extremely low-income households, addressed on page. Among this group, elderly and small family households experience the highest incidence of severe cost-burdening while large households have the highest incidence of general cost-burdening.

There is also a clear need to expand the availability of affordable units and the opportunity for low income households to become homeowners. However, there appears to be an ample supply of affordable housing units for moderate and middle income households.

In addition to cost-burdening, the 2012 Analysis of Impediments to Fair Housing Choice (AIFHC) study identified a slight problem of overcrowding in low-income African-American and Hispanic households, although significantly reduced from previous years. Another target population in need is single mothers. Hinesville has a very high rate of poverty (42%) among households headed by single mothers, which translates into needs for child care, job training, financial training, and housing assistance.

Responsively, one priority objective of the City of Hinesville is to address these critical residential housing challenges through a variety of special projects. One specific project for which the City of Hinesville will use a portion of its 2014 allocation of HUD Entitlement funds is to further its existing *Owner-Occupied Housing Rehabilitation Project*. The project will rehabilitate substandard single family structures for low and moderate income or elderly homeowners throughout the City of Hinesville.

Another project for which the City of Hinesville will use a portion of its 2014 allocation is *The Azalea Street Redevelopment Project*. This is a project that meets this priority in that it entails the acquisition of properties and installation of public facilities for the purpose of developing affordable housing units. The proposed activities are clear steps in the direction of addressing the most critical need, alleviating the housing burdens of low-income individuals.

Community and Economic Development

Code Enforcement Program - Another key priority of the City of Hinesville is community and economic development. Funds from the 2014 Entitlement allocation will be used to implement *Code Enforcement Program* activities. The City of Hinesville will continue its ongoing effort to rid the community of slum and blight conditions through the use of funds dedicated to code enforcement. This activity addresses a wide range of property issues that affect the environment and property values as well as Hinesville's citizens' health, safety, and quality of life.

To encourage community and economic development, the City plans to implement a Code Enforcement Program (Demolition Program) whereby it will solicit homeowners and property owners who may need assistance with demolition of buildings on their property(ies). The City will offer property owners incentives to participate in the program. To be eligible to participate in this Code Enforcement Program, property owners must make application and qualify as LMI earners; the property must qualify as contributing to the slum or blight condition of the area, and/or the current condition of the property must be the result of a disaster which requires immediate assistance to make it habitable/usable.

Additionally, activities such as the removal and/or elimination of junk cars, overgrown lots, hazardous debris and the like will continue to be performed throughout the city.

This activity is designed to eradicate slum and blight conditions in lower income neighborhoods, thus encouraging businesses to locate in neighborhoods free of such conditions while enhancing neighborhood residents' quality of life.

Social Services - Because the City cannot possibly meet all of the social service needs of its population, it must partner with organizations which can daily and directly impact its citizens' quality of life. The City of Hinesville has made the support of public service agencies an integral part of its community development plans. Public service agencies receive funds from the Entitlement grant (not to exceed 15% of the total award) and serve as "sub-recipients or sub-grantees" of this grant. The continued implementation of the annual Sub-Recipient Workshop provides information to sub-grantees prior to both application and award which addresses organizational capacity, reduces technical assistance, and increases the accuracy and timeliness of reports. Consequently, staff time will be utilized in a more efficient manner. Additionally, it is expected that the working relationship between the City and sub-grantees will continue to improve and positively impact the program as a whole. In fiscal year 2013, the City of Hinesville will earmark the maximum amount allowed to public service agencies. The quantity and value of awards will depend on the number of complete applications received, organizational capacity of entity, consistency with Consolidated Plan, and rating by the Application Review Board.

Recreation and Open Space

The City of Hinesville's Redevelopment Master Plan includes a conceptual recreation and open space plan. The creation of improved streetscape systems and multi-use trails is

vital to the success of a comprehensive parks and recreation program. The Overall Connectivity Map illustrates the location of large passive park areas, neighborhood parks, cultural centers and schools. It identifies a variety of park facilities linked by an effective streetscape system. The cornerstone of the Hinesville Parks System is Bryant Commons located east of Oglethorpe Highway. When completed, this park will include a museum, amphitheater, community center, farmers market and passive space for hiking, picnicking and environmental studies. Another tract of undeveloped open space is located between Veterans Parkway and the railroad corridor along an existing drainage way. These two large passive parks are shown linked by a multi-use trail system. Ultimately, the goal of the Overall Connectivity Plan is to enable pedestrians and bicyclists to travel safely and efficiently across the entire City from park to park or node to node.

Other smaller neighborhood parks are located on this Plan. The first neighborhood park which was initially developed in late 2006 was the Irene B. Thomas Park. The City of Hinesville worked on the *Irene B. Thomas Park Project* for years to revamp the park area, thereby strengthening the sustainability and vitality of the surrounding moderate-income community. This community has a man-made pond which was under-utilized by the residents because the landscape had no amenities and limited accessibility. However, the Irene B. Thomas Park now includes several other attractive and practical features, such as a covered pavilion, playground, boat ramp, walking trail, picnic areas and benches.

The City set aside 13% of CDBG Entitlement funds for FY 2013-2014 to be used for the addition of the skateboard park and the fishing dock. Such activities are consistent with the City's Consolidated Plan for increasing availability and accessibility to recreational and open spaces for its low-to-moderate income residents, as well as the general population.

A second park, Evergreen Park in another project that the City of Hinesville is addressing in this priority. Activities for this park include developing vacant land to include a pavilion, play structure, and basketball courts. To date, the site plan and the design have been completed for this park. The city will seek to secure funding from various funding sources to make this a viable project.

