



HINESVILLE, GEORGIA

CONSOLIDATED PLAN & ANNUAL ACTION PLAN

executive summary

BACKGROUND

Every five years, the City of Hinesville must prepare a strategic plan (known as the Consolidated Plan) which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD). When preparing a Consolidated Plan, grantees must assess the needs and issues in their jurisdictions as a part of their preparation of these documents. The grant funds received from HUD by the City of Hinesville that are covered in the Consolidated Plan include the Community Development Block Grant (CDBG) Program.

The City must also submit to HUD separate Annual Action Plans for each of the five years during the Consolidated Plan period. The Annual Action Plans serve as Hinesville's yearly applications to HUD, which are required for the City to receive the annual allocations from grant programs. When preparing a Consolidated Plan, grantees must assess the needs in their jurisdictions as a key part of the process. To inform development of priorities and goals over the next five years, the Consolidated Plan's Needs Assessment discusses housing, community development, and economic development needs in Hinesville.

COMMUNITY INVOLVEMENT

An important component of the research process for this Consolidated Plan involved gathering input regarding housing and community development assets, needs, and opportunities in Hinesville, GA. The project team used a variety of approaches to achieve meaningful public engagement with residents and other stakeholders, including community workshops, stakeholder focus groups and interviews, and a community-wide survey.

Community Workshops

In November and December 2023, the City of Hinesville hosted a series of virtual and in-person community workshops to understand local housing and community development issues. One workshop was held virtually via Zoom — residents could join online or by phone — and one was held in-person at Live Oak Church. A total of four participants joined a community workshop.

Stakeholder Interviews and Resident Focus Groups

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. Discussion topics included housing needs, community development needs, homelessness strategies, and market conditions. A total of six community stakeholders participated in a stakeholder interview, representing a range of viewpoints. In addition to stakeholder interviews, the planning team engaged with residents through focus groups facilitated through Liberty County Reentry Coalition and the Hinesville Housing Authority. Focus groups included interactive discussions of housing and community development needs and fair housing issues. Thirteen residents participated in a focus group.

Community Survey

A final method for obtaining community input was a 23-question survey available to the public, including people living and/or working in Hinesville and other stakeholders. The survey was available from November 2023 through January 2024 via an online link. Paper copies were available at the public meetings and other related events held throughout the study area. A total of 37 survey responses were received.



HINESVILLE'S TYPICAL HOME

To understand housing needs in Hinesville, it is important to understand the characteristics of the area's current housing stock. Below is some information on the typical Hinesville residence.



A SINGLE FAMILY STRUCTURE

64% of Hinesville homes are single family residences. 11% of homes are in 2-4 unit buildings (like duplexes, triplexes, and quadplexes), 12% are in buildings with 5 or more units (typically apartment complexes), and 7% are units in mobile homes, boats, RVs, and vans.



RENTER-OCCUPIED

More than half of occupied units in Hinesville are renter-occupied (57%), and less than half are owner-occupied (43%). According to the most recent 2018-2022 ACS 5-Year Estimates, the median home value in Hinesville is \$156,000, a 29% increase from 2013-2017 ACS 5-Year Estimates.

3 TO 4

BEDROOMS

Almost all owned housing in Hinesville has at least three bedrooms: 95% has three or more bedrooms. Rental units tend to be slightly smaller: 8% of units are one-bedroom units, 37% are two bedrooms, and 53% are three or more bedrooms.

40+

YEARS OLD

For both owner and renter-occupied units, the largest share of units were built between 1980-1999, with 58% of owner-occupied units and 43% of renter-occupied units built in this period. A larger share of renter-occupied units (26%) were built in 2000 or later, while only 17% of owner-occupied units were built in this period.

HOUSING PROBLEMS

To assess affordability and other types of housing needs, HUD defines **four housing problems**:

- 1. Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.
- 2. Overcrowding:** A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
- 3. Lack of complete kitchen facilities:** A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
- 4. Lack of complete plumbing facilities:** A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

Lack of complete kitchen or plumbing facilities is considered a severe housing problem, as are housing costs exceeding 50% of monthly income and crowding of 1.5 or more people per room.

Hinesville Housing Problems

4,093 households—approximately **1/3 of all households in Hinesville, GA — experience one of the listed housing problems.** Data for households experiencing severe housing problems (shows that **nearly 15% of all households (2,000 households) experience one or more severe housing problems** listed.

