



HINESVILLE

GEORGIA

"Home for a Day or a Lifetime"



HINESVILLE

2024 CONSOLIDATED PLAN

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Executive Summary

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

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. Community Development Block Grant (CDBG) program funds received by the City from HUD are covered in the Consolidated Plan.

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 Plan serves as the City's yearly application to HUD and is required for the City to receive the annual allocation from the grant program. This grant from HUD is known as an Entitlement Grant Program because communities receive the funds every year if they meet program requirements and criteria associated with each of the grants. Under HUD's grant program regulations, the City of Hinesville may use its CDBG grant funds within the city of Hinesville.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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. The Needs Assessment relies on data from the US Census, 2013-2017 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted living is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Hinesville.

Priorities identified during the development of the City's 2024-2028 Five-Year Plan include:

- Improve housing opportunities by creating and preserving decent, safe, affordable rental and homeownership housing.
- Create and sustain a suitable living environment through reducing blight and through infrastructure and public facility improvements.
- Provide public services to expand economic opportunity, improve health and safety, enhance food access, and provide other assistance for low- and moderate-income households, seniors, people with disabilities, and other eligible groups.
- Expand fair access to housing through education and enforcement activities.
- Support administration of the Community Development Block Grant program.

3. Evaluation of past performance

During the most recently completed program year (2022-2023 CAPER), the City met or exceeded its one-year goals with the following programs:

- Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit (1-year goal: 149 persons assisted; actual: 149 persons assisted)
- Public service activities other than Low/Moderate Income Housing Benefit (1-year goal: 230 persons assisted; actual: 311 persons assisted)
- Fair Housing Education and Enforcement public service activities other than Low/Moderate Income Housing Benefit (1-year goal: 500 persons assisted; actual: 786 persons assisted)
- COVID 19 Homeless Prevention public service activities other than Low/Moderate Income Housing Benefit (1-year goal: 0 persons assisted; actual: 64 persons assisted)

Areas in which the City has not yet met its one-year targets include:

- Homeowner Housing Rehabilitated (1-year goal: 1 household housing unit; actual: 0 household housing units)

4. Summary of citizen participation process and consultation process

An important component of the research process for the Consolidated Plan and Analysis of Impediments to Fair Housing Choice involved gathering input regarding affordable housing and community development conditions, needs, and opportunities in Hinesville. Mosaic Community Planning collaborated with the City of Hinesville's Community Development Department to use a variety of approaches to support meaningful engagement with residents and other stakeholders. These methods included community workshops, stakeholder interviews, resident focus groups, and a community-wide survey.

Hinesville residents were invited to provide input for the Consolidated Plan by taking a community-wide survey or participating in the city’s virtual and in-person community workshops. In addition to the survey and public meetings, the planning team led focus groups and conducted in-depth interviews with key stakeholders representing a variety of viewpoints relevant to the development of the Consolidated Plan. Priorities identified during the public engagement were used to guide the strategic plan and Annual Action Plan, including priorities, goals, and projects.

COMMUNITY WORKSHOPS

In November and December 2023, the city of Hinesville hosted a series of virtual and in-person community workshops to understand housing and community development needs and opportunities in the city, and issues of fair housing and access to opportunity. Each workshop began with a brief presentation that provided an overview of the Consolidated Plan and Assessment of Fair Housing, the community engagement process, the project website and survey, the project timeline, and the types of analysis to be included in the study. The presentation was followed by an interactive discussion of housing, community development, fair housing, and access to opportunity.

The City held an in-person community workshop on Monday, November 27, 2023 at 6:00pm EST and a virtual workshop on Thursday, December 14 at 2:00pm EST. Residents and stakeholders could join online or by phone. Four members of the public participated in the community workshops.

COMMUNITY SURVEY

A 23-question Housing and Community Needs Survey was available to residents on the project website. The survey was available from November through December, 2023. A total of 38 responses were received from members of the public.

Advertisement for the public meeting and survey targeted the general public, as well as non-profits, service providers, housing providers and other organizations working with low- and moderate-income households. Notice was given to residents through advertisements posted on the City’s website, the project website, the City’s Facebook page, utility inserts, billboard advertisements, and emails sent to more than 60 stakeholders working in housing and community development.

STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. Discussion topics included housing and community development needs and opportunities, successful housing and community development initiatives, barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. A total of six community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including fair housing, affordable housing, community and economic development,

education, local government, financial and homebuyer counseling and services, health services, homelessness, substance abuse services, reentry services, domestic violence services, broadband access, and others.

In addition to stakeholder interviews, the planning team engaged with residents through focus groups with residents of Regency Park Apartments through the Hinesville Housing Authority and with clients of Liberty County Reentry Coalition. The focus groups began with a short overview of the Analysis of Impediments to Fair Housing Choice, Consolidated Plan, and the CDBG program, followed by an interactive discussion of housing and community development needs and fair housing issues. Thirteen residents participated in a focus group.

Overall, one or more representatives from about 12 organizations and agencies participated in a stakeholder interview, community input session, focus group, or written request for information.

PUBLIC COMMENT PERIOD AND PUBLIC HEARING

The City of Hinesville held a 30-day public comment period to receive comments on the draft 2024-2028 Consolidated Plan and PY 2024 Annual Action Plan from June 3 to July 3, 2024. During that time, copies of the draft plans were available for public review on the City's website and the project website, HinesvilleGAConPlan.com, and residents and stakeholders could provide written comments. Residents and stakeholders could also mail or deliver written comments to the Community Development Department at 115 East M.L. King, Jr. Drive, Hinesville, GA 31313, or e-mail comments to info@mosaiccommunityplanning.com. The City held public hearings on the draft plans on Thursday, June 6, 2024 at 3:00 p.m. in City Hall Council Chambers located at 115 East MLK Jr. Drive, and on Monday, June 17, 2024 at 5:30 p.m, also in City Hall Council Chambers. The City received no comments on the draft plans.

The Citizen Participation section provides a summary of community outreach efforts and responses. Complete survey results and evidence of outreach materials are found in the appendix.

PUBLICITY FOR COMMUNITY ENGAGEMENT ACTIVITIES

Advertisements for the community workshops, the project website, and the community survey targeted residents and business owners in Hinesville, in addition to nonprofits, service providers, housing providers, government agencies, and others working with low- and moderate-income households and special needs populations.

The project website provided an overview of the Analysis of Impediments to Fair Housing Choice and Consolidated Plan, as well as information about community workshops, a link to the housing and community needs survey, and related resources. The website received more than 1,000 visits from November 2023 through May 2024.

Public notice of community input opportunities was posted on the City of Hinesville website and social media pages and emailed to recipients of the city’s email list. Stakeholder interview invitations were sent to more than 60 contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services organizations, workforce development organizations, and others. Meeting advertisements noted that language and other accommodations were available at community workshops if needed; no requests for accommodations were received.

5. Summary of public comments

The City of Hinesville held a 30-day comment period and a public hearing to receive input from residents and stakeholders on the draft Consolidated Plan prior to approval by the City Council and submission to HUD. The City received no comments on the plan.

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

All public comments were accepted and taken into consideration in preparing the Consolidated Plan.

7. Summary

During the development of the Consolidated Plan, a set of priority needs were identified. These priorities include affordable housing, blight reduction, public facilities and infrastructure, public services, fair housing, and program administration. The Consolidated Plan also contains goals, measurable objectives, and implementation actions for each of the plan’s elements.

The Process

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	HINESVILLE	Community Development Department

Table 1 – Responsible Agencies

Narrative

Hinesville is an entitlement community under the U.S. Department of Housing and Urban Development’s CDBG program. The Consolidated Plan covers the period from August 1, 2024, through July 31, 2028. The plan identifies priority community development and housing needs in Hinesville and provides a strategy to address them. The attached Annual Action Plan discusses specific projects to be funded during the 2024 program year, which begins August 1, 2024, and ends July 31, 2025.

Consolidated Plan Public Contact Information

Name	Temperance West, Grants Administrator
Address	115 East M.L. King, Jr. Drive Hinesville, GA 31313
Phone Number	(912)876-3164

PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(I) AND 91.315(I)

1. Introduction

The City of Hinesville hosted virtual and in-person community workshops to understand issues of fair housing and access to opportunity. Each workshop began with a brief presentation that provided an overview of the Consolidated Plan, the community engagement process, the project website and survey, the project timeline, and the types of analysis to be included in the study. The presentation was followed by an interactive discussion of housing and community development needs and opportunities in Hinesville. One workshop was held virtually via Zoom—residents could join online or by phone—and one was held in-person at Live Oak Church. Four participants joined a community workshop.

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. Discussion topics included housing and community development needs and opportunities, successful housing and community development initiatives, and fair housing issues. A total of six community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including fair housing, affordable housing, community and economic development, education, local government, financial and homebuyer counseling and services, health services, homelessness, substance abuse services, reentry services, domestic violence services, broadband access, and others.

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.

Overall, one or more representatives from 12 organizations and agencies participated in a stakeholder interview, community input session, focus group, or written request for information.

The fourth method for obtaining community input was a 23-question survey available to the general public, including people living or working in Hinesville and other stakeholders. The survey was available online and in hard copy from November 2023 to January 2024. Paper copies were available through the Hinesville Community Development Department. A total of 38 survey responses were received.

The City of Hinesville held a 30-day public comment period to receive comments on the draft Consolidated Plan from February to March, 2024. During that time, copies of the draft plans were available for public review on the project website, and residents and stakeholders could provide

written comments. Residents and stakeholders could also mail or deliver written comments to the Community Development Department at 115 E M L King Jr Dr, Hinesville, GA 31313, or e-mail comments to info@mosaiccommunityplanning.com. The City received no comments on the draft plans. The City held public hearings on the draft plans on Thursday, June 6, 2024 at 3:00 p.m. in City Hall Council Chambers located at 115 East MLK Jr. Drive, and on Monday, June 17, 2024 at 5:30 p.m, also in City Hall Council Chambers. A summary of community engagement results is provided in the following section. Complete survey results and evidence of outreach materials can be found in the appendix.

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

The City of Hinesville partners with local non-profits and service agencies, including mental health providers, government health providers, and public and assisted housing providers to support coordinated activities among these organizations. The City's Owner-Occupied Rehabilitation Program provides support to low-to-moderate income homeowners in making needed home repairs.

This Consolidated Plan is designed to promote enhanced coordination amongst local housing and service organizations over the next five years. Organizations and agencies focused on housing, health, and mental health that participated in this planning process include:

- J.C. Vision and Associates
- Liberty County Re-Entry Coalition
- Liberty County/Armed Services YMCA
- Tri-County Protective Agency
- Liberty Consolidated Planning Commission

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

The City of Hinesville is part of the Georgia Balance of State Continuum of Care, and its Homeless Prevention Office serves as an entry point in the Coordinated Entry System. The Hinesville Homeless Prevention Program (HPP) offers services to those at-risk of becoming homeless by providing assistance to housed applicants with past due rent or mortgage payments, as well as those with utilities (water, gas, electric) in disconnect status, as well as those who meet the federal definition of homelessness through the Emergency Shelter program, Rapid Re-Housing program, and Transitional Housing program.

The City is also part of the Liberty Regional Homeless Coalition (LRHC), which is a collaborative entity made up of representatives from multiple agencies and service providers within the county. The City also supports organizations that provide support for residents experiencing homelessness.

Homeless services, domestic violence services, and housing providers who participated in this planning process include Tri-County Protective Agency and Liberty County Re-Entry Coalition.

Over the next five years, the City will continue to look for opportunities to forge partnerships with social service agencies, housing developers/managers, and organizations serving special needs populations including elderly, people with disabilities, and youth. Funding for these agencies will be made available annually through a competitive application process.

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

The City of Hinesville Homeless Prevention Program (HPP) is funded by a combination of CoC funds, ESG funds, federal grants, and City funds. It utilizes the Homeless Management Information System (HMIS), which is used to record and analyze clients, the services provided, and housing data for individuals and families who are homeless or at risk of homelessness. It also utilizes the Liberty County Coordinated Entry centralized assessment system. This system is the central tool HPP uses to make assessments and match these individuals and families to the community resources needed.

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

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Name	Type	Section of Plan Addressed	Consultation
Fraser Counseling Center	Services- Health	Non-Homeless Special Needs, Homelessness Strategy, Non-Housing Community Development Strategy	Interview
Georgia Commission on Equal Opportunity	Services- Fair Housing	Other- Fair Housing	Written Contact
Helen’s Haven Children’s Advocacy Center	Services- Children	Non-Homeless Special Needs	Interview
Hinesville City Council	Other Government-Local	Housing Need Assessment, Market Analysis, Anti-Poverty Strategy	Community Workshop
Hinesville Housing Authority	PHA	Public Housing Needs, Anti-Poverty Strategy	Focus Group
Hinesville Library	Services- Education	Non-Housing Community Development Strategy, Non-Homeless Special Needs	Written Contact
J.C. Vision and Associates	Housing Services - Fair Housing	Housing Need Assessment, Market Analysis, Homelessness Needs - Families with Children, Non-homeless Special Needs, Anti-poverty Strategy	Interview
Liberty County Consolidated Planning Commission	Planning Organization Regional Organization	Housing Need Assessment, Homelessness Needs – Chronically homeless, Families with children, Veterans, Homelessness Strategy, Market Analysis, Anti-poverty Strategy, Non-Homeless Special Needs	Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Name	Type	Section of Plan Addressed	Consultation
Liberty County Re-Entry Coalition	Services – Housing, Employment, Education	Housing Need Assessment, Market Analysis, Homelessness Needs - Families with Children, Non-homeless Special Needs	Interview, Focus Group
Liberty County/Armed Services YMCA	Services – Children	Housing Need Assessment, Homelessness Needs - Families with Children	Written Contact
Regency Park Apartments	Other- PHA Residents	Public Housing Needs, Housing Need Assessment, Homelessness Strategy, Anti-Poverty Strategy	Focus Group
Tri-County Protective Agency	Services – Victims of Domestic Violence	Housing Need Assessment, Market Analysis, Homelessness Needs - Families with Children, Non-homeless Special Needs	Interview
U.S. Department of Housing and Urban Development	Other Government-Federal	Other- Fair Housing	Written Contact

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

Efforts were made to consult a wide variety of community stakeholders throughout the City of Hinesville. A flyer advertising the November 27, 2023 in-person community workshop and December 14, 2023 virtual meeting was shared on the City of Hinesville’s website, the City of Hinesville’s Facebook Page, and the project website. These flyers were also sent out to more than 40 stakeholders in housing and community development, along with invitations to participate in stakeholder interviews and the public survey. Stakeholders invited to participate represented the following fields: housing developers, real estate agents, public housing authorities, colleges and universities, homeless services, domestic violence services, school districts, non-profit organizations, health service providers, workforce development organizations, businesses, faith-based coalitions, ethnic group organizations, mental health providers, senior services, transit authorities, elected officials, city staff, libraries, emergency management agencies, legal service providers, and regional planning organizations.

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

Several local planning documents included important background information, context, and/or data in assessing housing and community development needs in Hinesville. These resources are listed in Table 3 below.

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Coastal Georgia Regional Plan 2022	Coastal Regional Commission	The Regional Plan addresses priorities for the regional coast of Georgia regarding topics including infrastructure, intrinsic resources, regional growth management issues, economic development, preservation of agricultural lands, and resilient communities.
2022-2027 Comprehensive Economic Development Strategy	Coastal Regional Commission	This CEDS focuses on the following economic development objectives: infrastructure and development, workforce, global competitiveness, local investment, and resilience.
2040 Joint Comprehensive Plan	Liberty Consolidated Planning Commission	This Joint Comprehensive Plan includes the following components: community goals, needs and opportunities, the community work program, land use, transportation, housing, and natural resources.
Community Participation Plan	Liberty Consolidated Planning Commission	The Community Participation Plan outlines procedures that will be utilized in community engagement strategies to ensure an inclusive planning process.
Analysis of Impediments to Fair Housing	City of Hinesville	The AI analyzes the following topics: demographics, segregation and integration, racially and/or ethnically concentrated areas of poverty, disparities in access to opportunity, disproportionate housing needs, publicly supported housing location and occupancy, and disability and access issues.

3. Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

As Hinesville implements this Consolidated Plan, the City will continue to work with other public entities, including Liberty County, other adjacent jurisdictions, and the State of Georgia. Through the Liberty Consolidated Planning Commission, the City currently partners with unincorporated Liberty County, the Town of Allenhurst, and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville. The City also works with the Liberty Transit System to provide public transportation in the area. The system is governed the Transit Steering Committee, which is comprised of the Mayor of Hinesville, Mayor of Flemington, Liberty County Board of Commissioners Chairman, Mayor of Walthourville, and an ex-officio Fort Stewart representative. The City of Hinesville is also part of Georgia's Balance of State Continuum of Care (CoC), which includes 152 out of 159 total counties in the State of Georgia.

PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)

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

Summarize citizen participation process and how it impacted goal-setting

An important component of the research process for the Consolidated Plan and Analysis of Impediments to Fair Housing Choice involved gathering input regarding affordable housing and community development conditions, needs, and opportunities in Hinesville. Mosaic Community Planning collaborated with the City of Hinesville's Community Development Department to use a variety of approaches to support meaningful engagement with residents and other stakeholders. These methods included community workshops, stakeholder interviews, resident focus groups, and a community-wide survey.

Hinesville residents were invited to provide input for the Consolidated Plan by taking a community-wide survey or participating in the city's virtual and in-person community workshops. In addition to the survey and public meetings, the planning team led focus groups and conducted in-depth interviews with key stakeholders representing a variety of viewpoints relevant to the development of the Consolidated Plan. Priorities identified during the public engagement were used to guide the strategic plan and Annual Action Plan, including priorities, goals, and projects.

COMMUNITY WORKSHOPS

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The City held an in-person community workshop on Monday, November 27, 2023 at 6:00pm EST and a virtual workshop on Thursday, December 14 at 2:00pm EST. Residents and stakeholders could join online or by phone. Four members of the public participated in the community workshops.

COMMUNITY SURVEY

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Advertisement for the public meeting and survey targeted the general public, as well as non-profits, service providers, housing providers and other organizations working with low- and moderate-income households. Notice was given to residents through advertisements posted on the City's website, the project website, the City's Facebook page, utility inserts, billboard advertisements, and emails sent to more than 60 stakeholders working in housing and community development.

STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

The planning team also engaged with stakeholders representing a variety of perspectives through in-depth individual interviews. Discussion topics included housing and community development needs and opportunities, successful housing and community development initiatives, barriers to fair housing, housing discrimination, access to opportunity, and fair housing resources. A total of six community stakeholders participated in a stakeholder interview, representing a range of viewpoints, including fair housing, affordable housing, community and economic development, education, local government, financial and homebuyer counseling and services, health services, homelessness, substance abuse services, reentry services, domestic violence services, broadband access, and others.

In addition to stakeholder interviews, the planning team engaged with residents through focus groups with residents of Regency Park Apartments through the Hinesville Housing Authority and with clients of Liberty County Reentry Coalition. The focus groups began with a short overview of the Analysis of Impediments to Fair Housing Choice, Consolidated Plan, and the CDBG program, followed by an interactive discussion of housing and community development needs and fair housing issues. Thirteen residents participated in a focus group.

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PUBLIC COMMENT PERIOD AND PUBLIC HEARING

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The Citizen Participation section provides a summary of community outreach efforts and responses. Complete survey results and evidence of outreach materials are found in the appendix.

PUBLICITY FOR COMMUNITY ENGAGEMENT ACTIVITIES

Advertisements for the community workshops, the project website, and the community survey targeted residents and business owners in Hinesville, in addition to nonprofits, service providers, housing providers, government agencies, and others working with low- and moderate-income households and special needs populations.

The project website provided an overview of the Analysis of Impediments to Fair Housing Choice and Consolidated Plan, as well as information about community workshops, a link to the housing and community needs survey, and related resources. The website received more than 1,000 visits from November 2023 through May 2024.

Public notice of community input opportunities was posted on the City of Hinesville website and social media pages and emailed to recipients of the city's email list. Stakeholder interview invitations were sent to more than 60 contacts representing a variety of viewpoints, including elected officials and staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, organizations serving people with disabilities, family and senior services organizations, workforce development organizations, and others. Meeting advertisements noted that language and other accommodations were available at community workshops if needed; no requests for accommodations were received.