There is one public square within the City of Hinesville called Bradwell Park in which the city will undertake as a Recreation and Open Space project. Thus far, a design churette has been completed, which will serve at the catalysis for redeveloping this park. The main purpose is to make the park more pedestrian friendly and maximize the space that's available.

Homelessness

The Homeless Needs assessment section of the Consolidated Plan documents the extent and nature of homelessness, and the extent of the existing assistance network. The plan also identifies areas of need. The most critical need is for additional emergency transitional housing facilities. There is also a need for shelters for target groups, including one for women and children and persons living with HIV/AIDS.

Hinesville has several programs to provide transitional housing and supportive services to assist the homeless and the extremely low-and low-income who are at imminent risk of becoming homeless, namely, the *Hinesville Homeless Program*; the *Supportive Housing Program (SHP)*; the *Emergency Shelter Grant (ESG)*; and the *Emergency Food and Shelter Grant (EFSG)*. These programs are described in detail in the Housing Market Analysis section of this Plan, specifically in the subsection titled *Homeless Facilities and Services*. An additional transitional housing facility, the Kirk Healing Center, is also identified in this section.

In an effort to streamline the provision of services and avoid duplication of efforts among service providers, the city established the Liberty County Homeless Coalition, a collaborative entity comprised of representatives from multiple agencies and nonprofits in the county. The Coalition serves as a referral agency that utilizes a central, coordinated assessment system that helps the community (service providers, agencies, churches and other organizations) to systematically assess the needs of persons seeking assistance, and link them with the appropriate resources while eliminating or reducing redundancies.

Additionally, the city has formed a homeless advisory board, as required by HUD. The Homeless Prevention and Fair Housing Advisory Board was formed for the purpose of collaboration and recommendations in homeless efforts; it is not a governing authority. The advisory board is planning to host the next Homeless Summit; at this time, the date is undetermined.

Downtown Redevelopment

Because of the increasing population within the City of Hinesville, the City wants to ensure that it has the economic vitality to sustain such growth. Fort Stewart is the largest employer within the City. However, the City would like to create and support additional community and economic opportunities to strengthen Hinesville's development. To this end, the City has prepared a Downtown Redevelopment Master Plan, which outlines the City's strategy for community and economic development.

The City of Hinesville's Downtown Redevelopment Master Plan provides for the revitalization and redevelopment of the central business district of the City. The Master Plan is designed to develop and to promote for the public good and general welfare trade, commerce, and industry and employment opportunities. Redevelopment and revitalization creates a climate favorable to the location of new industry, trade and commerce, as well as developing existing industry, trade and commerce within the City. Objectives of the Master Plan are to:

1. Support small business growth and development as a means of reducing unemployment.
2. Realign Memorial Drive and Washington Avenue.
3. Create a cultural arts center including a theater, community center, and amphitheater.

4. Initiate a joint arts council.
5. Create a Youth Center.
6. Promote residential and commercial infill development in the urban core
7. Redevelop M.L. King East and West.
8. Develop a Ft. Stewart Memorial and linear public park.
9. Create economic incentives for downtown redevelopment.
10. Initiate public transit throughout the downtown core, linking downtown to Fort Stewart.

The following provides detailed updates on planned projects in the Downtown Development District:

- 1) Revitalization and redevelopment of central business district
 - a) New development projects completed since 2009: Hinesville City Hall; Liberty County Justice Center; DFACS offices; Liberty County Pre-K; several private development projects
 - b) Public improvements: Bradwell Institute; Olvey Football Field;
 - c) Historic Preservation: Liberty County Courthouse; Old Liberty County Jail
 - d) Rehabilitation: private investment to rehabilitate existing structures under consideration.
- 2) Economic and physical ties with Fort Stewart and expansion of cultural amenities and attractions
 - a) Successful partnerships with Fort Stewart's Morale, Welfare, and Recreations department to include: Small World Festival; OktoberFest Community Theater Productions; Outdoor Movies; Easter Egg Roll; UnityFest (Public Praise Festival); and on-going collaborative marketing efforts.
 - b) Bryant Commons improvements to develop a public park and event venue are on-going.
 - i) Amphitheatre: phase one was completed in 2012. Events held include concerts, festivals, open park days, and numerous private rentals.
 - ii) 15 AC water feature/retention lake was completed in 2012
 - iii) Planned development include: walking trails; Phases II & III of the amphitheater; open air pavilion; public restrooms and concession; Veterans Memorial Walk; entrance realignment, roadway improvements, and signage.
- 3) Memorial Drive Corridor
 - a) Memorial Drive Realignment and Roadway improvements, completed in 2011
 - b) Traffic Circle completed in 2011
 - c) Central Avenue Realignment and Roadways improvements currently under construction
 - d) Memorial Drive Redevelopment:
 - i) Development plan and design guidelines, 2009
 - ii) Conceptual redevelopment plan created, 2013
 - iii) Armstrong Atlantic State University –Liberty Campus, 2015
 - iv) Construction of new Public Library – 2014/2015
 - v) Senior Housing Development – 2014/2015
 - vi) VA Clinic – 2014 completion

- 4) Multi-story development district to provide off-base military housing
 - a) One mixed-use development was completed to include second floor residential units
 - b) Bradwell Row Houses were completed (previous to 2009)
 - c) Azalea Street Redevelopment Neighborhood is on-going and projects provides townhome and detached home ownership to soldiers at below market prices and down-payment assistance.
 - d) Fort Stewart has increased on-post housing opportunities, which has alleviated the demand to some degree. Also, housing development on 15th Street / Independence provides additional housing options for military personnel.

