2025-2029 Consolidated Plan
City of Warner Robins

Prepared for the U.S. Department of Housing and Urban Development

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FOR REVIEW ONLY

Prepared by the City of Warner Robins in coordination with the Middle Georgia Regional Commission

March 17, 2025

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Warner Robins has developed a five-year Consolidated Plan for the purpose of guiding its efforts in benefiting the city's low-to-moderate income individuals. This plan is prepared for local guidance, and in accordance with application guidelines to the Department of Housing and Urban Development's Community Development Block Grant (CDBG) program.

Through the planning process, the city analyzed current conditions and developed an implementable strategy to counteract the deficiencies that were found to exist. The result of plan implementation will be affordable housing, improved living conditions, greater economic opportunity, and a reduction in barriers to healthy and successful living.

The basis of the consolidated plan is in the study of the city's primary needs and primary areas of effect. The study used a variety of data sets and community input from which the description of needs was based.

The strategy for making positive impacts employed by the city has been and will continue to be the fostering and maintenance of community partnerships. Through the CDBG program, the city extends assistance and resources to the primary service partners that are actively working to meet the program's goals. These partners span a cross-section of the community and include other governmental partners, non-profit organizations, and for-profit businesses. Mirroring HUD's established goals, the goal of the City of Warner Robins' Consolidated Plan is to show measured improvement in the following:

a. Decent Housing: Providing decent housing includes helping individuals who are either homeless or at risk of becoming homeless find suitable long-term housing, maintaining current levels of affordable housing stock, and increasing the availability of affordable permanent housing to low-to-moderate income individuals.

b. Suitable Living Environment: Providing a suitable living environment includes improving the safety and livability of neighborhoods, alleviating blight in residential neighborhoods, reducing the isolation of income groups within the community by improving neighborhood aesthetics and housing availability, and increasing access to quality public and private facilities and services.

c. Economic Opportunity: Facilitating economic opportunity denotes the creation and retention of jobs; provision of public services, including transportation resources that encourage access to employment; an increase in the availability of job training programs; the removal of blight in commercial areas; and the provision of financing for home buying and rehabilitation.

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

In the 2025-2029 timeframe, the City of Warner Robins will undertake a series of targeted actions aimed at the several objectives identified in the Plans Needs Assessment Overview. The city will continue to use its CDBG program to reduce homelessness, increase the affordable housing stock, provide services to vulnerable populations, and further fair housing through both direct service and the support of community partners. As supported by the actions taken from 2020-2024, the City of Warner Robins intends to continue its focus on aligning programmatic funds to have the greatest impact. Furthermore, the City of Warner Robins will aim to direct CDBG funding to the types of projects that would not be supported by other local, state, or federal funding streams. By completing the identified objectives, Warner Robins seeks the following outcomes:

1. Improve the condition of current housing stock.
2. Increase the quantity of affordable housing.
3. Abate community slum and blight to aid redevelopment.
4. Assist vulnerable populations.
5. Improve the aesthetic quality of underdeveloped areas.
6. Decrease the number of impoverished and homeless residents.
7. Improve community support networks for the homeless.
8. Encourage the growth of local businesses.
9. Support job creation benefitting low-income workers.
10. Promote fair housing throughout the city.

Evaluation of past performance

Throughout the previous consolidated planning period, the City of Warner Robins' community development efforts succeeded in meeting many of its outlined objectives. Among the accomplishments, the city was able to reduce blight, improve the condition of housing stock for low- and moderate-income individuals, affirmatively further fair housing, and create opportunities for those in need.

Summary of citizen participation process and consultation process

Warner Robins city staff actively sought to engage local citizens in the development of this plan. In keeping with HUD standards, the city used a holistic approach to garner citizen input. Starting in mid-September, 2024, the City of Warner Robins launched a public survey of residents to gather input. A total of 323 individuals participated in the survey through December 2024. On January 30, 2025, the Warner Robins Community Development Department held its first public hearing meant to serve two purposes: 1) To inform the public on the planning process and 2) To receive input on the needs of the community. A second public hearing was held on March 10, 2025, at which time, citizens were provided additional opportunity to communicate community needs. Six people attended the first public hearing, and two people attended the second public hearing. While several attendees asked questions about topics to be addressed within the plan, no written comments were received at this time. Survey results are attached in Appendix A.

Summary of public comments

The survey results in Appendix A include a number of free-response answers which were provided on various topics relevant to the Consolidated Plan. Respondents largely provided input on the need for improvements to city infrastructure, streets, and sidewalks. Public safety, and local transit services were also discussed along with blight removal. The full list of these comments can be seen in Appendix A.

In addition, the City of Warner Robins provided the draft Consolidated Plan for a 30-day public comment period, which was initiated on March XX, 2025. All comments received during this time are attached to this document in Appendix B.

<<INSERT DISCUSSION OF COMMENTS>>

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

From the online survey, a small number of comments were received which differed from the general consensus seen elsewhere throughout the public comment period. A couple of these comments urged the city to cease redevelopment activities within the target area—specifically near Commercial Circle. A couple comments also expressed opposition to the city's affordable housing priorities. While city leadership respects these opinions, the City of Warner Robins does not concur with the view that these investments should be discontinued. These statements run counter to the majority of feedback that was received and would also fail to support the goals of the Community Development Block Grant program.

An additional public comment period was initiated on March XX, 2025. All comments received during this time are attached to this document in Appendix B.

<<INSERT DISCUSSION OF COMMENTS>>

Summary

The City of Warner Robins has developed a program that will meet the most prominent needs of the low-to-moderate income members of its community. Over the next five years, the city will work to meet the housing and non-housing objectives by funding housing rehabilitation, code enforcement, fair housing education, commercial facade improvements, homeless support and other support services. The city believes that the result of this will be the accomplishment of HUD's established goals of providing decent housing, a suitable living environment, and economic opportunities to all members of the community.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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
Lead Agency	City of Warner Robins	Community and Economic Development
CDBG Administrator	City of Warner Robins	Community and Economic Development

Table 1 – Responsible Agencies

Narrative

Lead Agency

The City of Warner Robins is the lead agency responsible for preparing and administering the Consolidated Plan. The city's Community Development Department is the agency within the organization that is responsible for the planning and administering CDBG activities.

Plan Development

The City of Warner Robins used the services of the Middle Georgia Regional Commission to assist in preparing the plan. In addition to services provided by this organization, a vast array of community groups, non-profits, elected officials, and individual citizens were consulted during plan development. A full list of these consulted parties is listed in sections that follow. The city will also work with a variety of public and private agencies in the administration of the plan's programs. These groups will be used to meet the goals of the city and the national objectives of HUD and the CDBG Program.

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

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)).

In order to identify the needs of the community and its residents, city staff contacted numerous individuals from varying private and professional backgrounds. The goal of this consultation was to hear from a diverse sampling of Warner Robins' interested parties. In order to receive this information, the city held several public hearings and successfully solicited for direct public comments through both written and online surveys. Specific consultation efforts were made through stakeholder input meetings toward major public and private agencies that administer programs to meet the CDBG program national objectives.

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

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

1. Salvation Army: An organization that provides temporary shelter, clothing, food, and other services to victims of domestic violence.
2. Community Outreach Service Center: An emergency and transitional housing facility for homeless men, women, and children which also provides referrals for jobs, mental health and permanent housing resources.
3. Middle Flint Health and Wellness: An agency which offers a Crisis Stabilization Program, a residential treatment facility for persons needing psychiatric and substance abuse stabilization support.
4. Genesis Joy House: A nonprofit that works to end chronic homelessness among female veterans in the community through a variety of services, including counseling and referrals.
5. Family Counseling Center: An organization which provides counseling programs and makes referrals to other appropriate resources that can help individuals deal with their complex issues.
6. Middle Georgia Community Action Agency: An organization that provides financial assistance and other aid to prevent individuals and families from becoming homeless and also helps people experiencing homelessness to quickly find housing and achieve stability.

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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.

N/A. The City of Warner Robins does not use ESG or HMIS funds.

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

A variety of public service agencies were contacted to assist in the preparation of this plan. These agencies provide a broad spectrum of services. More information can be seen below in the list of community partners who opted to participate in the planning process.

Organization	Type	What section?	Optional Designation
Habitat for Humanity	Housing	Housing	N/A
Houston County Association for Exceptional Citizens, Inc. (Happy Hour Service Center)	Services: Persons with Disabilities Services: Employment	Anti-poverty Strategy	N/A
READ Foundation	Services: Children	Special Needs Objectives	N/A
Rebuilding Together	Housing	Housing	N/A
City of Warner Robins Blight Task Force	Services: Blight Remediation	Special Needs Objectives	N/A

Table 2 – Agencies, groups, organizations who participated

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Department of Community Affairs, Georgia	There is not a lead agency that gathers data across organizations for the City of Warner Robins. The State of Georgia's Department of Community Affairs covers the Continuum of Care activity through its annual homeless census.
City of Warner Robins Recreation Master Plan	City of Warner Robins	The Recreation Master Plan contains future actions concerning park and recreation activities and facilities.
Middle Georgia CEDS (Comprehensive Economic Development Strategy)	Middle Georgia Regional Commission	The CEDS document outlines economic development opportunities and initiatives.
Houston County Pre-Disaster Mitigation Plan (PDMP)	Houston County	The PDMP analyzes what hazards will affect the county and provides mitigation strategies for those hazards.

Table 3 – Other local / regional / federal planning efforts

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

N/A

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(l))

In the process of developing this plan, the city coordinated with the following public agencies for information and/or input.

1. Warner Robins Housing Authority: The WRHA manages public housing complexes throughout the city. The city has prioritized partnering with the Authority in the redevelopment of these facilities.
2. Georgia Department of Community Affairs (DCA), Continuum of Care: Georgia DCA is the lead agency for gathering and tracking homeless data.
3. Middle Georgia Regional Commission: The Middle Georgia Regional Commission provides a variety of community development services to the city. Among these, the Commission assists with the preparation of the required planning documents.

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PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation: summarize citizen participation process and impacts on goal setting

The City of Warner Robins is committed to engaging its citizenry in the planning and implementation of its Consolidated Plan. The consolidated planning process requires a citizen participation plan. The City of Warner Robins already has this plan in place. City staff used this plan to engage local citizens and community groups in the development phase. The city held two public hearings during plan development. The first public hearing on January 30, 2025 was designed to inform the public on the planning process and to receive input on the needs of the community. A second public hearing was held on March 10, 2025, at which time, citizens were provided additional opportunity to communicate needs. Both hearings were advertised in the city's legal organ, a Spanish-language newspaper, and on the city website. City staff also developed an online survey. A total of 323 survey responses were received. As city staff collected public comments, they used this information to develop the plan's priorities. Public comments will continue to be encouraged throughout the implementation process.

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Hearing 1	All citizens of Warner Robins, with a specific focus on local nonprofits and underserved populations.	This meeting, held on January 30, 2025, had 6 total attendees; most of these were local nonprofit leaders.	The city received a variety of concerning the focuses of the city and the community	N/A
Public Hearing 2	All citizens of Warner Robins with a specific focus on local nonprofits and underserved populations.	This meeting, held on March 10, 2025, had 2 attendees.	No comments or feedback received.	N/A
Stakeholder Meetings	Municipal staff and local CDBG partners	N/A	No input was received outside of continuing the city's existing goals	N/A
Online Survey	All city residents	N/A	Respondents largely provided input on the need for improvements to city infrastructure, streets, and sidewalks. Public safety, and local transit services were also discussed along with blight removal.	A small number of comments asked the city to stop investments in downtown revitalization and affordable housing. These responses were a clear minority of total feedback received and are counter to HUD programmatic goals.

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to prioritize community development activities that will most effectively meet its programmatic goals, the City of Warner Robins compiled demographic and contextual information from many sources related to the housing, development and community needs. In addition to official sources of information, information was solicited and received through a consultation process that included local non-profits, government agencies, and private citizens.

Affordability was found to be the community's most prevalent housing need; however, general concerns about blight (both residential and commercial) were equally pervasive in community surveys. Low-to-moderate income persons in the city have the fewest housing options that will not place them in a circumstance of being highly cost burdened, and many of the more affordable homes lack the basic condition suitable for quality living. Low-income renters are particularly susceptible to poor housing conditions. Programs that will promote housing rehabilitation, housing ownership, improved rental property, and increase home affordability are essential to overcoming these needs. The public housing community in Warner Robins also has many needs. Residents of public housing units are more likely to be elderly, minority, members of vulnerable population groups, and have incomes well below the rest of the community. As public housing complexes have aged, their condition has declined leaving public housing residents in poor conditions. The conditions have created a need for higher quality public housing and for more public housing units.

Outside of housing related problems, there is also a demand of the local community for services to meet the needs of the homeless, those at-risk for homelessness, and those requiring specific services. Within this group of needs, mental health services, public transportation, and employment training ranked highest among resident surveys. Many residents also focused on the priority of improving public safety and reducing crime. Regarding needs for physical infrastructure, road and sidewalk improvements received the highest rating with water, sewer, stormwater, and recreation all rating highly as well.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing often serves as an indicator of the economic condition of the community. Typically, housing stock will flourish during times of economic strength and dwindle during times of recession. Warner Robins' housing stock is largely tied to its chief economic driver, Robins Air Force Base (RAFB), which has more than 22,000 employees and a statewide impact of $4.2 billion. Employment at RAFB has been relatively stable in recent years, helping to support a period of continued growth in the local economy, particularly as more high-tech jobs are incorporated into the work at RAFB. This growth has been good for the local community, and Warner Robins is currently the most affordable metropolitan region in Georgia, as of 2024 reporting by the Federal Reserve Bank of Atlanta. However, even in Warner Robins, this still translates to median household incomes being insufficient to purchase median priced homes. In this way, Warner Robins is experiencing many of the same challenges that plague housing markets across the state and nation.