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
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Community workshops	Broad Community	4 meeting attendees	<p>Housing Needs</p> <p>Affordable housing in good condition</p> <ul style="list-style-type: none"> • There is a need for affordable rental housing, especially since the Covid pandemic. • Many people would need to have two jobs to afford housing, childcare, food, and other basic needs. It is difficult for many residents to afford \$1,600 to \$1,800 for housing, especially if they have children. • Young families have difficulty finding housing in the area. Without having a sizeable downpayment, mortgage payments would be \$2,000 or more per month. There are rentals for \$1,400 to \$1,500 per month that are decent, but it's difficult finding an affordable unit for purchase that doesn't need a lot of work. Most affordable units are 'fixer-uppers.' • There is a minimum square footage for housing in Liberty County. There would need to be a zoning change in order to build tiny homes. • There are many apartment complexes going up, but a lot of them are not affordable. • There are limitations on where affordable housing can go in the city because the city is running out of land, and many areas require wetland credits to build on. <p>Tenant/ landlord understanding of landlord responsibilities and tenant rights</p> <ul style="list-style-type: none"> • Landlords may try to raise prices or make things uncomfortable for renters to force them out. • It is often difficult to get landlords to address maintenance issues in a timely manner or to make accommodations for residents with disabilities. <p>Housing and services for residents experiencing homelessness/ transitioning into permanent housing</p> <ul style="list-style-type: none"> • There is no dedicated shelter in Hinesville or Liberty County. The shelters in the region have limited capacity and do not provide assistance for residents in obtaining housing, with childcare. There are waiting lists for emergency shelter in the area. Some residents experiencing homelessness are living in the woods. • There is a need for case management and job training for residents experiencing homelessness that could be a model for Hinesville. There is a need for more than just emergency shelter. Transitional housing
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TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
			<p>provides additional wraparound services, such as financial literacy, job training, and substance abuse treatment. Liberty Reentry Coalition provides similar wraparound services.</p> <ul style="list-style-type: none"> • Savannah has tiny homes with wraparound services, including job training and employment navigation, for residents experiencing homelessness. • Homelessness among veterans is an issue. There are resources available through the V.A. to get residents into temporary housing for 6 months to one year. Changing Homelessness also offers resources. <p>Community Development Needs</p> <ul style="list-style-type: none"> • Access to living-wage jobs and job training • There is a need for additional support for job training agencies such as WorkSource Coastal Georgia. Additional agencies could be attracted to supplement the work of WorkSource. • There is a need to improve the community’s relationship with the military to provide easier access to civilian jobs in base. • Public facilities and infrastructure • There are no event spaces in Hinesville. The City has made some movement on developing an events center or amphitheater. • There is a need for more sidewalks and bike lanes in the city. • Parks and youth activities • There is a need for youth activities and mentorship/ internship programs. The City developed a splash pad, but there is still a need for more spaces and programming. Many residents travel to Savannah for youth activities. The College and Career Academy offers training for many trades but could be expanded to provide more skills training opportunities.

Stakeholder interviews	Housing and service providers	6 interviewees	<p>Housing Needs</p> <p>Affordable housing in good condition</p> <ul style="list-style-type: none"> • Other medium-sized cities have programs for turning City-owned vacant lots into affordable housing. They provide training on how to maintain a house and provide favorable financing. That program could be replicated in Hinesville. • The City completed the Azalea Street affordable housing, but that was more than 10 years ago. • Housing providers target military members because of their incomes. Much of the housing in the area is tailored to the military and not to residents. Because of Fort Stewart, the city has young people with housing allowances that allow them to purchase their first homes. <p>Variety in housing size</p> <ul style="list-style-type: none"> • There is a need for housing for small and large families. Sometimes large families need three or four bedroom units, and those are hard to find. <p>Housing rehabilitation programs</p> <ul style="list-style-type: none"> • Much of the housing stock in the city is older, and there is a need for housing rehabilitation. <p>Homelessness prevention</p> <ul style="list-style-type: none"> • There is a need for homelessness prevention, including job training for jobs outside of the fast food industry, so that residents earn a living wage. <p>Housing and services for residents experiencing homelessness/transitioning into permanent housing</p> <ul style="list-style-type: none"> • There is a need to acknowledge that homelessness does exist in Hinesville, so that the City can take steps to address it. Families with children in the school system are living in their cars or going from one house to another and getting split up. Sometimes parents will find their children a place to stay and live in their cars. HUD's definition of homelessness is outdated. In the past, the City would pay for a few days in a hotel. • The City should tap into available funding to assist residents in transitioning from homelessness.
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TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
			<ul style="list-style-type: none"> • The City could ask to use a church for transitional housing and assist organizations who want to partner on that. Many churches have had food banks, and the City could provide funding to churches or organizations that offer those services. <p>Community Development Needs Resources for low-income households</p> <ul style="list-style-type: none"> • The City should make sure that residents receiving rental assistance receive transit and employment resources. • There is a lack of youth activities outside of sports. Additional activities could include cooking, or distributing food to seniors. • There is a lack of childcare providers in the city.

<p>Liberty Reentry Coalition focus group</p>	<p>Liberty Reentry Coalition clients</p>	<p>6 participants</p>	<p>Housing Needs Support for affordable housing development</p> <ul style="list-style-type: none"> • There is a need for additional income-based public housing to assist residents with fluctuating incomes. • Housing in the area is expensive, and many landlords rent to residents working at Fort Stewart. <p>Housing, resource, and employment navigation services</p> <ul style="list-style-type: none"> • The State of Georgia doesn't provide identification for residents exiting the criminal justice system. There is a need to provide identification to facilitate formerly incarcerated individuals' transition into housing and jobs. • Liberty Reentry provides assistance for residents in locating permanent housing. • Many landlords do not accept Rapid Rehousing vouchers. • Landlords or apartment complexes may not accept residents with eviction histories. • Residents need to have a lump sum of \$1,500 to \$2,200 available to get into housing, and that is difficult for residents who are just getting out of prison. <p>Housing and services for residents experiencing homelessness</p> <ul style="list-style-type: none"> • There are many programs for women experiencing homelessness but few programs to support men. Most programs try to accommodate women with children, but men fall through the cracks. There is no transitional housing program for men in the area. Liberty Reentry Coalition provides food, clothing, and vouchers for housing, but the assistance is short-term. Many residents need more than 30 days to transition into permanent housing. • There is a need for transitional housing to give residents a place to shower and eat while they transition to permanent housing. • Reentry Partnership Housing provides transitional housing for reentry populations, but the Department of Corrections controls who qualifies and is accepted. • There is a need for additional Rapid Rehousing to serve residents who fall under the sex offender umbrella who are exiting the criminal justice system. Liberty Reentry Coalition has been working on this, but more funding is needed.
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TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
			<ul style="list-style-type: none"> • There is transitional housing offered through the faith-based community that provides bedding, food, and other resources as residents transition to permanent housing. • First and last months' rent deposits prohibit many residents from getting into permanent housing. There is a need to reduce deposit amounts to assist residents in accessing housing. Expensive deposits make it so that AirBnB is a more affordable option than renting. • Residents exiting prison need food, clothing, furniture, and immediate assistance to help bridge the gap to permanent housing. • There is a need for substance abuse and mental health assistance for residents experiencing homelessness. Much of homelessness is deeper than unemployment and lack of housing. • Gateway and Diversity Health provide mental health services. <p>Community Development Needs Resources for low-income households</p> <ul style="list-style-type: none"> • There is a need for childcare/programming and housing assistance for families with children with special needs to facilitate residents' access to employment. • There is a need for additional transportation assistance to support residents in accessing employment and community resources. Residents without access to vehicles may have to call an Uber to get to work.

<p>Housing Authority residents focus group</p>	<p>Residents of Regency Place Apartments</p>	<p>7 participants</p>	<p>Housing Needs Support for affordable housing development</p> <ul style="list-style-type: none"> Residents noted a need for an affordable housing developer such as Habitat for Humanity in the area to support development of affordable housing. <p>Housing, resource, and employment navigation services</p> <ul style="list-style-type: none"> Residents transitioning from Rapid Rehousing have difficulty finding landlords who will accept them and need support obtaining housing and providing documentation, such as proof of income, to landlords. There is a need for assistance finding jobs for residents who lose their jobs. Residents noted difficulty obtaining utility assistance that is supposed to be available to them through the Housing Authority if they live in a project-based voucher unit. <p>Housing and services for residents experiencing homelessness</p> <ul style="list-style-type: none"> The shelters in the area have limited capacity and do not provide assistance for residents in obtaining housing, with childcare. <p>Community Development Needs Resources for low-income households</p> <ul style="list-style-type: none"> There is a need for resources such as cleaning supplies, diapers, and other household supplies for low-income households. There is a need for affordable childcare and programming for youth at Housing Authority properties and in the community in general to support residents in obtaining employment. Many residents are on the waitlist for affordable childcare. Housing Authority properties used to host afterschool programs with tutors and food, but that program ended with Covid and has not returned. There is a need for additional transportation assistance to support residents in accessing employment and community resources. <p>Access to resources and living-wage jobs</p> <ul style="list-style-type: none"> Residents and stakeholders generally noted that resources are spread evenly across the city and are easily accessible with a vehicle. Higher-paying jobs tend to be located outside of the city in places such as Midway, Riceboro, and Savannah. There is a lack of bigger industries
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TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
			<p>in Hinesville, and most jobs are in the service industry. Residents need to have work experience to get higher-paying jobs.</p> <p>Public infrastructure improvements</p> <ul style="list-style-type: none"> • There is a need for additional sidewalks to improve safety for children and pedestrians. <p>Improved communication about available resources</p> <ul style="list-style-type: none"> • There is a need for additional information-sharing with residents by the City, including of information about resources, services, and events in the community focused on assisting low-income households. • The Housing Authority used to have a newsletter.

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
Community survey	Broad Community	38 participants	<p>Top Housing Needs</p> <ul style="list-style-type: none"> • Elderly or senior housing • Help buying a home/ downpayment assistance • Help with rental payments • Help for homeowners to make housing improvements <p>Top Homelessness Needs</p> <ul style="list-style-type: none"> • Transitional/ permanent supportive housing programs • Supportive services/ case management <p>Top Public Services Needs</p> <ul style="list-style-type: none"> • Health and mental health services • Job training • Childcare <p>Top Public Facilities Needs</p> <ul style="list-style-type: none"> • Community centers (e.g., youth centers, senior centers, cultural centers) • Homeless centers • Community parks, gyms, and recreational fields <p>Top Public Infrastructure Needs</p> <ul style="list-style-type: none"> • Sidewalk improvement or expansion • Street / road improvements • Bike or walking trails

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received
Public comment period and hearing	Broad Community	No comments received	N/A

Needs Assessment

NA-05 OVERVIEW

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in the city of Hinesville. It relies on data from the U.S. Census, the 2013-2017 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in Hinesville.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

SUMMARY OF HOUSING NEEDS

According to the 2013-2017 5-Year American Community Survey, the population in the city of Hinesville is comprised of 33,540 residents and 13,195 households. Hinesville's population and households increased by 12% and 18%, respectively, between 2009 and 2017. Median household income in Hinesville increased by just 6% between 2009 and 2017 from an estimated \$41,198.00 to \$43,807, which is slightly higher than the median household income in Liberty County of \$43,493, but lower than the state median household income of \$52,977.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 4,425 households in Hinesville have low or moderate incomes (under 80% of HUD Adjusted Median Family Income (HAMFI)), and together constitute approximately one-third (34%) of all households in the county. Small family households comprise the largest portion (48%) of households with low or moderate incomes. Households with young children account for 31% of Hinesville's low or moderate-income households. Households with an older adult member between the ages of 62 and 74 comprise 14% of all low or moderate-income households. More than 40% of large families, households with young children, and households with at least one person aged 75 or older and earn low to moderate income in Hinesville.

For many low- and moderate-income households in Hinesville, finding and maintaining suitable housing at an affordable cost is a challenge. Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

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

- **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.

- Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
- 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.
- 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.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

Table 7 indicates a total of 4,093 households, nearly one-third of all households in Hinesville (31%), experience one of the listed housing problems. Data for households experiencing severe housing problems provided in Table 8 show 15% of all households (2,000 households) experience one or more severe housing problems listed.

Overall, the most common housing problem in Hinesville is cost burdens regardless of tenure type. Nearly three-quarters (71%) of all households with incomes under 80% HAMFI in the city experience cost burdens. Severe cost burdens affect 670 owners and 1,155 renters in total comprising nearly half (47%) of all cost burdened households in Hinesville. For the lowest income households (those with incomes under 30% HAMFI), severe cost burdens are most common, impacting nearly two-thirds (63%) of all households at that income level.

While the primary housing issue facing low- and moderate-income residents are related to affordability, there are other housing needs in the city. Approximately 2% of all households experience overcrowding or have no income. Only 4 households reside in substandard housing lacking complete plumbing and kitchen facilities. Although these percentages are significantly smaller in comparison to households with cost burdens, 273 households in Hinesville experience problems other than cost burdens.

The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	30,049	33,540	12%

Households	11,162	13,195	18%
Median Income	\$41,198	\$43,807	6%

Table 4 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

NUMBER OF HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	1,135	1,220	2,070	1,605	7,165
Small Family Households	505	400	1,210	1,050	4,270
Large Family Households	55	150	140	170	320
Household contains at least one person 62-74 years of age	100	250	280	160	1,150
Household contains at least one person age 75 or older	80	90	15	50	175
Households with one or more children 6 years old or younger	390	244	745	565	1,025

Table 5 - Total Households Table

Data Source: 2013-2017 CHAS

HOUSING NEEDS SUMMARY TABLES

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	4	0	0	0	4	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	15	0	15	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	50	15	50	150	0	0	4	0	4
Housing cost burden greater than 50% of income (and	535	330	260	30	1,155	180	205	235	50	670

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
none of the above problems)										
Housing cost burden greater than 30% of income (and none of the above problems)	75	195	860	465	1,595	10	55	205	230	500
Zero/negative Income (and none of the above problems)	90	0	0	0	90	10	0	0	0	10

Table 6 – Housing Problems Table

Data Source: 2013-2017 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	575	380	290	80	1,325	180	205	240	50	675

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	270	415	1,165	920	2,770	10	220	375	555	1,160
Household has negative income, but none of the other housing problems	90	0	0	0	90	10	0	0	0	10

Table 7 – Housing Problems 2

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	325	185	780	1,290	80	55	145	280
Large Related	55	130	50	235	0	10	30	40
Elderly	45	50	35	130	65	84	150	299
Other	220	210	280	710	40	110	110	260
Total need by income	645	575	1,145	2,365	185	259	435	879

Table 8 – Cost Burden > 30%

Data Source: 2013-2017S

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	265	145	175	585	80	20	70	170
Large Related	55	100	0	155	0	10	0	10
Elderly	45	35	25	105	55	80	110	245
Other	205	70	80	355	40	90	50	180
Total need by income	570	350	280	1,200	175	200	230	605

Table 9 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	35	50	30	50	165	0	0	4	0	4
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	35	50	30	50	165	0	0	4	0	4

Table 10 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 11 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Estimates of the number of non-elderly single person households in need of housing assistance are included in the “other, non-family” category of Tables 9 and 10. This category includes multi-person households whose members are unrelated (e.g., roommates, un-married partners, etc.). There are an estimated 970 single-person or multi-person unrelated households with low or moderate incomes who spend more than 30% of their income on housing. Single-person or multi-person unrelated households comprise nearly one-third (30%) of all households experiencing cost burdens. Renters comprise nearly three-quarters (73%) of this subgroup while the remaining 27% are owners.

The number of renter households with low to moderate income experiencing cost burdens is distributed relatively evenly across the three income levels; however, single person households with moderate incomes (>50-80% HAMFI) are more likely to experience cost burdens (39%) compared to single person households with very low incomes (31%) and low incomes (30%). Unlike the relatively even distribution of renter households across three income levels, very low-income households comprise a significantly smaller share (15%) of single-person, owner households with cost burdens compared to low (>30-50% AMI) and moderate (>50-80% HAMFI) income level groups that each comprise 42% of all single-person, owner households with cost burdens in Hinesville.

Compared to cost burdened households, there are generally less single-person, non-family households experiencing severe cost burdens in Hinesville; however, renters with very low incomes (58%) and owners with low incomes (50%) are disproportionately affected by housing costs that exceed 50% of their income compared to other income level groups respective of tenure type. Nearly half (46%) of single person households experiencing severe cost burdens are households with incomes under 30% HAMFI. The proportion of single person households with severe cost burdens decreases among low-income households (30%) and moderate-income households (24%).

There are no single-person, non-family households on record experiencing problems with overcrowding in Hinesville.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Data gathered from the 2013-2017 ACS estimates 1,354 persons with disabilities residing in Hinesville, approximately 4% of the county's total population. There is no data available that shows housing needs of households with disabled persons, however, patterns found among CHAS data on household income and housing problems can be used to estimate the need for housing assistance among the disabled population. Assuming the pattern of low- to moderate-income households experiencing more than one housing problems applies, poverty status data could indicate if persons with disabilities have a greater risk of experiencing housing problems. 2013-2017 ACS estimates 71% of the disabled population in Hinesville fall below the poverty level. Households with incomes below 30% HAMFI comprise 9% of all households in Hinesville; however, households with very low income comprise nearly one-quarter (23%) of all households experiencing one or more housing problems. This disproportionate representation of very low-income residents would likely indicate increased susceptibility to housing problems for individuals with disabilities. Additionally, persons with disabilities often face greater difficulty finding appropriate housing, given the scarcity of housing that is both affordable and accessible to people with disabilities. 51.4% of community survey respondents identified "housing for people with disabilities" as a high need for Hinesville.

Tri-County Protective Agency provides domestic violence services for Hinesville and 5 neighboring counties and operates one shelter that can house 12 women and children in their shelter at one time. In 2023, the agency provided shelter for 145 survivors amounting to 3,862 bed nights and an 88% occupancy rate. Data collected by the Georgia Criminal Justice Coordinating Council and published by the Georgia Coalition Against Domestic Violence reported 7,214 survivors of domestic violence and their children were provided shelter services amounting to 373,591 bed nights throughout the state in 2019. The Georgia Commission on Family Violence reported 7,530 survivors and their children were turned away from domestic violence shelters due to a lack of bed space during the same period. In 2022, the number of survivors and their children who were turned away from domestic violence shelters due to a lack of bed space more than tripled over a 3-year span as reported by the Georgia Commission on Family Violence in their 2022 Annual Report. The available data indicates the growing need for housing programs dedicated to serving domestic violence survivors who are often unable secure permanent housing because of the scarcity of affordable housing units and long waiting lists for subsidized housing. 54.1% respondents noted a high need for domestic violence services in Hinesville.

What are the most common housing problems?

CHAS data indicates the most common housing problems in Hinesville regardless of tenure type are unaffordable housing costs. Nearly one-third (30%) of all households in Hinesville experience housing cost burdens of which 69% are low- to moderate-income households. Low- to moderate-income households comprise 96% of all households experiencing severe housing cost burdens. Almost two-thirds (63%) of all households with incomes under 30% HAMFI experience severe cost burdens. Although the most common housing problems are related to affordability, overcrowding and lack of income are problems experienced by approximately 2% of all households in Hinesville.

In addition to CHAS data on housing cost burdens, homelessness data can also be used to infer housing affordability problems. Point-In-Time counts are published by the Georgia Department of Community Affairs and in 2019 identified 24 people experiencing homelessness in Liberty County with approximately 20% of the counted individuals considered unsheltered. With 38 beds available indicating sufficient facilities to serve homeless residents in 2019, the homelessness data for Liberty County does not provide additional evidence of housing affordability problems; however, recent counts have not been conducted after the COVID-19 pandemic.

Are any populations/household types more affected than others by these problems?

According to Table 8, owner households are slightly more likely to be affected by severe housing problems compared to renter households. Approximately 37% of all owner households in Hinesville experience one or more severe housing problems compared to 32% of renter households. Table 8 also indicates renters with income less than 30% HAMFI comprise 38% of all households experiencing one or more severe housing problems. The proportion balloons to 67% when including the number of renter households with incomes under 50% HAMFI. Table 7 shows both renter and owner households with moderate incomes comprise 39% of all households under 100% HAMFI experiencing one of the listed housing problems.

Renter households are significantly more likely to experience overcrowding compared to owner households. Moderate-income households regardless of tenure type are more likely than other income subgroups to be burdened by housing costs that exceed 30% of their income. 96% of all severely cost burdened households are comprised of households with very low to moderate income.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and

are nearing the termination of that assistance

According to the 2013-2017 ACS data, 15.8% of residents in Hinesville are living at or below poverty level. The majority of the population living at or below poverty level are between the ages of 18 and 64, female, white, and employed. Proportionately, Black (22%), unemployed (28%), children under the age of 18 (22%), and people who have not graduated high school (31%) are more likely to live at or below poverty level. One-third of all families with a female householder with children and no spouse are below poverty level, significantly higher than the proportion of married couple families below poverty (5%).

Low wages, rising rental costs, and the scarcity of affordable housing for low- and extremely low-income households place vulnerable households at even greater risk for eviction or homelessness. Individuals and families at imminent risk and those who have experienced homelessness and are receiving rapid re-housing assistance often face a myriad of barriers including prior histories of homelessness or eviction, chronic physical or mental disabilities, poor credit, criminal histories, and limited access to additional education or job skills training. The greatest need of formerly homeless families and individuals receiving rapid re-housing assistance is the availability of standard housing that is affordable to households at or below 50% AMI.