About **3/4 (71%) of all households with incomes under 80% HAMFI (HUD adjusted median family income) in the city experience cost burdens.** Severe cost burdens affect 670 owners and 1,155 renters with incomes under 80% HAMFI, approximately 47% of all cost burdened households with low to moderate incomes in Hinesville. For the lowest income households (those with incomes under 30% HAMFI), severe cost burdens are most common, impacting 63% of all households at that income level.

In addition to cost burden, approximately **2% of all households experience overcrowding** (or are doubled up). In comparison, **0.7% of all households reside in substandard housing or lack complete plumbing and kitchen facilities** or have zero or negative (no) income. Although these percentages are significantly smaller in comparison to households with cost burdens, **the total number of households experiencing problems other than cost burdens amounts to 273 or 2% of all households in Hinesville.**



HOUSING NEEDS

Disproportionate Need

Overall, while housing problems are most common in households in the lower income groups, certain racial/ethnic groups experience disproportionately greater needs in Hinesville, GA. Disproportionately greater needs were identified among white households at low (30-50% AMI) and middle (80-100% AMI) income levels, and Hispanic households at very low (0-30% AMI) and middle (80-100% AMI) income groups. Rates that indicate disproportionately greater needs were also identified among very low-income Asian and American Indian/Alaska Native households; however, the low population figures of these groups should be taken into consideration during quantitative assessment of greater housing needs.

Except for low-income white households with severe housing problems, all groups that experience higher rates of severe housing problems and exhibit disproportionately greater need are households with very low incomes. All Asian, American Indian/Alaska Native, and Hispanic households with very low incomes in Hinesville experience one or more severe housing problems. White households experience severe housing problems at very low- and low-income levels. Black/ African American households are the only groups experiencing severe housing problems across all income categories at rates similar to their share of the jurisdiction as a whole.

Supportive Housing And Services

People in various subpopulation in Hinesville may require supportive services, including people with HIV/AIDS, seniors, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, and survivors of domestic violence. The primary housing and supportive service needs of these subpopulations were determined through input from housing and service providers and the public during public meetings and stakeholder interviews, as well as through a review of research on housing and service needs of specific populations. The primary needs discovered through this process were for 1) Housing that is affordable, accessible, safe, and low-barrier; 2) Transportation, 3) Specialized housing services, 4) Workforce development and employment services, 5) Physical and mental healthcare access, 6) Public education to combat stigma, and 7) Outreach programs.



HOUSING NEEDS

Public Housing

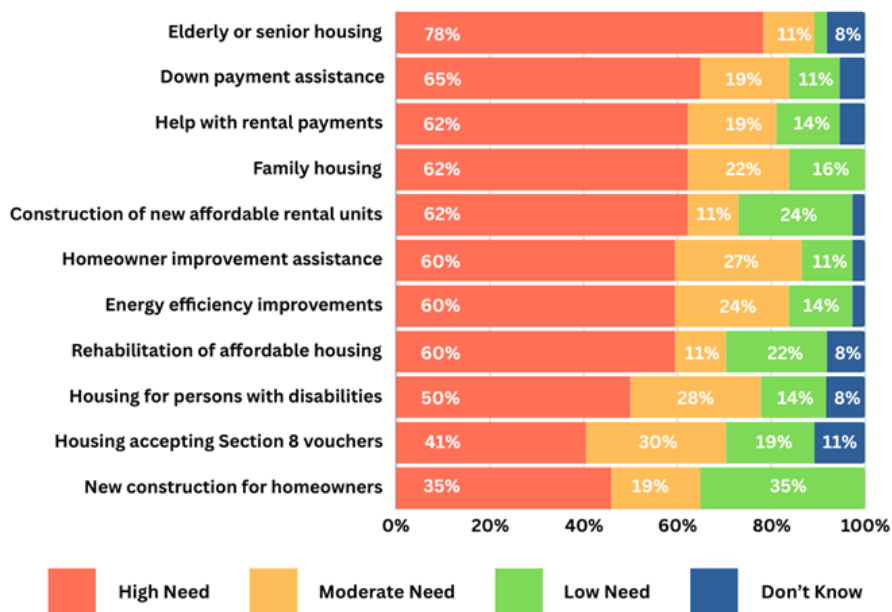
The Hinesville Housing Authority (HHA) provides publicly supported housing options for low-income residents living in the city of Hinesville. Based on HUD 2020 A Picture of Subsidized Housing data, the housing authority does not operate any public housing units, but does manage 662 Project-Based Section 8 units and 216 Housing Choice Vouchers for a total of 878 publicly supported housing options in the city.