In the 2020-2024 Consolidated Plan, the city outlined housing rehabilitation and home affordability as the highest priority housing needs within the community. While progress has been made to meet these needs, a review of current conditions showed that many city residents, particularly those with low incomes, continue to live with housing problems, including high-to-severe cost burdens, substandard housing conditions, deficient kitchen and/or plumbing facilities, or homelessness. These problems have been shown to particularly impact minorities, renters, low-income and unemployed residents, the elderly and disabled, and persons with other special needs. The primary needs of these residents have been determined to be:

1. Improved housing affordability
2. Standardization of current housing stock
3. Increased home ownership
4. Reduction in homelessness

The following tables provide additional data and information to substantiate these housing needs within the community.

Demographics	Base Year: 2015	Most Recent Year: 2023	% Change
Population	72,520	81,438	12 %
Households	27,335	31,433	14 %
Median Income	$42,795.00	$65,715.00	42%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2011-2015 ACS (Base Year), 2019-2023 ACS (Most Recent Year). Tables DP02, DP03, DP05

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Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80% HAMFI
Total Households	3,530	4,230	5,645	16,945
Small Family Households (≤4)	1,425	2,200	2,935	10,360
Large Family Households (≥5)	265	120	620	1,840
Non-Family Households	1,840	1,910	2,090	4,745
Household contains at least one person 62-74 years of age	699	765	770	3,325
Household contains at least one person age 75 or older	280	720	579	1,210
Households with one or more children 6 years old or younger	700	765	1,010	2,770

Table 6 - Total Households Table

Data Source: 2017-2021 CHAS (Table 5, Table 13, Table 16)

Housing Needs Summary Tables

Severe Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding [>1.51 per room], severe cost burden [>50%])

	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	1,850	770	70	55	2,745	500	290	125	0	915
Having none of four housing problems	285	445	2,190	1,320	4,240	235	870	1,710	1,220	4,035
Household has negative income, but none of the other housing problems	230	0	0	0	230	95	95	0	0	190

Table 7 – Housing Problems 2 (Severe)

Data Source: 2017-2021 CHAS (Table 3)

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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	15	0	0	0	15	50	0	0	0	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	15	70	55	140	0	20	10	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	10	60	25	130	0	70	20	45	135
Housing cost burden greater than 50% of income (and none of the above problems)	1,835	755	0	0	2,590	450	270	115	0	835
Housing cost burden greater than 30% of income (and none of the above problems)	180	1,390	950	250	2,770	120	385	525	160	1,190
Zero/negative Income (and none of the above problems)	230	0	0	0	230	95	95	0	0	190

Table 8 – Housing Problems

Data Source: 2017-2021 CHAS (Table 3)

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Cost Burden > 30% - 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 Family	0	695	595	1,290	0	115	180	295
Large Family	60	10	65	135	0	0	135	135
Elderly Family	30	50	20	100	0	75	50	125
Elder Nonfamily	10	130	55	195	105	90	60	255
Other Nonfamily	105	505	275	885	15	105	100	220
TOTAL	205	1,390	1,010	2,605	120	385	525	1,030

Table 7 – Cost Burden > 30%

Data Source: 2017-2021 CHAS (Table 7)

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 Family	925	430	0	1,355	220	110	75	405
Large Family	140	0	0	140	30	0	0	30
Elderly Family	105	0	0	105	30	125	30	185
Elder Nonfamily	255	40	0	295	135	20	5	160
Other Nonfamily	435	285	0	720	85	15	0	100
TOTAL	1,860	755	0	2,615	500	270	110	880

Table 8 – Cost Burden > 50%

Data Source: 2017-2021 CHAS (Table 7)

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	15	25	60	25	125	0	30	30	45	105
Multiple family or subfamily households	25	0	0	55	80	0	60	0	0	60
Other, non-family households	0	0	70	0	70	0	0	0	0	0
TOTAL	40	25	130	80	275	0	90	30	45	165

Table 9 – Crowding Information

Data Source: 2017-2021 CHAS (Table 10)

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

The types of household detailed in these Tables include Small Related (four or fewer related persons), Large Related (five or more related persons), Elderly (household with at least one person over 62), and Other. The "other" category includes single-person households and households composed of unrelated members. Because single-person households are not measured separately in census data collection, it is difficult to ascertain how many "other" households represent single-person households.

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.

Exposure to violence and possession of a disability oftentimes increase a person's susceptibility to housing problems. In order to counteract this propensity, communities need housing assistance programs that provide transitional or emergency shelters and other training. In the City of Warner Robins, local non-profit agencies provide specific housing assistance to disabled populations and victims of domestic violence, dating violence, sexual assault, and stalking. The Salvation Army Safe House is the local organization whose mission is to serve victims of domestic and family violence by providing temporary shelter, clothing, food, and other services. The Safe House provided temporary shelter for 582 clients in 2019. Many of these clients are able to stay 30 days until they can find a safe residence, but extensions can be granted if needed. Middle Flint Health and Wellness provides short-term living arrangements for those with mental illness or substance abuse problems. The center can support up to 24 people for six-month durations. The demand for these organizations remains high, pointing to the need for continued services from these groups.

What are the most common housing problems?

In determining the most common housing problems, this plan relied on data from the American Community Survey, HUD's Comprehensive Housing Affordability Strategy (CHAS) and information provided by local stakeholders. Housing affordability, substandard housing, and blight have been recognized as the primary problems facing local residents.

Housing Affordability

CHAS data points to housing affordability as the most common problem impacting the city. Cost burdened households are determined by the percentage of a household's income needed to cover housing expenses (rent plus utilities for renters; mortgage payments, taxes, insurance, and utilities for owners). Families that are cost-burdened may be going without adequate food, health care, and other necessities in order to pay for shelter. For this reason, determining the cost-burdened households helps pinpoint those populations which require the most assistance and where best to allocate CDBG funds. Housing is determined to be unaffordable when its cost exceeds 30 percent of a household's income. Of the 7,760 households earning less than 50 percent of the HAMFI, over 70 percent (5,485 households) have a cost-burden that meets this threshold.

A cost-burden of more than 50 percent is considered to be a severe burden. Those with a severe burden would likely have monumental problems purchasing non-housing related necessities. Twenty-six percent of households with incomes below 80 percent AMI have a severe cost- burden. This accounts for 3,495 total households. Nearly three times as many renters fall into the severe cost-burden category as compared to home owners.

Substandard and Dilapidated Housing

Over the past ten to fifteen years, the city has prioritized the improvement in the number of substandard housing units through demolition. In 2012, the city commissioned a housing assessment by the Middle Georgia Regional Commission. This assessment was conducted over the primary CDBG target area that included 3,574 housing structures. Of these homes, 12.28 percent were identified to be in non-standard condition, with 2.94 percent being dilapidated. Beyond the condition counts, this study identified pockets of substandard or dilapidated housing that has aided the city in prioritizing its efforts to improve or remove this housing stock.

Home Ownership

As the tables above demonstrate, families and persons that rent are much more likely to have one of the housing problems. Rental households have little control over the condition of their house and instead must rely on landlords for home improvements. Even so, renters are still more likely to be paying unaffordable monthly amounts for a place to live.

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

Low-income, elderly, and renters are much more likely to be exposed to housing problems. In reviewing Table 7 and Table 8, the chance of housing problems increases the lower the household income. Seventy-four percent of households below 30 percent of AMI households experience at least one housing problem. This is a starkly higher likelihood than those within the 80-100 AMI range, only two percent of whom have a housing problem.

A large number of Warner Robins' elderly households have a high housing cost-burden. A total of 1,420 elderly households struggle with the cost of housing. This accounts for 20 percent of the total cost-burdened population. Finaly, as mentioned in the previous section, renters also tend to a variety of housing problems and at higher rates.

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

A variety of factors contribute to a family's risk for homelessness. Through consultation with local homeless service providers and Georgia DCA's Report on Homelessness, it has been determined that many homeless people experience a time of personal vulnerability that place them at risk. These vulnerabilities oftentimes include:

- Family violence
- Physical disability or chronic medical problems
- Mental illness
- Substance abuse
- Developmental disability or brain injury
- Criminal background

The largest factor tied to homelessness risk, is however, poverty. Many people do not have the economic means to afford housing due to unemployment and underemployment. For the purposes of this section, households with a housing cost burden of greater than 50 percent of their income and those with a household income of less than 30 percent of AMI were considered at risk for homelessness. Using this methodology, 2,360 households are currently financially at risk of homelessness. This amounts to 7.8 percent of all city households. Because there is no way to estimate the number of households with non-financial personal vulnerabilities, this is likely a conservative estimate. However, the raw number and percentage of households at risk of homelessness has declined in recent years, which is a positive signal for the local community.

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 estimate above was determined through the use of CHAS data and through consultation with local homeless service providers and the Georgia Department of Community Affairs.

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

When families are personally and/or financially vulnerable, they oftentimes become transient and are forced to frequently relocate from one residence to the next. Many of these families susceptible to homelessness are placed in situations with crowding, substandard conditions, and high cost-burdens. Ultimately, high cost-burden is the primary housing characteristic linked to homelessness. When households, particularly renters, lack the financial means to meet their housing needs, they are left with no shelter. Families in this circumstance require increased supportive services to fill that gap. The primary goal of these services is to improve the economic opportunities for that family unit.

Discussion

Many of Warner Robins' residents face challenges in finding safe, decent and affordable housing. Resources must be made available to enable these people to find suitable shelter and to become self-sufficient. The city must identify gaps in resources and utilize its resources to provide for those with housing needs.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

A disproportionately greater need exists for a racial or ethnic group because the members of such a group experience housing problems at a greater rate (10% or higher) than the whole jurisdiction with an income under 100 percent AMI. The following analysis considered the four standard housing problems including: 1) lack of complete kitchen facilities, 2) lack of complete plumbing facilities, 3) having more than one person per room, or 4) having a cost-burden of greater than 30 percent of the household income.

Of all households making less than 100 percent AMI, 47.8 percent have at least one housing problem. Of the Hispanic households making less than 100 percent AMI, 58.1 percent have a housing problem. Of the Asian households making less than 100 percent AMI, 78.7 percent have at least one housing problem. Of the American Indian/Alaska Native households making less than 100 percent AMI, 100 percent of them have at least one housing problem. These rates are all significantly greater than the jurisdiction as a whole. African American households earning less than 100 percent AMI are slightly more likely to have at least one housing problem, but not to a disproportionate level.

Data Note: Compared to previous versions of this Consolidated Plan, the following charts will look somewhat different. In current versions of the Comprehensive Housing Affordability Strategy (CHAS), the U.S. Department of Housing and Urban Development has adjusted the methodology for reporting homes for which the cost-burden is not able to be calculated. In data products that account for race and ethnicity, the "Cost Burden Not Calculated, but No Other Problems" category is now included with the "None of the Four Housing Problems" category. These updates are reflected in the data tables in this section and the following ones.

0%-30% of Area Median Income

At very low incomes, 76.1 percent of households in Warner Robins have one or more housing problems (2,685 households), as shown in Table 13. The Hispanic population has a disproportionately greater need at this income level, with 89.4 percent having a housing problem.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	2,685	845
White, alone, non-Hispanic	955	340
Black / African American, alone	1,370	425
Asian, alone	85	20
American Indian/Alaska Native, alone	0	0
Pacific Islander, alone	0	0
Hispanic, any race	210	25

Table 10 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2017-2021 CHAS (Table 1)

DRAFT

30%-50% of Area Median Income

About 68.9 percent of households with incomes from 30 to 50 percent AMI have a housing problem (2,915 households). Both Asian and American Indian/Alaska Native households – have a disproportionate housing need with 100 percent experiencing a housing problem.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	2,915	1,315
White, alone, non-Hispanic	1,175	510
Black / African American, alone	1,340	660
Asian, alone	115	0
American Indian/Alaska Native, alone	30	0
Pacific Islander, alone	0	0
Hispanic, any race	220	145

Table 11 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2017-2021 CHAS (Table 1)

50%-80% of Area Median Income

Of the 5,655 Warner Robins households with moderate incomes, 31.0 percent have a housing problem. Asian and American Indian / Alaska Native households have a disproportionately high rate of need. Of the Asian households, 73.9 percent face a housing need, and 100 percent of American Indian / Alaska Native households have a housing need.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	1,755	3,900
White, alone, non-Hispanic	715	1,870
Black / African American, alone	795	1,605
Asian, alone	85	30
American Indian/Alaska Native, alone	5	0
Pacific Islander, alone	0	0
Hispanic, any race	140	205

Table 12 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2017-2021 CHAS (Table 1)

80%-100% of Area Median Income

Among 80 – 100 percent AMI households in Warner Robins, 17.5 percent have a housing need (540 households). The Hispanic population has a disproportionately greater need, with 47.4 percent of households experiencing one of the housing problems.

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	540	2,540
White, alone, non-Hispanic	135	1,155
Black / African American, alone	305	1,170
Asian, alone	10	30
American Indian/Alaska Native, alone	0	0
Pacific Islander, alone	0	0
Hispanic, any race	90	100

Table 13 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2017-2021 CHAS (Table 1)

Discussion

Overall, CHAS data regarding housing problems by income level, race, and ethnicity show that need is more common at lower income levels – about 76 percent of very low-income (0-30 percent AMI) households and 69 percent of low-income (30 to 50 percent AMI) households have one or more housing needs. At moderate (50 to 80 percent AMI) incomes, that rate is 31%, and at middle (80 to 100 percent AMI) incomes it falls to 18 percent. Tables 13 through 16 show that Asian, American Indian / Alaska Native, and Hispanic households each experience a disproportionately greater rate of housing needs than the city at different income levels.

Note: because there are relatively few Asian, American Indian / Alaska Native and Pacific Islander households in this data, it is important to note that some of the analysis may not be accurate due to the margins of error for these population groups.

DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

Of Warner Robins households that have incomes of less than 100 percent AMI, 3,925, or 23.4 percent, have at least one or more severe housing problem. These severe housing problems include, 1) lack of complete kitchen facilities, 2) lack of complete plumbing, 3) more than 1.5 people per room, and 4) a cost-burden of greater than 50 percent. Of residents with a severe housing problem, 60.8 percent fall into the lowest income bracket (0-30 percent AMI). While this shows an absence of affordable, quality housing throughout the city, low-income families are more likely to have severe housing problems.