For formerly homeless families and individuals nearing the termination of assistance, the top needs are for increased, sustainable income (earned and unearned); access to Social Security disability and other mainstream benefits; linkages to health, mental health, and legal services; access to affordable transportation and childcare; access to transitional and supportive housing programs; and ongoing case management and supportive services.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Hinesville Homeless Prevention Office operates the the Homeless Prevention Program, a federally and locally funded program whose mission is to prevent homelessness through collaboration, education, financial literacy, case management and empowerment. The Homeless Prevention Program serves clients meeting the federal definition of homelessness provided by the U.S. Department of Housing and Urban Development defining an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- (i) Has a primary nighttime residence that is a public or private place not meant for human habitation;
- (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or

(iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The Homeless Prevention Office eligibility requirements set by the US Department of Housing and Urban Development as well as the Georgia Department of Community Affairs and adheres to the federally mandated Coordinated Entry System and Prioritization List. The Georgia Department of Community Affairs is responsible for conducting Point-In-Time counts in Liberty County and define populations at-risk for homelessness using the criteria below:

- The individual or family has income below 30 percent of median income for the geographic area (see income documentation form); AND
- Lacks sufficient resources to attain housing stability. [e.g., family, friends, faith-based or other social networks immediately available] to prevent them from moving to an emergency shelter or another place described in category 1 of the homeless definition
- Has moved frequently because of economic reasons □ Is living in the home of another because of economic hardship
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application
- Lives in a hotel or motel; “and the cost of the hotel or motel is not paid for by federal, state, or local government programs for low-income individuals or by charitable organizations”
- Lives in severely overcrowded housing; (in a single-room occupancy or efficiency apartment unit in which more than two persons, on average, reside or another type of housing in which there reside more than 1.5 persons per room, as defined by the U.S. Census Bureau.)
- Is exiting a publicly funded institution; or system of care, (such as a health-care facility, mental health facility, foster care or other youth facility, or correction program or institution)
- Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low-income homeowners at risk of foreclosure and subsequent homelessness.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to needs at that income level as a whole to identify any disproportionately greater needs. According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 16 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

2017 income classifications include:

- Very low income – up to 30% of area median income (AMI) or \$24,600 for a family of four;
- Low income – 30 to 50% AMI or \$24,601 to \$29,200 for a family of four;
- Moderate income – 50 to 80% AMI or \$29,201 to \$46,700 for a family of four; and
- Middle income – 80 to 100% AMI or \$46,701 to \$58,400 for a family of four.

0%-30% OF AREA MEDIAN INCOME

Nearly three-quarters (74%) of the 1,135 very low-income households in Hinesville experience one or more housing problems. Black/African American households make up over half (54%) of all households experiencing one or more housing problems. Hispanic households make up slightly less than one-quarter (22%) of very low-income households with one or more housing problems. White households are the third largest group and account for 21% of very low-income households with housing problems. American Indian/Alaska Native and Asian households comprise just 2% and 1% of the very low-income group, respectively. The rates of Asian (100%), Native American/Alaska Native (100%), and Hispanic (100%) households experiencing housing problems exceed the that exceed the designated threshold to indicate disproportionately greater needs.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	840	195	100
White	175	30	8
Black / African American	450	165	84
Asian	10	0	0
American Indian, Alaska Native	19	0	0
Pacific Islander	0	0	0
Hispanic	185	0	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% OF AREA MEDIAN INCOME

Among the 1,215 low-income (30-50% AMI) households in Hinesville, 69% of households experience one or more housing problems. Black/African American households represent nearly two-thirds (60%) of low-income households with housing problems. White households represent the second largest group comprising one-fifth of all low-income households with one or more housing problems. Hispanic households comprise 13% of low-income households with one or more housing problems with Asian households accounting for a small portion (4%). Almost all household groups in the low-income household category experience housing problems at similar rates compared to the jurisdiction as a whole; however, white households are the only group to exceed the threshold of the income subgroup to meet HUD’s definition of a disproportionately greater need.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	835	380	0
White	165	40	0
Black / African American	500	245	0
Asian	45	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	110	75	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% OF AREA MEDIAN INCOME

Over three-quarters (77%) of moderate-income (50-80% AMI) households in Hinesville experience one or more housing problems. Black/African American households account for approximately half (52%) of all households with moderate-income levels experiencing one or more housing problems. Nearly one-third (31%) of moderate-income households experiencing housing problems are white and 14% are Hispanic. Asian and Pacific Islander households each comprise 1% of households with one or more housing problems in the moderate-income category. Although most groups in the moderate-income household category experience one or more housing problems at a higher rate than the jurisdiction as a whole, the rates do not exceed the threshold of the income subgroup to meet HUD’s definition of a disproportionately greater need.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,595	475	0
White	490	140	0
Black / African American	825	245	0
Asian	20	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	14	30	0
Hispanic	225	40	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% OF AREA MEDIAN INCOME

Approximately half (51%) of the 1,605 middle-income households in Hinesville experience one or more housing problems. Departing from the racial and ethnic composition patterns of lower income groups, more than half (54%) of the households in the middle-income category with one or more housing problems are represented by white households. Black/African American households comprise slightly more than one-quarter (26%) of middle-income households with problems. Hispanic households make up nearly one-fifth (19%) of all middle-income households with problems. There are no other groups represented in the middle-income category of households with one or more housing problems. Two middle-income groups, Hispanic (94%) and white (68%), experience housing problems at a rate greater than the jurisdiction as a whole indicating a disproportionately greater need in this income subgroup.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	780	0
White	445	210	0
Black / African American	215	535	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	160	10	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Overall, the proportions of households experiencing housing problems are similar across most income groups in Hinesville. Shares of racial and ethnic subgroups experiencing one or more housing problems remain relatively consistent in lower income categories; however, the proportion of white households with housing problems increases significantly in the middle-income group as the rate of Black households experiencing housing problems decreases sharply in the higher income group. Although there are indications of disproportionately greater needs when comparing subpopulations across income, race, and ethnicity, there are no notable patterns other than the absence of disproportionately greater need among Black households experiencing housing problems across all income categories.

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.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole to identify any disproportionately greater needs. Like the preceding analysis, this section uses HUD’s definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden (paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

2017 income classifications include:

- Very low income – up to 30% of area median income (AMI) or \$24,600 for a family of four;
- Low income – 30 to 50% AMI or \$24,601 to \$29,200 for a family of four;
- Moderate income – 50 to 80% AMI or \$29,201 to \$46,700 for a family of four; and
- Middle income – 80 to 100% AMI or \$46,701 to \$58,400 for a family of four.

0%-30% OF AREA MEDIAN INCOME

Out of a total of 1,135 very low-income households in Hinesville, 67% have one or more severe housing problems. Black/African American households comprise half of households in this income category with one or more severe housing problems. Hispanic households, the second largest racial or ethnic group with one or more severe housing problems in this income category, comprise 25% while 22% is represented by white households. American Indian/Alaska Native and Asian households with severe housing problems comprise 3% and 1%, respectively, of the total number of households with severe housing problems. Excluding Black/African American households, shares of households with one more severe housing problems exceed the threshold indicating

disproportionately greater need across all other racial or ethnic groups in the very low-income subgroup.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	755	280	100
White	165	40	8
Black / African American	375	240	84
Asian	10	0	0
American Indian, Alaska Native	19	0	0
Pacific Islander	0	0	0
Hispanic	185	0	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Nearly half (48%) of the 1,220 low-income households in Hinesville experience severe housing problems. Black households comprise the majority and almost two-thirds (61%) of low-income households experiencing one or more severe housing problems. White households represent the second-largest racial group representing 21% of low-income households with severe housing problems. Hispanic households comprise the third-largest group accounting for 11% of all low-income households with severe housing problems. Similar to the proportions in other income categories, Asian households comprise 4% of all low-income households with severe housing problems. 63% of white households experience severe housing needs, which exceeds the threshold to indicate disproportionately greater need.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	585	635	0
White	125	75	0
Black / African American	355	395	0
Asian	25	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	115	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% OF AREA MEDIAN INCOME

Approximately one-quarter (26%) of the 2,070 moderate-income households in Hinesville experience severe housing problems. Moderate-income Black/African American households represent nearly two-thirds (65%) of this income group experiencing one or more severe housing problems. As the second-largest racial group in this income category, white households account for almost one-third (30%) of moderate-income households with severe housing problems. Pacific Islander and Hispanic households experiencing severe housing problems comprise similar shares (3% and 2%, respectively) of this moderate-income group. There are no indications across all racial or ethnic groups that disproportionately greater needs exist among moderate-income households with severe housing problems.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	530	1,540	0

White	160	470	0
Black / African American	345	730	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	14	30	0
Hispanic	10	255	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% OF AREA MEDIAN INCOME

Among the middle-income household population in Hinesville, only 8% experience severe housing problems. Similar to other income categories, the majority of households with one or more severe housing problems in the middle-income level are comprised of Black households (62%). White households are the only other racial or ethnic group with one or more severe housing problems in the middle-income category and represent the remaining one-third (35%) of this subgroup. Both Black and white households with middle incomes experience one or more housing problems at a rate similar to the jurisdiction as a whole for this subgroup, which indicates that neither group exhibits disproportionately greater need.

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	130	1,475	0
White	45	605	0
Black / African American	80	675	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	170	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

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 across two income categories, very low- and low-income, and exhibit disproportionately greater need. As the majority racial group among all income segments, Black/African American households are the only groups experiencing severe housing problems across all income categories that do not exceed the rate of the jurisdiction as a whole. As expected, the overall shares of households with severe housing problems decline among higher income groups; however, the 2:1 distribution of Black and white households experiencing severe housing problems remain relatively consistent across all income categories.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated.

HOUSING COST BURDEN

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,420	2,705	1,970	100
White	3,190	1,075	450	8
Black / African American	3,860	1,075	1,180	84
Asian	265	55	35	0
American Indian, Alaska Native	19	0	25	0
Pacific Islander	34	0	10	0
Hispanic	965	485	235	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion

Table 21 shows that 35% of all households in Hinesville experience housing cost burdens. Approximately 36% of Black/African American households experience cost burdens and comprise nearly half (48%) of all cost burdened households in Hinesville. White households comprise one-third of all cost burdened households in Hinesville and one-third of all white households experience cost burdens. Cost burdened Hispanic households comprise 15% of all cost burdened households in the city; however, 43% of Hispanic households experience cost burdens. Asian households represent 2% of all cost burdened households in Hinesville with one-quarter of Asian households being burdened by housing costs. Shares of American Indian/Alaska Native households with cost burdens comprise just 1% of all cost burdened households, but American Indian/Alaska Native households experience cost burdens at the highest rate (57%) compared to other racial groups and is the only group to exhibit a disproportionately greater need.

Among all households in Hinesville, 21% are cost burdened by spending between 30% and 50% of their income on housing costs. 15% of all households in Hinesville have housing costs that exceed 50% of household income and are considered severely cost burdened. Shares of cost burdened and severely cost burdened households remain relatively consistent with overall shares across all racial and ethnic groups with a few exceptions. Black households comprise the majority (60%) of all severely cost burdened households in Hinesville. The share of Black/African American, American Indian/Alaska Native, and Pacific Islander households that spend more than 50% of their income on housing is higher compared to the share of households in their respective groups spending between 30% and 50%. All American Indian/Alaska Native and Pacific Islander households that experience housing cost burdens are severely burdened and each represent 1% of severely cost burdened households in Hinesville. The share of Asian households experiencing cost burdens and severe cost burdens each represent 2% of Hinesville's cost burdened households.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Data provided in the previous sections assessing housing problems consistently show disproportionately greater need among Asian, Native American/Alaska Native, and Hispanic groups with very low-income. Low population figures among some of these groups contribute to significantly different numerical outcomes and inconsistency within categories as a whole during quantitative assessment; however, the pattern of disproportionately greater need follows strong racial and ethnic lines among very low-income households. This pattern is also reflected within the housing cost burden data with all American Indian/Alaska Native and Pacific Islander households only experiencing severe cost burdens.

If they have needs not identified above, what are those needs?

Input collected during the community engagement process identified housing affordability for low- and moderate-income households as the priority housing need in Hinesville. Community members also discussed a need for senior housing, help buying a home/ downpayment assistance, and rental assistance.

In addition to housing needs, stakeholders identified the following needs of low- and moderate-income households in Hinesville: health and mental health services, job training, childcare, community centers, homeless centers, sidewalk improvement/ expansion, and street/road improvements.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are no visible patterns that indicate residential concentration by race or ethnicity in the city of Hinesville.

NA-35 PUBLIC HOUSING – 91.205(B)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income households, the elderly, and persons with individuals. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The City of Hinesville has one public housing authority in its jurisdiction, the Hinesville Housing Authority (HHA). 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.

TABLE 21 - PUBLIC HOUSING BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers in use	0	0	0	878	622	216	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
 Data Source: APSH 2020

TABLE 22 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	\$10,837	\$13,191	0	0
Average length of stay	0	0	0	0	-	-	0	0
Average Household size	0	0	0	0	2.5	3	0	0
# Homeless at admission	0	0	0	0	-	-	0	0
# of Elderly Program Participants (>62)	0	0	0	0	84	30	0	0
# of Disabled Families	0	0	0	0	60	26	0	0
# of Families requesting accessibility features	0	0	0	0	-	-	0	0
# of HIV/AIDS program participants	0	0	0	0	-	-	0	0
# of DV victims	0	0	0	0	-	-	0	0

Data Source: APSH 2020

TABLE 23 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	0	64	10	0	0	0
Black/African American	0	0	0	0	461	121	0	0	0
Asian	0	0	0	0	2	2	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	61	10	0	0	0

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Data Source: APSH 2020

TABLE 24 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	0	61	10	0	0	0
Not Hispanic	0	0	0	0	527	133	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are currently no public housing tenants in the City of Hinesville. Data from HUD's 2020 A Picture of Subsidized Housing (APSH) indicates that there are 216 Housing Choice Vouchers in use within the city, with 26 of these vouchers used by a household containing one or more people with a disability. According to the same dataset, there are also 60 Project-Based Section 8 households with one or more people with a disability. Based on 2022 research conducted by the Joint Center for Housing Studies of Harvard University, needs for accessible units most often include entrance requirements (ground floor/no-step entry), bathroom accommodations, and wider entryways.¹ The Hinesville Housing Authority's waitlist currently has 1,463 applications.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders:

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. General opportunities to attain a level of financial stability and professional skills, as well as resources in areas such as job training and employment assistance are also needed.

How do these needs compare to the housing needs of the population at large?

The needs of public housing residents and voucher holders are different from those of the city's overall low- and moderate-income population primarily in that these residents are stably housed in housing they can afford. With this need met, residents can work on other needs that low- to moderate-income families typically face in addition to housing insecurity.

¹ Samara Scheckler, Jennifer Molinsky, and Whitney Airgood-Obrycki. "How Well Does the Housing Stock Meet Accessibility Needs?" *Joint Center for Housing Studies Harvard University* (2022). <https://www.jchs.harvard.edu/research-areas/working-papers/how-well-does-housing-stock-meet-accessibility-needs-analysis-2019>

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction:

This section discusses the size and characteristics of the population experiencing homelessness in Hinesville. The Georgia Balance of State CoC covers 152 counties in Georgia, includes Liberty County, which contains Hinesville. Each year, the Continuum of Care directs a Point-in-Time (PIT) count of people experiencing homelessness throughout the region on one night in January; however, this count contains data for all counties within the Balance of State CoC and is not exclusive to Hinesville.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that PERSON'S experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The table below depicts homelessness as assessed by the 2023 Point-In-Time count for Georgia's Balance of State Continuum of Care, which includes but is not limited to Liberty County and Hinesville. According to this survey there were 6,388 people experiencing homelessness in counties covered by the Balance of State CoC in 2023, 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. HUD defines chronic homelessness in the following way:

- A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:
 - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
 - Has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described, or
 - An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility**; or
- A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

The count also identified 1242 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. Data on homeless survivors of domestic violence was not available, as was data on number of days people experienced homelessness and number of people in adult-only households.

Sub-group	Number of people experiencing homelessness on a given night			
	Unsheltered	Sheltered	Shelter status unknown	Total
Persons in family households	369	1,566	0	1,935
Unaccompanied children under 18	19	12	0	31
Children under 18	239	1,003	0	1,242
Youth aged 18-24	183	145	0	328
Veterans	225	59	0	284
Chronically homeless	420	201	0	621
Domestic violence survivors	N/A	N/A	N/A	N/A

Nature and Extent of Homelessness (Optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2023 Point-in-Time Count for the Georgia Balance of State CoC counted 369 unsheltered people in family households, 239 of whom were children under age 18, and 225 unsheltered veterans. 80.9% of people in family households were sheltered, in comparison to only 20.8% of veterans. This indicates a greater need for veteran housing than for family housing, although a need exists for both.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The 2023 Point-in-Time Count for the Georgia Balance of State CoC provided data on homelessness by racial and ethnic group, as shown in the following table. Of the 6,388 people found to be homeless in January of 2023, approximately 53.2% were white, 42.8% were Black, 7.3% were Hispanic or Latino, 0.44% were Asian or Pacific Islander, 0.38% were Native American, and 3.2% were of multiple or other races. This is somewhat similar to the overall racial and ethnic composition of the State of Georgia, which the U.S. Census Bureau reports as 50.4% white, 33.1% Black, 10.5% Hispanic or Latino, 4.9% Asian or Pacific Islander, 0.6% Native American, and 2.4% people of multiple races. In comparison to this data for the state of Georgia, Black residents are somewhat more likely

to be homeless, white residents and residents of multiple races are slightly more likely, Native American residents are slightly less likely, Hispanic residents are somewhat less likely, and Asian/Pacific Islander residents are significantly less likely to be homeless.

Sub-group	Number of people experiencing homelessness on a given night			
	Unsheltered	Sheltered	Shelter status unknown	Total
White	2,445	953	0	3,398
Black	1,391	1,345	0	2,736
Hispanic/Latino	252	215	0	467
Asian/Pacific Islander	15	13	0	28
Native American	8	16	0	24
Other/Multiple Races	60	142	0	202

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2023 Point-in-Time Count for the Georgia Balance of State CoC found 2,469 sheltered and 3,919 unsheltered homeless individuals as of January 2023, meaning that nearly two-thirds of all homeless individuals within the CoC are unsheltered. This indicates that bed counts and supportive services within the Balance of State CoC are extremely insufficient to meet the needs of the population.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

Introduction:

This section discusses the characteristics and needs of people in various subpopulation in Hinesville who 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.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

According to 2018-2022 American Community Survey estimates, about 9% of Hinesville's population is elderly (age 65 and over) and about 3.2% of the population is considered frail elderly (age 75 and over). About 37.9% of individuals aged 65-74 and over and 53.9% of individuals aged 75 and over have one or more disabilities (from ACS tables S0101 and S1810). There are about 3,134 disabled elderly residents living in Hinesville.

People with Disabilities

Hinesville is home to an estimated 4,815 residents with disabilities, representing approximately 15.2% of the population. The broader geography of Nez Perce County is nearly identical, with 15.5% of county residents having a disability. This is higher than both the Georgia disability rate of 12.7% and the U.S. disability rate of 12.9%.

People with HIV/AIDS and Their Families

According to AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, an estimated 514 out of every 100,000 people in Nez Perce County were living with HIV as of 2021, for an estimated total of about 300 residents. Additionally, in the state of Georgia, around 2,371 people were newly diagnosed with HIV in 2021.

Persons with Alcohol or Drug Addiction

The region of Georgia including Hinesville had an estimated 4.5% rate of alcohol use disorder in the past year for individuals age 12 and older, according to 2016-2018 data from the U.S. Substance Abuse & Mental Health Data Archive (SAMHDA). In the past year, about 1.5% of the region's population is estimated to have used cocaine and 0.2% to have used heroin, per the 2016-2018 data. The 2022 American Community Survey estimated that Hinesville's total population was 31,689, meaning that in a given year approximately 1,426 residents struggle with alcohol addiction, 475 use cocaine, and 63 use heroin.

Survivors of Domestic Violence

The National Coalition Against Domestic Violence estimates that about 37% of women and 30% of men in Georgia have experienced any contact sexual violence, physical violence, or stalking by an intimate partner in their lifetimes, according to its 2020 report. Applying these figures to the Hinesville population results in an estimate that about 6,519 women and 5,140 men in Hinesville have experienced intimate partner violence in their lifetimes.

Additionally, the Georgia Commission on Family Violence reports data by county. The Commission's 2018-2021 trend report showed that Liberty County has one of the highest per capita rates of family violence in the state, at anywhere from 3,760 to 8,570 incidents per 100,000, placing it in the 90th percentile. This means that between 2018 and 2021, Liberty County experienced between 2,400 and 5,485 incidents of family violence².

What are the housing and supportive service needs of these populations and how are these needs determined?

The primary housing and supportive service needs of these subpopulations (the elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, survivors of domestic violence, and reentry populations) were determined by input from housing and service providers and the public through public meetings and stakeholder interviews, as well as through a review of research on housing and service needs of specific populations.

Housing that is Affordable, Accessible, Safe, and Low-Barrier

Residents with special needs often live at or below the federal poverty level. High housing costs make it difficult for these populations to afford housing. Low incomes force many residents to live in congregate care, have roommates, or live with family. HUD's fair market rent documentation for FY 2024 estimates fair market rent for a two-bedroom unit in Liberty County at \$1,200 per month, and for a three-bedroom unit at \$1,679 per month; however, residents who participated in the community engagement process noted that fair market rents frequently fail to accurately reflect the financial situation of the average Hinesville worker.

There is a need to increase the availability of affordable housing for populations with special needs. This could include options such as smaller housing units; multifamily 'missing middle' housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; and other housing types that support increased levels of affordability and access to resources and services.