In 2020, an estimated 26 Housing Choice Voucher households had a person with a disability living in the household, and 60 Project-Based Section 8 households had at least one person with a disability. As demonstrated by the high number of applicants on the Hinesville Housing Authority’s waiting list, the demand for publicly supported housing far exceeds the supply available. The most immediate needs of residents in Project-Based Section 8 units or voucher holders involve attaining safe, affordable housing in good condition. Stakeholder input also revealed that many residents receiving housing assistance would benefit from supportive services such as childcare, healthcare, mental health/health services, and legal services.

Homeless Services

The Georgia Balance of State Continuum of Care (CoC) covers 152 counties in Georgia, including Liberty County, which contains the city of Hinesville. According to the CoC’s Annual 2023 Point-In-Time count, there were 6,388 people experiencing homelessness in counties covered by the Balance of State CoC, a 9% increase from the previous year and a nearly 53% increase since 2019 before the COVID-19 pandemic. Of these, 621 were considered chronically homeless. The count also identified 1,242 children under age 18 who were homeless, 31 of whom were unaccompanied by an adult; 1,935 people in families; 328 youth aged 18-24; and 284 homeless veterans.

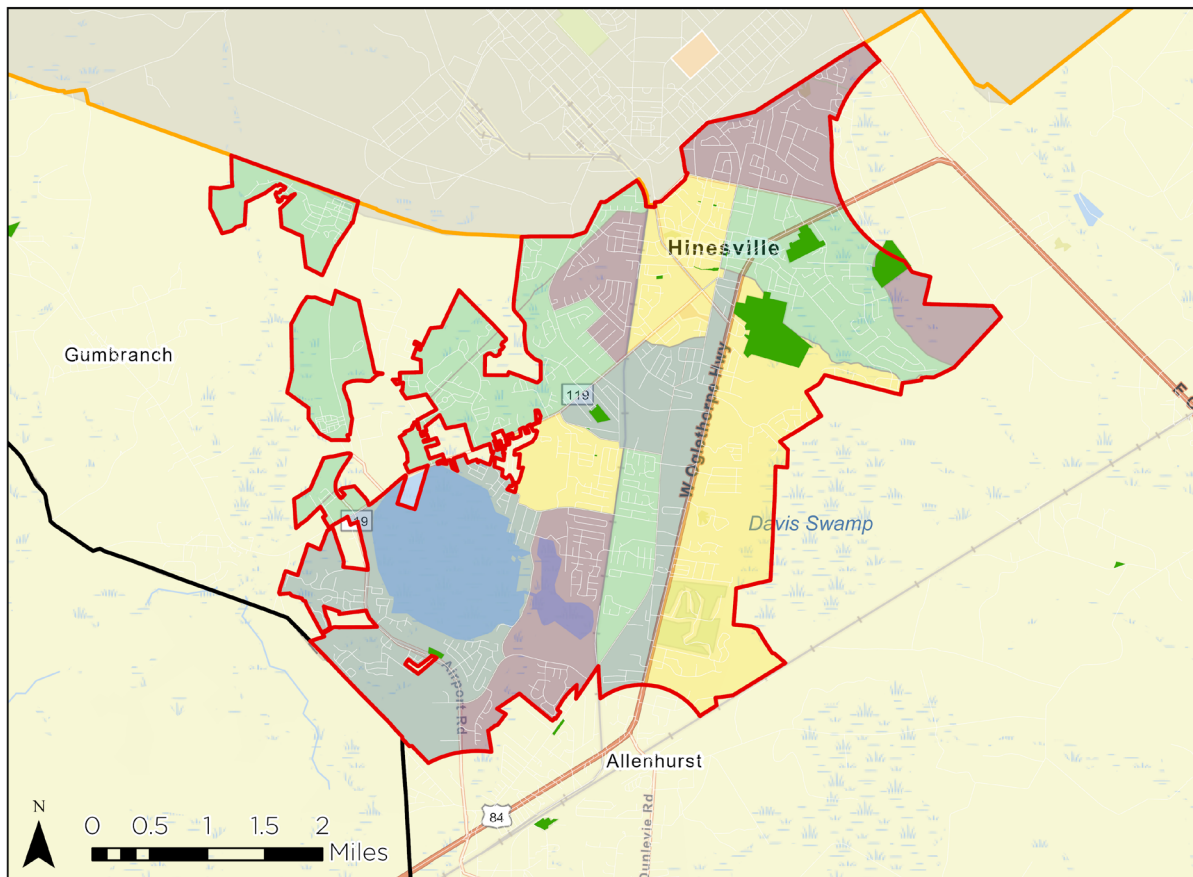
Community engagement efforts during the Consolidated Planning process indicate that greater resources and services directed towards residents experiencing homelessness is a key need in the city of Hinesville. Currently, there is no dedicated homeless shelter in Hinesville or Liberty County. The shelters in the region have limited capacity and do not provide assistance for residents in obtaining housing or childcare.