Similar to section NA-15, a disproportionately greater need exists for a racial or ethnic group when the members of such a group experience severe housing problems at a greater rate (10% or more) than the whole jurisdiction. Across all income groups below 100 percent of AMI, Asian Households are 73.0 percent likely to experience severe housing needs. American Indian/Alaska Native households in this income range are also 85.7 percent likely to experience severe housing problems. These two racial minorities are disproportionately affected by severe housing problems among low- and moderate-income residents. Furthermore, although it the 10 percent threshold is narrowly missed, 32.2 percent of households with Hispanic ethnicity (of any race) are also likely to experience severe housing problems.

0%-30% of Area Median Income

At very low incomes, over two-thirds of Warner Robins households experience a severe housing need (2,385 households or 67.5 percent). Within this income bracket, Asians and Hispanics, have a disproportionately greater level of severe housing need. Of the Asian households in this category, 81.0 percent have a severe housing problem, as do 82.6 percent of Hispanic households.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	2,385	1,150
White, alone, non-Hispanic	835	460
Black / African American, alone	1,210	585
Asian, alone	85	20
American Indian/Alaska Native, alone	0	0
Pacific Islander, alone	0	0
Hispanic, any race	190	40

Table 14 – Severe Housing Problems 0 - 30% AMI

Data Source: 2017-2021 CHAS (Table 2)

DRAFT

30%-50% of Area Median Income

At low incomes, 27.0% of Warner Robins households have a severe housing problem (1,140 households). At this level, Asian households are disproportionately likely to have severe housing problems (87.0 percent), as are American Indian/Alaska Native households (100 percent).

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	1,140	3,090
White, alone, non-Hispanic	330	1,350
Black / African American, alone	545	1,455
Asian, alone	100	15
American Indian/Alaska Native, alone	30	0
Pacific Islander, alone	0	0
Hispanic, any race	100	270

Table 15 – Severe Housing Problems 30 - 50% AMI

Data Source: 2017-2021 CHAS (Table 2)

50%-80% of Area Median Income

Within the 50 to 80 percent AMI range in Warner Robins, 4.8 percent of households have a severe housing problem (270 households). Only Asian households in the moderate-income range are disproportionately likely to have severe housing needs with 73.9 percent of households affected.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	270	5,375
White, alone, non-Hispanic	65	2,520
Black / African American, alone	100	2,300
Asian, alone	85	30
American Indian/Alaska Native, alone	0	5
Pacific Islander, alone	0	0
Hispanic, any race	20	325

Table 16 – Severe Housing Problems 50 - 80% AMI

Data Source: 2017-2021 CHAS (Table 2)

80%-100% of Area Median Income

Around 4.2 percent of Warner Robins households in the 80 to 100 percent AMI range have a severe housing problem (130 households). Hispanic households are disproportionately likely in this income range to have severe housing needs, with 28.9 percent of households impacted.

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Housing Problems	Has one or more of four housing problems	Has none of the four housing problems (or cost-burden not calculated, no other problems)
Jurisdiction as a whole	130	2,950
White, alone, non-Hispanic	0	1,290
Black / African American, alone	70	1,405
Asian, alone	0	35
American Indian/Alaska Native, alone	0	0
Pacific Islander, alone	0	0
Hispanic, any race	55	135

Table 17 – Severe Housing Problems 80 - 100% AMI

Data Source: 2017-2021 CHAS (Table 2)

Discussion

Overall, severe housing problems are most common at lower income levels. Two-thirds (67.5 percent) of Warner Robins households with incomes below 30 percent AMI face a severe need, as do 27.0 percent of low-income households. As income increases, rates of severe housing problems decline, dropping to 4.8 percent at moderate incomes and 4.2 percent for the middle-income group. Minority families are more likely to be impacted by severe housing needs at lower income levels than comparably earning white families.

Note: because there are relatively few Asian, American Indian / Alaska Native and Pacific Islander households in this data, it is important to note that some of the analysis may not be accurate due to the margins of error for these population groups.

DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

Consistent with previous plan sections, a disproportionally greater need for housing cost-burden is considered to exist when a particular racial or ethnic group is burdened at a 10 percent or greater rate than the jurisdiction as a whole. Across the entire jurisdiction, approximately 27 percent of households may experience some form of cost burden. All racial minorities experience cost burden at a higher rate than white households (22 percent), however, most of these would not be considered disproportionately higher than the citywide average. Hispanic households have one of the higher rates of cost-burden at 35 percent. American Indian/Alaska Native households have the highest rate of cost burden (87.5 percent), but this data may be slightly less reliable due to the small number of families in the sample size.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,165	4,345	3,515	325
White, alone, non-Hispanic	11,490	1,880	1,215	80
Black / African American, alone	8,470	1,975	1,695	205
Asian, alone	700	55	260	0
American Indian/Alaska Native, alone	5	5	30	0
Pacific Islander, alone	0	0	0	0
Hispanic, any race	930	295	210	0
Other	570	135	105	40

Table 18 – Greater Need: Housing Cost Burdens by Race

Data Source: 2017-2021 CHAS (Table 9)

Discussion:

Table 21 shows the number of households in the three levels of cost-burden by whole jurisdiction and racial or ethnic subcategory. Households in the first column have a housing cost-burden of less than 30 percent, which is judged to be acceptable. Those in column two have housing costs that are between 30 percent and 50 percent of their income. Those in the third column have severe housing problems of 50 percent or more of the household's income. Jurisdiction-wide there are 7,860 households, 27 percent, with a cost-burden of greater than 30 percent. Of these households, 4,345 have a burden of between 30 and 50 percent, while 3,515 are severely burdened. White families make up around 47.8 percent of the city's total households but only 38.8 percent of those with a cost-burden problem. Conversely, African Americans comprise 40.4 percent of the population but 47.3 percent of the cost-burdened households. While none of these individual statistics varies from the expected rate by more than 10 percent, a clear trend is nonetheless present, indicating that African American households tend to fare worse in terms of cost burden and housing conditions.

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?

Available data shows that higher percentages of African American and Hispanic residents have housing needs, severe housing needs and housing burdens.

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

N/A

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

The Neighborhood Strategy Area is bordered to the east by Highway 247; south by Richard B. Russell Parkway; west by Pleasant Hill Road, Johns Road, and Suzanne Drive; and north by Keith Drive and Bargain Road. This area is located within Census Tracts 201, 202, 203, 204, 206, 207, 208, 209, 210, and 211. These census tracts contain the city's highest percentages of minority population and the highest rates of housing need.

DRAFT

NA-35 Public Housing – 91.205(b)

Introduction

The Warner Robins Housing Authority (WRHA) currently operates XXX housing units in the City of Warner Robins with XXX residents. The needs of the city's public housing residents are many. These residents suffer from personal and financial vulnerability at higher rates than the city's at-large population. Large numbers of public housing residents are elderly, disabled, victims of violence, and mentally ill. To qualify for public housing a family must be low-income; public housing residents are generally unemployed or underemployed. Beyond those currently served by public housing, there is a waiting list of XXX people with many of the same issues and needs. Beyond that waiting list, there are XXXX applicants awaiting eligibility.

Totals in Use

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

Table 19 - Public Housing by Program Type
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

DRAFT

Characteristics of Public Housing Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income								
Average length of stay								
Average Household size								
# Homeless at admission								
# of Elderly Program Participants (>62)								
# of Disabled Families								
# of Families requesting accessibility features								
# of HIV/AIDS program participants								
# of DV victims								

Table 20 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Race of Residents

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

Table 21 – Race of Public Housing Residents by Program Type
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Table 22 – Ethnicity of Public Housing Residents by Program Type
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

DRAFT

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

Of the 430 units of public housing, many of these are occupied by residents that are disabled and/or elderly. Kemp Harrison Homes is WRHA's largest complex and is specifically designated for seniors and those with disabilities. Many residents in this facility have disabilities that limit their mobility. The Kemp Harrison complex is a series of two-story units that lack elevator service, which is a hardship to residents attempting to climb up and down stairs. Unfortunately, this complex is also 50 years old, is in substandard condition and has no central heating or air. The long-term goal of the Authority is to demolish and replace this complex. Until that point, elderly and disabled tenants will continue to be inadequately served.

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

One of the most pressing needs of Warner Robins' public housing residents is to have gainful employment with an income that is sufficient to meet their most basic needs. All public housing residents and applicants are low-income. The average tenant has a household income of only $X,XXX per year. Without viable economic opportunities, these residents will not have the self-sufficiency to meet the rest of their needs. In many instances, residents also need enhanced training, counseling, and resources to make themselves employable.

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

As compared to the rest of the city, Warner Robins' public housing community has a higher rate of need. These residents are more likely to be elderly, disabled, and to have personal vulnerability. As shown in previous sections, a substantial portion of the city's population have housing issues related to affordability and quality. While public housing has a higher level of affordability, its residents have incomes far below the city-wide average. As shown in Table 24, the city's public housing residents have an average annual income of only $X,XXX. Due to the state of some of the housing complexes, the quality and condition of housing provided by the WRHA is somewhat below that of the rest of the city. Public housing residents would benefit from improvements.

Discussion

With XXX people on the waiting list and another X,XXX people awaiting eligibility, many of the city's residents are left in the vacuum. Those that are served by the Authority have poor quality housing, as many units are substandard or lack basic features like handicapped accessibility, functioning hot water heaters, or central heating and air. The primary public housing needs of the city are for additional public housing units and for the improvement and standardization of current units.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the 2022 DCA Homelessness Report, there are a total of 28 homeless persons in shelters or transitional housing in Houston County. There are 13 unsheltered homeless persons according to the 2019 Report. This means that around 47 percent of the homeless population in Houston County is not being served. However, there is an underutilization of available beds. Of the 42 total beds in the county, only 15 sheltered homeless persons were counted. This is a 36 percent utilization rate. These numbers are derived from data collected by the State of Georgia from homeless service providers and from a model developed from survey counts conducted in 152 counties.

	Estimate the # of persons experiencing homelessness on a given night	Estimate the # of persons experiencing homelessness on a given night	Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Population	15	13	Data Not Available			

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons 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 City of Warner Robins relies on the Georgia Department of Community Affairs for its homeless count data. DCA estimated that on a given night there are 28 homeless persons in the county. While some of the homeless count data is listed by county, a majority of the more detailed data is provided only at the state-wide level. Because of this, Warner Robins lacks a robust profile of its homeless population and must rely upon data for the entire state. Statewide data from 2022 indicates that the main subpopulations experiencing homelessness are adult survivors of domestic violence (12 percent) and chronically homeless individuals (10 percent).

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.

Per Department of Community Affairs' statistics, 6 percent of individuals needing homeless assistance in Georgia are under the age of 18. Across the state, veterans also account for 5 percent of the homeless population. Due to the presence of a military installation in Warner Robins, the city's percentage of homeless veterans is likely much higher. Males are somewhat more likely to be homeless than females across the state. Around 60 percent of emergency shelter clients are women, but males comprise the larger majority of the unsheltered population at 64 percent of the homeless population.

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

According to data from the 2022 Department of Community Affairs (DCA) Homelessness Report, homeless rates also differ significantly among racial and ethnic minorities. Black or African American individuals make up nearly 58 percent of the sheltered homeless in the state's count. However, white individuals account for 62 percent of the unsheltered population. This highlights interesting discrepancies across the State of Georgia. In some part, this may be due to communities with a higher Black or African American population investing more in shelters for the homeless. The two counties in the State of Georgia's count with the greatest number of sheltered homeless individuals are both minority-majority counties, whereas the two counties with the largest number of unsheltered homeless persons are majority white, non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2022 Department of Community Affairs (DCA) Homelessness Report calculates the breakdown of the entire homeless population which includes the literally homeless. Statewide, 67 percent of homeless respondents were unsheltered, 22 percent were in emergency shelters, and 11 percent were in transitional housing. For Houston County, the homelessness report indicates that of the 28 homeless people in Houston County, 15 were sheltered. This indicates that the remaining 13 individuals are unsheltered.

Discussion:

During this analysis, it became apparent that homeless data is limited in the City of Warner Robins. During interviews with homeless providers, all agreed that homeless estimates are likely understated. After conducting interviews, Warner Robins' 42 shelter beds would appear to be meeting the sheltering needs of the city's homeless populations. However, given that this data comes from one point-in-time count, there may still exist a gap in providing people the assistance they need.

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Beyond those with housing and homeless needs, other city residents have special needs including the elderly, those with a physical, mental, or developmental disability, those with substance abuse problems, person's living with HIV or AIDS, and domestic violence, sexual assault, dating violence, and stalking victims. These populations are susceptible to many challenges and require a higher level of supportive services.

Describe the characteristics of special needs populations in your community:

The City of Warner Robins has a sizeable portion of its population that falls into the category of special needs. According to the 2018-2023 American Community Survey, 14.9 percent of the city's population, or 12,142 people, is above the age of 62. This is up from 13.9 percent just five years prior. Many of these residents live on fixed incomes and lack the faculties and resources to provide for themselves. Another prevalent population of non-homeless needs are those persons with disabilities. According the ACS, 19.8 percent of city residents have one or multiple forms of physical, mental, or developmental disabilities. This is an increase from 14.9 percent five years ago. The most common forms of disabilities are ambulatory and cognitive difficulties. Ambulatory difficulty describes a condition in which a person has difficulty walking or climbing stairs, and cognitive difficulty indicates a person has difficulty comprehending concepts and mentally performing tasks. The ACS shows that there are 5,876 people within the city that have ambulatory difficulties and another 4,541 with cognitive difficulties. Many local agencies and nonprofits have identified other special needs populations, including substance abuse patients, those with mental illness and victims of violence and other crimes.