Housing may be inaccessible to populations with special needs for a variety of reasons. Persons with disabilities may find that their housing options are not ADA compliant or are outside the service

² <https://gcfv.georgia.gov/resources/data>

range for public transportation. People living with HIV/AIDS, immigrants and refugees, people with criminal histories, and other populations with special needs are often discriminated against in housing application processes. People living with HIV/AIDS have a particular need for low-barrier housing that is free from requirements surrounding drug testing, sobriety, criminal background, and medical appointments. In addition, elderly and/or disabled residents may rely on Social Security SSI income only, which, in 2024, is \$943 per month per person or \$1,415 per couple. This means that individuals relying on SSI will be unable to afford HUD-designated fair market rents. For these reasons, there is a need to ensure that affordable, accessible, low-barrier housing is available and to take actions to reduce discrimination, such as providing fair housing services.

The elderly, people with disabilities, and others who may not have access to vehicles often need housing that is accessible to transportation, recreation, and employment. These populations need housing options that are integrated into the community to provide access to needed services and to reduce social isolation. Like other populations with special needs, people living with HIV/AIDS also need housing that provides easy access to health services, resources, and employment.

Housing that is safe and clean is another need for people with special needs. Units that are not clean or have other unhealthy conditions can worsen health issues for people who are already vulnerable.

Transportation

Access to transportation is an important concern for people with special needs. People with disabilities and others who may not have access to vehicles need housing close to transportation services to access employment, health services, and recreation opportunities. Persons with HIV/AIDS need housing nearby transportation services to access health services and other resources. If transit is not within walking distance, special needs populations require accessible, reliable transportation services to provide access to everyday needs. Over 75% of residents surveyed thought that Hinesville had a moderate to high need for improved and expanded transit access.

Specialized Housing and Services

Specialized housing addresses needs of specific populations. People with physical, intellectual, or developmental disabilities; people living with HIV/AIDS; and people with alcohol or drug addiction have specific housing needs that may be addressed through housing with wraparound services, such as case management, life skills programming, and health services. The Housing First model emphasizes that supportive services should not be required for people to access housing. 78% of residents surveyed said that Hinesville has a moderate to high need for more disability accessible housing, while 73% of participants noted a moderate to high need for expanded disability services and 80% noted the same for expanded senior services.

Workforce Development and Employment Services

Special needs populations may also need workforce development and employment services. These programs may include employment navigation, job training, education, transportation services, and case management focused on employment, among others. Over 90% of Hinesville residents surveyed thought that the city had a moderate to high need for expanded job training programs.

Physical and Mental Healthcare Access

Access to healthcare is a need for special needs populations, as they are more likely to experience barriers such as economic disadvantage; medical issues and disability; language and literacy age; and cultural, geographic, or social isolation. To increase access to healthcare, it is important for local governments and stakeholders to take steps to define, locate, and reach at-risk populations. During the community feedback process nearly 90% of residents surveyed thought that Hinesville had a moderate to high level of need for expanded health and mental health services.

Education and Combating Perceptions

Combating stigmas is an important concern for people with special needs. For adults with criminal histories and people living with HIV/AIDS, discrimination may make accessing adequate housing difficult. Further, a lack of understanding regarding the transmission of HIV may cause people to lose housing or employment, thus increasing risk of homelessness.

Outreach

Outreach to special needs populations to ensure they are aware of available services is another need. Clarity in marketing and in public buildings about what services are available is important in supporting awareness of available services among vulnerable populations. Outreach also includes the development of relationships and trust so that people feel comfortable seeking out needed services.

Discuss the size and characteristics of the population with HIV / AIDS and their families within the Eligible Metropolitan Statistical Area.

AIDSVu, an interactive mapping tool from Emory University's Rollins School of Public Health, measures HIV/AIDS data at a county level rather than at the MSA level in order to depict more accurate results. According to this database, an estimated 541 out of every 100,000 people in Liberty County were living with HIV as of 2022, meaning that around 348 people in Liberty County live with HIV. Additionally, in the state of Georgia, around 26 out of 100,000 people are newly diagnosed with HIV every year, meaning that Liberty County will see approximately 17 new cases of HIV per year.

NA-50 NON-HOUSING COMMUNITY

DEVELOPMENT NEEDS – 91.215 (F)

Describe the jurisdiction’s need for Public Facilities.

Buildings open to the general public or for use by target special needs populations, whether owned by the government or by nonprofit organizations, may be considered public facilities under the CDBG program. The top three public facility needs identified by respondents to the community survey were community centers (e.g., youth centers, senior centers, cultural centers; identified as a high-level need by 65.8% of respondents) and homeless centers (identified as a high-level need by 67.8% of respondents).

Community survey participants were also asked to identify whether a variety of public resources were equally provided in all areas of Hinesville, and the following public facilities were identified as most unequally provided: parks and trails (identified as unequally provided by 60.5% of survey respondents) and grocery stores and other shopping (identified as unequally provided by 36.8% of respondents).

Input from community meetings, focus groups, and interview participants supported survey findings. Common needs identified by stakeholders included:

- More public school facilities and repairs or upgrades to existing facilities
- More shelters, beds, or other resources for homeless residents
- More childcare facilities
- More mental health and substance abuse treatment centers
- More transit facilities
- More recreational facilities, especially those serving children

How were these needs determined?

These public facilities needs were determined based on input from stakeholders gathered through research, interviews, focus groups, public meetings, and a community survey. Needs were also determined through a review of other local plans and studies, including the Liberty County 2040 Joint Comprehensive Plan. For a list of stakeholders and organizations that participated in this Consolidated Plan process, see Table 2.

Describe the jurisdiction’s need for Public Improvements.

Survey respondents were also asked to comment on public improvement needs in Hinesville by assessing whether existing public services were equally provided throughout the community. The top three responses were for opportunities for public improvement were: sidewalk improvement or expansion (identified as a high-level need by 71.1% of respondents), street/road improvements (identified as a high-level need by 68.4% of respondents), and bike or walking trails (identified as a

high-level need by 68.4% of respondents). Only about one quarter of Hinesville residents surveyed thought that these services were equally provided throughout the community. Community meetings, focus group attendees and interview participants supported these survey findings, frequently citing housing in disrepair and problems with the transit system as significant issues in their communities.

How were these needs determined?

These public improvement needs were determined based on input from stakeholders gathered through research, interviews, focus groups, public meetings, and a community survey. Needs were also determined through a review of other local plans and studies, including the Liberty County 2040 Joint Comprehensive Plan. For a list of stakeholders and organizations that participated in this Consolidated Plan process, consult Table 2.

Describe the jurisdiction's need for Public Services.

Survey respondents were also asked to rank public service needs in Hinesville. The top three responses were: (1) health/mental health services; (2) job training; (3) and childcare. Of these needs, health/mental health services and job training were each ranked as a “high” need by 68% to 71% of respondents. Input from other community engagement efforts supported these survey findings.

Survey respondents were also asked to comment on public service needs in Hinesville by assessing whether existing public services were equally provided throughout the community. The top three services listed as being unequally provided were: property maintenance (identified as unequally provided by 50.0% of respondents) and bus service (identified as unequally provided by 44.7% of respondents). Input from other community engagement efforts supported these survey findings. A need for homelessness services was also noted during many conversations with stakeholders, which may overlap with other service categories.

How were these needs determined?

These public improvement needs were determined based on input from stakeholders gathered through research, interviews, focus groups, public meetings, and a community survey. Needs were also determined through a review of other local plans and studies, including the Liberty County 2040 Joint Comprehensive Plan. For a list of stakeholders and organizations that participated in this Consolidated Plan process, consult Table 2.

Housing Market Analysis

MA-05 OVERVIEW

Housing Market Analysis Overview

Housing choices are limited by household income and wealth; however, a lack of affordable housing in an area may also create significant hardships for low- and moderate-income households. Households that spend more than 30% of their income on housing are considered cost burdened and may have difficulty affording other necessities, such as food, clothing, and childcare. Data examined in the following sections shows that there is a lack of rental and for-sale housing in the city that is affordable to residents with very low incomes, and a significant proportion of households are cost-burdened or severely cost-burdened by housing costs. Stakeholders and residents who participated in this planning process also noted a need for the development of new housing units affordable to residents with incomes below 30% to 50% AMI.

In addition to reviewing current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

Introduction

This section analyzes the composition of Hinesville’s housing stock based on housing type and tenure. According to 2013-2017 ACS estimates, there are approximately 15,725 residential properties in Hinesville. The largest share of these are single-family detached homes (64%), followed by small multifamily properties of 5-19 units (12%). Duplexes, triplexes, and quadruplexes make up 11% of properties, and mobile homes, boats, RVs, and vans comprise about 7%.

Of the 13,190 occupied housing units in Hinesville, approximately 43% are owner-occupied and 57% are renter-occupied. A significant proportion of owner-occupied properties have 3 or more bedrooms (95%). Renter-occupied properties, on the other hand, have slightly more variation in unit size. 3 or more-bedroom properties still comprise the majority of renter-occupied properties (53%), but to a lesser extent. 2-bedroom properties are also popular among renters (37%), and 8% of renters live in 1-bedroom properties.

TABLE 25 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	%
1-unit detached structure	10,095	64%
1-unit, attached structure	355	2%
2-4 units	1,750	11%
5-19 units	1,935	12%
20 or more units	500	3%
Mobile Home, boat, RV, van, etc	1,090	7%
<i>Total</i>	<i>15,725</i>	<i>100%</i>

Data Source: 2013-2017 ACS

TABLE 26 – UNIT SIZE BY TENURE

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	110	1%
1 bedroom	0	0%	595	8%
2 bedrooms	280	5%	2,805	37%
3 or more bedrooms	5,370	95%	4,020	53%
Total	5,660	100%	7,530	99%

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Hinesville Housing Authority currently operates 662 Project-Based Section 8 units and 216 Housing Choice Vouchers for a total of 878 publicly supported housing options in the city, which are targeted towards low-income households. The HUD LIHTC database also indicates that there are approximately 7 LIHTC properties in the city that provide a total of 627 units for low-income residents earning 60% AMI or below.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Several trends exist that, absent policies focused on preserving the city’s existing affordable housing stock and developing diverse new housing options, indicate that Hinesville will continue to experience a loss of affordable housing inventory. Trends include high levels of demand for housing due to population growth in the city; increasing home values and median rents over the past 10 years; a shortage in the supply of rental and homeowner housing units affordable to households with incomes below 50% AMI; and aging housing stock in need of rehabilitation.

Federal law requires any LIHTC properties awarded credits after 1989 to maintain affordability for 30 years, although after the first 15 years, owners can leave the program through a relief process. After 30 years (or 15 years if owners are granted regulatory relief), properties can be converted to market-rate units. During the 2024-2028 Five-Year Consolidated Plan, one LIHTC property in Hinesville will age out of the 30-year affordability period. This property, Westgate Apartments, provides an estimated 48 low-income units.

Does the availability of housing units meet the needs of the population?

Cost burden data shows that housing affordability needs affect are particularly severe for renters earning incomes under 80% AMI, and in particular for those with incomes under 30% HAMFI. An estimated 1,130 renter households with incomes below 80% HAMFI are housing cost burdened,

spending more than 30% of income on housing, and 1,125 are severely housing cost burdened, spending more than 50% of income on housing (see Table 9).

On the ownership side, income and home value data indicate that starter home prices in the city are out of reach for many moderate- and middle- income households. Based on American Community Survey 5-Year Estimates for 2013-2017, the median home value of owner- occupied units in Hinesville was \$120,800, up 17% from the 2009 median of \$107,300. According to the most recent 2018-2022 ACS 5-Year Estimates, the median home value in Hinesville is now \$156,000, which is a 29% increase from 2017 estimates and a 45% increase from 2009 estimates.

For median contract rent estimates, between 2009 and 2017, the median contract rent increased by 43% within these years, exceeding the growth rate for the home values for that time period. However, as of 2022, the median contract rent is \$942, a 19% increase since 2017 and a 70% increase since 2009.

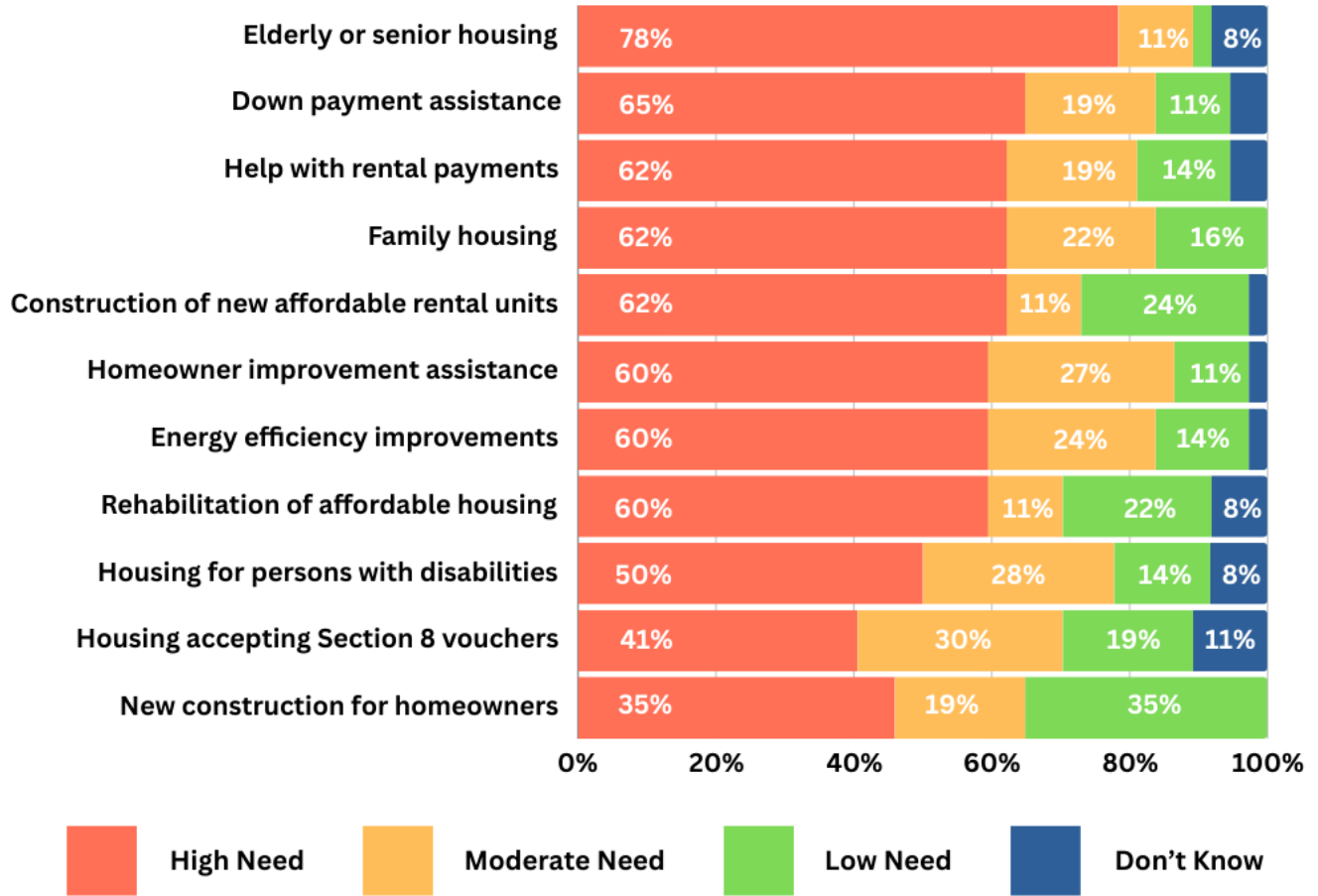
Affordability data in the Needs Assessment also shows affordability challenges, with cost burdens impacting households with incomes up to 100% HAMFI. Stakeholders interviewed during the planning process also described an increasingly tight housing market due to high demand for affordable housing and insufficient new affordable housing under development. In addition to the need to increase housing supply, stakeholders also noted the need to assist property owners in making needed repairs to existing affordable housing units to support long-term housing affordability and quality.

Describe the need for specific types of housing:

Data discussed in the Housing Needs Assessment and in this section indicates a particular need for rental and for-sale housing that is affordable to low- and moderate-income households. Housing types that allow for increased affordability of both rental and homeownership units might include options such as smaller housing units; multifamily 'missing middle' housing, including duplexes, triplexes, quadraplexes, and other small multifamily units; accessory dwelling units; cohousing with shared services; or tiny homes. Rehabbing units that are aging or dilapidated or that have poor energy efficiency can also increase the number of high-quality affordable units.

Survey respondents also emphasized a high need for elderly or senior housing, down payment assistance, rental assistance, family housing, and construction of new affordable rental units, along with other homeownership assistance and needs (see Figure 1).

FIGURE 1. HOUSING AFFORDABILITY NEEDS IDENTIFIED IN COMMUNITY SURVEY



MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

Introduction

Data on housing costs and affordability in Hinesville shows that both rents and home values have increased sharply in recent years and indicates a need for an increase in the supply of affordable housing that is in good condition— particularly in units that are affordable to residents with incomes below 30% to 50% AMI.

The city’s median home value is estimated at \$156,000 according to 2018-2022 ACS data, a 45% increase from the 2009 median value of \$107,300 and a 29% increase from the 2017 median home value of \$152,900 (see Table 28). More recent data indicate even sharper increases in home values in recent years. Zillow’s Home Value Index estimates the typical home value in Hinesville at \$227,692.65 as of November 2023³, a 45% increase from the 2018-2022 ACS estimates. These findings align with input from residents and stakeholders, who noted steep increases in housing costs in the city in recent years.

The median contract rent in Hinesville increased by 43% from 2009 to 2017, from \$554 to \$792 (see Table 28). More recent ACS data from 2022 shows median rents at \$942, an increase of 70% since 2009. Similar to data on housing values, the most recent data available shows even sharper increases in rents in recent years. Zillow’s Observed Rent Index estimates typical market rents in Hinesville at about \$1,531 of November 2023⁴, more than double the 2018-2022 ACS estimate of \$942.

According to ACS data, rent for most units is less than \$1,000: rents in 63% of units are between \$500 to \$999, and 17% of units rent for less than \$500 (see Table 28). Rental rates are \$1,000 to \$1,499 for 19% of units, and \$1,500 or more for 1% of units, though this percentage is most likely higher based on more updated data. In terms of housing affordability, only 309 owner-occupied units and an estimated 1,015 renter-occupied units are affordable to households earning 50% AMI and below (see Table 30).

Residents and stakeholders emphasized that there is a lack of affordable housing for individuals, families, and seniors (see Figure 2). A high number of survey responses also emphasized concerns about displacement due to rising costs and community opposition to affordable housing. Housing affordability is often an especially acute issue for people who are homeless, people with disabilities,

³ Zillow. Housing Data. Zillow Home Value Index (ZHVI). Retrieved from: <https://www.zillow.com/research/data/>

⁴ Zillow. Housing Data. Zillow Observed Rent Index (ZORI). Retrieved from: <https://www.zillow.com/research/data/>

people living with HIV/AIDS, seniors, and people re-entering the community from long-term care facilities or other institutions.

Is there sufficient housing for households at all income levels?

Table 30 estimates the number of units affordable to renters and owners in Hinesville at different income levels. This data can be compared to the number of households at each income level, as provided in Table 6 of the Needs Assessment.

According to CHAS estimates, there are 1,135 households with incomes under 30% HAMFI in the city and only 365 rental units affordable at that income level (Table 30). As such, there is insufficient rental housing available for households with extremely low incomes. There are approximately 1,220 households earning 30%-50% HAMFI, and a total of 1,015 rental units affordable for those earning less than 50% HAMFI. Again, the availability of rental units is insufficient to meet the needs of these very low-income households. However, it is worth noting that these figures do not consider unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low- or moderate-income household may be unavailable to them because it is occupied by a higher-income household.

For homeowners with incomes 50% HAMFI and below in the city, there are 309 affordable units available to them (Table 30). Unsurprisingly, households earning 100% HAMFI or greater contain the highest share of owner units affordable to their income level with an estimate of 1,999 units. As with rental housing, these figures do not consider housing size or condition, or the possibility that higher-income households will choose to occupy lower cost units.

The National Low Income Housing Coalition's Out of Reach data examines rents relative to income levels for counties and metro areas throughout the U.S. using HUD Fair Market Rents. Fair Market Rent (FMR) is a standard set by HUD at the county or regional level for use in administering its Section 8 rental voucher program. FMRs are typically the 40th percentile gross rent (i.e., rent plus utility costs) for typical, non-substandard rental units in the local housing market. To afford a two-bedroom rental unit at the Hinesville, GA MSA FMR of \$1,072 without being cost-burdened, a housing cost that does not exceed over 30% of the total household income, would require an annual income of \$42,880. This amount translates to a 40-hour work week at an hourly wage of \$20.62. A three-bedroom unit at the FMR of \$1,524 would require an annual wage of \$60,960.

How is affordability of housing likely to change considering changes to home values and/or rents?

Table 28 shows that the median home value in Hinesville increased by 13% from the 2005-2009 ACS to the 2013-2017 ACS, and median rent increased by 43%. In this way, affordability has decreased for both renters and owners. The lack of rental and for-sale housing in good condition

and affordable to residents with incomes less than 30% to 50% HAMFI indicates that housing affordability is likely to continue as a pressing issue in Hinesville, particularly for renters.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table 31 shows HUD Fair Market Rents (FMR) and HOME Rent Limits for the Hinesville, GA MSA. The city’s median contract rent of \$792 (Table 28) falls below the Fair Market Rent for one-, two-, three- and four-bedroom units and below the high HOME rent for two-, three-, and four-bedroom units. As of the 2017 5-year ACS data, about 63% of rental units in Hinesville are priced between \$500-\$999 which would meet the HUD Fair Market Rents for one-bedroom units (See Table 29). As noted in the previous section, about 8% of renter-occupied units are one-bedroom units, 37% are two-bedroom, and 53% are three or more bedrooms (Table 27). Combined, these figures suggest that housing choice voucher holders would be able to access a variety of units, given the share of housing renting for less than FMRs. However, more recent estimates of typical rents, such as those from the Zillow database, indicate that residents receiving any form of subsidy or rental assistance may have difficulty finding units they can afford.