Other Special Needs

A recent survey was administered to approximately twenty-six local providers that offer services to the special needs community. Twenty-one agencies responded to the survey as follows:

- Diversity Health Center, Inc.
- Mary Lou Fraser Foundation/Fraser Counseling Center
- Grove Park Apartments
- Hinesville Housing Authority
- JCVision & Associates, Inc.
- City of Hinesville Homeless Prevention Program
- Southwest Key Programs
- Liberty Group Homes, Inc.
- Angel Outreach Personal Care Home
- Tri-County Protective Agency, Inc.
- Rape Crisis Center of the Coastal Empire, Inc.
- Coastal Georgia Area Community Action Authority, Inc.
- Disabled American Veterans Chapter #46
- Liberty, United Way of the Coastal Empire
- Devine Trinity Personal Care Home, Inc.
- Savannah Day Reporting Center
- Liberty CARE Center
- Kirk Healing Center, Inc.
- Vocational Rehabilitation
- Liberty County Armed Services YMCA
- Hinesville Career Center

Services provided by the above listed agencies to the special needs population include speech therapy, occupational therapy, vocational development, child advocacy, assisted living, transportation, family planning, teen services, individual and group counseling services, outpatient substance abuse treatment, case management, life skills training, housing counseling and services, energy assistance, weatherization and home repairs, employment readiness, job placement, education assistance, fitness/wellness programs, supportive transitional housing, homeless prevention, emergency shelter, housing

placement, sexual abuse and rape prevention education programs, primary health care, mental health care, day treatment and crisis services for adult mental health, personal financial reviewing and money coaching, fair housing education (to include complaint intake and counseling), and tax resolution services.

The United Way of the Coastal Empire, Liberty (UWCE) also responded to the survey. This agency serves the community in several different capacities however, they do not offer direct services. The UWCE Board of Directors has approved 122 programs for 2013 funding representative of 68 local nonprofit organizations providing services in at least one of its four impact areas across the four-county service area which includes Liberty, Bryan, Chatham and Effingham counties.

According to the Georgia Department of Human Services, Hinesville has at least five assisted living and personal care facilities that offer housing for disabled persons: AD & S Personal Home, Devine Trinity Personal Care Home, Liberty Group Homes, Inc., Angel Outreach Personal Care Home and Grove Park Apartments. However, for the services provided, there seems to be a serious lack of accessible, affordable housing for persons with disabilities. A disabled individual earning less than \$10,000 per year cannot afford to rent most units within the City. There is a need for rental subsidies and additional units of affordable housing, including barrier-free units. It is important that these units are available for the long term and accessible to public transportation.

Non-housing Community Development Plan

This section provides an assessment of the following non-housing priorities within Hinesville as it relates to community services needs:

- Supportive services for special needs populations
- Transportation
- Long-term care for the elderly
- Youth services
- Health care
- Community development and neighborhood preservation needs

Supportive Services for Persons with Disabilities/Special Needs

More than 45% of Hinesville residents 65 and older have some form of disability. To meet the high level of demand for services, numerous local and state organizations provide an array of services to the City's disabled.

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

Several organizations offer mental health and health services. Diversity Health Center, Inc. provides mental health care, with a particular focus on the uninsured and underserved residents. Gateway Behavioral Health Services offers mental health

services, crisis counseling, and day and residential services for the mentally ill. SHARE (Speech, Hearing, & Rehabilitation Enterprises of Coastal Georgia) offers speech, occupational and physical therapy, as well as adult day care. Coastal Hospice serves disabled and others.

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

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

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

Transportation

Many local service providers cited the need to provide transportation to their clients as one of the services they provide, or intend to provide, within the next five to ten years. Persons with physical disabilities are more likely to depend on transportation provided publicly or by a local service provider in order to maintain employment and/or to meet daily needs. The City of Hinesville and the Liberty County government both recognize that the lack of public transportation services is a problem for many residents, particularly the elderly and low-to-moderate income earners. In response, the Liberty Consolidated Planning Commission devised a comprehensive plan for addressing this lack of public transportation which included installing a transit system.

Liberty Transit System, the county's first fixed-route public transit system, was launched in late 2010. It operates within the City of Hinesville, the City of Flemington and Fort Stewart Military Installation. The service area is approximately 263 square miles; serving an estimated population of 63,453 persons. The agency operates a fleet of nine (9) buses each equipped with ADA-compliant wheelchair lifts and tie-downs as well as bicycle racks for multimodal passengers. In early March 2013, the Liberty Transit System implemented new routes and schedules to better serve the Hinesville area. The changes came following a strategic planning study conducted March–December 2012 by the Liberty Consolidated Planning Commission.

New service areas include Savannah Technical College, South Main Street, Cypress Bend Mobile Home Park, and Barry McCaffery, Darsey, Glenn Bryant and Shaw roads.

To expand the service area, reduced stops will be made at the YMCA, Applebee's, and housing areas on Fort Stewart.

Other changes to the system include reduced evening hours on Fridays and mid-day service gaps for at least two hours during which the system will not run. The transit offices also relocated to the third floor of the Hinesville City Hall while the fleet is housed at the Hinesville Public Works facility to centralize city operations and cut costs.

The goal of fiscal year 2013 is to reduce transit operating costs while expanding the service area to meet the needs of residents who rely on public transportation or could potentially benefit from it.

The fare structure for the transit has remained the same and updated route maps and bus passes are available on board the transit buses and at Hinesville City Hall.

Liberty Transit System's long-term goal is to become a countywide system and ultimately part of a solution to regional transportation needs.