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

As the city has grown, it has seen growing special needs populations. Through its CDBG program, the city has sought to abate some of the negative impacts on these communities. Some of these partners in assisting these vulnerable residents include:

- Houston County Association for Exceptional Citizens (Happy Hour), which serves developmentally disabled citizens by providing group home residential services and skills training. Happy Hour serves approximately 175 developmentally disabled adults per month. The organization also operates seven 4-bedroom group homes which offer 24-hour supervision and a semi-independent supported living apartment that houses clients.
- Central Georgia National Alliance on Mental Illness (NAMI), which provides education and outreach support to people with mental illness and their caregivers. In addition to this, NAMI serves disabled clients through the operation of a group home.
- Middle Flint Health and Wellness is the most comprehensive mental health and substance abuse service provider in the city. In addition to providing counseling and treatment services, the center provides supervision and support through a temporary housing program that houses up to 25 individuals at one time.
- CASA of Houston County, advocates for the interest of abused and neglected children.

- Family Counseling Center, which provides counseling services for those impacted by domestic violence, child development, substance abuse, single parent family issues, and other relevant topics. In addition to the counseling programs, the organization makes referrals to other resources that can help the families.
- Rainbow House Children's Resource Center aids in the reduction of child abuse and neglect by providing families support, education and community referrals.
- Meals on Wheels (Houston County Council on Aging) provides home delivered meals for low- and moderate-income senior citizens throughout the city. The organization is currently serving 140 elderly residents.

The prevalence and increased need for these organizations and their services lends credence to the idea that the city's population with special needs continues to grow.

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

According to the National Center for HIV/AIDS, Viral Hepatitis, STD, and TB Prevention, there were 26 HIV diagnoses in Houston County in 2022, a rate of 18.6 per 100,000 people. As of 2022, there are approximately 464 people living with HIV in the county. This only accounts for 0.33 percent of the county population over the age of 13. Furthermore, the annual rate of new diagnoses has been declining, even as the county's total population grows. Statewide data also indicate a reduction in instances of HIV stigma over time. Due to the relatively small size of this population in the county, there are currently no special services provided for these residents either by the city or the county.

Discussion:

There are many residents of the city that have particular vulnerabilities. These residents must be provided a higher and more specific level of service to meet their needs for basic survival. Warner Robins must be prepared to develop and enhance existing outlets to facilitate future demands on these services. Ensuring that current services are expanded will be integral to meeting the demands of the ever-increasing special needs population.

DRAFT

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Since 2015, the City of Warner Robins has experienced a 12.3 percent growth in population. While this pales in comparison to the 48.3 percent growth from 2000 and 2015, the city still experienced rapid growth. As the population continues to grow, the city needs to continue to change and grow to meet broader community challenges. The city has identified a few facilities-related needs:

- First, recreation continues to be an area of keen interest for many residents. The City of Warner Robins recently completed the large North Houston Sports Complex, which has greatly expanded the recreational offerings in that part of the community. However, recreation and open spaces were still identified as priority needs.
- Amenities for youth and seniors were also specifically highlighted as needs. One particular need is for a replacement/redevelopment of the Wellston Center, which currently provides senior services to the community. That site is within the redevelopment area for Commercial Circle and the city's downtown area, meaning that the old facility does not fit within the city's plans for that area.

How were these needs determined?

The needs above were identified in several city plans including the Houston County Joint Comprehensive Plan and the Warner Robins Metropolitan Transportation Plan. These plans were developed with input from city staff, elected officials and the public. Additionally, many of these needs were highlighted by residents in completing the survey for this Consolidated Plan.

Describe the jurisdiction's need for Public Improvements:

The city has identified a wide variety of necessary public infrastructure improvements. Many of these improvements would directly benefit low-income residents and local businesses that would expand economic opportunities. Some of these improvements include:

- From the standpoint of economic development, the city has sought the redevelopment of the Commercial Circle Area, which is found along Watson Boulevard adjacent to Highway 247. This area serves as the entry point to the city from Robins Air Force Base and has long been in decline. The City of Warner Robins is undertaking ambitious improvements to acquire dilapidated property and allow the area to be primed for redevelopment that creates jobs and supports the low- and moderate-income residents of the city.
- The city's transportation infrastructure is also highlighted as an area of need for residents and business owners, alike. The existing road network continues to need regular maintenance while improving street lighting and sidewalk connectivity are seen as needed upgrades by many residents. These latter two points contribute to difficulty navigating the community by pedestrians, especially those without other transportation alternatives.
- Other vital improvements are those related to water, sewer, and stormwater infrastructure. Improvements are prioritized in older residential neighborhoods serviced by aging lines. The city has also established stormwater fees to support the management of infrastructure to prevent flooding throughout the city.

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How were these needs determined?

The needs above were identified in several city plans including the Houston County Joint Comprehensive Plan and the Warner Robins Metropolitan Transportation Plan. These plans were developed with input from city staff, elected officials and the public. Additionally, many of these needs were highlighted by residents in completing the survey for this Consolidated Plan.

Describe the jurisdiction's need for Public Services:

In order for the city to continue to develop, grow and meet the needs of its citizens and businesses, leadership has searched for gaps in public services. Several public service needs are listed below.

- The most glaring need for public service in Warner Robins is public transportation. Public transit services are most directly needed by those who are low-income individuals or who are living with disabilities. However, there is also the potential that an effective transit service could help reduce traffic congestion as well. Since the last Consolidated Plan, Warner Robins Transit has ceased operation due to financial difficulties. As a result, most residents have no access to transit.
- Public safety and crime reduction have also been primary focuses for Warner Robins. The city previously completed a new Law Enforcement Center in the city's Neighborhood Strategy Area. In recent years, resources for law enforcement have also shifted into the technology sector with Warner Robins piloting several "smart city" technologies to better allocate police resources and better respond to crime.
- Other services needed include increased workforce development and job training opportunities for youth and adults and a greater level of supportive services for the growing elderly population. Finally, food pantries were also identified as a need.

How were these needs determined?

The needs above were identified in several city plans including the Houston County Joint Comprehensive Plan and the Warner Robins Metropolitan Transportation Plan. These plans were developed with input from city staff, elected officials and the public. Additionally, many of these needs were highlighted by residents in completing the survey for this Consolidated Plan.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Utilizing available data and service provider input, the City of Warner Robins evaluated the current community assets in order to identify deficiencies in resources available to meet the needs of the community's low-to-moderate income and disadvantaged residents. Among the facets of the market considered were supply and demand for quality, affordable housing, public housing, homeless services, services to vulnerable populations, and the availability of public and community resources. While there are many agencies and assets available to those in the community that require assistance, these assets do not always extend to fully meet the need. Affordable housing, improved public housing, increased homeless services, and strengthened community resources are all evaluated to need greater support in order to meet the needs of the community. As the community continues to both age and grow, these services must continue to grow to meet community needs.

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MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

While the overall volume of housing units in Warner Robins appears sufficient to meet the needs, there are resource gaps in several housing categories. The analysis that follows highlights those housing types that were found in insufficient numbers. Particularly, the analysis found a need for a greater quantity and quality of affordable owner-occupied units, affordable rental units, public housing, and accessible housing units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	23,648	68 %
1-unit, attached structure	1,030	3 %
2-4 units	2,596	7 %
5-19 units	5,237	15 %
20 or more units	1,156	3 %
Mobile Home, boat, RV, van, etc	1,234	4 %
Total	***34,901***	***100%***

Table 23 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS (Table B25024)

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	376	3 %
1 bedroom	42	1 %	2,279	15 %
2 bedrooms	1,673	10 %	5,743	39 %
3 or more bedrooms	14,978	89 %	6,342	43 %
Total	***16,693***	***100%***	***14,740***	***100%***

Table 24 – Unit Size by Tenure

Data Source: 2019-2023 ACS (Table B25042)

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

Currently, the Warner Robins Housing Authority operates eight housing complexes with 430 housing units that house XXX residents. The units are only available to the low-to-moderate income, elderly and disabled city residents. In addition to this service, the Georgia Department of Community Affairs administers the Section 8 program throughout Houston County, including Warner Robins. This assistance is available to all types of low-to-moderate income families. Nine private housing developments benefit from low-income housing tax credits and designate a portion of their units for low-income persons. These developments have 1,143 total units according to the HUD LIHTC database.

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

In 2015, the Warner Robins Housing Authority demolished the 70-unit Oscar Thomie Homes housing complex. In late 2019, construction on a tiny home community began on the former Oscar Thomie site. By 2021, 13 new tiny home units had been rebuilt on part of the tract formerly occupied by the Oscar Thomie Homes. Plans exist for more housing construction in this area, but work has not yet begun to expand the tiny home community. Until these homes are completed. Warner Robins still has a depleted affordable housing inventory due to the demolition of the Oscar Thomie Homes. The city is not aware of any other units that are anticipated to be lost.

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

As shown in Table 26, there are 34,901 housing structures in the City of Warner Robins. Alone, this would appear to indicate that the number of housing units is more than sufficient to meet the needs of the 30,350 households. This, however, presents a false narrative. Many of the city's housing units are unfit for habitation or do not meet the standard of affordability for low-income residents. In order to meet the residents' needs, the city needs to increase its number of units that:

1. Are decent and suitable for use.
2. Are affordable to residents of varying income levels.

Describe the need for specific types of housing:

There is the need for various types of housing across the city. Among the chief units needed are:

1. Decent affordable housing to low-to-moderate income families.
2. Affordable rental units.
3. Public housing units.
4. Accessible housing for the elderly and disabled persons

Discussion

Currently, the needs of public housing in the city are greater than available resources. The Warner Robins Housing Authority, with the assistance of the City of Warner Robins, are seeking to increase and improve these assets in order to meet these needs. Beyond these challenges, many more families are cost burdened, even as the city's population continues to grow. It will be key for additional affordable housing units to come on line that meet community needs.

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MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

During the 2015-2023 timeframe, Warner Robins' housing market saw a significant rise in the median home value (44 percent), and median contract increase (31 percent). This is indicative of trends seen throughout the entire nation as the housing market experienced rapid inflation. What is remarkable for Warner Robins is that median household income also rose by 42 percent in that same time period, from $42,795 to $65,715. The ability of wages to keep pace with housing market increases in Warner Robins is remarkable, given national trends, and is reflected in much of the city's housing affordability data. Warner Robins is the most affordable metropolitan area in Georgia, but the national crisis in rising housing costs has still contributed to many low-income workers in Warner Robins being left behind. While a smaller percentage of residents are experiencing housing cost burden than five years ago, many residents still are and are instead turning to undesirable residences for shelter, especially in minority and immigrant communities.

Cost of Housing

	Base Year: 2015	Most Recent Year: 2023	% Change
Median Home Value	110,000	171,600	44 %
Median Contract Rent	672	920	31 %

Table 25 – Cost of Housing

Data Source: 2011-2015 ACS (Base Year) 2019-2023 ACS (Most Recent) (Tables DP04 & B25058)

Rent Paid	Number	Percentage (%)
Less than $500	760	5 %
$500-999	3,708	23 %
$1,000-1,499	7,187	45 %
$1,500-1,999	2,186	14 %
$2,000 or more	2,050	13 %
Total	***15,891***	***100 %***

Table 26 - Rent Paid

Data Source: 2019-2023 ACS (Table DP04)

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,190	No Data
50% HAMFI	4,745	8,535
80% HAMFI	7,395	4,825
100% HAMFI	No Data	1,205
Total	***13,330***	***14,565***

Table 27 – Housing Affordability

Data Source: 2017-2021 CHAS (Table 18A and 18C)

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Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$1,057	$1,176	$1,302	$1,742	$2,042
High HOME Rent	$974	$1,080	$1,213	$1,633	$1,898
Low HOME Rent	$805	$862	$1,035	$1,195	$1,333

Table 28 – Monthly Rent

Data Source: HUD FMR and HOME Rents (FMR from 2025, HOME Rents from 2024)

Is there sufficient housing for households at all income levels?

While numerically there are ample residences within Warner Robins, there is not sufficient housing to meet the needs of all households at all income levels. There are 3,530 families in Warner Robins that are extremely low-income renters. Table 30 shows that there are only 1,190 affordable rental units for this demographic. This means that at least 2,340 families are renting homes outside of the affordable range. Though Table 30 appears to demonstrate that all other income groups have an adequate supply of housing, it does not account for the condition and suitability of a home but only the affordability.

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

From 2015 to 2023, Warner Robins' median home value increased from $110,000 to 171,600, and increase of 44 percent rise. While this can be considered a positive economic indicator, it will likely leave many low-income residents unable to purchase the higher priced homes. Median contract rent price in Warner Robins also saw a jump in this timeframe from $672 to $920 per month, a 31 percent increase. Low-income persons, who comprise a large portion of the renting population, are very likely to find this price differential distressing. These factors have likely contributed to the previously discussed cost-burden problems facing lower income families.

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

According to the 2019-2023 American Community Survey, median contract rent in Warner Robins was $920. HUD's Fair Market Rent, High Home Rent, and Low Home rent prices are above this amount for all units except for efficiency units with two or more bedrooms. This data points to a degree of rental affordability in the city, but the lowest-income residents may still struggle to afford units that do not lead to overcrowding.

Discussion

Housing cost is a weakness found in the local housing market. While Warner Robins has fared better than much of the United States, housing prices nationally are creating an affordability challenge for lower-income residents. This reality has pushed many towards otherwise unsuitable housing options.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Throughout the previous consolidated planning cycle, the City of Warner Robins made significant headway in reducing substandard housing conditions. It accomplished this by prioritizing groups of substandard and dilapidated housing for rehabilitation and code enforcement action. Despite these efforts, there are still many homes in the city, particularly in the CDBG priority area that have poor housing conditions.