Note that this data does not reflect housing conditions, which is an important consideration. Substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit. Additionally, housing choice voucher holders may have difficulty finding units that will accept vouchers or difficulty qualifying for leases due to past evictions or credit history.

TABLE 27 – COST OF HOUSING

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	107,300	120,800	13%
Median Contract Rent	554	792	43%

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

TABLE 28 - RENT PAID

Rent Paid	Number	%
Less than \$500	1,270	16.9%
\$500-999	4,750	63.0%
\$1,000-1,499	1,415	18.8%
\$1,500-1,999	80	1.1%
\$2,000 or more	8	0.1%
<i>Total</i>	<i>7,523</i>	<i>99.8%</i>

Data Source: 2013-2017 ACS

TABLE 29 – HOUSING AFFORDABILITY

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	365	No Data
50% HAMFI	1,015	309
80% HAMFI	2,734	1,269
100% HAMFI	No Data	1,999
Total	4,114	3,577

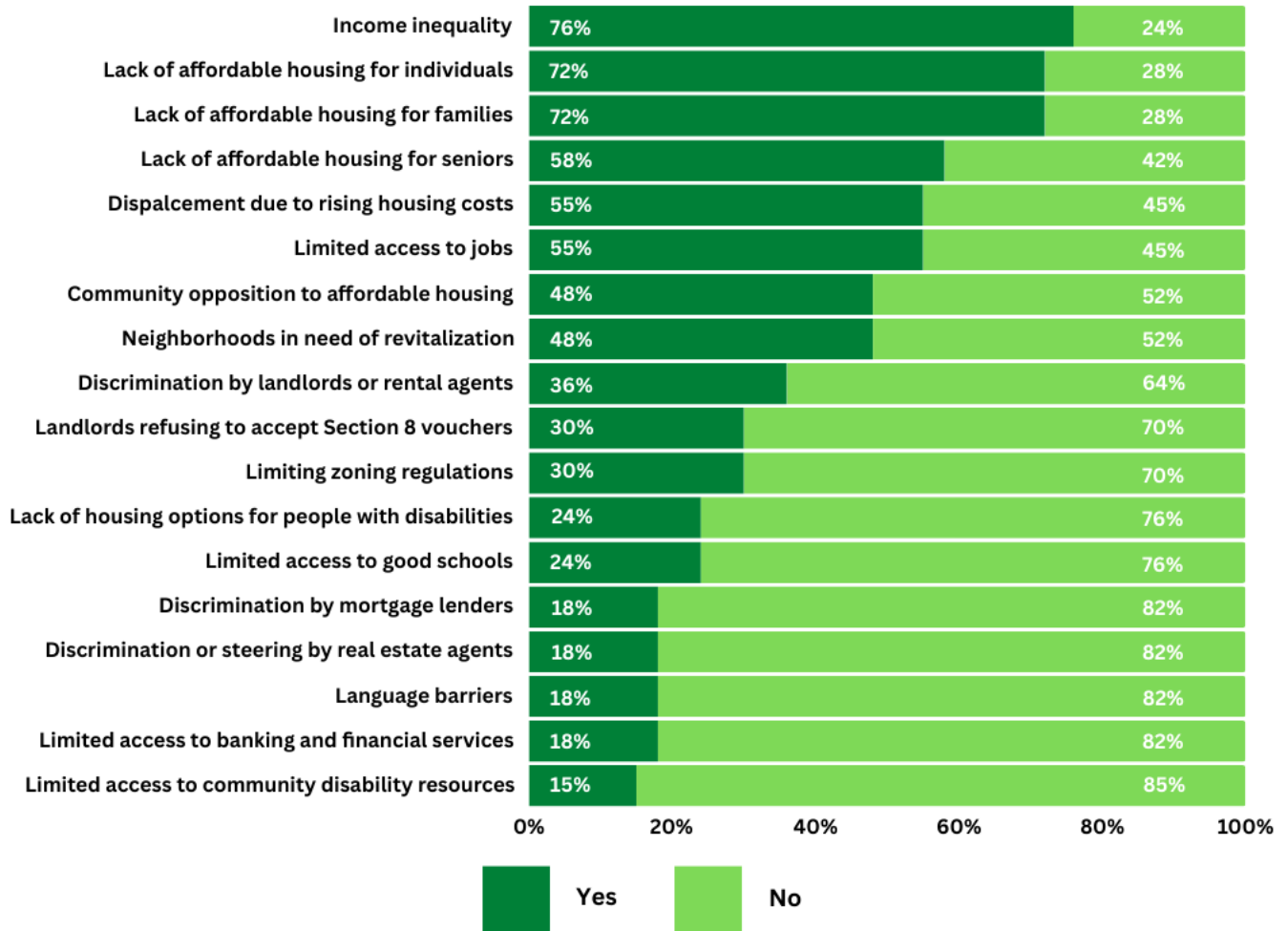
Data Source: 2013-2017 CHAS

TABLE 30 – MONTHLY RENT

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	928	949	1,072	1,524	1,826
High HOME Rent	724	777	934	1,070	1,174
Low HOME Rent	572	613	735	849	947

Data Source: HUD 2023 FMR and HOME Rents

FIGURE 2. BARRIERS TO FAIR HOUSING IDENTIFIED IN COMMUNITY SURVEY



MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

Introduction

This section examines the condition of housing in Hinesville, including the presence of selected housing conditions: 1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

Renters in Hinesville are more likely than owners to experience one or more of the selected housing conditions. About 41% of renter-occupied units and 29% of owner-occupied units have at least one of the conditions described above (Table 32). These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing). CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition.

The age of housing reflects periods of development in Hinesville. 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 (Table 33). 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. However, a combined share of 3,750 for all occupied structures (28%) built prior to 1980 indicates a potential need for rehabilitation assistance for both owner and renter-occupied units.

Definitions

For the purpose of this Consolidated Plan, the City of Hinesville defines units to be in “standard condition” if they meet HUD Section 8 housing quality standards. A unit is defined as “substandard” if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is “substandard but suitable for rehabilitation” if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems but have sufficient systems to allow for clean water and adequate waste disposal.

TABLE 31 - CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,625	29%	3,090	41%
With two selected Conditions	0	0%	125	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,035	71%	4,320	57%
Total	5,660	100%	7,535	100%

Data Source: 2013-2017 ACS

TABLE 32 – YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	940	17%	1,960	26%
1980-1999	3,310	58%	3,235	43%
1950-1979	1,300	23%	2,145	28%
Before 1950	110	2%	195	3%
Total	5,660	100%	7,535	100%

Data Source: 2013-2017 CHAS

TABLE 33 – RISK OF LEAD-BASED PAINT

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	% (of Owner-Occupied Units)	Number	% (of Renter-Occupied Units)
Total Number of Units Built Before 1980	1,410	25%	2,340	31%
Housing units built before 1980 with children present	100	2%	820	11%

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

TABLE 34 - VACANT UNITS

Hinesville, GA	Estimate
Total Vacant Units	2,528
For rent	1,123
Rented, not occupied	74
For sale only	358
Sold, not occupied	16
For seasonal, recreational, or occasional use	14
For migrant workers	0
Other vacant	943

Data Source: 2013-2017 ACS

Need for Owner and Rental Rehabilitation

While data on housing condition and age points to low levels of substandard owner-occupied housing in Hinesville, the large numbers of both owner-occupied and renter-occupied housing units built before 1980 indicate that housing maintenance and rehabilitation may be needs for low-income homeowners. Data regarding housing conditions indicates that 1,625 owner-occupied units (about 29% of all owner-occupied units) in Hinesville have at least one housing condition. Data in the Housing Needs Assessment shows that owner households in Hinesville tend to experience cost burdens more often than overcrowding or lack of complete plumbing or kitchen facilities. Data additionally indicates that 3,090 renter-occupied units (43% of all renter-occupied units) in the city have at least one housing condition, thus impacting lower-income renters more than owners.

While the number of owner-occupied housing units with two or more selected conditions is low, 1,410 owner-occupied housing units (25% of owner-occupied units) in the city were built before 1980, indicating a high risk for deferred maintenance and rehabilitation need (Table 34). An estimated 2,340 renter-occupied units (31% of renter-occupied units) were built before 1980. This data on the housing age in Hinesville indicates that many of these owner-occupied and renter-occupied units are at risk of deferred maintenance and may currently or soon be in need of some rehabilitation. Additionally, seniors living on Social Security or retirement income who have paid off their mortgages may be unable to afford necessary repairs and maintenance as their homes age.

About 3% of rental housing units in the city (195 units) were built before 1950, and 43% of units were built between 1980 to 1999 (3,235), (Table 33). Further, a greater number of rental units (125) than owner units (0) have at least two housing conditions, likely including cost burdens and at least one other housing condition (Table 32). Combined, these factors indicate that while there is a high level of need for rehabilitation of both renter- and owner-occupied housing, renters in Hinesville experience the highest levels of need. Residents and stakeholders who participated in this planning

process also indicated a high level of need for rehabilitation of both rental and owner-occupied housing in Hinesville.

Estimated Number of Housing Units Occupied by Low- or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 34 identifies the total number of housing units in Hinesville built before 1980 and the total number of renter and owner units built before 1980 that house children under age 6. This includes 100 owner-occupied units (2% of all owner-occupied units) and 820 renter-occupied units (11% of all renter-occupied units) with at least two risk factors for exposure to lead-based paint (built before 1980 and housing young children).

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income households, the elderly, and persons with individuals. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. Hinesville has one public housing authority in its jurisdiction, the Hinesville Housing Authority (HHA). 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.

TABLE 35 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				878	622	216			
# of accessible units									

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition
Data Source: APSH 2020*

Describe the supply of public housing developments:

Hinesville does not have its own stock of public housing developments. Publicly supported housing options are available in the region through the Housing Choice Voucher program and Project-Based Section 8, which are administered through the Hinesville Housing Authority.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The following multifamily properties in Hinesville have HUD inspection scores as of the date listed:

- Cedar Walk: 91 (11/23/2016)
- Pineland Square: 51 (6/10/2019)
- Regency Park Apartments: 88 (11/06/2019)
- Liberty Group Homes: 86 (12/07/2018)
- Harbor Square I, II, III Apartments: 81 (1/10/2019)
- Pines at Willowbrook: 86 (12/02/2019)

TABLE 36 - PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Cedar Walk	91
Pineland Square	51
Regency Park Apartments	88
Liberty Group Homes	86
Harbor Square I, II, and III Apartments	81
Pines at Willowbrook	86

Data Source: HUD 2021 REAC Physical Inspection Scores. www.huduser.gov/portal/datasets/pis.html#codebook_2021

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Based on HUD inspection scores, the Hinesville Housing Authority’s multifamily properties seem to be in fair to good condition. However, the score acquired by Pineland Square indicates that at the time of the inspection (06/10/2019), repairs did need to be made.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Hinesville Housing Authority’s strategic plan indicates that they will continue to maintain renovate and increase the units through development with public and private partnerships with in their inventory. Ongoing renovations include painting, replacement of roofs, and installing additional security measures such as fencing and locks. Moreover, capital funds have been set aside for the dwelling structures improvements if the Authority continues to receive funding from HUD.

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)

Introduction

The City of Hinesville is part of the Georgia Balance of State Continuum of Care, and bed counts are reported on this level. Hinesville has adopted a Housing First principle; however, Hinesville and Liberty County lack a dedicated shelter. The City of Hinesville is the lead agency for the Balance of State’s Coordinated entry program but only participates via transitional housing without temporary or emergency shelter capacity.

The City of Hinesville has adopted a Homeless Prevention Program (HPP) which works with organizations throughout the region to address homelessness. The HPP utilizes several projects, including a Hotel/Motel Voucher, Rapid Rehousing, Transitional Housing, and Prevention, to serve the community.

The table below depicts beds available within the Georgia Balance of State Continuum of Care and is not specific to Hinesville or Liberty County. In total, the Balance of State CoC reported 3,275 year-round beds and 6,388 homeless individuals in 2023, indicating a gap of 3,113 beds.

TABLE 37 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,092	0	862	895	N/A
Households with Only Adults	938	0	354	1,627	N/A
Chronically Homeless Households	N/A	0	N/A	506	N/A
Veterans	15	0	20	530	N/A
Unaccompanied Youth	66	0	24	0	N/A

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The City of Hinesville has a Homelessness Prevention Office that is an entry point for the Coordinated Entry System; however, the services available throughout this system are not specific to Liberty County or the City of Hinesville and may be located anywhere within the state of Georgia. This means that homeless individuals within Hinesville may be required to relocate in order to receive services. The City of Hinesville itself may provide a hotel/motel voucher or deposit and first month's rent as a form of rapid rehousing to approved Coordinated Entry applicants as part of the City's Homelessness Prevention Program.

Non-dedicated mainstream services in Hinesville which may be useful to individuals experiencing homelessness include the following:

- Hinesville Career Center
- Gateway Behavioral Health Services
- Diversity Health Center
- Liberty County DCFS Office

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Hinesville does not currently have a dedicated homelessness facility or localized services dedicated to the homeless. The nearest dedicated homeless facilities are located in Savannah, approximately 40 miles away. The City of Hinesville may provide a hotel/motel voucher or deposit and first month's rent as a form of rapid rehousing to approved Coordinated Entry applicants as part of the City's Homelessness Prevention Program. The City of Hinesville has a Homelessness Prevention Office that is an entry point for the Coordinated Entry System; however, the services available throughout this system are not specific to Liberty County or Hinesville and may be located anywhere within the state of Georgia.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

Introduction

This section describes the housing and social service needs of special needs populations in Hinesville, including the elderly and frail elderly, people with disabilities, residents with diagnosis of HIV/AIDS, residents with substance use or mental health disorders, and survivors of domestic violence.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV / AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs.

Elderly And Frail Elderly

The elderly and frail elderly often need housing that allows them to age comfortably in place. This may require accessibility modifications that include ground floor entry, wheelchair ramps, and bathtub/shower modifications. The location of supportive housing for elderly populations should consider the site's access to vital resources and health services. Due to limited mobility, seniors may require access to transit or transportation services in order to reach everyday necessities and services. Other supportive service needs for the elderly include healthcare services, independent living support, assistive technologies, and educational assistance. Senior housing should also integrate programming meant to facilitate social interactions and community, as isolation poses a large issue for this population. Nearly 90% of Hinesville survey respondents noted a medium to high level of need for more senior housing, and APSH data shows that Hinesville does not have any section 202 housing.

People With Disabilities

Persons with disabilities (mental, physical, developmental) often require supportive housing and services similar to those listed above for the elderly population. These housing needs might include accessibility modifications, proximity to public transit or transportation services that allow access to necessary healthcare services, employment, food, etc., and supportive services such as independent living support and case management. Rental assistance and related services, such as housing navigation and eviction prevention, assist residents in affording housing and remaining housed. More than 75% of Hinesville survey respondents noted a medium to high level of need for more disability friendly housing. Stakeholders interviewed in the community engagement process also noted a significant need for more disability accessible housing, and APSH data shows that Hinesville does not have any section 811 housing.

People With Substance Use Disorders

People with substance use disorders may need services including screening, diagnosis, assessment, and treatment. People recovering from these disorders may need recovery supportive services, including clinical case management, housing and transportation assistance, mental health services, family engagement, behavioral therapy, and vocational and education, childcare, financial, and health services.

People Living With HIV/AIDS

Low-barrier housing free from requirements such as those surrounding drug testing, sobriety, criminal background, and medical appointments is a primary need for people living with HIV/AIDS. A 'Housing First' model, in which housing is provided without these kinds of barriers, increases access to housing and reduces risk of homelessness for people living with HIV/AIDS. Like other special needs populations, people living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. This population may need case management services; however, the Housing First model emphasizes that supportive services should not be required for people living with HIV/AIDS to access housing. In addition to low-barrier housing, people living with HIV/AIDS may need a variety of services, including access to core medical services, as well as supportive services, including childcare services, medical transportation, and non-medical case management, among others.

Public Housing Residents

Public housing residents often need supportive services such as case management and long-term follow-up; employment services, including transitional jobs, job-search assistance, sector-based job training, work-related childcare support, and continuing technical and professional education; programs that teach financial literacy; and housing counseling.

Some public housing residents need more intensive case-management and may benefit from integrated supportive housing, in which small numbers of permanent family-supportive housing units are incorporated into mixed-income developments and case management and services are provided on-site. Vouchers with wraparound services provide an alternative model in which case managers support voucher-holders with the same services delivered in permanent supportive housing. Incentives models may also support families in moving toward self-sufficiency by providing rewards for achievements, such as paying rent on time, getting their children to school, applying for a job, and volunteering.

Finally, some public housing residents—particularly those with serious physical and mental health disabilities— may have greater supportive service needs, such as assisted living (meals, housekeeping, activities, health care, case management, grocery store access) and on-site services, including parenting support, childcare, and after-school services for those who have custody of children or grandchildren.

Survivors Of Domestic Violence

Often, the greatest need for survivors of domestic violence is access to safe and affordable housing. Transitional housing options may also provide supportive services such as counseling, childcare, transportation, life skills, education, and job training for up to 24 months, providing survivors time and services to obtain safety and stability. Difficulties finding affordable housing are common among the general population, but survivors of DV face additional challenges in finding affordable housing that is located near public transit, as many do not have access to their own method of transportation, as well as finding affordable housing that can accommodate families with children.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

People with mental health and substance abuse disorders often require supportive housing following discharge from inpatient treatment to reduce risk of homelessness. People returning from these institutions need access to affordable housing and health services and may also require supportive services such as case management and transportation assistance. Permanent supportive housing should be affordable, close to needed health services, and accessible to transportation options.

The following programs may assist persons returning from mental and physical health institutions with supportive housing in Hinesville:

- **The City of Hinesville’s Homeless Prevention Program:** this program is a referral agent for the Georgia HUD Section 811 program, which rental assistance and supportive services including permanent supportive housing for people between the ages of 18 and 61 with long term disabilities.
- **JC Vision and Associates:** this organization provides disabled residents with housing counseling and tax education.
- **The Coastal Georgia Area Community Action Authority:** this organization constructs affordable housing for the disabled and other populations.
- **The Housing Authority of the City of Hinesville:** this organization administers public and section 8 housing programs.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

Though the City of Hinesville does not have any planned activities that specifically target non-homeless special needs populations, it will support efforts by non-profit organizations operating in the area that address the housing and supportive service needs of these populations.

For entitlement / consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).

Though the City of Hinesville does not have any planned activities that specifically target non-homeless special needs populations, it will support efforts by non-profit organizations operating in the area that address the housing and supportive service needs of these populations.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Hinesville’s 2024 Analysis of Impediments to Fair Housing Choice (AI) identified affordability and housing supply barriers as two of the major variables contributing to the city’s fair housing issues. The AI also includes a review of the city’s existing zoning code and identifies policies that may limit the development of affordable housing in the region.

Although zoning ordinances and land use codes play an important role in regulating the health and safety of the built environment, overly restrictive codes can negatively impact housing affordability and fair housing choice within a jurisdiction. While the Zoning Ordinance of the City of Hinesville was not found to be facially exclusionary, there are opportunities for the City to modify the ordinance to further remove barriers to the development of affordable housing across all residential zones.

For example, to encourage more infill development in the traditionally low-density neighborhoods, minimum lot sizes could be further reduced— especially in R-20 districts— conversion of established dwellings to multifamily dwellings permitted, and height restrictions relaxed to allow for more density on the same footprint. This would potentially allow for more supply of housing, which helps put downward pressure on rental prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

In addition to these public-sector barriers, the private market creates barriers as well. As discussed in earlier sections, some landlords may refuse to rent units to households receiving other forms of housing assistance. Known as source of income discrimination, this practice reduces the affordability of existing units in the private housing stock and creates barriers to obtaining affordable housing. The poor quality of some rental housing units also makes them unsuitable for occupancy, thus removing further units for the city's rental housing inventory.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

Introduction

This section outlines employment, labor force, and educational attainment data that informs the Consolidated Plan’s priorities and goals.