In addition, the Coastal Regional Commission (CRC) manages a variety of transportation services to meet the mobility needs of individuals throughout the coastal Georgia region. The CRC does not provide direct services but instead contracts with various providers across the coastal region for service delivery. For example, Coastal Regional Coaches is the regional rural public transit program that provides general public transit service in Liberty and nine neighboring counties. This service is available to anyone, for any purpose, and to any destination in the coastal region. There are no eligibility criteria as this is public transit. The CRC operates 85 buses and provides some 1,200 trips per day throughout the ten-county area.

The Regional Vanpool Program provides transportation for the labor force for work-related commutes. The program provides a convenient, reliable, and low-cost means of transportation for employees traveling to and from work within the ten counties of the coastal region.

Another program currently in operation in the coastal region is the Department of Human Services (DHS) Coordinated Transportation. This service is restricted to aging consumers as identified through an assessment by the Area Agency on Aging (AAA); recipients of the Georgia Department of Family & Children Services' Temporary Assistance to Needy Families (TANF) program; and some consumers who participate in Mental Health, Developmental Disabilities, and Addictive Diseases programs through the Division of Behavioral Health.

In addition to transportation, renters with disabilities also need financial assistance to make accessibility accommodations to their homes. These costs often are prohibitive for a disabled person with limited income and financial resources. Development of group housing options for persons with disabilities is also constrained by the lack of available, affordable land. Likewise, housing options for other special groups, such as those with chemical dependencies, need to be addressed. Several agencies reported that they offered services to the disabled population within the City of Hinesville. These services range in

nature from housing assistance programs and medical treatment to employment assistance.

Elderly and Frail Elderly

According to the 2010 U.S. Census, Hinesville's elderly population age 65 years and older is slightly more than five percent (5.3%) of the city's total population. Of this group of more than seventeen-hundred seniors (1,778), fifty-nine percent (1,049) are women.

Thirteen-percent (13%) of elderly persons do not have vehicles and are dependent upon alternative forms of transportation to meet their daily needs. Additionally, they face issues including affordable housing, housing rehabilitation needs, and personal safety, particularly if they live alone.

Lack of elder care facilities was not cited as a pressing issue at public involvement meetings, nor on the survey of service providers. Four assisted living facilities and personal care homes are presently found throughout Hinesville. These facilities are more fully described in the Special Needs Facilities and Services section of the Housing Market Analysis portion of this plan. They include:

- Grove Park Apartments
- Devine Trinity Personal Care Home
- Angel Outreach Personal Care Home
- A D & S Personal Care Home
- Liberty Group Homes, Inc.

There is one nursing home facility in Liberty County and several in nearby Bryan, Chatham, Long and Wayne counties available for Hinesville residents.

Numerous service organizations are meeting Hinesville's elderly housing needs. The Coastal Georgia Area Community Action Authority works on construction of affordable housing for the elderly and other populations. Diversity Health Center, Inc. provides accessible and comprehensive healthcare, with a particular focus on the uninsured and underserved residents. And, JC Vision and Associates provides comprehensive housing counseling and services and tax education.

Youth Services

Youth programs and services have tended to focus on recreation, counseling, and prevention activities. The library has a reading program for youth. The Department of Juvenile Justice offers counseling and sex education. Save Our Children offers counseling, drug education, and transportation to youth activities. The City has both Boy and Girl Scouts programs, which provide recreation and education-related activities. There is a local YMCA and 4-H program. Child Support Enforcement, Atlantic Judicial Circuit offers paternity services. Eleven Black Men of Liberty County administers a

mentoring program. Georgia National Guard's Youth Challenge Academy works on education, character, skills, GED prep and testing. More emphasis is needed on programs for:

- Youth with disabilities and special needs.
- Youth in middle school who are typically in the "gap" age – too old for after-school care and too young to be left alone without the benefit of supervised activities.

Health Care

According to the 2010 Census, households with one or more uninsured members are five times more likely to report going without needed health care. The primary facility for health care in Hinesville is the Liberty Regional Medical Center, a 25-bed facility.

The Liberty County Health Department offers the following services for residents.

- The Child/Adolescent Services Program - offers: well child check-ups; immunizations; hearing, dental and vision screenings; physical exams; scoliosis screenings; intestinal parasites; scabies and lice treatment; health checks for Medicaid eligible children; specialized care for children with developmental delays, poor health, handicapping conditions or chronic diseases (children with special needs); high risk newborn outreach and follow-up; anemia follow-up; infectious disease control; a sickle cell program; and disease reporting, monitoring and surveillance.
- The Women's Health Services Program - offers: cervical cancer screening; breast cancer screening; birth control methods; pregnancy testing; preconception counseling/referral; prenatal care financial assistance; and pregnancy related services and case management for Medicaid eligible women and special high risk groups. Obstetric care is available for eligible women through a midwifery program.
- The Nutrition Services Program - offers group and individual education; dietary counseling; WIC (supplemental food program for low income pregnant or breast-feeding women, infants and children up to age 5 who qualify and are at nutritional risk); and breast-feeding counseling/education/promotion.
- The Environmental Health Services Program - offers food service establishment inspections; tourist accommodation inspections; sewage disposal planning and inspections; injury control presentations; care safety seats; lead hazard investigations; water sample testing; and rabies control and consultation.
- The Health Education and Promotion Program - offers presentations and training sessions (on a variety of topics); a video library; a resource materials library; and health information and statistics.

Diversity Health Center, Inc. offers primary health care to adults and children, with a particular focus on the uninsured and underserved residents of Hinesville. This clinic served an average of 3,600 persons each year for the last five years. Diversity Health

also provides outreach and enrollment services. Within the next five years Diversity Health plans to add additional providers, expand service areas and increase services offered such as behavioral health, and oral health services. As a long range goal, Diversity will work to obtain funding to construct replacement facilities.