Definitions

For the purposes of evaluating housing externally, a substandard condition is defined in the following manner: Upon initial exterior inspection, a substandard unit appears to be in a state of significant disrepair. The unit needs work in order to halt further deterioration. It appears to be structurally sound but exhibits minor defects. Substandard homes will exhibit between two or three minor defects and no major defects.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,077	19 %	6,616	45 %
With two selected Conditions	210	1 %	169	1 %
With three selected Conditions	0	0 %	44	1 %
With four selected Conditions	0	0 %	0	0%
No selected Conditions	13,406	80 %	7,911	53 %
Total	***16,693***	***100%***	***14,740***	***100%***

Table 29 - Condition of Units

Data Source: 2019-2023 ACS (Table B25123)

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,873	41.2%	5,080	34.4%
1980-1999	3,364	20.2%	4,522	30.7%
1960-1979	4,854	29.1%	3,756	25.5%
1940-1959	1,536	9.2%	1,110	7.5%
Before 1940	66	0.4%	272	1.8%
Total	***16,693***	***100%***	***14,740***	***100%***

Table 30 – Year Unit Built

Data Source: 2019-2023 ACS (Table S2504)

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Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,335	40%	5,500	38%
Housing Units built before 1980 with young children	475	3%	1,100	8%

Table 31 – Risk of Lead-Based Paint

Data Source: 2017-2021 CHAS (Table 13)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units for Rent	985	65	1,050
Vacant Units for Sale	165	155	320
Abandoned Vacant Units	No data		
REO Properties	No data		
Abandoned REO Properties	No data		

Table 32 - Vacant Units

Data Source: 2017-2021 CHAS (Table 14A and 14B)

Need for Owner and Rental Rehabilitation

As shown in Table 32, nearly one-third of homes in Warner Robins have at least one negative housing condition. These housing conditions correspond with the previously discussed housing problems and include, lacks complete plumbing facilities, lacks complete kitchen facilities, more than one person per room, and a cost-burden greater than 30 percent. Concerning owner-occupied homes, 3,287 units have one of these conditions. This is 20 percent of all owner-occupied units in the city, highlighting the need for continued owner-based rehabilitation programs.

Rental units show a much higher rate of these negative housing conditions. More than 47 percent of the city's rental units, 6,829 units, have at least one negative condition. Code enforcement efforts, which will require landlords to bring their property to a livable condition, are vital to lowering this percentage.

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

Lead-based paint is a neurotoxin that is harmful to all individuals, but particularly to developing fetuses and young children. The toxin has been shown to damage their developing nervous systems and can lead to reduction in IQ, reading and learning disabilities, and behavioral problems. Research has shown that even low blood lead levels (BLLs) can have serious health consequences. For the purposes of this plan, the number of units built before 1980 occupied by families serves as the baseline of units that contain lead-based paint hazards. For all housing units, the total percentage of houses containing hazards is approximately 39 percent. This means that 11,835 homes are potentially contaminated by this substance. Of these households, 1,575 have young children (under the age of 6) present.

Due to the high likelihood of low- and moderate-income families to inhabit aging homes, it is probable that a large percentage are exposed to lead-based paint.

According to a survey by the Georgia Healthy Homes and Lead Poisoning Prevention surveillance program, 1,820 children less than 6 years old were evaluated for lead poisoning. Twenty-seven children were found to have 5-9 micrograms per deciliter (ug/dL), and seven children were found to have greater than 10 ug/dL. The Centers for Disease Control recommends initiating a public action when the blood lead level is more than 5 ug/dL. These figures are not insignificant for the county and may persist based on the age of housing stock.

Discussion

Despite recent efforts, much of Warner Robins' housing stock continues to need rehabilitation or replacement. In order to meet the housing needs of city residents, a continued focus must be placed upon improving this stock and thereby meeting the goals of providing decent affordable housing and a suitable living environment.

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MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Warner Robins Housing Authority is responsible for operating eight separate housing complexes across the city that contain 430 units and XXX residents. With many of the units requiring standardization and repair, the current stock of public housing is insufficient to meet the needs of the residents. In addition to these structural deficiencies, the current volume of housing units has been insufficient to satisfy the demands of those seeking its services.

Totals Number of Units

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			430						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 33 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Since the time of the previous consolidated planning period, the city's public housing demand has continued to grow. The city, itself, does not operate any public housing facilities. It does, however, maintain a strong partnership with the Warner Robins Housing Authority which operates 430 housing units, of which 23 are accessible. The Authority currently maintains a waiting list of XXX people, with a list of XXXX applicants awaiting eligibility.

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:

As previously mentioned, there are 426 units of public housing currently available. Inspection scores provided by HUD are available for the Kemp Harrison Homes (XX), Cam Campbell Homes (XX), Jimmy Rosenberg Homes (XX), and Mary B Terry Homes (XX). These units are currently in subpar condition and are not desirable to meet the housing needs. However,, none of WRHA's facilities have failed inspections.

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Public Housing Condition

Public Housing Development	Average Inspection Score
Kemp Harrison Homes	
TJ Calhoun Homes	
Cam Campbell Homes	
Jimmy Rosenberg Homes	
Kathleen Bynum Homes	
Mary B. Terry Homes	
Herman Watson Homes	
Rosemont Court	

Table 34 - Public Housing Condition

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

There are many restoration and revitalization needs of the existing housing authority complexes. Many developments are old, with three complexes more than 50 years old and two more at 48 years of age. Because of their advanced age and lack of continual maintenance, there is a substantial need for repair, improvement, and replacement among the existing complexes.

Kemp Harrison Homes:

- Constructed in 1973.
- Consists of 103 homes.
- Substandard condition homes.
- Absence of elevator a major concern.
- Designated for seniors and disabled.
- No central heat or air.
- Currently being renovated with new interior, patios, and doors

TJ Calhoun Homes

- Constructed in 1960.
- Consists of 70 homes.
- Standard condition.
- Recently completed construction of new roofs and porches.
- Resident Service Center located at TJ Calhoun Community Center.
- Units have central heat and air
- Currently under construction with homes receiving new windows, exterior doors and transitioning in phases to total electric

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Cam Campbell Homes

- Constructed in 1960.
- Consists of 70 homes.
- Standard condition.
- Rehabilitated in 2007.
- Currently installing new Hot water heaters in need of repair.
- Currently installing vanities as unit is being turned for new families.
- $1.1 needed for various repairs.

Jimmy Rosenberg Homes

- Constructed in 1977.
- Consists of 50 homes.
- Standard condition.
- Rehabilitated in 2007.
- Currently installing new hot water heaters.
- $1.1 million needed for various repairs.

Kathleen Bynum Homes

- Constructed in 1977.
- Consists of 50 homes.
- Standard condition.
- Rehabilitated in 2007.
- Currently installing new hot water heaters in need of repair.
- $1.1 million needed for various repairs.

Mary B Terry Homes

- Constructed in 1977.
- Consists of 23 homes.
- Standard condition.
- Central air and heating in all units.
- $565,000 needed for various repairs and upgrades.

Herman Watson Homes

- Constructed in 1983.
- Consists of 50 homes.
- Standard condition.
- $1.4 needed for termite mitigation, handicap accessibility, and erosion control.

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

The Warner Robins Housing Authority serves the needs of extremely low-income, low-income, and moderate-income families by providing a suitable living environment for those served by public housing. To do this, the WRHA is seeking to improve the physical appearance of the housing stock through the Comprehensive Grant Program, which will improve the quality and supply of housing. Quarterly preventive maintenance will also be ongoing and will include routine servicing of the heating and air equipment, replacing filters every 30 days, weather/waterproofing surfaces, and testing, servicing, safety and security equipment. The Authority focuses on the physical aspects of property management, such as routine maintenance and inspection of units, buildings, and capital improvements. In 2019, the redevelopment of the Oscar Thomie Homes site began. Phase I was completed in 2021 with 13 new tiny homes.

The WRHA advertises with the local media and news bulletins and issues a regular community newsletter. Residents are also provided resources that include back-to-school programs, adult education and enrichment programs, college preparedness and homeownership courses, basic construction apprenticeship training and life skills classes to encourage public housing residents to rise above their public housing needs. The Authority has partnered with local agencies such as the Department of Family and Children Services, Middle Georgia Technical College, Georgia Department of Labor, National Alliance for the Mentally Ill, Salvation Army, Boys and Girls Club, Meals on Wheels, Goodwill, Neighborhood Service Center, and Sacred Heart Catholic Church to provide training, employment, and workshops that will enhance the skills and education of residents.

In order to engage residents in the decision-making process, the Authority involves the WRHA Resident Council (comprised of several authority residents). The staff continues to develop new operating procedures geared towards effective customer service through on-site management.

Discussion:

The Warner Robins Housing Authority has made recent efforts to revitalize its housing complexes and its public housing program. Because of the current state of the complexes, this will be a difficult task. In order to achieve these goals, the authority must rely upon partnerships and all available resources.

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MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In order to prevent and address homelessness, a network of non-profits and agencies respond to the needs of this population. These organizations each specialize in activities that range from training and extend to direct sheltering. Homelessness has complex causes and can affect a diverse community. Because of this, it will take a variety of tailored services to reduce and eradicate homelessness in Warner Robins.

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)	28		10		
Households with Only Adults					
Chronically Homeless Households	28		28		
Veterans					
Unaccompanied Youth					

Table 35 - Facilities and Housing Targeted to Homeless Households

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

Many factors contribute to homelessness for individuals and families. The foremost cause of homelessness is poverty, which can be brought about by unemployment, underemployment, home foreclosure, or crippling debt. Contributing to these financial problems are often underlying familial and personal problems that create additional instability. Families and individuals directly affected by domestic violence, substance abuse, and mental illness are frequently found without living accommodations. Additionally, seniors and people with disabilities also have difficulty obtaining affordable housing. A key part of preventing homelessness and transitioning people out of homelessness is addressing the root causes of their condition. Beyond traditional homeless shelters, the City of Warner Robins is home to several agencies and non-profits that provide services that complement direct homeless assistance, help prevent homelessness and help move the homeless out of shelters.

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Several groups within the city provide educational and training services that help keep people out of homelessness. Groups such as the Warner Robins Housing Authority, Central Georgia Technical College, the Middle Georgia Community Action Agency, Consumer Credit Counseling Agency, Houston County Habitat for Humanity, and the Middle Georgia Consortium provide job skills training, financial literacy classes, and/or credit counseling to city residents. Recipients of these services are more likely to have the resources to keep themselves employed, out of debt, and independently sheltered.

People facing severe physical, mental, and familial challenges are served by many agencies that have unique clientele. Among these service providers are:

- The Rainbow House Children's Resource Center (Rainbow House CRC): An organization devoted to reducing the occurrence of child abuse and assisting its victims. Rainbow House coordinates community efforts in child abuse education, advocacy, treatment, family support, prevention, and training.
- Houston County Association for Exceptional Citizens/Happy Hour: An agency that operates two group homes and a small apartment complex providing housing to developmentally disabled persons. The Happy Hour program also provides employment training for clients and improves upon their client's ability to join the workforce.
- National Alliance on Mental Illness (NAMI) - NAMI is a grassroots organization that provides support, advocacy, and education to individuals who struggle with mental illness.
- Houston County Council on Aging (Meals on Wheels): A non-profit that delivers nutritious meals to low-to-moderate income senior citizens within the City of Warner Robins.
- CASA of Houston County provides services and protection for abused or neglected children.

Services provided by these organizations can help keep those at risk for homelessness in a position to secure housing for themselves.

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.

Four agencies are the primary direct service providers to persons in need of emergency and temporary housing. These groups have special focuses to meet the varying needs of the homeless community.

- Middle Flint Health and Wellness is primarily a treatment facility for persons affected by mental illness and substance abuse. Center staff provide comprehensive assessment, evaluation, and treatment for emotional, behavioral, addictive diseases, and other mental health problems. Specific services are, individual, family and group therapy, psychiatric assessment, medication management when appropriate, and providing referrals to other agencies. In addition to these treatments, the Center also provides crisis stabilization

services, and a 14-bed residential program that accepts voluntary and involuntary referrals. The Center also has a 10-bed facility that provides long-term services for substance abusing women and their children. The services include education on addictive diseases, relapse prevention, parenting skills, reunification, self-help, and social skills.

- The Salvation Army Safe House provides temporary shelter, clothing, food and other services to victims of domestic violence. The shelter has 18 beds, provides emergency shelter and works with individuals to secure transitional housing.
- The Community Outreach Service Center is an emergency and transitional housing facility for homeless persons within Warner Robins. The facility has 14 beds, half for women and children and the other half for men. This is the only homeless shelter for men, women, and children in the city. The Center meets the short-term needs of its clients by providing safe lodging, clean bedding and nutritious food. Center staff also help secure permanent housing for residents who have obtained employment.
- The Middle Georgia Community Action Agency runs a Homelessness Prevention and Rapid Re-Housing Program that provides financial assistance and other aid to prevent individuals and families from becoming homeless. The program provides short or medium-term rental assistance, housing relocation, and stabilization services, including mediation, credit counseling, security or utility deposits, utility payments, moving cost assistance, and case management. The agency also provides food, clothing, and transportation to low-income persons.

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MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Warner Robins has a sizeable population of residents that are not homeless but possess some characteristic that makes them vulnerable to housing needs or in need of other supportive services. These vulnerable populations include the elderly, disabled, persons with substance abuse, victims of violence, and persons with HIV/AIDS and their families. These needs are met through a variety of governmental and nonprofit agencies. This network of assistance providers must be maintained and enhanced in order for this population's needs to be met.

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 Community: Many senior citizens in Warner Robins face a variety of challenges due to physical disabilities, mental disabilities, or a lack of resources. These characteristics cause limited mobility and an inability to be self-sufficient. Several organizations work to service this community's expansive needs. The public housing needs of this community are provided through the services of the Warner Robins Housing Authority. The WRHA currently houses more than XXX seniors, many with disabilities. With many people on the waiting list, the demand for these services is beyond current available resources. Rebuilding Together Warner Robins, Inc. and Military Organizing Housing Repairs provide repairs to low-income elderly and handicapped homeowners who are physically and financially unable to make the repairs for themselves. These repairs allow homeowners to maintain their independence while living in improved conditions.

Several organizations work to provide the elderly community with non-housing related services. The Houston County Council on Aging Meals on Wheels program currently provides nutritious meals to 140 seniors. The Older Americans Council operates a senior center in Warner Robins and provides services that include congregate meals, entertainment, health counseling, and transportation to and from centers. The Middle Georgia Regional Commission's Area Agency on Aging provides case management services, home delivered meals, Medicare counseling and fraud prevention services, and other valuable resources for seniors and people with disabilities.