Economic Development Market Analysis

TABLE 38 - BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	6	0	0	0	0
Arts, Entertainment, Accommodations	1,609	28	12	0	-12
Construction	635	153	5	2	-3
Education and Health Care Services	2,648	2,478	20	32	12
Finance, Insurance, and Real Estate	606	289	5	4	-1
Information	101	64	1	1	0
Manufacturing	797	16	6	0	-6
Other Services	410	279	3	4	1
Professional, Scientific, Management Services	1,135	268	9	3	-6
Public Administration	2,345	807	18	10	-8
Retail Trade	1,624	1,526	12	19	7
Transportation & Warehousing	941	19	7	0	-7
Wholesale Trade	269	41	2	1	-1
Grand Total	13,126	7,856			

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

TABLE 39 - LABOR FORCE

Labor Force	# of People
Total Population in the Civilian Labor Force	14,984
Civilian Employed Population 16 years and over	13,126
Unemployment Rate	12.4
Unemployment Rate for Ages 16-24	10.8
Unemployment Rate for Ages 25-65	22.5

Data Source: 2013-2017 ACS

TABLE 40 – OCCUPATIONS BY SECTOR

Occupations by Sector	# of People
Management, business and financial	3,714
Farming, fisheries and forestry occupations	6
Service	3,141
Sales and office	3,425
Construction, extraction, maintenance and repair	1,054
Production, transportation and material moving	1,792

Data Source: 2013-2017 ACS

TABLE 41 - TRAVEL TIME

Travel Time	#	%
< 30 Minutes	11,678	77%
30-59 Minutes	2,321	15%
60 or More Minutes	1,107	7%
Total	15,106	100%

Data Source: 2013-2017 ACS

Education:

TABLE 42 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS*

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	627	32	527
High school graduate (includes equivalency)	2,937	285	1,255
Some college or Associate's degree	4,608	635	1,591
Bachelor's degree or higher	2,592	253	571

Data Source: 2013-2017 ACS

* For Population 25-64 years

TABLE 43 - EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	61	76	60	187	243
9th to 12th grade, no diploma	610	381	92	368	191
High school graduate, GED, or alternative	1,717	1,905	925	2,005	897
Some college, no degree	1,737	2,938	998	1,882	487
Associate's degree	188	492	627	823	210
Bachelor's degree	170	1,010	872	775	119
Graduate or professional degree	6	162	165	761	217

Data Source: 2013-2017 ACS

TABLE 44 – MEDIAN EARNINGS IN THE PAST 12 MONTHS*

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$15,905
High school graduate (includes equivalency)	\$27,300
Some college or Associate’s degree	\$31,179
Bachelor’s degree	\$37,252
Graduate or professional degree	\$50,571

*Data Source: 2013-2017 ACS
For population 25 years and over

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The employment sectors in Hinesville with the largest numbers of jobs are education and healthcare services (2,478 jobs or 32% of all jobs); retail trade (1,526 jobs or 19%); and public administration (807 jobs or 10%) (Table 39).

The jobs in which the most city residents are employed reflect these major employment sectors. The largest shares of Hinesville residents are employed in education and healthcare services (20% of all workers); public administration (18%); and retail trade (12%) (Table 39).

The largest mismatches between the share of workers (i.e., employed residents) and the share of jobs by sector are in arts, entertainment, and manufacturing, which accounts for 12% of workers but 0% of jobs. This indicates that the jobs in this sector are found outside of the city. The difference between the share of workers and share of jobs within this sector is -12 percentage points. There is another mismatch between workers and jobs in education and healthcare services, which accounts for 32% of all jobs and 20% of workers, with a difference of +12 percentage points.

Describe the workforce and infrastructure needs of the business community:

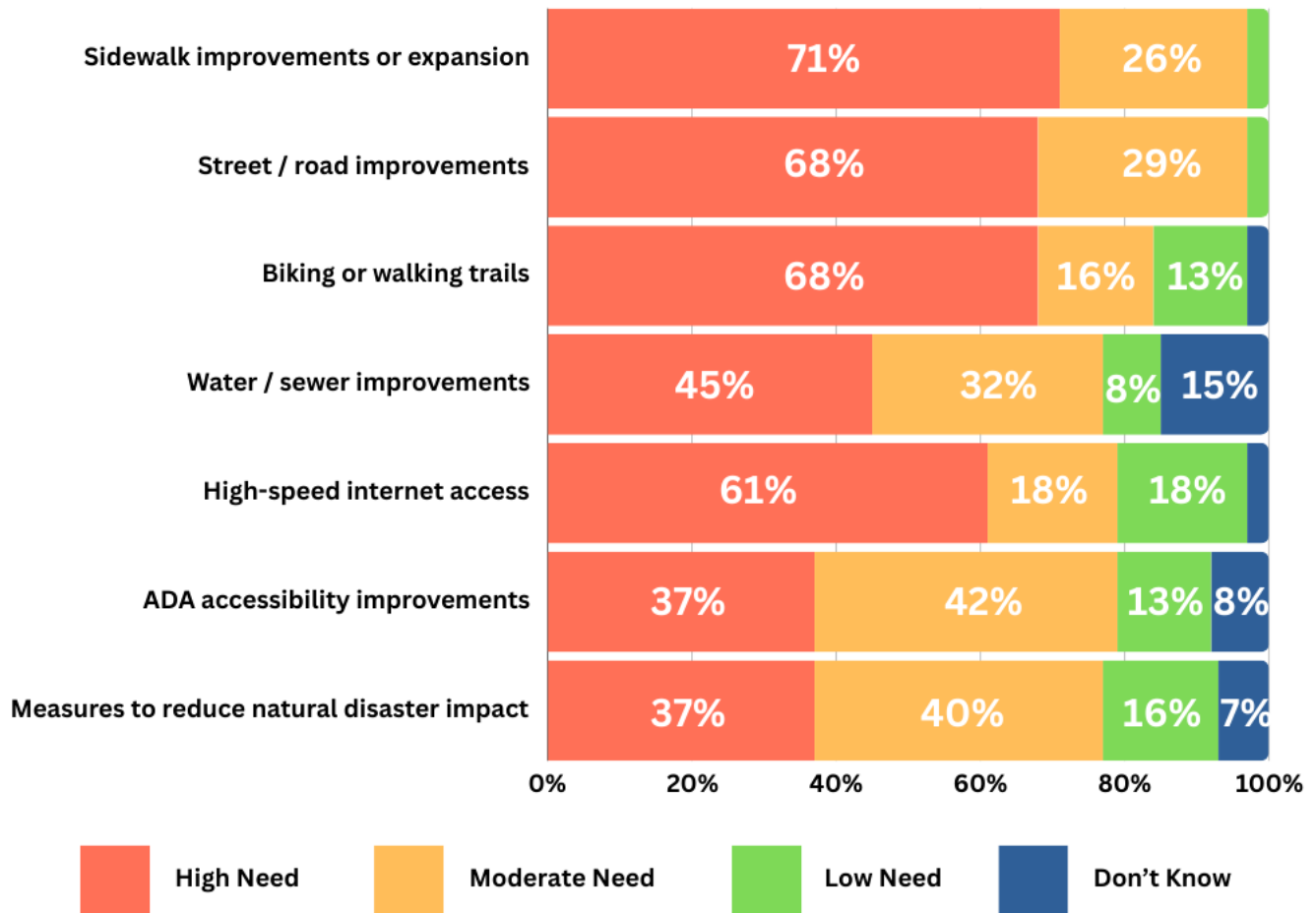
The Coastal Regional Commission of Georgia 2022-2027 Comprehensive Economic Development Strategy (CEDS) identifies several needs in the Coastal Georgia region, which include:

- Shift from lower paying service jobs to higher paying manufacturing jobs
- Economic diversification
- Promote expansion of existing businesses and new industry
- Labor skills and education to support a diverse group of industries
- Communication between governments, authorities, businesses, and citizens in planning and implementing economic plans

Residents supported these findings by noting that the city needs more high paying job opportunities and increased variety in the types of businesses being developed in the area. Survey respondents also indicated the following infrastructure needs in Hinesville (see Figure 3), which

include sidewalk improvements/expansions, street/road improvements, and biking or walking trails.

FIGURE 3. INFRASTRUCTURE NEEDS IDENTIFIED IN COMMUNITY SURVEY



Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In November 2023, the Hinesville Development Authority, Liberty County Chamber of Commerce and the City of Hinesville, in partnership with Georgia Southern University’s Business Innovation Group (BIG), launched the first Hinesville Business Incubator, partially funded by an Economic Development Administration (EDA) grant. The Hinesville Business Incubator, located in downtown Hinesville, operates a membership model that offers private offices, dedicated workspaces, job training programs, and business coaching services. With the addition of this incubator, the city hopes to provide entrepreneurship opportunities, encourage new business development, and

support existing businesses in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The 2020 CEDS for the Mid-East Commission, which serves Pitt County, identified there is an aging workforce in the region with a large percentage of the workforce due to retire in the next decade. There is also a low wage economy that fails to provide discretionary income to adequately support retail and service workers. The average public educational achievement in the region also falls behind state averages, where 14% of Hinesville’s population that is over 25 years holds a bachelor’s degree, compared to 21% of Georgia’s overall population. This has resulted in a large share of the workforce having a need for basic work readiness. There is an opportunity to continue the training and retraining of the current adult workforce to attract higher skill and higher wage employers. The region can also promote technical training and trade school opportunities for students not attending college. There are also several assets the region can utilize to promote and encourage entrepreneurship or recruit early retirees interested in owning a business and continue the expansion of economic development.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Georgia’s QuickStart program, which is managed by the Technical College System of Georgia, provides customized, job-specific training to qualified companies that move in or expand their workforce in the state. WorkSource Coastal also offers a variety of employment services, including youth employment training, veteran services, adult and dislocated worker services, and business services to residents in Liberty County. The Georgia Department of Labor operates a Career Center in Hinesville that provides unemployment services and workshops.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Hinesville is included in the Coastal Regional Commission of Georgia CEDS as a part of Liberty County.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

There are several objectives outlined in the 2022-2027 Coastal CEDS that may be coordinated with Consolidated Plan efforts. They include:

- Encourage new developments in infill areas and clusters in accordance with smart growth policies
- Support and assist local governments on redevelopment and rehabilitation projects for

dilapidated structures

- Support and assist local governments on development or refurbishment of needed infrastructure
- Support an aging workforce through continued education and quality of life investments
- Market educational opportunities in the region to expand the workforce

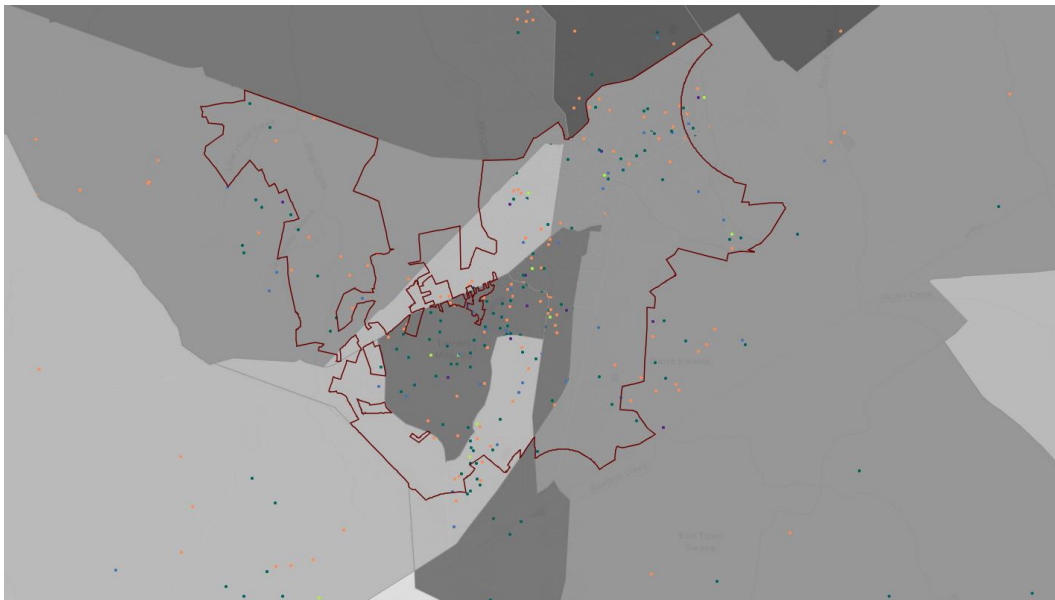
MA-50 NEEDS AND MARKET ANALYSIS

DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Based on data retrieved from HUD's Affirmatively Furthering Fair Housing (AFFH) tool (see Figure 4), census tracts 102.02 (42.9%) and 102.07 (47.4%) are the areas of the city with the highest percentages of households experiencing any of the 4 housing problems.

FIGURE 4. HOUSING PROBLEMS AND RACE/ETHNICITY IN CITY OF HINESVILLE



Source: HUD AFFHT0006. Retrieved from: <https://egis.hud.gov/affht/>

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

No, there are no racially/ethnically concentrated areas of poverty (R/ECAPs) within the city of Hinesville.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband connectivity is a vital community resource that offers citizens access to employment, education, and other personal enrichment opportunities found through the internet. In 2015, the FCC defined broadband as internet access with download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Mbps (otherwise noted as 25/3). With broadband access, internet users can partake in file downloading, video streaming, email, and other critical features necessary for online communication.

Disparities in broadband access – particularly for low-to-moderate households – can create a “digital divide” that limits users’ personal and professional opportunities. A 2021 study from the Pew Research Center found that 43% of low-income families did not have access to broadband services at home, and 41% did not have a desktop or laptop computer. This is especially troubling in a post COVID era – A 2020 report from the Pew Research Center noted that 87% of American adults viewed internet access as important or essential in completing daily tasks post COVID , another 2021 Pew report found that 93% of U.S. children relied on internet access for at least some school learning post COVID, while 17% of U.S. teens reported having difficulty completing their homework due to a lack of internet access and 35% reported having to complete homework using a cell phone rather than a computer . Finally, a 2021 report from the International Regional Science Review finds that broadband access is particularly significant in rural areas such as Hinesville, and that increased levels of access in turn increase the success and prevalence of local small businesses. With these facts in mind, broadband access is an important factor in building and promoting equity and accessibility among low- and moderate-income residents.

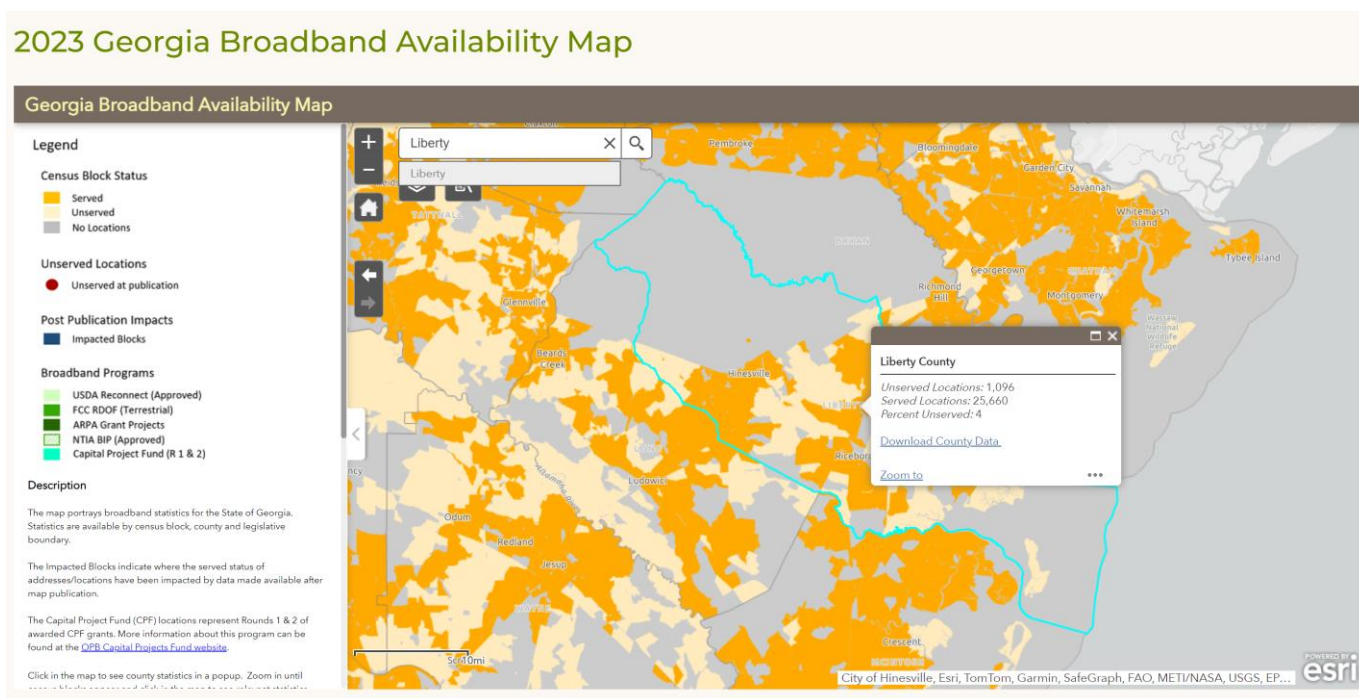
In 2018, the Georgia General Assembly passed SB402, known as the Achieving Connectivity Everywhere (ACE) Act, which created the Georgia Broadband Deployment Initiative. This initiative promotes the deployment of broadband services to underserved areas of Georgia. The state also maintains a Broadband Advisory Committee coordinated by the Georgia Technology Authority, or GTA, which aids in collaboration between agencies and local governments to increase connectivity.

The GTA has additionally produced a Digital Connectivity Plan in November 2023, which outlines planned strategies for overcoming the digital divide. This plan assesses the broadband need level of several unique population groups in Georgia, including low-income populations, or people

earning less than 150% of the federal poverty line. The plan reports the following in regard to low-income populations in Georgia⁵:

- It is likely that very-low-income households are disproportionately less covered by broadband.
- Low-income populations display the most urgent need for more affordable broadband.
- Low-income populations display the most urgent need for increased device access.

The Georgia Department of Community Affairs maintains a map of broadband coverage by county in the state, which reports that in Liberty County, there are approximately 1,096 unserved locations for a total of 4% of the population as displayed below:

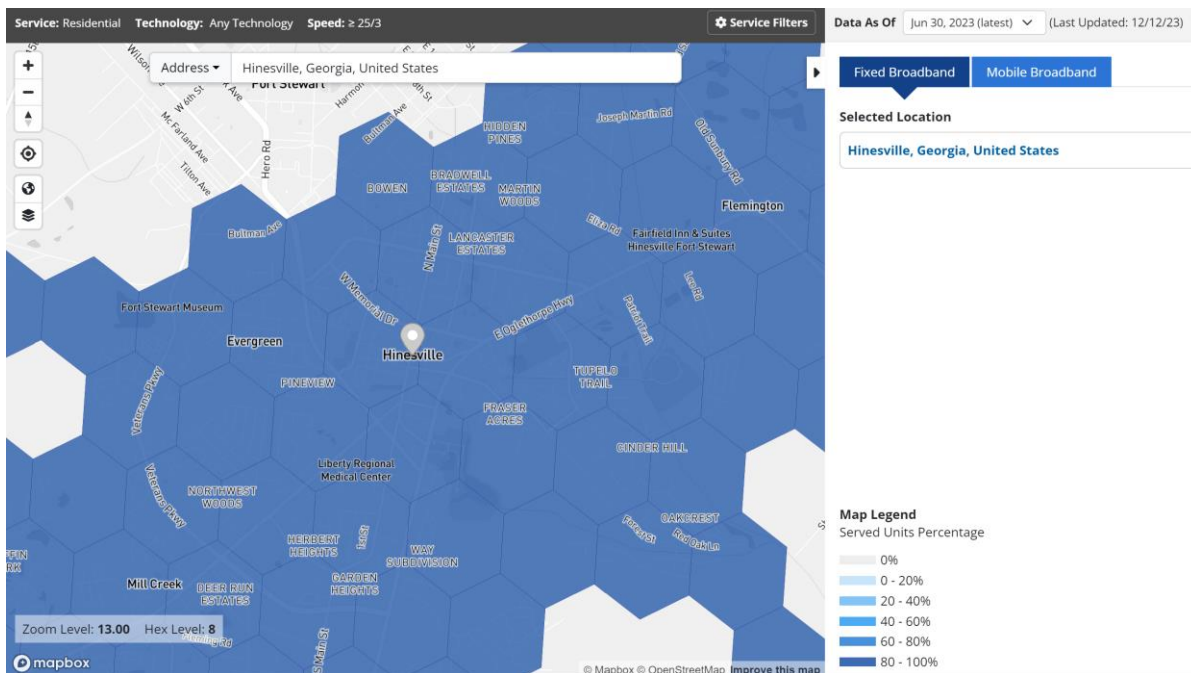


Source: <https://broadband.georgia.gov/2023-georgia-broadband-availability-map>

Another source of data on broadband access comes from the website BroadbandNow, which exists to help people discover broadband options in every area. This site ranks Georgia 18th out of 50th for high-speed internet access among U.S. states, stating that 94.4% of Georgia residents have access to 25 Mbps broadband; however, only 29.2% of residents have access to low-priced broadband. Liberty County lags behind Georgia as a whole, with 82.6% of residents having access to 25 Mbps broadband.