The Liberty County Department of Family and Children Services (DFACS) offer Medicaid coverage to low-income individuals and families. The following is a list of services covered by Medicaid:

- Physician services
- Prescribed drugs and supplies
- Inpatient hospital services
- Nursing facility care services
- Emergency ambulance services
- Dental services
- Community care services
- Non-emergency transportation
- Outpatient surgical services
- Medical equipment and supplies
- Exam, immunizations, and treatment for children
- Family planning services
- Home health services
- Hospice care services
- Community care services may be of particular use to people with disabilities. This program funds many home-based services that allow people to stay at home as an alternative to institutionalization.

DHS also offers other programs designed to improve health care for Georgia residents.

These programs include:

- Children's Medical Services
- Cardiovascular Health
- Hi-Risk Infant Follow-Up
- Women, Infants and Children (WIC) Food/Nutrition

More free medical services facilities are needed to close the gap in the availability of health care in the Hinesville community. There also is a need for dental care and eye care services, two areas where insurance coverage is limited or non-existent for many households.

Community Development and Neighborhood Preservation Needs

The Community Development Department has identified five neighborhoods in need of preservation, rehabilitation, or reconstruction. Depending upon the level of need, these

neighborhoods have been designated as a Conservation Area, Redevelopment Area, or Rehabilitation District. They are:

- Azalea Street Community
- South Main Street Area
- M. L. King, Jr. Drive/Welborn Street Neighborhood
- Bradwell Street/North Main Street Community
- North Main Street/Gause Street Community

The Azalea Street Neighborhood has been designated a slum blighted area and thus, is part of an urban redevelopment area located in the City of Hinesville's urban redevelopment area.

In March, 2007, Hinesville developed a Neighborhood Revitalization Strategy which is designed to impact the sustainability and viability of the Azalea Street Neighborhood through a strategic delegation of economic, educational and social service resources. Azalea Street was designated as a Revitalization Strategy area in July, 2007.

The Azalea Street Neighborhood Revitalization Strategy describes the community's vision for the future as identifying projects, programs and actions the City and community will undertake to carry out the Consolidated, Urban Redevelopment and the Downtown Redevelopment Master Plans' recommendations for the Azalea Street Neighborhood.

North Main Street and the Gause Street Community have also been identified as communities plagued by slum and blight. Plans are underway to include these districts as a part of the City of Hinesville's Urban Redevelopment area and to develop a neighborhood revitalization strategy aimed at making a significant and measurable impact on these blighted areas.

There are currently seven parks within the City. The Community Development Department proposed to renovate two of the seven parks. The Irene B. Thomas Park renovation has been completed and now includes a fishing pond, play structure, walking trail, boat ramp, park benches, and a pavilion in its offerings. In the second park, Evergreen Park, renovation activities include developing vacant land to include a pavilion, play structure, and basketball courts. To date, the site plan and the design have been completed for this park. The city will seek to secure funding from various funding sources to make this a viable project. These parks are located in low- to moderate-income areas, and improvements to these parks will benefit these individuals, as well as the community.

There is one public square within the City of Hinesville called Bradwell Park in which the city will undertake as a Recreation and Open Space project. Thus far, a design churette has been completed, which will serve as the catalysis for redeveloping this park.

Barriers to Affordable Housing

In 2012, the City of Hinesville conducted and prepared an Analysis of Impediments to Fair Housing Choice to ascertain possible impediments to affordable housing. The Analysis identified the most common barriers to fair housing choice. Following the previous analysis, the assessment of the City of Hinesville's involvement in fair housing was determined inadequate. Since that time, the city has increased its current level of activity to further fair housing choice however, there is still more that can and should be done. The results of the 2012 survey once again point to the fact that there is possibly a considerable number of local citizens who are unaware of the fair housing laws, the Federal Fair Housing Act and its impact on their right to choose where they want to live and can afford.

Although the City does not have a Fair Housing office, the City continues to work closely with other Fair Housing agencies, such as JC Vision and Associates, to adequately address fair housing issues within the City of Hinesville. On February 23, 2012 the City of Hinesville entered into a Memorandum of Understanding with JC Vision and Associates. The intent of the Memorandum of Understanding is to enhance communication and cooperation between the two parties and broaden the activities which affirmatively further fair housing in compliance with the Federal Fair Housing Act and its Amendments.

The following goals were recommended in the 2012 Analysis to ensure that the City of Hinesville participates at optimal levels to further fair housing choice:

- ***Continue to educate all citizens regarding Fair Housing issues.*** Although no overtly apparent impediments to fair housing choice could be clearly identified in any community within Hinesville, the City of Hinesville will continue to make creative, wide-ranging efforts to educate its citizens on the Federal Fair Housing Act of 1988 and on their legal right to secure the housing of their choice and affordability, without enduring discrimination.
- ***Proactively and specifically educate STUDENTS on Fair Housing issues.*** Based on the percentage of adult Hinesville residents who responded to the Fair Housing phone survey conducted in early 2012, an alarming 45% had never heard of the concept of Fair Housing or the Federal Fair Housing Act. Of the 55% of those who had heard of the concept and/or the Act, only 41% of those people could accurately describe its intent or focus. This data makes a strong case for educating receptive young high school students and college-age adults prior to graduation, after which they may begin seeking their own form of housing.

The City of Hinesville should provide a special Fair Housing Student Symposium targeted toward local high school seniors and/or college students who may be seeking employment and independent housing in Hinesville after their graduation.