Mentally Ill and Disabled Community: Warner Robins' mentally ill and disabled community is diverse and requires several levels of services. Many of the services provided to local senior citizens are also available to this community, including public housing, housing rehabilitation, food, and transportation services. In addition to these services, the Houston County Association for Exceptional Citizens and the Central Georgia National Alliance on Mental Illness (NAMI) provide services to this community. Exceptional Citizens offers job training to the developmentally disabled through its Happy Hour program. NAMI serves this community by providing temporary housing, counseling and life skills workshops.

Substance Abuse: The population struggling with substance abuse has two primary service organizations. Middle Flint Health and Wellness offers substance abuse counseling treatment. Additionally, displaced families can utilize the center's temporary housing program. The Houston

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Drug and Action Council also serves those effected by substance abuse through intervention, prevention, education, and referral.

Victims of Domestic Violence: Several local agencies provide services to those families affected by domestic violence. The Salvation Army SAFE House program provides temporary shelter, clothing, food, and other services to victims. Rainbow House Children's Resource Center works as foster care agency and also provides counseling to children that have suffered abuse.

HIV/AIDS: Due to the relatively small number of cases, there are no special service organizations for persons with AIDS or who are HIV positive in Warner Robins. The North Central Health District is lead agency for identifying this community and providing information and referrals.

Each one of these vulnerable populations has some level of resources available to it. Through input gained from staff and volunteers of special needs service organizations, these resources, in many cases, are not sufficient to meet the demand.

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

Those returning from mental and physical health institutions rely upon the groups above to assist them in locating housing resources that will support their recovery and stabilization.

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)

Over the next year, the City of Warner Robins intends to provide resources to local service agencies to aid them in reaching those requiring housing and supportive services. CDBG funds may be granted to local agencies such as some of these following past funding recipients:

1. Rebuilding Together for the rehabilitation and improvement of more than 24 owner-occupied residences to serve elderly and disabled persons.
2. Habitat for Humanity for the construction of new homes providing home ownership opportunities for low- and moderate-income families.
3. Houston County Association for Exceptional Citizens to assist individuals with mental and developmental disabilities to acquire job skills
4. NAMI of Central Georgia to provide outreach, education and support for people with mental illness and their caregivers.
5. Genesis Joy House to support transitional housing, counseling, and supportive for female veterans at risk of homelessness
6. House of Promise for renovation of housing to serve low-income families
7. Warner Robins Housing Authority for the continued clearance and demolition of dilapidated housing units.
8. City of Warner Robins to administer emergency support grants to low-income homeowners in need of urgent repairs.

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))

The action items identified under the previous question correspond to many of the year-one goals, including:

- Rehabilitation of existing housing stock
- Rapid response to emergency deterioration of owner-occupied homes
- New construction of affordable housing
- Homelessness prevention through special services
- Homeless assistance

Each of these specific goals support the overarching goals of the program that include provision of decent housing, a suitable living environment, and economic opportunities.

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MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A cursory review of Warner Robins' public policies suggests that some barriers to affordable housing exist, including:

- Zoning and subdivision regulations - Suburban derived zoning and subdivision regulations, particularly in new, outlying neighborhoods, have incentivized larger lots with larger public rights-of-way. This limits density and increases the cost of developing new residential real estate.
- Inclusionary zoning- No local policies exist that would mandate or incentivize affordable single-family or multi-family housing units.
- Property taxes – There are not tax incentives for developing affordable units. A lower tax burden would enable the owners to make more property improvements.
- Zoning requirements - The time required to process zoning variances can be lengthy. Applications must be submitted for processing at least 45 days prior to the scheduled meeting date. While the time frame allows for proper advertisement and notification to the public, it can be costly and encumbering to potential developers, slowing new construction and other improvements.

While the city does have existing zoning and land use requirements that may inadvertently create a barrier to affordable housing developments, some requirements have been determined to be in the best interest of the homebuyer and the community. The City of Warner Robins will continue to examine and update their policies to assure that they are not discouraging affordable housing. Warner Robins has made recent efforts to educate the community about fair housing rights in order to encourage them to act to secure housing. It is, however, acknowledged that residents need a higher level of housing resources, laws, and regulations. Additional information regarding possible barriers to affordable housing will be submitted in the city's Analysis of Impediments to Fair Housing.

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Warner Robins is a relatively young community that has seen rapid growth in a relatively short amount of time. This growth can be attributed, in large measure, to the presence of Robins Air Force Base (RAFB). The base represents the largest single-site industrial complex within the State of Georgia. While employing over 22,000 military, civilian, and contract personnel, the base has a net payroll of $1.74 billion according to the Robins Air Force Base Economic Impact Statement. In addition to the direct jobs associated with the base, there are many indirect jobs in service industries like healthcare, retail trade, and financial services. According to a September 2024 analysis by the Middle Georgia Regional Commission, for every job that is created or lost at RAFB, 1.48 jobs are created or lost in the local economy. The total estimated economic impact of the base was $4.26 billion in FY2024. The strength and stability of the base were key to Warner Robins surviving the most recent economic recession. While the base has been a valuable economic driver for the community, the city recognizes that the community is far too dependent upon the base and associated defense contracting as a sector of the economy. Robins Air Force Base, like any DOD installation, is subject to change based upon executive and legislative action, which can happen at any time—even without a formal Base Realignment and Closure (BRAC). Locally, the community will continue work to strengthen the base and its chances for survival and growth but will also work towards diversifying the local economy by attracting outside industry and creating an environment in which businesses can grow. Warner Robins has many workforce challenges that will need to be addressed in order to promote this economic growth and diversification, but future economic development plans can be leveraged as assets to aid in this process.

Economic Development Market Analysis

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	210	181	0.6%	0.6%	13.8%
Arts, Entertainment, Accommodations	1,733	5,324	4.8%	17.9%	0.0%
Construction	2,149	532	5.9%	1.8%	75.2%
Education and Health Care Services	7,281	9,672	20.0%	32.6%	0.0%
Finance, Insurance, and Real Estate	2,002	1,154	5.5%	3.9%	42.4%
Information	293	244	0.8%	0.8%	16.7%
Manufacturing	2,914	681	8.0%	2.3%	76.6%
Other Services	2,065	1,695	5.7%	5.7%	17.9%
Professional, Scientific, Management Services	5,150	3,776	14.2%	12.7%	26.7%
Public Administration	4,669	901	12.8%	3.0%	80.7%
Retail Trade	4,853	4,943	13.3%	16.6%	0.0%
Transportation and Warehousing	2,830	340	7.8%	1.1%	88.0%
Wholesale Trade	218	289	0.6%	1.0%	0.0%
Total	36,367	29,732	--	--	18.2%

Table 36 - Business Activity

Data Source: 2019-2023 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (On The Map – All Jobs)

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Labor Force

Total Population in the Civilian Labor Force	40,882
Civilian Employed Population 16 years and over	38,225
Unemployment Rate	6.5%
Unemployment Rate for Ages 16-24	12.4%
Unemployment Rate for Ages 25-64	5.4%

Table 37 - Labor Force

Data Source: 2019-2023 ACS (Table S2301)

Occupations by Sector	Number of People
Management, business, science and arts occupations	13,602
Service occupations	5,942
Sales and office occupations	7,672
Natural resources, construction, and maintenance occupations	2,811
Production, transportation and material moving occupations	6,234

Table 38 – Occupations by Sector

Data Source: 2019-2023 ACS (Table DP03)

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	24,948	72 %
30-59 Minutes	8,788	25 %
60 or More Minutes	1,085	3%
Total	***34,821***	***100%***

Table 39 - Travel Time

Data Source: 2019-2023 ACS (Table B08303)

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	18,31	76	978
High school graduate (inc. equivalency)	7,096	788	3,427
Some college or Associate's degree	10,662	538	2,941
Bachelor's degree or higher	11,879	456	1,175

Table 40 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS (Table S2301)

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Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	23	486	191	496	489
9th to 12th grade, no diploma	1,150	524	396	792	634
High school graduate, GED, or alternative	2,342	3,533	2931	4,487	3,958
Some college, no degree	2,951	3,283	2,081	4,431	1,965
Associate's degree	310	1,238	1,259	1,849	737
Bachelor's degree	577	3,790	2,175	2,695	1,348
Graduate or professional degree	102	1,506	1,444	1,900	984

Table 41 - Educational Attainment by Age

Data Source: 2019-2023 ACS (Table B15001)

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$35,962
High school graduate (includes equivalency)	$37,340
Some college or associate's degree	$42,334
Bachelor's degree	$50,419
Graduate or professional degree	$78,078

Table 42 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS (Table S1501)

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

With more than 22,000 employees, Robins Air Force Base is by far the city's largest employer and has created significant demand for jobs—not only in the defense industry, but also in the service industry. As shown in Table 39 the largest employment sectors in Warner Robins are arts, entertainment and accommodations, education and health care services, professional services and retail trade. Together these four sectors account for 80 percent of all jobs. Notably, many local residents are employed in the manufacturing and public administration sectors but do not work within the city limits of Warner Robins. Some of these employers likely include Robins Air Force Base and the Houston County Board of Education.

Describe the workforce and infrastructure needs of the business community:

Table 39 leads to several conclusions about workforce needs in the city. Several industry sectors have available jobs, but there are not enough workers available for those positions within the city, while other sectors have a surplus of available workers in relation to job openings. Particularly, the demand for workers in education and health care services; retail trade; and arts, entertainment, and accommodations; are well above the city's workforce resources.

Like many communities in the region, a gap exists between the skills needed for higher wage employment jobs and the skills found in the city's workforce. There exists the need, not only for increased educational attainment, but focused skills training to meet the demands of industry sectors. There is a growing consensus that education should be connected with the business community—matching graduating high school students with employment opportunities. However, many of the educational and training programs that do exist are not tailored toward available jobs within major local employment sectors. The deficit of workers in the education and health care services sector indicate a need for greater emphasis on advanced training in the Science, Technology, Engineering, and Mathematics (STEM) fields.

The deficit of employees in the retail trade sector as well as the arts, entertainment, and accommodations sector may indicate a lack of soft skills necessary for the service-sector jobs of high-demand throughout the city; alternatively it may also reflect a surplus of jobs given the desire to attract visitors to the community. While many of these challenges need to be addressed through the education system, it is also vital that local residents take advantages of the available training resources that exist in the community. Some of the challenge is in making residents aware of the opportunities, but these opportunities must also be made accessible to residents who most need them. Reliable public transportation is currently lacking in Warner Robins, which makes it difficult for unemployed workers to reach job training centers. Establishing local transit would increase the access to jobs resources benefiting those that depend most heavily upon them.

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.

Through the 1990s and first two decades of the 2000s, the City of Warner Robins and Houston County saw rapid economic and population growth. The nationwide recession that began in 2007 tabled this growth, but Warner Robins buoyed the recession's harshest impacts compared to many other municipalities. This is attributable in large part to the steady economic presence of Robins Air Force Base. During the planning period, several economic development expansions were announced.

- Sandler Nonwoven Corporation opened its doors in Houston County in 2017. The plant initially employed 50 people but had plans for hiring at least 140.
- In 2018, Perdue Farms announced it is investing $42 million in its Houston County plant which will create 125 new jobs.
- In 2018, Robins Air Force Base announced plans to hire 1,200 people at its Air Logistics Complex by the end of 2019.

While the city is not aware of any forthcoming major private sector investments, it anticipates that economic growth will continue to accelerate as the impacts of the recession fade with time.

In terms of public sector impacts, one major regional effort could result in significant economic growth. Advocates for making the Ocmulgee National Monument into a national park were successful in 2019 with the creation of the Ocmulgee Mounds National Historical Park. This designation also resulted in a quadrupling of the park's size. Additional study is ongoing regarding potential strategies for leveraging new investment along the corridor following the introduction of legislation to create a new national park and preserve in 2024.

The previous period of rapid growth drastically impacted development in and around Warner Robins, with many areas developing a suburban residential character. This type of development has stressed existing local infrastructure. For this reason, infrastructure upgrades and planning studies were highlighted in the city's most recent Community Work Program. Continued growth along similar patterns as seen over the last 20 years will require additional investments to ensure adequate infrastructure capacity.

One planning mechanism that can partially alleviate this infrastructure is the redevelopment of mixed-use areas near the city's downtown district. Through the implementation of its Urban Redevelopment Plan, the city plans to bring commercial revitalization to the Neighborhood Strategy Area (NSA). Continued support of these redevelopment efforts will be a substantial need in the years ahead. With this investment, the downtown area can serve as a major asset for the growing Warner Robins community.

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

While there is still room for improvement, the educational attainment levels described in Table 44 above indicate a positive sign for the city. With this noted, the workforce information from Table 39 suggests that there is a need for skills training in the local workforce to fill emerging jobs. Specific training geared towards the healthcare, aerospace, and professional, scientific, management services industries represent a significant opportunity for Warner Robins to leverage the workforce's educational level and prepare them for the available jobs of the community. While there are resources available to expand this training, these resources should be further developed and made more accessible to meet both the labor needs of industry as well as the employment needs of the workforce.

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.

There are several educational and training opportunities available to residents of Warner Robins. Beyond public and private K through 12 educational resources, there are four full-service satellite campuses representing Middle Georgia State College, Fort Valley State University, Georgia College and State University, and Georgia Military College. High-quality technical and adult education programs are also readily available in Houston County through Central Georgia Technical College (CGTC). CGTC offers a wide variety of job training programs, professional certifications, and technical degree programs. Warner Robins is also served by Georgia's Quick Start Program. This program is nationally recognized for providing customized, high-quality training services at no cost to new or expanding businesses.

The Middle Georgia Workforce Investment Board through the Middle Georgia Consortium offers job training to adult dislocated workers and youth in the city. This training is facilitated through contracts with colleges, universities, and professional training organizations. The Georgia Veterans Education Career Transition Resource Center (VECTR) also offers training and job support for veterans transitioning out of the military. The center hosts several on-site partners including the Georgia Department of Veterans Service, the Georgia Department of Labor, the Department of Veterans Affairs, and United Way/Mission United. These organizations help provide a one-stop shop for veterans seeking benefits, educational opportunities, employment services, and links to community resources.