⁵ https://drive.google.com/file/d/17BSe8J6DfCSvZgbeGnyXgMPQYUf5STp/_/view

Hinesville’s most recent broadband coverage is also captured in the Federal Communications Commission’s collection of self-reported data from internet service providers, published in June 2023. Many sources have criticized this FCC data, noting that any census block with at least one residential or business broadband consumer is identified as a census block that is being ‘served.’ According to FCC data, all areas of Hinesville have 100% of units covered and there is no variation in service availability based on location within Hinesville, as depicted below:



Source: <https://broadbandmap.fcc.gov/location-summary/fixed?version=jun2023>

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Hinesville is served by several internet service providers who offer download speeds that meet the criteria of broadband, according to BroadbandNow. These include Xfinity, Viasat, HughesNet, BrightSpeed, AlwaysOn, Starlink, and T-Mobile Home Internet. BroadbandNow lists the following types and coverage for these service providers:

Provider Name	Connection Type	Portion of Hinesville covered	Plan Starting Price
Xfinity	Cable	96%	\$35
Viasat	Satellite	100%	\$65
HughesNet	Satellite	100%	\$50
BrightSpeed	DSL/Fiber	17%	\$50
AlwaysOn	Fixed Wireless	27%	\$60
Starlink	Satellite	100%	\$90
T-Mobile Home Internet	5G Internet	27%	\$50

Source: <https://broadbandnow.com/Georgia/Hinesville>

This breakdown shows that there is significant competition for satellite service providers, who are all available in all areas of Hinesville, but no competition for other types of service providers. Additionally, DSL/Fiber internet, fixed wireless internet, and 5G internet are only available in small portions of the city. This means that residents who are seeking options other than satellite internet may face difficulty in finding coverage options affordable to them, indicating a need for increased competition in these areas.

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Hazard Mitigation Planning for Hinesville is conducted through Liberty County. The County’s currently active Multi-Jurisdictional Hazard Mitigation Plan was approved in 2016 and updated in 2021. It applies to the jurisdictions of Liberty County and the cities of Allenhurst, Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville. The plan defines 13 potential hazards designated by the state of Georgia and notes that eight of these apply to Liberty County. Additionally, although it is not a state-defined hazard, Liberty County includes “hazardous materials” as a potential hazard, for a total of nine hazards assessed by the plan. These nine hazards are assessed and ranked by features such as likelihood of occurrence and potential impact to the community and to essential resources or structures. Identified hazards potentially relating to natural disasters and climate change include the following, along with their probability of recurrence:

Highly Likely

- Coastal Hazards
- Drought
- Severe Weather
- Wildfire
- Wind

Likely

- Hurricane Winds
- Inland Flooding
- Tornadoes

Coastal Hazards

Coastal hazards listed as likely to impact the study area include coastal flooding, storm surge, sea level rise, and coastal erosion. In the past twenty years, there have been three coastal hazard events in Liberty County – one coastal flooding event and two storm surge events – totaling \$3.15 million in property damage to the County. No injuries or deaths resulted from these events within Liberty County.

The Hazard Mitigation Plan lists twenty facilities as potentially vulnerable to impacts of coastal hazard events, and additionally notes that there is a significant mobile home presence in Liberty County which may also be vulnerable. For residents flooding is the most significant risk from coastal hazards, although the plan notes that Hinesville is a lower risk location than the eastern portion of Liberty County.

Drought

Liberty County is considered a “moderately dry” area of Georgia and therefore remains at risk of drought. The main risks of drought are listed as “diminished crop yield, increased erosion, dust storms, ecosystem damage, reduced electricity production due to reduced flow through hydroelectric dams, shortage of water for industrial production, and increased risk of wildland fires”. Severe drought may also impact public health by lowering water quality.

The Hazard Mitigation Plan reports that Liberty County has experienced 44 drought events in the last twenty years, which did not result in any injuries or deaths or incur any costs.

Severe Weather

Severe weather is defined in the hazard mitigation plan as “any aspect of the weather that poses risk to life and/or property and requires the intervention of authorities”. This typically includes thunderstorms, lightening, and hail. Risks of severe weather include property damage and potential injury or death to residents. Since 2015 Liberty County has experienced nine hail events, one lightening event, and 42 thunderstorm events severe enough to be categorized as severe weather, none of which resulted in injury or death. The County averages 20-30 severe weather days each year.

Wildfire

The National Weather Service (NWS) defines a wildfire as “any free-burning, uncontrollable wildland fire not prescribed for the area which consumes the natural fuels and spreads in response to its environment.” Wildfires may occur for a variety of reasons, including lightening strike or accidental or intentional human actions. The main risks of wildfire include property damage and injury or death to residents.

A 2009 fire risk assessment placed Liberty County in “high” hazard range. Many contributing factors in this assessment were related to the structure and maintenance of existing buildings, which were frequently not conducive to fire mitigation or ease of evacuation. Hinesville itself received a “moderate” hazard rating.

Wildfires are an infrequent but highly risky occurrence. The last recorded wildfire in Liberty County took place in 2011 and was located two miles west of Hinesville. The fire did not result in any deaths, but burned 372 acres of mostly empty land before being contained.

Wind

High-speed wind may pose a danger to residents. Depending on the speed, wind may pose a risk of property damage or injury to people. Death from winds that do not meet the level of hurricane or tornado winds is unlikely – the main risk of wind is typically property damage or injury due to debris.

Since 2015 Liberty County has recorded 41 wind incidents, two of which occurred in Hinesville. No injuries or deaths resulted from these events, which cause a total of \$3,500 in property damage across the County. The Hazard Mitigation Plan estimates that Liberty County can expect around ten wind events per year.

Hurricane Wind

Hurricane winds are defined as tropical storm winds that reach a speed of 74 miles per hour or greater. These winds have the potential to cause damage to or destroy structures and property, and to cause severe injury or death to residents and animals, and may be accompanied by flooding. Since 1996, Liberty County has recorded four hurricane events and seventeen less severe tropical storm events, totaling \$9,000 in property damage. These events did not result in any injury or death.

The probability of natural disasters is frequently measured in spans of time, a designation that determines how much time must pass for it to be probable that an event will occur. A 100-year event has a 1% probability of happening per year, while a 500-year event has a 0.2% probability of happening per year. The Hazard Mitigation Plan reports that for a 100-year hurricane wind event Hinesville may expect wind gusts of up to 93 miles per hour, and for a 500-year event up to 116 miles per hour. The plan also notes that Liberty County building codes do not require adherence to wind zones.

Inland Flooding

Inland flooding is defined by the National Weather Service as “the rising and overflowing of a body of water onto normally dry land”. This type of flooding is typically caused either directly or indirectly by heavy rainfall – rainfall may cause runoff in areas with many impervious surfaces, or it may cause rivers to overflow and flood normally dry areas. Flooding from coastal rise is considered a subset of coastal hazards in the Hazard Mitigation Plan. The main risks of inland flooding include property damage, water supply contamination, and risk of injury or death to residents trapped by floodwaters.

Flooding risk from river overflow in Liberty County mainly arises from Peacock Creek and the Goshen Canal, however, any waterway may pose a flood risk during heavy rainfall. A significant portion of the city of Hinesville is considered either a special flood hazard area or 100-year floodplain area. Thirteen inland flooding events have occurred in Liberty County in the past twenty

years, eight of which occurred within Hinesville. These events resulted in \$35,000 in property damage, \$20,000 of which was specific to Hinesville, and no injuries or deaths.

Tornadoes

Tornadoes are a form of severe weather characterized by high winds. The main risks of tornadoes include property damage and risk of injury or death to residents. The Liberty County Hazard Mitigation Plan notes that tornadoes are the leading cause of weather-related death in the state of Georgia.

Since 1995 Liberty County has recorded nine tornadoes, most of which were measured as an EF1 on the Fujita Scale. One death resulted from a tornado. The entire geography of Liberty County is equally vulnerable to tornadoes, and it is estimated that severe tornadoes have the potential to cause upward of \$35 million in damage to critical structures within the County. Mobile homes, which have a significant presence within the County, are particularly vulnerable to tornado damage and residents of mobile homes are at higher risk of injury or death.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

In its September 2021 report “Climate Change and Social Vulnerability in the United States⁶,” the US EPA identifies low-income earners, minorities, elderly adults, and persons with less than a high school diploma as “socially vulnerable.” Socially vulnerable persons are described as having a reduced capacity to “cope with and recover from climate change impacts”, and socially vulnerable groups are described as more likely to live in poorer neighborhoods with lower elevations and poorly maintained infrastructure. The 2018-2022 ACS estimated that 16.3% of Hinesville’s total population, or around 5,500 people, are living below the poverty line. Additionally, the Liberty County Hazard Mitigation Plan notes that mobile home residents, who are more likely to be low-income, are especially vulnerable to climate related hazards. The 2018-2022 ACS estimates that there are approximately 674 mobile homes in Hinesville.

⁶ U.S. EPA. (September 2021) “Climate Change and Social Vulnerability in the United States.” https://www.epa.gov/system/files/documents/2021-09/climate-vulnerability_september-2021_508.pdf

Strategic Plan

SP-05 OVERVIEW

STRATEGIC PLAN OVERVIEW

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.

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

Target Area:	Percentage of Funds
Citywide	100%

TABLE 45 - GEOGRAPHIC PRIORITY AREAS

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Hinesville does not intend to designate or target specific areas for allocation of funds as part of its strategic use of CDBG funds; however, there will be opportunities to benefit low- and moderate-income neighborhoods over the next five years. Grant funds will support neighborhood revitalization through public improvements, affordable housing, and public services. CDBG activities will focus on assisting the most vulnerable populations, including households with incomes below 50% of the area median income, homeless individuals and families, and people with disabilities. This Strategic Plan outlines priorities for the next five years, including supporting housing affordability for low- and moderate-income owners and renters.

SP-25 PRIORITY NEEDS - 91.215(A)(2)

TABLE 46 – PRIORITY NEEDS SUMMARY

Priority Need	Housing Affordability and Condition
Priority level	High
Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly/frail elderly Public housing residents People with disabilities
Geographic area(s) affected	Citywide
Associated goals	Improve housing access and quality
Description	Activities to possibly be funded under this priority include but are not limited to: <ul style="list-style-type: none"> • Affordable rental housing, including housing with services, for under 50-60% AMI. • Affordable homeownership opportunities. • Home repair assistance, especially for senior homeowners. • Energy efficiency improvements. • Owner-occupied housing rehabilitation. • Rental rehabilitation or programs to prevent displacement due to redevelopment. • Senior housing, including assistance for seniors at-risk of homelessness. • Housing options with supportive services/case management for people with mental health needs. • Affordable housing in areas with access to transportation, jobs, and other community resources. • Assistance with accessing housing (application fees, background checks, issues with past evictions, Housing Choice Voucher acceptance). • Lead and asbestos abatement, demolition, debris removal • Acquisition and clearing of land for affordable housing development.

1

	Basis for priority	CHAS data analyzed for this Plan indicates high levels of housing cost burden. Community members noted the need for a greater supply of affordable rental and for-sale housing and rehab and repair of housing. The top-rated housing needs from the community survey include elderly or senior housing, help buying a home/ downpayment assistance, help with rental payments, and rehabilitation of affordable rental housing/ apartments.
	Priority Need	Blight Reduction
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
2	Geographic area(s) affected	Citywide
	Associated goals	Reduce blight
	Description	Activities to possibly be funded under this priority include: <ul style="list-style-type: none"> • Lead and asbestos abatement • Demolition • Debris removal to remove unsafe structures.
	Basis for priority	Survey respondents identified redevelopment or demolition of blighted properties as a top economic development need in the city.
	Priority Need	Infrastructure and Public Facility Improvements
	Priority level	High
3	Population(s) served	Extremely low income Low income Moderate income Families with children Elderly People with disabilities Non-housing community development
	Geographic area(s) affected	Citywide
	Associated goals	Improve public facilities and infrastructure

Description	<p>Activities to possibly be funded under this priority include:</p> <ul style="list-style-type: none"> • Infrastructure to support affordable and/or small-lot housing • Sidewalks • Street improvements • Streetlighting • High speed internet access • Parks
Basis for priority	<p>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.</p>
Priority Need	Public Services
Priority level	High
Population(s) served	<p>Extremely low income Low income Moderate income Families with children Elderly People with disabilities Homeless individuals and families Victims of domestic violence</p>
Geographic area(s) affected	Citywide
Associated goals	Provide public services
Description	<p>Activities to possibly be funded under this priority include:</p> <ul style="list-style-type: none"> • Domestic violence services • Abused and neglected children services • Senior programs, including transportation assistance and support programs • Food access assistance • Mental health services • Youth activities/afterschool activities • Childcare centers • Children/family services • Literacy programs for adults • Financial literacy and first-time homebuyer classes • Fair housing education and enforcement • Public transportation/transportation assistance • Small business support
Basis for priority	<p>Respondents to the community survey prioritized health and mental health services, substance abuse/crime prevention, and job training as areas of highest need.</p>

4

Priority Need		Fair Housing
5	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goals	Planning and administration
	Description	<p>Assist eligible households including but not limited to:</p> <ul style="list-style-type: none"> • Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. • Consumer education around landlord-tenant issues. • Fair housing education and enforcement for people with limited English proficiency.
	Basis for priority	Input from community members indicates 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.
Priority Need		Program Administration
6	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goals	Planning and administration
	Description	Support general administration, planning, and staff costs for the City's CDBG program.
	Basis for priority	Program administration costs associated with the coordination and delivery of services to Hinesville, GA residents.

Narrative (Optional)

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

TABLE 47 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. TBRA is provided through HUD’s Section 8 Housing Choice Voucher program administered through local housing authorities. Georgia Department of Community Affairs (DCA) administers the Housing Choice Voucher Program in Hinesville and within 149 of the state’s 159 counties. According to HUD’s Picture of Subsidized Households, Hinesville has a current voucher capacity of 63, with a 64% occupancy rate. 81.6% of residents surveyed noted a moderate to high level of need for expanded rental assistance programs, and 71.1% noted a moderate to high level of need for more housing that accepts Section 8 vouchers.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities. An estimated 28% of HCV holders and their spouses aged 61 or below in Hinesville had a disability, while 100% of HCV holders aged 62 and above had a disability. This indicates that disability is a major factor in HCV usage within Hinesville, particularly for older households. 89.5% of residents surveyed noted a moderate to high level of need for more senior housing, and 78.4% thought the same about more housing accessible to people with disabilities.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households; land acquisition. 73.7% of residents surveyed noted that Hinesville has a moderate to high level of need for new rental unit production, and 55.3% thought the same about new homeowner unit production. Stakeholders noted that a need for additional housing units that are both affordable and in good condition.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation. 86.9% of residents surveyed noted that Hinesville has a moderate to high level of need for expanded owner-occupied rehab and repair programs, and only 26.3% thought that property maintenance is provided equally in all neighborhoods.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement. 81.6% of residents surveyed indicated that Hinesville has a moderate to high level of need for redevelopment or demolition of blighted properties, and 68.4% thought the same about increased code enforcement efforts.

SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)

Introduction

The table below shows the City of Hinesville’s CDBG allocation for the 2024-2025 program year, along with an estimate of anticipated grant funding for the remaining four years covered by this Consolidated Plan.

TABLE 48 - ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$278,545	\$0	\$0	\$278,545	\$1,100,000	Funding to assist low- and moderate-income neighborhoods and households with housing, services, employment opportunities, and public improvements.

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

While CDBG funds do not require a match, the City anticipates leveraging local, federal, and private funds as they address the priorities and goals outlines in the Consolidated Plan. The City may leverage local (i.e., City) funds to complete public improvements in neighborhoods and business districts with low- and moderate-income households. Private funds and other federal funds may be leveraged for housing rehabilitation and new construction projects.

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

The City may use publicly owned land to address the needs identified in the plan. Public improvement activities, such as sidewalk repair/construction, water/ stormwater infrastructure, or ADA accessibility improvements, may take place on right-of-ways or other publicly-owned property.

Discussion

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

TABLE 49 - INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hinesville	Government	Economic Development; Homelessness; Non-Homeless Special Needs; Neighborhood Improvements; Public Facilities; Public Services	Jurisdiction
Hinesville Housing Authority	PHA	Public Housing; Rental	Jurisdiction
United Way of the Coastal Empire	Non-profit organizations	Non-Homeless Special Needs; Public Facilities; Public Services	Jurisdiction
Gateway Behavioral Health Services	Non-profit organizations	Non-Homeless Special Needs; Public Facilities; Public Services	Jurisdiction
Liberty County Health Department	Departments and agencies	Non-Homeless Special Needs; Public Facilities; Public Services	Region
Liberty County	Government	Homelessness; Non-Homeless Special Needs; Neighborhood improvements	Region
Hinesville Development	Non-profit organizations	Ownership	Jurisdiction

Assessment of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system offers multiple services to the city’s low- and moderate-income residents, special needs populations, and the homeless. The City has many services generally available but very few targeted to homeless individuals and none targeted to individuals with HIV. While the City of Hinesville has a Homelessness Prevention Office that is an entry point for the Coordinated Entry System, the services available throughout this system are not specific to Liberty County or the city of Hinesville and may be located anywhere within the state of Georgia. This means that homeless individuals in Hinesville seeking services may be forced to relocated to receive these services.

Hinesville’s previous Consolidated Plan references a partnership with Liberty Regional Homeless Coalition, but an online search turned up no current information on this organization, indicating that it may be defunct. This leaves a significant gap in the region’s ability to provide homeless services.

TABLE 50 - HOMELESS PREVENTION SERVICES SUMMARY

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		
Life Skills	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Mental Health Counseling	X		
Transportation	X		

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

Hinesville does not have a dedicated homeless shelter facility, and while the City has a system for referring clients to homeless services, these services are not local to Hinesville or Liberty County and may require relocation. The City website maintains a page on the Hinesville Homeless Prevention Program, but publishes little information on the specifics of the program and has no public plan for reducing or addressing homelessness. Hinesville may issue emergency hotel/motel vouchers or deposit and first month’s rent assistance to approved applicants of the Coordinated Entry System as part of the City’s Homeless Prevention Program.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Due to Hinesville’s small size and rural nature, funding availability to increase social services is limited. This means that further community development and service efforts in Hinesville will rely heavily on local non-profits for service delivery, especially in the areas of homelessness services/prevention and poverty reduction. In order for the City to overcome gaps within this system, the City, County, region, and local non-profits need to come to an agreement for a significantly more structured collaborative framework. The City should attempt to ascertain whether the Liberty Regional Homeless Coalition is still functional and, if so, revitalize a partnership.

In addition to delivery structure, the City of Hinesville also needs to address the lack of constructive plans with actionable items that specifically target homelessness services/prevention and poverty reduction. The development of both a structured regional plan and a comprehensive resource guide for individuals experiencing poverty and homelessness are critical for continued efforts in homelessness and poverty reduction. Collaboration with local non-profits may also prove key in this endeavor, as several exist which already do work in these targeted areas and may be able to provide the City with data and strategies as well as a delivery system.

SP-45 GOALS SUMMARY – 91.215(A)(4)

TABLE 51 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve housing access and quality	2024	2028	Affordable Housing	Citywide	Housing Affordability and Condition	CDBG: \$455,000	Homeowner Housing Rehabilitated: 21 households/housing units Homeowner housing added: 2 households/housing units
2	Reduce blight	2024	2028	Non-Housing Community Development	Citywide	Blight Reduction	CDBG: \$160,000	Buildings demolished: 8 buildings
3	Improve Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements	CDBG: \$281,054	Public facility or infrastructure activities other than low/moderate income housing benefit: 2,500 persons assisted
4	Provide Public Services	2024	2028	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$206,782	Public services other than low/moderate-income housing benefit: 1,000 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2024	2028	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Fair Housing Program Administration	CDBG: \$275,709	Other

GOAL DESCRIPTIONS

Goal Name	Goal Description
Improve housing access and quality	Rehabilitation of rental and homeowner housing that benefit extremely low-, low-, and moderate-income households. direct financial assistance to homebuyers to make homeownership affordable; tenant-based rental assistance, and housing counseling.
Reduce blight	Lead and asbestos abatement, demolition, debris removal to remove unsafe structures.
Infrastructure and public facilities improvements	Promote quality of life and neighborhood revitalization through improvements to current public infrastructure and facilities.
Provide public services	Services provided by nonprofit organizations that benefit low-income residents such as homeless, youth, disabled, elderly, and other populations with special needs.
Program administration	Plan and administer funding for community development and housing activities with transparency, community involvement, and full compliance with federal regulations. Provide services to residents and housing providers to advance fair housing.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Not applicable. The City of Hinesville does not receive HOME grant funds.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

The HHA has a Resident Initiatives and Development Services department that is aimed at meeting residents needs to encourage self-sufficiency. Their services include an afterschool program offered for any students residing in HHA properties that runs during the academic year from 2:30pm-5:30pm at the Regency Park Community Center. They also offer a children’s summer camp, career services, which include classes, G.E.D. assistance, college placement, resume/CV workshops, and job search assistance, and annual holiday events.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

N/A

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

Barriers to Affordable Housing

The City of Hinesville’s 2024 Analysis of Impediments to Fair Housing Choice (AI) identified affordability and housing supply barriers as two of the major variables contributing to the city’s fair housing issues. The AI also includes a review of the city’s existing zoning code and identifies policies that may limit the development of affordable housing in the region.

Although zoning ordinances and land use codes play an important role in regulating the health and safety of the built environment, overly restrictive codes can negatively impact housing affordability and fair housing choice within a jurisdiction. While the Zoning Ordinance of the City of Hinesville was not found to be facially exclusionary, there are opportunities for the City to modify the ordinance to further remove barriers to the development of affordable housing across all residential zones.