STRATEGIC PLAN

Background

This strategic plan will guide the allocation of Hinesville’s CDBG funding during the 2024-2028 planning period. Goals for the 2024-2028 period focus on high priority needs identified through data analysis, community input, consultation with City of Hinesville staff and partner agencies, and a review of relevant recently completed plans and studies. The priority and goal sections of this strategic plan describe anticipated activities within each of several broader areas to which Hinesville will allocate funding. The City will rely on partnerships with local agencies and internal departments to achieve its Consolidated Plan goals and address priority needs.



- Hinesville
- Liberty County
- Fort Stewart
- Parks

Percent of Residents with Low or Moderate Incomes by Census Block Group (Quartiles)

- 6% - 25%
- 25% - 40%
- 40% - 43%
- 43% - 50%

STRATEGIC PLAN

Priority Needs

During the development of the Consolidated Plan, six priority needs were identified. Priority needs include housing affordability and condition, blight reduction, infrastructure and public facility improvements, public services, fair housing, and program administration.

HOUSING CONDITION & AFFORDABILITY	The top-rated housing needs from the community survey included help for homeowners to make housing improvements, rehabilitation of affordable rental housing/ apartments, and energy efficiency improvements to housing.
BLIGHT REDUCTION	Survey respondents identified redevelopment or demolition of blighted properties as a top economic development need in the city.
INFRASTRUCTURE & PUBLIC FACILITY IMPROVEMENT	Survey respondents identified community centers and homeless centers as the greatest public facility needs and street/road improvements and sidewalk expansion as the greatest public infrastructure needs. Plans such as the 2040 Joint Comprehensive Plan detail specific public facility and infrastructure needs.
PUBLIC SERVICES	Respondents to the community survey prioritized health and mental health services, job training, childcare, substance abuse/crime prevention, and youth services/programs as areas of highest need.
FAIR HOUSING	Input from community members indicate a need for additional fair housing education and awareness of available community resources, including for those most at-risk of housing discrimination. The City's Analysis of Impediments to Fair Housing Choice calls for continued fair housing activities, among other recommendations.
PROGRAM ADMINISTRATION	Program administration costs associated with the coordination and delivery of services such as those described above to Hinesville, GA residents.

2024 ANNUAL ACTION PLAN

Expected Resources

The table below shows the City of Hinesville’s CDBG allocations for the 2024 program year, along with an estimate of anticipated grant funding for the remaining four years covered by this Consolidated Plan.

PROGRAM	YEAR 1 GRANT AMOUNT	EXPECTED AMOUNT AVAILABLE REMAINDER OF CONPLAN
CDBG	\$278,545	\$1,100,000

Projects

The projects listed below represent the activities the City of Hinesville plans to undertake during the 2024 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity.

GOAL	FUNDING	GOAL OUTCOME INDICATOR & PROJECT DESCRIPTION
Owner-Occupied Rehab	CDBG \$100,000	Homeowner Housing Rehabilitated (5 Households) Provide small home repair grants or loans to eligible homeowners who own and occupy their home.
Public Services	CDBG \$41,782	Public service activities other than Low-/Moderate- Income Housing Benefit (200 Individuals) Funding to nonprofit organizations to conduct public service activities.
Public Infrastructure Improvements	CDBG \$81,054	Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit (500 individuals) Provide public infrastructure improvements within Low-Moderate Income areas within the City of Hinesville.
Program Administration	CDBG \$55,709	Administration of CDBG Program.