- ***Increase communication with Hispanic population regarding Fair Housing issues.*** U.S. Census Bureau statistics indicate that an estimated 11.5% of

Hinesville residents are Hispanic. Therefore, The City will implement the following definitive action plan which incorporates Fair Housing communications milestones, timetables and measurable results. The City's Homeless Prevention and Fair Housing Advisory Board should ensure that a board member or members of Hispanic descent remain on the board at all times in order to better represent and reach the Hispanic population, and adequately communicate its concerns to the Advisory Board. Additionally, the City should make an effort to target fair housing communications specifically to the Hispanic segment; and to design and implement fair housing programs which target and benefit Hispanics specifically.

Lead-Based Paint Hazards

As stated earlier, twenty-eight percent (28%) of the City's housing stock was built 30 to 50 years ago; therefore, the possibility exists that these 2,921 units could have environmental hazards such as lead-based paint or asbestos. There are at least 112 owner-occupied households living below poverty in units built prior to 1980 that are at risk for exposure to lead-based paint. Furthermore, renters living below poverty level in housing units built prior to 1978 seem to have the highest risk of exposure.

The Liberty County Health Department provides lead screening to all children up to age 5 through the WIC Program. If the lead level is elevated, one or more of the following steps would occur: (1) an environmentalist may go into the home to conduct testing to determine the possible source of lead; (2) removal of lead; (3) dietary changes made to child's diet to lower the lead level; or in extreme cases, (4) a child may be referred to a physician for medication.

The City's Owner-occupied Housing Rehabilitation Program requires that all housing units selected for rehabilitation that were constructed prior to 1978 be inspected for lead-based paint by a certified lead-based paint inspector. To date, the City has tested eighteen (18) homes for lead-based paint and asbestos in conjunction with the Azalea Street Redevelopment Project.

Anti-Poverty Strategy

The City's anti-poverty strategy focuses on continuing efforts to reduce the number of households with income below the poverty line. This involves programs such as: the City's Homeless Prevention Program, a homeless assistance program available to homeless individuals and families who are income-eligible; the Emergency Shelter Program, a homeless prevention program that provides emergency utility, rent, and other shelter assistance to low-to-moderate income individuals and families; and the Supportive Housing Program which expands the current Homeless Prevention Program and provides additional transitional housing.

Additionally, the Owner-Occupied Housing Rehabilitation Project will improve the standard of living for low-to-moderate income families in various areas throughout the

city. As a small entitlement city, Hinesville has been extremely creative by partnering with other departments and agencies to improve the quality of life for its citizens. All activities proposed in this Annual Action Plan are expected to meet or exceed the 70% overall program benefit to low and moderate income households.

The low availability of affordable housing in the metropolitan area requires significant increases in income for people to become fully self-sufficient. The provision of education and training to prepare youth and adults for better-paying jobs in the local market is essential. Basic supportive services, such as child care assistance and some assistance with housing costs are critical to enabling people to move towards greater self-sufficiency. For many potential workers entering training, there is a need for programs educating these workers on what to expect in the workplace and how to approach training programs. While the City may meet many of these needs, there are instances where programs are duplicative. The need for coordination among the government and nonprofit agencies is a topic warranting attention in the coming years.

The need for economic growth is recognized in the Hinesville Redevelopment Master Plan as fundamental to the health and vitality of the community. Both human service advocates and developers have recognized the advantages of locating housing in proximity to employment opportunities. Affordable and accessible housing is a top priority needed to ensure that lower-income and special populations benefit. Assisting low-to-moderate income residents in their entrepreneurial efforts is also a priority. For many of these individuals, self-employment is a point of entry into the economic mainstream and results in self-sufficiency.

Institutional Structure

Hinesville's institutional structure for implementation of the Consolidated Plan will include: a) public institutions, such as the Community Development Department for the City of Hinesville; the Hinesville Department of Inspections; the Liberty County Consolidated Planning Commission; Hinesville's Water Department; and the Hinesville Housing Authority; b) public agencies and non-profit organizations that provide services to the homeless and special needs populations; and c) the private sector, including lenders, realtors, developers, architects and engineers.

Coordination

The process of developing this Consolidated Housing Plan has required close coordination between local service providers and the City of Hinesville. The City, aided by these local service providers has devised a strategy to formalize that coordination to reduce redundancies in service and address undermet and emerging needs, specifically as it relates to persons that are chronically homeless.

Fort Stewart is the largest employer within the City. However, the City would like to create and support additional community and economic opportunities to strengthen Hinesville's development. The City has prepared a Downtown Redevelopment Master

Plan, which outlines the City's strategy for community and economic development. The plan is described in more detail in the Non-housing Community Development Plan outlined above.

Public Housing

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

Ongoing renovations include installation of energy efficient windows, replacement of roofs, replacement of stairs and landings for safety reasons, installing air conditioners, and installing additional security measures such as fencing and locks. Housing Authority neighborhoods receive the same police patrolling as the balance of the City's neighborhoods.

Presently, there is resident representative serving on the Housing Authority Board. This person serves as a liaison between the board, the administration and the Housing Authority neighborhood residents in an effort to keep resident's more involved in the management and operations of the community. There are no additional or planned initiatives aimed at increasing involvement or management at this time.

The City is pleased to report that its Housing Authority is not troubled in its operation as a Public Housing Authority. According to the REACT Inspection Report for FY 2012, the Hinesville Housing Authority received a physical score of 95 out of 100 possible points. The Authority also reported that they are a high performer among Public Housing Authorities, having received a score of 97 out of 100 possible points on the PHAS Report for 2012.

In their on-going commitment to providing affordable housing in the Hinesville community, the Authority recently applied to participate in HUD's Rental Assistance Demonstration Program (RAD) in which the 77 public housing units that are currently in the Authority's inventory will be converted to project based Section 8 housing. The Authority is currently awaiting approval by Congress.