The efforts of these many institutions are essential in supporting elements of the Warner Robins Consolidated Plan, particularly by way of combatting poverty through the creation of quality, high-paying jobs in Warner Robins. As previously mentioned, workforce training needs exist within the city, particularly as related to the STEM fields. Increasing gainful employment in these highly skilled sectors of the economy would greatly improve the economic well-being of many families in the Warner Robins area. The greatest level of impact would be for those that have suffered from generational poverty and currently live in substandard conditions.

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

Yes, Warner Robins is an active participant in the Middle Georgia CEDS.

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.

In 2022, the Middle Georgia Regional Commission updated the Comprehensive Economic Development Strategy (CEDS). In this document, each community outlined their own strategy and planned economic development initiatives. Projects provided by Warner Robins include:

- Implement a Commercial Circle Redevelopment strategy with a mixed-use approach.
- Implement EPA Brownfields grant to aid in Commercial Circle redevelopment activities.
- Market and enhance The Village at Town Center.
- Increase workforce and affordable housing to support the needs of both RAFB and the broader community.
- Expand water and sewer capacities and upgrade lift stations.
- Enhance community entrances and gateways through beautification efforts.
- Partner with VECTR Center to support mixed-use development in the surrounding area.
- Increase capital for business growth among small and medium business enterprises, as well as women-owned, minority-owned, and veteran-owned businesses.
- Work with Houston County to develop encroachment property on the north end of RAFB for industrial use.
- Coordinate with RAFB and DoD to develop city-owned land on the north end of RAFB.
- Support industrial opportunities with the Joint Development Authority in Peach County including support of Robins International Industrial Park.
- Construct a Vietnam Veterans Memorial for the city.

MA-50 Needs and Market Analysis Discussion

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

Households with multiple housing problems are primarily concentrated in the northeastern portion of the city near Robins Air Force Base. One measure of housing problems defines concentration of homes in a block group in which more than 8 percent of homes have at one least housing deficiency. Housing deficiencies include structures lacking a complete kitchen and structures lacking complete plumbing. The area with the highest rates of deficiency is roughly bounded by Green Street, N Houston Road, Dunbar Road, and State Route 247. Much of housing stock in this area was initially built to meet the needs of the then-developing Robins Air Force Base which sits adjacent. Working class base employees were found throughout the neighborhoods. As time passed, the housing stock began to age and decline. Many base employees began to turn to newer homes in other parts of the city. The residents that remained were those without options for relocation. The result of the declining housing stock has left this area with the highest concentration of housing problems in the city. Much of the area with concentrations of housing deficiencies is part of Warner Robin's Neighborhood Strategy Area (NSA).

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

As of the 2020 Census, Warner Robins is a minority-majority community. Residents who identify as white, non-Hispanic, comprise only 41.7 percent of the city's population, meaning that racial and ethnic minorities live in many places throughout Warner Robins. In general, the eastern part of the city has a higher concentration of racial and ethnic minorities. This is defined as block groups with minority individuals comprising more than 51 percent of the population or more. However, the Watson Boulevard and State Route 96 corridors between Houston Lake Road and the Houston County line are also quite diverse.

Low-to-moderate populations are much more distinctly concentrated in the eastern part of the city. This concentration is defined as block groups with low-to-moderate income individuals comprising 51 percent of the population or more. The block groups with higher percentages of LMI individuals are especially located in the northeastern part of the city between North Davis Drive and Highway 247. In one block group, bounded by North Davis Drive, Ignico Drive, and Tabor Drive, 100 percent of individuals are low- and moderate-income residents.

The Neighborhood Strategy Area overlaps with the areas with the highest concentration of minorities and LMI individuals.

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

The commercial and housing market in the northeastern portion of the city is aging and in decline. The majority of housing in this area are single-family dwellings with a few dilapidated multi-family and public housing complexes. Most of the homes in this area were built in the 1960s, and many have not been maintained to appropriate standards. The neighborhoods in the southeastern part of the city are primarily characterized by older homes, however, they are not in the same state

of decline as the homes in the northeastern part of Warner Robins. The commercial strips found in the area highlighted by a lack of identity, accessibility, and character. Recent efforts have been made to diversify businesses and improve aesthetic quality. Despite these efforts, the commercial market remains stagnant and lack cohesion.

Are there any community assets in these areas/neighborhoods?

These areas are not completely devoid of public assets and is home to a local park, city administrative offices, recreational ball fields, and a new law enforcement center. The chief public services noticeably lacking in the area are transportation related. Many of the streets lack proper sidewalk coverage and do not invite pedestrian traffic. The city's lack of public transportation is especially impactful on residents of this area. Because of the declining commercial market, residents must travel outside of this area for basics like groceries and healthcare.

Are there other strategic opportunities in any of these areas?

Beyond the need for housing and public services, Warner Robins has identified the need for economic and commercial redevelopment. In the city's 2012 Urban Redevelopment Plan, the city outlined opportunities to incentivize commercial and retail development.

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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.

According to a study conducted by the Georgia Department of Community Affairs (DCA) and Georgia Technology Authority (GTA), nearly all of Warner Robins is served by broadband internet connections. Across all of Houston County, 61,560 locations have quality service available with only 370 locations unserved and 417 locations underserved. Most of these locations are outside the city limits of Warner Robins, and private providers are looking to serve these residents with federal funding through the Broadband Equity Access and Deployment (BEAD) Program.

Based on this preliminary data, there is minimal need for broadband wiring and connections; however, as more detailed information becomes available, enhancing broadband accessibility may become necessary.

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

Currently, there are ten residential broadband internet providers in the City of Warner Robins, with three providing service over reasonably widespread areas. There are also multiple satellite internet providers which can provide service to 100 percent of the city. The majority of Warner Robins residents have at least two choices for service providers. While another choice is ideal, this is not an overwhelming need for residents due to the availability of options.

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MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

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

Warner Robins, in conjunction with Houston County and the county's other municipalities, is currently undertaking updates to the county's Pre-Disaster Mitigation Plan. While climate change was not specifically addressed in this plan, the hazards discussed include flooding, tornados, thunderstorm winds, lightning, winter storms, drought, and wildfires. These hazards can all be exacerbated by climate change.

Much of Warner Robins is not within a flood zone. There are areas within the 100-year floodplain throughout the city that will be most vulnerable to flooding. These largest areas of floodplain are along Bay Gall Creek and Sandy Run Creek in the city boundary. Both of these creeks run through residential neighborhoods and commercial areas in Warner Robins. Occasionally, the city will identify homes within these floodplains that need structural improvements, making this vulnerability a barrier to getting help to residents.

Thunderstorm winds, lightning, winter storms, and tornadoes can also be exacerbated by climate change. Because these hazards are not location specific, all of Warner Robins is vulnerable to the effects of these hazards. The impacts of one of these hazards could be significant given the density of development and the population growth in the city.

Drought can also be exacerbated by climate change and affect the city. An extended period of drought may result in the city imposing watering restrictions on residents. There is little agricultural land in the city, and therefore losses to agriculture caused by drought will be minimal. However, the damage to crops in the county could harm economic output and impact jobs.

Due to the density of development, the risk of wildfire is relatively low because of the lack of natural fuels. However, in the less developed areas of the city, wildfire could cause significant damage because of available fuels such as trees or grasslands.

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

Low- and moderate-income households do not face any additional vulnerability to natural hazard risks associated with climate change in comparison to the rest of the jurisdiction. As noted, most of the natural hazards do not discriminate in terms of location and therefore low- and moderate-income households are equally as likely to be impacted by natural hazards as higher-income households. However, there is likely to be a difference when it comes to mitigation and recovery. Higher-income households are more likely to have a backup power supply like a generator that will help keep the house operational. Higher income households are also more likely to have the funds to deal with damage caused by natural hazards, whereas lower income households may struggle to fund repairs. While the actual hazard is unlikely to pose a disproportionate effect on low- and moderate-income households, the mitigation and recovery are likely to be more challenging for lower income households.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

After identifying the most prevalent needs and assets of the community, the next action is to determine the best way to meet these needs. Over the next five years, the City of Warner Robins will build on the past program successes and further concentrate its efforts to provide the most beneficial program services. The city, through its Community and Economic Development Department has developed strategic partnerships that leverage the efforts of outside agencies and non-profits. By evaluating these partnerships and their impact, the strategic plan will be focused on those activities that further the goals of improving housing, economic opportunity and creating a suitable living environment for all city residents. The strategy includes efforts to improve affordable housing, public housing, reduce blight, encourage economic growth, improve public services, and provide support to people and families in need.

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Area Name:	Warner Robins Neighborhood Strategy Area (NSA)
Area Type:	Local Target Area
Revital Type: Other	
Other Revital Description: Concentration of Low-to-Moderate Income (LMI) Areas and Housing	
Identify the Neighborhood boundaries: This area is bordered on the east by Highway 247; south by Richard B. Russell Parkway; west by Pleasant Hill Road, Johns Road, and Suzanne Drive; and north by Keith Drive and Bargain Road. This area is located within Census Tracts 201, 202, 203, 204, 206, 207, 208, 209, 210, and 211.	

Table 43 - Geographic Priority Areas

Include specific housing/ commercial characteristics of this target area:

The Neighborhood Strategy Area (NSA) is an area mixed with commercial and residential development. Housing stock in the area is among the city's oldest and most poorly maintained. Speaking to the low quality of homes, the NSA's median home value is approximately 60 percent of the rest of the city. This area's commercial corridor is also underdeveloped and lacks the aesthetic quality to promote a cohesive identity and further development.

How did your consultation and citizen participation process help you identify?

This target area has been a focus of the city's redevelopment efforts for a long time. Through the Urban Redevelopment Planning process and previous CDBG planning efforts, public input and consultation was garnered.

Identify the needs of the target area

1. Housing Rehabilitation
2. Blight Removal and Redevelopment
3. Increased Transportation Services
4. Improved Walkability

General Allocation Priorities

Over the next five years, the City of Warner Robins will prioritize community development funding in the Neighborhood Strategy Area (NSA). The NSA has the highest percentages of low-to-moderate income persons, a large minority population, and much slum and blight. Census data, stakeholder input and general observation were utilized to determine this target area. Emphasis on this area will allow the city to maximize its redevelopment efforts and benefit the most LMI persons. While Warner Robins will prioritize this area, it will still undertake and initiate projects that will benefit residents city-wide. Based upon data from local service providers, it is estimated that 80 percent of the city's CDBG funding resources will be focused upon the NSA.

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Priority Need Name:	**Quality, Affordable Housing**
Priority Level:	High
Population:	Extremely-Low-, Low-, and Moderate-Income individuals
Geographic Areas:	City-Wide, Redevelopment Area
Associated Goals:	Rehabilitation of existing housing stock
	Rapid response to emergency deterioration of owner-occupied homes
	New construction of affordable housing
Description: The city has prioritized the need to increase quality affordable housing to LMI persons.	
Basis for Priority: Determined by the needs assessment through statistical analysis and stakeholder consultation.	
Priority Need Name:	**Homelessness Prevention**
Priority Level:	High
Population:	Extremely-Low-, Low-, and Moderate-Income individuals Special Needs Populationn
Geographic Areas:	City-Wide
Associated Goals:	Homelessness prevention through special services
	Homeless assistance
Description: The city has prioritized the assistance of homeless and those at risk for homelessness.	
Basis for Priority: This priority determination was made through consultation with local homeless service agencies.	
Priority Need Name:	**Economic Development**
Priority Level:	High
Population:	Extremely-Low-, Low-, and Moderate-Income individuals
Geographic Areas:	Redevelopment Area
Associated Goals:	Blight clearance
	Redevelopment of Commercial Circle with new job opportunities
Description: The city has prioritized cleanup and revitalization of the downtown area.	
Basis for Priority: This priority determination was made through consultation with local stakeholders.	
Priority Need Name:	**Non-Housing Community Infrastructure Needs**
Priority Level:	Moderate
Population:	Extremely-Low-, Low-, and Moderate-Income individuals
Geographic Areas:	City-wide, Redevelopment Area
Associated Goals:	Street and sidewalk improvements
	Public transportation services
	Water, sewer, and stormwater infrastructure
Description: The city has prioritized improvement in overall quality of life for residents	
Basis for Priority: This priority determination was made through receipt of public comments	

Table 44 – Priority Needs Summary

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics influencing the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market analysis showed that renters in Warner Robins are most likely to have a cost burden. This will be considered in planning future projects.
TBRA for Non-Homeless Special Needs	The city will continue to accumulate information related to the non-homeless special needs community's need for TBRA.
New Unit Production	Market data shows a lack of standard, affordable housing units available for LMI residents. This data indicates a need for new unit production.
Rehabilitation	Housing conditions in Warner Robins have shown the need for rehabilitation programs particularly of single-family, owner-occupied units. The City will utilize HUD funds for rehabilitation.
Acquisition, including preservation	Funds may be used for acquisition when long-term uses are found in alignment with the objectives of this plan.

Table 45 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

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:		
Community Development Block Grant (CDBG)	**HUD-Federal**	**Housing, Economic Development, Public Services, Administration, Code Enforcement, Public Housing**	**$500,000**	**$100,000**	**$0.00**	**$600,000**	**$2,129,410**	Community Development Block Grants will be used by the city to carry out activities such as housing, public services, and economic development, to benefit low- and moderate-income persons.

Table 46 - Anticipated Resources

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

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

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

Community Development Block Grant funds are not expected to be used to acquire property within the jurisdiction. City-owned property with blighted structures may be cleared using CDBG funds to help support redevelopment of those areas.