For example, to encourage more infill development in the traditionally low-density neighborhoods, minimum lot sizes could be further reduced— especially in R-20 districts— conversion of established dwellings to multifamily dwellings permitted, and height restrictions relaxed to allow for more density on the same footprint. This would potentially allow for more supply of housing, which helps put downward pressure on rental prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

In addition to these public-sector barriers, the private market creates barriers as well. As discussed in earlier sections, some landlords may refuse to rent units to households receiving other forms of housing assistance. Known as source of income discrimination, this practice reduces the affordability of existing units in the private housing stock and creates barriers to obtaining affordable housing. The poor quality of some rental housing units also makes them unsuitable for occupancy, thus removing further units for the city's rental housing inventory.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will continue to work to increase affordable housing stock in Hinesville, through both the Azalea Street redevelopment project and an ongoing partnership with the Liberty Initiative for Community Housing.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

Describe how the jurisdiction’s strategic plan goals contribute to:

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

Although the City of Hinesville has no formalized homelessness programs, homelessness is a growing issue within the jurisdiction. Homeless outreach in Hinesville is generally provided by the Homelessness Prevention Office which is an entry point for the Coordinated Entry System. Homeless services for applicants of the Coordinated Entry System in Hinesville are primarily limited to those provided by the Georgia Balance of State Continuum of Care, which are not exclusive to Hinesville or Liberty County and may require homeless individuals to relocate to access services.

Hinesville’s previous consolidated plan references a partnership with the Liberty Regional Homeless Coalition, but a web search in January 2024 turned up no current information about the organization, indicating that it may be defunct. In this case, revitalizing the organization would be the first step in providing critical aid to homeless individuals in the area.

Addressing the emergency and transitional housing needs of homeless persons.

No dedicated homeless shelter exists within Hinesville or Liberty County. Hinesville’s Homelessness Prevention Program may at times provide emergency hotel/motel vouchers for emergency housing services to approved applicants of the Coordinated Entry System, or provide transitional housing services by providing deposits and first month’s rent to approved applicants transitioning from or avoiding homelessness.

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

As previously discussed, Hinesville has no formalized City-provided homeless services. However, a few local agencies and non-profits offer services that may be relevant to homeless persons successfully exit homelessness. These include:

- **The City of Hinesville’s Homeless Prevention Program:** may be able to subsidize rental deposits and first month’s rent for families exiting or avoiding homelessness;
- **The Coastal Georgia Area Community Action Authority:** constructs affordable housing for the disabled and other populations;

- **The Housing Authority of the City of Hinesville:** administers public and section 8 housing programs; and
- **Liberty County Re-entry Coalition:** provides support for individuals transitioning from incarceration, including first week out help, housing support, employment preparation, physical and mental wellness support, essential wrap-around services, and support for children of incarcerated parents.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Hinesville currently has no formalized poverty reduction plan or strategy, but some local organizations and non-profits provide relevant services. In addition to helping residents exit homelessness, these local organizations may help individuals and families avoid becoming homeless:

- **The City of Hinesville’s Homeless Prevention Program:** may be able to subsidize rental deposits and first month’s rent for families exiting or avoiding homelessness.
- **The Coastal Georgia Area Community Action Authority:** constructs affordable housing for the disabled and other populations.
- **The Housing Authority of the City of Hinesville:** administers public and section 8 housing programs.
- **Hinesville Career Center:** offers assistance with employment needs.
- **Gateway Behavioral Health Services:** offers mental health and addiction services on a sliding scale.
- **Diversity Health Center:** offers healthcare services on a sliding scale.
- **Liberty County DCFS Office:** administers food stamps, Medicaid, and TANF (Temporary Cash Assistance for Needy Families).
- **Liberty County Re-entry Coalition:** provides support for individuals transitioning from incarceration, including first week out help, housing support, employment preparation, physical and mental wellness support, essential wrap-around services, and support for children of incarcerated parents.

SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards.

Hinesville follows HUD's Lead Safe Housing Rule requirements in all of its federally funded affordable housing development activities. The rule includes requirements for disclosure of lead-based paint hazards, risk assessment, evaluation, hazard reduction, interim controls, maintenance, and rehabilitation of properties. All City-sponsored rehabilitation and demolition projects with properties constructed prior to 1978 undergo lead-based paint and asbestos inspections to identify any hazards prior to commencing work.

How are the actions listed above related to the extent of lead poisoning and hazards?

Hinesville reduces risk of lead poisoning and hazards by following the Lead Safe Housing Rule requirements in federally funded housing activities. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes in the United States built before 1978 contain lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

All City-sponsored rehabilitation and demolition projects with properties constructed prior to 1978 undergo lead-based paint and asbestos inspections to identify any hazards prior to commencing work. Additionally, the City of Hinesville distributes educational brochures on lead-based paint to all owner-occupied rehabilitation program applicants and maintains an informational web page on the hazards of lead-based paint that is available to the general public.

SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

2022 ACS data shows that 16.3% of Hinesville residents live below the poverty line, which is higher than both the Georgia average of 13.5% and the United States poverty rate of 12.5%. Despite these significantly higher than average poverty levels, Hinesville has not to date developed a strategy or policy goals for reducing poverty. Hinesville participated in and is covered by a 2040 Liberty County Joint Comprehensive Plan, which contains goals related to reducing poverty, including:

- Provide adequate and affordable housing for extremely low-income households
- Eliminate slum in lower-income neighborhoods
- Support agencies that provide social service needs to low- and moderate-income families
- Increased availability and accessibility to recreational and open spaces for low- and moderate-income residents
- Provide additional emergency and transitional housing facilities
- Establish shelter for targeted groups, including women and children and residents with HIV/AIDS
- Revitalize and redevelop the Central Business District

How are the Jurisdiction' poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

As detailed above, the 2040 Liberty County Joint Comprehensive Plan lists goals for increasing affordable housing and employment opportunities. Additionally, projects planned by the City of Hinesville that may aid in poverty reduction include:

- The City of Hinesville is dedicated to continued partnership and coordination with local agencies through its Public Service Agency program, which uses 15% of CDBG funding for agencies focused on the LMI population by funding activities such as medication, food insecurity, and programming for at risk-children;
- The City of Hinesville is currently working on updating Liberty Transit's Transit Development Plan to increase bus service and flexibility for those who rely on this service; and
- The City has a focus on continued economic development, such as the creation of Georgia Southern's Hinesville Business Incubator.

SP-80 MONITORING – 91.230

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

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.

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 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 subrecipients' 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 subrecipients. Each subrecipient 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 unexpended 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 subrecipient 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.

Expected Resources

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

2. Introduction

The table below shows the City of Hinesville’s CDBG allocation for the 2024-2025 program year, along with an estimate of anticipated grant funding for the remaining four years covered by this Consolidated Plan.

TABLE 52 - EXPECTED RESOURCES – PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$278,545	\$0	\$0	\$278,545	\$1,100,000	Funding to assist low- and moderate-income neighborhoods and households with housing, services, employment opportunities, and public improvements.

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

While CDBG funds do not require a match, the City anticipates leveraging local, federal, and private funds as they address the priorities and goals outlines in the Consolidated Plan. The City will leverage local (i.e., City) funds to complete public improvements in neighborhoods and business districts with low- and moderate-income households. Private funds and other federal funds will be leveraged for housing rehabilitation and new construction projects.

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

The City does not anticipate using publicly owned land to address the needs identified in the plan. Public improvement activities, such as sidewalk repair/construction, or ADA accessibility improvements, may take place on publicly-owned property.

Discussion

Annual Goals and Objective

AP-20 ANNUAL GOALS AND OBJECTIVES

TABLE 53 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve housing access and quality	2024	2028	Affordable Housing	Citywide	Housing Affordability and Condition	CDBG: \$100,000	5 homeowner housing units rehabilitated
2	Improve Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements	CDBG: \$81,054	Public facility or infrastructure activities other than low/moderate income housing benefit: 500 persons assisted
3	Provide Public Services	2024	2028	Non-Homeless Special Needs	Citywide	Public Services	CDBG: \$41,782	Public services other than low/moderate-income housing benefit: 200 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning and Administration	2024	2028	Non-Homeless Special Needs Non-Housing Community Development Affordable Housing Homeless	Citywide	Fair Housing Program Administration	CDBG: \$55,709	Other

GOAL DESCRIPTIONS

Goal Name	Goal Description
Improve housing access and quality	Rehabilitation of rental and homeowner housing that benefit extremely low-, low-, and moderate-income households. Direct financial assistance to homebuyers to make homeownership affordable; tenant-based rental assistance, and housing counseling.
Infrastructure and public facilities improvements	Promote quality of life and neighborhood revitalization through improvements to current public infrastructure and facilities.
Provide public services	Services provided by nonprofit organizations that benefit low-income residents such as homeless, youth, disabled, elderly, and other populations with special needs.
Program administration	Plan and administer funding for community development and housing activities with transparency, community involvement, and full compliance with federal regulations. Provide services to residents and housing providers to advance fair housing.

Projects

AP-35 PROJECTS – 91.220(D)

Introduction

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.

Projects

TABLE 54 – PROJECT INFORMATION

#	Project Name
1	Owner-occupied rehab
2	Public services
3	Public infrastructure improvements
4	Program administration

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

Each year, the City of Hinesville strives to fund projects that serve areas with the greatest need as determined by factors such as percentage of low- and moderate-income population, substandard housing stock, and need for other improvements. Additionally, the City funds projects that address priority needs of income-eligible households and special needs populations living throughout the city.

AP-38 PROJECT SUMMARY

Project Summary Information

Project Name	Owner-occupied rehab
Target Area	Citywide
Goals Supported	Improve housing access and quality
Needs Addressed	Housing affordability and condition
Funding	\$100,000
Description	Provide small home repair grants or loans to eligible homeowners who own and occupy their home. Some funds may be used to purchase materials installed by volunteers. Some may be used by homeowners to hire contractors of their choice to perform approved work. Repairs typically focus on helping solve one or two exterior or system repairs. This is not a whole house renovation or extensive home remodeling program. The property must be located in the Hinesville city limits.
Target Date	07/31/2025
Number of families	5 households/ housing units
Location	Citywide
Planned Activities	Replace roofs; exterior surface repair/painting; plumbing, electrical, and HVAC repairs; correct code violations

Goal Outcome	5 homeowner housing units rehabilitated
Project Name	Public services
Target Area	Citywide
Goals Supported	Provide public services
Needs Addressed	Public services
Funding	\$41,782
Description	Funding to nonprofit organizations to conduct public service activities. Typical activities include employment services (e.g., job training); Child care; Health services; Substance abuse services (e.g., counseling and treatment); Fair housing counseling; Education programs; Services for senior citizens; Services for homeless persons
2 Target Date	07/31/2025
Number of families	200 persons assisted
Location	Citywide
Planned Activities	Funding to nonprofit organizations to conduct public service activities. Typical activities include employment services (e.g., job training); Child care; Health services; Substance abuse services (e.g., counseling and treatment); Fair housing counseling; Education programs; Services for senior citizens; Services for homeless persons
Goal Outcome	Public service activities other than Low-/Moderate-Income Housing Benefit: 200 persons assisted

3	Project Name	Public infrastructure improvements
	Target Area	Citywide
	Goals Supported	Improve public facilities and infrastructure
	Needs Addressed	Infrastructure and public facility improvements
	Funding	\$81,054
	Description	Provide public infrastructure improvements within Low-Moderate Income areas within the City of Hinesville
	Target Date	07/31/2025
	Number of families	500 persons assisted
	Location	Citywide
	Planned Activities	Typical activities include park Improvements; re-surfacing; drainage improvement; and water and sewer improvements.
Goal Outcome	Public Facility or Infrastructure Activities other than Low-/Moderate-Income Housing Benefit: 500 persons assisted	
4	Project Name	Program administration
	Target Area	Citywide
	Goals Supported	All

Needs Addressed	All
Funding	\$55,709
Description	Administration of CDBG program
Target Date	07/31/2025
Number of families	N/A
Location	Citywide
Planned Activities	Administration of CDBG program
Goal Outcome	1 other

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

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

The City of Hinesville does not intend to designate or target specific areas for allocation of funds as part of its strategic use of CDBG funds.

TABLE 55 - GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

The City of Hinesville does not intend to designate or target specific areas for allocation of funds as part of its strategic use of CDBG funds; however, there will be opportunities to benefit low- and moderate-income neighborhoods over the next five years. Grant funds will support neighborhood revitalization through public improvements, affordable housing, and public services. CDBG activities will focus on assisting the most vulnerable populations, including households with incomes below 50% of the area median income, homeless individuals and families, and people with disabilities. This Strategic Plan outlines priorities for the next five years, including supporting housing affordability for low- and moderate-income owners and renters.

Affordable Housing

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

During the 2024 program year, the City of Hinesville estimates that it will assist approximately seven households through its owner-occupied rehabilitation program.

TABLE 56 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

TABLE 57 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

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

Discussion

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income households, the elderly, and persons with individuals. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The City of Hinesville has one public housing authority in its jurisdiction, the Hinesville Housing Authority (HHA). 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.

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

The Hinesville Housing Authority will continue to address the needs of low-income residents in need of housing assistance by managing the Section 8 program, creating homeownership opportunities, and providing housing solutions for veterans, active soldiers, elderly, persons experiencing homelessness, and persons with disabilities.

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

The HHA has a Resident Initiatives and Development Services department that is aimed at meeting residents needs to encourage self-sufficiency. Their services include an afterschool program offered for any students residing in HHA properties that runs during the academic year from 2:30pm-5:30pm at the Regency Park Community Center. They also offer a children’s summer camp, career services, and annual holiday events.

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

N/A

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

Although the City of Hinesville has no formalized homelessness programs, homelessness is a growing issue within the jurisdiction. Homeless outreach in Hinesville is generally provided by the Homelessness Prevention Office which is an entry point for the Coordinated Entry System. Homeless services for applicants of the Coordinated Entry System in Hinesville are primarily limited to those provided by the Georgia Balance of State Continuum of Care, which are not exclusive to Hinesville or Liberty County and may require homeless individuals to relocate to access services.

Hinesville’s previous consolidated plan references a partnership with the Liberty Regional Homeless Coalition, but a web search in January 2024 turned up no current information about the organization, indicating that it may be defunct. In this case, revitalizing the organization would be the first step in providing critical aid to homeless individuals in the area.

Current programs that may assist in homeless and other special needs activities include:

- **The City of Hinesville’s Homeless Prevention Program** may be able to subsidize rental deposits and first month’s rent for families exiting or avoiding homelessness
- **The Coastal Georgia Area Community Action Authority** constructs affordable housing for the disabled and other populations.
- **The Housing Authority of the City of Hinesville** administers public and Section 8 housing programs.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Addressing the emergency and transitional housing needs of homeless persons.

As described in SP-60, the City of Hinesville has no formalized homelessness programs and no dedicated emergency shelter. Because of this, it is imperative that the City pursue the development of emergency and transitional housing with urgency.

Individuals exiting homelessness may be eligible for TBRA, or tenant-based rental assistance. Currently, TBRA is provided through HUD’s Section 8 Housing Choice Voucher program administered through local housing authorities. Georgia Department of Community Affairs (DCA) administers the Housing Choice Voucher Program in Hinesville and within 149 of the state’s 159 counties. According to HUD’s Picture of Subsidized Households, Hinesville has a current voucher capacity of 63, with a 64% occupancy rate. 81.6% of residents surveyed noted a moderate to high level of need for expanded rental assistance programs, and 71.1% noted a moderate to high level

of need for more housing that accepts Section 8 vouchers.

In addition to these resources, individuals transitioning out of homelessness may be able to take advantage of services provided by local non-profits. Relevant organizations and services are listed at the end of this section.

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

Individuals exiting homelessness may be eligible for TBRA, or tenant-based rental assistance. Georgia Department of Community Affairs (DCA) administers the Housing Choice Voucher Program in Hinesville and within 149 of the state's 159 counties. According to HUD's Picture of Subsidized Households, Hinesville has a current voucher capacity of 63, with a 64% occupancy rate. 81.6% of residents surveyed noted a moderate to high level of need for expanded rental assistance programs, and 71.1% noted a moderate to high level of need for more housing that accepts Section 8 vouchers.

In addition to these resources, individuals transitioning out of homelessness may be able to take advantage of services provided by local non-profits. Relevant organizations and services are listed at the end of this section.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

In addition to helping residents exit homelessness, these local organizations may help individuals and families avoid becoming homeless:

- **The City of Hinesville's Homeless Prevention Program:** may be able to subsidize rental deposits and first month's rent for families exiting or avoiding homelessness.
- **The Coastal Georgia Area Community Action Authority:** constructs affordable housing for the disabled and other populations.
- **The Housing Authority of the City of Hinesville:** administers public and section 8 housing programs.
- **Hinesville Career Center:** offers assistance with employment needs.
- **Gateway Behavioral Health Services:** offers mental health and addiction services on a sliding scale.

- **Diversity Health Center:** offers healthcare services on a sliding scale.
- **Liberty County DCFS Office:** administers food stamps, Medicaid, and TANF (Temporary Cash Assistance for Needy Families).
- **Liberty County Re-entry Coalition:** provides support for individuals transitioning from incarceration, including first week out help, housing support, employment preparation, physical and mental wellness support, essential wrap-around services, and support for children of incarcerated parents.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction:

The City of Hinesville’s 2024 Analysis of Impediments to Fair Housing Choice (AI) identified affordability and housing supply barriers as two of the major variables contributing to the city’s fair housing issues. The AI also includes a review of the City’s existing zoning code and identifies policies that may limit the development of affordable housing in the region.

Although zoning ordinances and land use codes play an important role in regulating the health and safety of the built environment, overly restrictive codes can negatively impact housing affordability and fair housing choice within a jurisdiction. While the Zoning Ordinance of the City of Hinesville was not found to be facially exclusionary, there are opportunities for the City to modify the ordinance to further remove barriers to the development of affordable housing across all residential zones.

For example, to encourage more infill development in the traditionally low-density neighborhoods, minimum lot sizes could be further reduced— especially in R-20 districts— conversion of established dwellings to multifamily dwellings permitted, and height restrictions relaxed to allow for more density on the same footprint. This would potentially allow for more supply of housing, which helps put downward pressure on rental prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

In addition to these public-sector barriers, the private market creates barriers as well. As discussed in earlier sections, some landlords may refuse to rent units to households receiving other forms of housing assistance. Known as source of income discrimination, this practice reduces the affordability of existing units in the private housing stock and creates barriers to obtaining affordable housing. The poor quality of some rental housing units also makes them unsuitable for occupancy, thus removing further units for the city's rental housing inventory.

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

The City will continue to work to increase affordable housing stock in Hinesville, through both the Azalea Street redevelopment project and an ongoing partnership with the Liberty Initiative for Community Housing.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

This section details Hinesville’s one-year plans and goals to ensure safe and affordable housing for its residents, meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs.

The City of Hinesville continually works to build community capacity to meet underserved needs through partner agencies within the community; however, limited staff capacity and financial resources among these agencies remains a primary obstacle. Given these limitations, the careful analysis and detailed community engagement represented by the Consolidated Plan process is key to allocating the City’s federal funding to the highest-priority needs. The City will continue to use its resources carefully and strategically with a focus on serving the community’s priority needs. The City will continue to periodically offer training and technical assistance to current and prospective subrecipient organizations to build their capacity for responsibly managing federal funding.

Actions planned to foster and maintain affordable housing.

A lack of affordable housing is a primary obstacle to addressing unmet needs. The City will continue to support its goal of improving housing opportunities by creating and preserving decent, safe, affordable rental and homeownership housing. Through its annual CDBG allocation, the City will continue to operate its successful Owner-Occupied Rehabilitation program that provides for HVAC, plumbing, roofing, doors, windows, and electrical systems for owner-occupied homes, maintaining this important component of the affordable housing supply.

Actions planned to reduce lead-based paint hazards.

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

Should the City undertake any property rehabilitation projects, it will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992. The Unified Government is committed to testing and abating lead in

all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements.

Actions planned to reduce the number of poverty-level families.

In the 2024 year, the City of Hinesville will undertake projects to provide public services, improve public facilities and infrastructure, and fund owner-occupied housing rehabilitation to reduce poverty in the city.

Actions planned to develop institutional structure.

Hinesville’s Community Development Department works in conjunction with community stakeholders, local and regional public service agencies, neighborhood revitalization organizations and area housing partners who have a mutual interest in CDBG program goals and objectives. Community Development partners with these stakeholders on a wide range of programs including the Consolidated Planning process and Affirmatively Furthering Fair Housing actions.

These community partnerships are part of an effort to assess community and regional needs and to enhance coordination of community projects and programs. Community Development continually seeks to broaden these partnerships and identify opportunities to partner with new organizations that further deepen the City’s community reach and strengthen the community’s social service network.

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

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. However, the lack of financial resources for development, operations, and support services is a significant gap to overcome. By coordinating between agencies and local organizations, the UG helps to create a more comprehensive network of services and programs for its residents while reducing duplication and making efficient use of limited financial resources.

The City’s Community Development Department will continue to coordinate closely with the Hinesville Housing Authority by providing advertisements of available services and upcoming activities for distribution to residents. Community Development Department staff will regularly host and attend meetings with community stakeholders. The City also participates annually in the Georgia Balance of State Continuum of Care’s Point-in-Time count.

Program Specific Requirements

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

Introduction:

This section describes program specific requirements for the CDBG funds received by the City of Hinesville. The responses within this section satisfy regulatory and programmatic obligations that the City will undertake in the 2024 program year. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income over the 2023 program year period is 80%.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	80%