Section VI

Annual Action Plan

The City of Hinesville CDBG program will be implemented citywide. The city proposes to use 65% of its HUD allocation for housing related activities, 15% will be used to assist public service agencies carry out the many social services that they provide to the community, 1% will be used on fair housing activities and 19% on program administration.

Resources

The City of Hinesville is scheduled to receive \$225,004.00 from the U. S. Department of Housing and Urban Development (HUD) as its Entitlement funding allocation under the Community Development Block Grant Program for the 2014 fiscal year. This will be the total amount of formula funding available from the CDBG grant for Program Year 2014. If funding is increased by HUD the City will increase the budget for one of the approved eligible activities.

The City of Hinesville has committed diverse sources of funding towards the completion of the Azalea Street Redevelopment Project. In addition, HUD Entitlement funds will be used to fund homeowner rehabilitation initiatives, public service agencies, and cover program administration of the Entitlement grant.

Activities

Listed below are the various programs and activities that are planned to be carried out in FY 2014 and the National Objective that each addresses.

OWNER OCCUPIED HOUSING\$146,251

Owner-Occupied Housing Rehabilitation Program

These funds will be used to rehabilitate substandard single family structures for low and moderate income or elderly homeowners throughout the City of Hinesville. Financing will be in the form of low interest direct loans or deferred payment loans, and the owner must reside in the unit. National Objective is benefit to low and moderate income persons.

PROGRAM ADMINISTRATION.....\$43,001

Funds will be used to pay portions of the salaries and benefits of the Community Development staff in the oversight, management, monitoring, and coordination of the activities being funded, as well as, appropriate and required training. Staff includes the Director, Grants Administrator, and an Administrative Assistant. Of the total amount, a portion will be used for fees associated with preparing the 2014-2019 Consolidated Plan.

FAIR HOUSING.....\$ 2,001

These funds will be used for fair housing activities.

PUBLIC SERVICE AGENCIES.....\$33,751

These funds will be used to assist public service agencies carry out the many social services that they provide to the community. Because local government can not possibly provide for its citizens many of their needed social service, justice, educational, and health services, the City of Hinesville has partnered with organizations which can. These organizations must complete the City’s Sub-recipient Certification Program in order to demonstrate capacity for handling federal grant programs and to be awarded. Each public agency must also demonstrate that the proposed activity for funding must meet the National Objective of benefiting low and moderate income persons.

Total Expenditures.....\$225,004

All activities in the 2014 Annual Action Plan are expected to meet or exceed the requirement of providing 70% overall program benefit to low and moderate income citizens.

Each activity must and does meet one of the following three National Objectives of the CDBG program of:

- 1) Benefiting low and moderate income persons;
- 2) Addressing slum or blight;
- 3) Meeting a particular urgent need.

Outcome Measures

According to *Federal Register: Part III, Department of Housing and Urban Development- Notice of Outcome Performance Measurement System for CPD Formula Grant Programs*, dated March 7, 2006, “grantees should immediately incorporate the new performance measurements approach into Consolidated Plans or Annual Action Plans that are being prepared for FY 2006 funds.” The City of Hinesville has met this requirement through the completion of the Projects table for each program activity.

Expenditure Limits

Activities	Percent. of Budget	Exceeded HUD Caps?	If So, By What Percent?
Housing	65%	NO	N/A

Program Administration	19%	NO	N/A
Fair Housing	1%		
Public Service Agencies	15%	NO	N/A

Housing	\$ 146,251.00
Program Administration	\$ 43,001.00
Fair Housing	\$ 2,001.00
Public Service Agencies	\$ <u>33,751.00</u>
Total Expenditures	\$ 225,004.00

Geographic Distribution

The City of Hinesville's is implementing a city-wide community development strategy, inclusive of housing renovation, rehabilitation, construction and reconstruction. There are three (3) primary purposes tied to this development strategy: (a) the provision of assistance to low-to-moderate and middle income homeowners that they may protect the value of their real property investment; (b) the protection, improvement and maintenance of the City's quality of housing stock; and (c) the prevention and eradication of slum/blight conditions.

Specific to the prevention and eradication of urban blight conditions, Hinesville also has a program that focuses on code enforcement of substandard and dilapidated structures. The program is a vital component of maintaining vibrant neighborhoods throughout the City and revitalizing those neighborhoods in need.

Most of Hinesville's social, human, and community delivery services are publicly subsidized activities such as senior citizens' transportation, transitional housing for victims of domestic violence and persons recovering from substance abuse, community outreach programs, and programs for the development of structured educational, recreational and cultural activities for youth. Most public service agencies activities are distributed city-wide and thus participants cover all census-tracts, as at minimum, fifty-one percent must be of LMI economic status and some programs attract participants outside of this demographic.

The owner-occupied rehabilitation assistance, code enforcement demolition assistance, Parks and Recreation Irene B. Thomas Park improvements and the funding of local public service agencies are all eligible CDBG activities which are supportive of the City's plan to achieve the goals cited above.

Affordable Housing Goals

The City is working to improve and expand the supply of affordable housing in the Azalea Street Redevelopment Area. The City is also funding the Owner-Occupied Housing Rehabilitation Project.

In addition, the City will implement the various programs aimed at improving homeless, non-homeless and special needs populations' chances of homeownership or to help them improve upon their financial condition. These programs are fully detailed in the Strategic Plan Priorities section of this Plan under Affordable Housing.

Homeless and Other Special Needs Activities

The City will continue providing the following programs to assist the homeless populations:

- Hinesville Homeless Program
- Supportive Housing Program (SHP)
- Emergency Shelter Grant (ESG)
- Emergency Food and Shelter Program (EFSP)

These programs are more completely described in the Strategic Plan Priorities section of this Plan.