Discussion

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

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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.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Warner Robins	Government	Affordable housing—ownership, rental Public housing Homelessness Non-homeless special needs Community development: public facilities. neighborhood improvements, public services, economic development Planning	Jurisdiction
Warner Robins Housing Authority	Government	Public housing	Jurisdiction
Rebuilding Together	Non-Profit Organization	Affordable Housing	Jurisdiction
Community Outreach Services Center	Non-Profit Organization	Homelessness, non-homeless special needs	Jurisdiction
Family Counseling Center	Non-Profit Organization	Non-homeless special needs	Jurisdiction
NAMI of Central Georgia	Non-Profit Organization	Non-homeless special needs	Jurisdiction
Meals on Wheels	Non-Profit Organization	Non-homeless special needs	Jurisdiction
House of Promise – Union Grove	Non-Profit Organization	Affordable Housing	Jurisdiction
Habitat for Humanity	Non-Profit Organization	Affordable Housing	Jurisdiction
Boys and Girls Club	Non-Profit Organization	Public Services	Jurisdiction
Rebuilding Together	Non-Profit Organization	Affordable Housing	Jurisdiction

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The lead agency responsible for implementing CDBG funds is the City of Warner Robins. Under the umbrella of the city is the Community and Economic Development Department, which directly oversees the day-to-day operations of Entitlement Funding. The Community and Economic Development Department works to ensure regulatory compliance with HUD and manages the funds received through yearly CDBG allocations.

Also, under the city's umbrella is the Code Enforcement Department. Strategic planning efforts to eliminate slum and blight are coordinated through the Community Development Department and carried out by Code Enforcement. The Warner Robins Housing Authority was also a collaborator in identifying housing needs throughout the Consolidated Planning process.

The city utilizes a competitive application to identify public service sub-recipients each year. Selection is based on a competitive application process that gauges several components including the organization's capacity to perform, ability to provide the requisite reporting information, and community impact. Some of the strengths of this structure include:

1. Communication and collaboration among local non-profits and agencies.
2. Helps to build the capacity of non-profits.
3. Builds upon already ongoing community efforts.

Some of the weaknesses discovered are:

1. Measurement of positive impacts is less centralized and more difficult.
2. Lack of centralized control may decrease program effectiveness.
3. Programs may become stagnant due to limited city control.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

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	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation			
Other			
Other			

Table 48 - Homeless Prevention Services Summary

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)

The City of Warner Robins partners with the NAMI, Middle Flint Health and Wellness, Genesis Joy House and other community groups to provide health and mental health services to the homeless. The groups provide a variety of services that include counseling, food provision, shelter and treatment. Housing providers, outreach workers, schools, local churches, and other agencies help guide the homeless to the appropriate services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As mentioned in the previous section, the city collaborates with community partners to provide supportive services that will ensure vulnerable communities have adequate care and housing. This institutional structure enables collaboration among the service providers and helps to identify gaps in service provision. Some of the weaknesses of this system is that it is more difficult to measure outcomes and to assure the direction of the program. Ultimately, this service provision method was determined to be the best for maximizing available resources.

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

City staff has a variety of ways to overcome gaps in the institutional structure and service delivery system utilized to address priority needs. The most important way the city overcomes the weaknesses is to maintain constant communication with the service providers. The city will continue to attend and facilitate the monthly Collaborative Partnership meetings, where area for-profit and non-profit organizations along with the Houston County/Warner Robins Housing Authority meet to address and discuss community needs. Warner Robins will also utilize the Georgia Initiative for Community Housing Program (GICH) team as an opportunity to coordinate and collaborate to meet local housing needs and spark neighborhood revitalization. GICH meetings are held monthly and include the WRHA, nonprofits, for-profits, community leaders, school officials, and government officials.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Number	Goal Name	Start Year	End Year	Category	Geographic Area	Estimated Funding	Goal Outcome Indicator
1	Rehabilitation of Existing Housing Stock	2025	2029	Quality, Affordable Housing	City-Wide, NSA	CDBG: $350,000	Housing Units Improved (Goal: 25)
2	Rapid response to emergency deterioration of owner-occupied homes	2025	2029	Quality, Affordable Housing	City-Wide, NSA	CDBG: $759,410	Housing Units Improved (Goal: 50)
3	New Construction of Affordable Housing	2025	2029	Quality, Affordable Housing	City-Wide, NSA	CDBG: $750,000	Construction of new homes (Goal: 15)
4	Homelessness prevention through special services	2025	2029	Homelessness Prevention	City-Wide	CDBG: $50,000	Number of structures improved for special-needs providers (Goal: 1)
5	Homeless Assistance	2025	2029	Homelessness Prevention	City-Wide	CDBG: $50,000	Establishment of Haven Hope House
6	Blight Clearance	2025	2029	Economic Development	NSA	CDBG: $160,000	Number of parcels cleared and remediated. (Goal 4)
7	Redevelopment of Commercial Circle with new job opportunities	2025	2029	Economic Development	NSA	CDBG: $0	Other funding streams expected to be utilized.
8	Street and sidewalk improvements	2025	2029	Non-Housing Infrastructure	City-Wide, NSA	CDBG: $0	Other funding streams expected to be utilized.
9	Public transportation services	2025	2029	Non-Housing Infrastructure	City-wide, NSA	CDBG: $0	Other funding streams expected to be utilized.
10	Water, sewer, and stormwater infrastructure	2025	2029	Non-Housing Infrastructure	City-wide, NSA	CDBG: $0	Other funding streams expected to be utilized.
11	Fair Housing	2025	2029	Administration and Planning	City-Wide	CDBG: $12,500	Provide fair housing information to residents
12	Program Administration	2025	2029	Administration and Planning	City-Wide	CDBG: $587,500	City staff salary, fringe, and indirect costs.

Table 49 – Goals Summary

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Goal Descriptions

1. **Goal Name:** Rehabilitation of existing housing stock (Decent Housing Goal #1)
   Description: Support affordable housing stock preservation by rehabilitating owner-occupied homes.
2. **Goal Name:** Rapid response to emergency deterioration of owner-occupied homes (Decent Housing Goal #2)
   Description: Meet urgent housing needs at a small scale before deterioration occurs.
3. **Goal Name:** New construction of affordable housing (Decent Housing Goal #3)
   Description: Construct new homes for ownership by low-income families.
4. **Goal Name:** Homelessness prevention through special services (Decent Housing Goal #4)
   Description: In collaboration with local homeless agencies, provide housing and supportive services to clients that are homeless or at risk for homelessness.
5. **Goal Name:** Homelessness Assistance (Decent Housing Goal #5)
   Description: Provide direct emergency shelter services for those facing homelessness.
6. **Goal Name:** Blight clearance (Economic Opportunity Goal #1)
   Description: Eliminate slum and blight in distressed commercial corridors.
7. **Goal Name:** Redevelopment of Commercial Circle with new job opportunities (Economic Opportunity Goal #2)
   Description: Provide for the redevelopment of Commercial Circle with a variety of uses and services that will provide job opportunities for low- and moderate-income individuals.
8. **Goal Name:** Street and sidewalk improvements (Suitable Living Environment Goal #1)
   Description: Undertake street and sidewalk improvements to improve mobility for residents throughout the community.
9. **Goal Name:** Public transportation services (Suitable Living Environment Goal #2)
   Description: Provide public transit services targeted toward those most in need.
10. **Goal Name:** Water, sewer, and stormwater infrastructure (Suitable Living Environment Goal #3)
    Description: Provide quality infrastructure in lower-income communities.
11. **Goal Name:** Fair Housing
    Description: Provide low-to moderate- income and minority residents detailed information about fair housing laws and their housing rights.

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

The City of Warner Robins does not participate in the Home Program. Through its CDBG allocation, the city will assist in the provision of affordable housing through homeowner rehabilitation.

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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)

While the responsibility for increasing accessible public housing units is the responsibility of the Warner Robins Housing Authority, the City of Warner Robins will partner with the WRHA to improve public housing and to increase the number of units available.

Activities to Increase Resident Involvements

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

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

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

The Warner Robins Housing Authority is not designated as troubled.

Plan to remove the 'troubled' designation

N/A

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SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

This description of Barriers to Affordable Housing is a read-only copy of the text provided on MA-40 Barriers to Affordable Housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Though many market barriers to affordable housing are beyond governmental control, the City of Warner Robins acknowledges its responsibility to promote affordable housing where possible. While the city continues to take actions that will increase the quality of housing units, it acknowledges that policies that discourage affordable housing must be removed where possible. The city will make ongoing efforts to review building standards that increase construction costs and discourage development. Staff will also work to ensure that zoning review is conducted in a timely fashion that incorporates principles of customer-service while maintaining transparency. Additionally, city staff will continue to seek out incentives that would make low-income housing developments possible.

Beyond public policy review, the city will also work with local residents to increase their knowledge of affordable housing laws and resources. Some of the planned activities include:

- Hold annual housing fairs that will supply information about housing resources, alternatives and laws.
- Hold free homebuyer education workshops.
- Create fair housing brochures in English and Spanish.
- Partner with local agencies to distribute fair housing brochures and pamphlets.
- Work with the community groups and other stakeholders to identify potential entry points and/or strategies for building an inclusive community.
- Provide funding to organizations who provide financial literacy courses, credit counseling, and other related training.
- Coordinate with local Real Estate Trade Associations to identify impediments to fair housing.

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SP-60 Homelessness Strategy – 91.215(d)

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

Through collaborative efforts with various non-profit organizations, services are provided to identify homeless individuals, assess their needs, and connect them with services. The homeless needs assessment demonstrated that current providers work serviceably to shelter those in need. The gap in service has been in identifying the unsheltered and connecting them to resources. In order to aid in the efforts to combat homelessness, Warner Robins will support homeless service providers, allowing them to maintain and expand their missions.

Addressing the emergency and transitional housing needs of homeless persons

Several organizations currently provide emergency and transitional housing to homeless individuals within the city. These groups all have varying focuses and diverse clientele. Throughout the five-year consolidated planning period, Warner Robins will seek to collaborate and partner with these groups while expanding its own public resources. CDBG funds may be utilized to support this work.

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.

Using its institutional delivery structure, the City of Warner Robins will provide services and resources that assist the homeless and those at risk of homelessness. Specifically, Warner Robins will seek to increase the affordable housing stock through residential housing rehabilitation, affordable housing development, enhanced public housing, and housing education services. Other services will improve people's ability to attain gainful employment that will keep them above the poverty line and enable them to afford housing without severe cost-burdens. Another strategy for assisting homeless people will be through the use of services directed at the special-needs populations most vulnerable to homelessness.

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

The City of Warner Robins uses partnerships with local agencies and nonprofits to educate and assist with housing, health, and social services to prevent individuals from becoming homeless. Through supporting these organizations, and a renewed focus by the city government itself, there will be direct impact on vulnerable populations and others at risk for homelessness.

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SP-65 Lead based paint Hazards – 91.215(i)

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

Based on the data previously supplied by the North Central Health District, there does not appear to be a major issue with lead-based paint (LBP) hazards in the city. The age of the current housing stock does indicate that homes with lead-based paint likely exist but are unknown to the residents or to the city.

In order to address this issue, the city will continue to look to the public health department to be the primary source of lead-based contamination blood testing. Additionally, the city will look to the department to increase public awareness of the issue through consultations and information packets. The city will encourage the inspection and removal of lead-based paint as it funds home rehabilitation efforts. Additionally, the city's code enforcement officers and building inspectors will continue to include this as a factor in their inspections.

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

The Georgia Department of Public Health's North Central Health District collects data to determine where the needs are greatest. Using this information, it prioritizes testing and education efforts.

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

HUD's lead-based paint regulations and requirements are fully incorporated into all of the City of Warner Robins rehab and homebuyer activities. Additionally, the City of Warner Robins Building Inspections Department ensures that LBP guidelines are followed throughout the city.

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SP-70 Anti-Poverty Strategy – 91.215(j)

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

The City of Warner Robins' goal is to decrease the number of impoverished residents who are dependent upon public and non-profit assistance. This will be accomplished through the anti-poverty strategy of helping low-income people improve their economic status and the borderline low-income to remain out of poverty. Encompassed in this strategy is education, job training, job creation, health services, services to assist people in vulnerable situations, and increasing the affordable housing stock. All Consolidated Plans goals and objectives directly support this strategy through the work of local agencies.

Education is a key component in reducing the number of poverty level students. Skills training and GED certification are provided through the Central Georgia Technical College. The Certified Literate Community Program (CLCP) helps residents acquire their GED certification, conducts Adult Basic Education classes, and teaches English as a Second Language courses. These services can be utilized to keep people out of poverty and those in poverty to rise above it.

Attracting and incentivizing business growth and development is vital to the anti-poverty strategy. The city has continued to reach out to current and prospective business to aid through state and federal incentive programs and through the provision of city services. The primary focus of these economic development efforts will be targeted in the Neighborhood Strategy Area (NSA), a place in dire need of redevelopment.

Service providers that directly address physical, mental and social needs help stabilize the family unit. This stability allows the person to attain and retain gainful employment, prioritize their spending habits, and remain free of crippling debt.

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

Housing is simultaneously a basic of human need and the largest portion of many family budgets. Housing and poverty are interconnected concepts. For low-income households, providing housing can leave them with little discretionary funds to pay for other essentials. The city's housing efforts will be focused on these families. The housing services that the city will provide through direct or indirect means include:

- Housing Rehabilitation
- Housing Development
- Public Housing
- Home-Buyer Counseling
- Fair Housing Resources

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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

Warner Robins Community Development staff is committed to a comprehensive program of monitoring and evaluating the progress of housing and community development activities in accordance with HUD regulations. The city will monitor all agencies receiving CDBG funds. Prior to the award of any funds, staff will meet with each sub-recipient and outline the terms and conditions for acceptance of CDBG funds. These conditions will include all standards and requirements that the sub-recipient must follow. At regular intervals, staff will conduct site visits to ensure financial compliance and activity progress. At the end of the agency's fiscal year, they must have an outside, independent audit of their finances.

In addition to financial compliance, supported agencies are required to maintain valid information concerning their beneficiaries and accomplishments. This ensures that the project was completed under its intended purpose and allows the city to track programmatic success in order to plan for future projects. Those found noncompliant with HUD or Warner Robins policies and requirements may have their funding terminated.

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