Other Actions

Fostering Decent Housing

In an effort to foster and maintain decent, safe, sanitary, energy efficient, and affordable housing, the City provides housing rehabilitation assistance for low-to-moderate income families, disabled persons, and elderly homeowners throughout Hinesville. Additionally, the City conducted an Analysis of Impediments to Fair Housing Choice study in 2012 to identify barriers to affordable housing. While the City of Hinesville is not equipped with its own Fair Housing Office, it has established a referral relationship with JC Vision and Associates, Inc. which handles fair housing issues and complaints.

Based on the housing market analysis provided in the City's Consolidated Plan, the supply of housing within the City of Hinesville has grown steadily during the past decade and is expected to continue growing during the next seven years. As shown below, the Hinesville Redevelopment Master Plan (March, 2003) projected a 2010 population of 47,479, a 56% increase; however, the U.S. Census Bureau actually estimated Hinesville's 2010 population at 33,437. The projection for the year 2015 reflects a 42% increase (52,864) and the year 2020 population projection is 58,250 which is 47% more than the 2000 U.S. Census count. Predicting future population for Hinesville is difficult due to the presence of Fort Stewart Military Installation. Forty-nine percent (49%) of the military personnel live Hinesville.

Based on 2003 demographic data, this Plan also predicted 10,000 more new households by 2020, which would require 11,732 new housing units over the same period. However,

with the economic slowdown taking full effect after the publication of this Plan, the following estimates are subject to change.

Hinesville Population Projections

	Population <i>(Estimated)</i>	Total Households <i>(Estimated)</i>	New Households <i>(Estimated)</i>	New Housing Units <i>(Estimated)</i>
1990	21,603	7,504		
2000	30,392	10,516		
2010	33,437	12,324	6,749	7,424
2015	<i>(52,864)</i>	<i>(19,223)</i>	<i>(8,707)</i>	<i>(9,578)</i>
2020	<i>(58,250)</i>	<i>(21,182)</i>	<i>(10,666)</i>	<i>(11,732)</i>

Source: City of Hinesville Redevelopment Master Plan, March 2003

The 2010 Census Bureau estimates indicate that overcrowding is a slight problem for Hinesville households as an estimated 95 households were overcrowded in 2010: 50 African-American households and 45 Hispanic households. There is a limited level of state and federal assistance available for migrant housing, leaving the majority of the burden to local institutions and service providers.

Housing in Hinesville is relatively affordable, yet not readily available. The 2010 U.S. Census reported more than 14,653 housing units were available. Of the occupied units, 6,623 were owner-occupied and 5,917 were renter-occupied. Although there were approximately 1,000 extremely low-income renter households and 2,505 low-to-moderate income households, 1,692 renter units were available to these households, indicating there is a shortage of affordable homes for these households, which can result in cost-burdening. Among low-income households, 35% are cost-burdened and 33% are severely cost-burdened. Among moderate-income households, 51.5% are cost-burdened; 7.2% are severely cost-burdened.

Two factors are likely at work here. Much of the housing stock affordable to these two income groups is inhabited by households with higher incomes, reducing the pool of affordable units to those who really need them. As well, many low and moderate income households voluntarily over-burden themselves so that they will have a nicer home.

Hinesville’s greatest housing cost challenge is providing decent, affordable housing to the very low-income population. The analysis provided draws from the City’s comprehensive plan, data from the U.S. Census Bureau and the Department of HUD, the Hinesville Master Plan, public comment, and an extensive survey of local service providers.

Monitoring and Evaluation

The City of Hinesville Community Development Department (CDD) staff administers the Community Development Block Grant (CDBG) Entitlement Program and all other housing and community development projects. CDD utilizes a set of standards and

procedures for monitoring all HUD-funded activities which were developed in accordance with HUD's monitoring procedures and requirements for the CDBG Program. The Department gains guidance from HUD regulations, handbooks, notices and related documentation to ensure the goals and objectives of the City's Consolidated Plan are being met and to ensure compliance with program requirements, inclusive of those involving the timeliness of expenditures. The City of Hinesville itself reports to HUD and is independently audited on an annual basis as part of the Single Audit procedure. During the most recent Single Audit in February 2013, HUD Entitlements were selected and the auditors found the City in compliance with proper accounting of the grant.

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

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

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

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing—The jurisdiction will affirmatively further fair housing, which means it will conduct analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan—It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CRR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace - It will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such activation. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has

designated a central point for the receipt of such notices. Notices shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying---To the best of the jurisdiction's knowledge and belief:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, and officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

Authority of Jurisdiction—The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan—The housing activities to be undertaken with CDBG, HOME, ESG and HOPWA funds are consistent with the strategic plan.

Section 3—It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Mayor

Title

Attest:

Sarah Lumpkin, City Clerk

Specific CDBG Certifications

The Entitlement Community Certifies that:

Citizen Participation—It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan---Its consolidated housing and community development plan identifies community development and housing needs and specifics both short-term

and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons for low and moderate income. (See CFR 24 570.2 and CFR 24 part 570).

Following a Plan---It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds---It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year (s) 2004, 2005, and 2006 (a period specified by the grantee consisting of one, two, or three specific consecutive programs years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee assessment that relates to the capital costs of public improvements (assisted in part with the CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment of charge may be made against the property for public

improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force—It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdictions;

Compliance With Anti-discrimination Laws—The grant will be conducted and administered in conformity with title VI of the Civil Right Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint—Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 34, subparts A, B, J, K and R;

Compliance with Laws—It will comply with applicable laws.

Signature/Authorized Official

Date

Mayor

Title

Attest:

Sarah Lumpkin, City Clerk