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## Executive Summary

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

#### 1. Introduction

Clayton County is the recipient of three annual entitlement grants from HUD which are the CDBG, HOME and ESG. CDBG, HOME and ESG funds will be used to serve low-to-moderate income individuals and/or families County-wide. Clayton County's 5-year Consolidated Plan for FY 2023-2027 primarily identifies and addresses HUD's three (3) priority goals: Decent Housing, Suitable Living Environment and providing Economic Opportunity. The County's ability to attain these goals using CDBG, HOME and ESG funds can be identified through the following performance measures: Decent Housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing; retains the existing units in the housing stock; increases the availability of permanent housing in standard condition and at affordable costs to low- and moderate-income families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently and provides affordable housing to low-to- moderate income persons which are accessible to job opportunities. Suitable Living Environment: The provision of a suitable living environment improves the health, safety and livability of neighborhoods through code enforcement; demolition; increased access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by offering housing opportunities for persons of lower income and revitalizes deteriorating or deteriorated neighborhoods and to address an urgent need; restores, enhances, and preserves natural and physical features of special value for historic, architectural or aesthetic reasons; and conserves energy resources. Economic Opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses; provides jobs to low income persons; makes available mortgage financing for low income persons at reasonable rates using nondiscriminatory lending practices, provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally-assisted public housing.

The overall goal of the community planning and development programs covered by this part (24 CFR 91.1, Subpart A) is to develop viable urban communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary purpose is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations in the construction and operation of affordable housing.

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

Based on identified needs and market conditions as well as on consultation with the community stakeholders and other interested entities, Clayton County will focus on the following objectives that were obtained through surveys conducted during the Consolidated Planning Process: Increase access to affordable housing; provide senior facilities and facilities for the homeless; assist homeless persons to move towards stable, economically sustainable, long-term housing; code enforcement and support the revitalization to benefit low-moderate income persons. The Survey for Clayton County further revealed that low- and moderate-income households experiencing extreme housing cost burdens constitute Clayton County's most significant housing problem. In the face of an unexpected expense, these households are the most likely to fall behind on their rent or mortgage payments thereby increasing the likelihood of foreclosure and eviction. Due to their tenuous financial circumstances, these households live on the verge of homelessness and are often in need of general assistance from public agencies and philanthropic entities.

In recognition of the impact of extreme housing cost burdens on neighborhood stability and homelessness, Clayton County anticipates providing continued support for organizations that provide rental and utility assistance to low-and moderate-income households. The Department also actively supports organizations that provide homeownership, fair housing services, and homeownership counseling in an effort to assist residents with fair housing complaints or homeowners seeking mortgage relief in an effort to prevent foreclosure.

Extremely low-income households residing in Clayton County continue to exhibit the need for higher rental subsidies typically only available to public housing residents, residents of communities supported by Housing Choice Voucher (HCV) holders. With the local Housing Authority having limited housing portfolios and voucher programs, there is a pronounced shortage of each of the aforementioned subsidies in the county. Accordingly, Clayton County anticipates exploring creative partnerships with the local Housing Authorities to leverage its resources to benefit low- and moderate-income households through the support of tenant based rental assistance programs and providing loans to support the strategic acquisition and rehabilitation of multifamily property.

### **3. Evaluation of past performance**

During 2018-2022, Clayton County successfully used Community Development Block Grant funds, HOME and ESG funds to accomplish the following by providing: Homeless persons with shelter or transitional housing, single family homes were rehabilitated, homeless persons with supportive services, households with rental assistance, households received down payment assistance, family self-sufficiency services, Tenant Based Rental Assistance (TBRA) and non-housing community development activities/economic development.

Each year, Clayton County reports it progresses in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Clayton County has consistently satisfied program mandates and expended funds in a timely manner. Further, Clayton County has successfully targeted funding to benefit low- and moderate- income persons and communities. The goals and projects identified in the 2023-2027 Consolidated

Plan and Annual Action Plan were developed using past strategies that were proven successful.

#### 4. Summary of citizen participation process and consultation process

Clayton County has taken specific actions to provide for and encourage increased participation of all Clayton County citizens in its housing and community development programs, particularly by persons of low- and moderate-income regarding the County's use of proposed federal funds. Citizens are provided with reasonable and timely access to local meetings, information and records as required by HUD Regulations. Some of the actions include:

- Identify geographic areas in the County with concentrations of low- and moderate-income persons and concentrations of minorities;
- Prepare Project Proposal Application forms, and the Consolidated Plan in a manner so as to afford low- and moderate-income persons, and other affected citizens, the opportunity to examine its contents;
- Inform the citizens through newspaper articles and advertisements, local contact persons, public hearings, Clayton County Websites [www.claytoncountyga.gov](http://www.claytoncountyga.gov) and [www.claytoncountyhud.com](http://www.claytoncountyhud.com), cable television announcements, etc., of the amount of HUD grant funds available for proposed activities, the potential activities to be funded, the actual projects chosen for funding, and the availability of the Proposed Consolidated Plan, proposed Action Plan, proposed plan amendments, or annual progress reports for public review and comment;
- Review of all citizen comments and incorporation of such comments in the Consolidated Plan, as applicable;
- Analyze the impact of the Consolidated Plan program activities on neighborhood residents, particularly very low-income, low-income, and moderate-income residents;
- Conduct Needs Assessments, on-site visits, and site analysis for proposed projects, before inclusion in the Proposed Consolidated Plan;
- Meet with individual citizens, neighborhood organizations, and other groups to inform them about the Consolidated Plan, project eligibility, the program planning process, project selection and funding, and the project implementation process.

Clayton County also provides timely and accurate information about the housing and community development program to all participating municipalities in its jurisdiction. Numerous meetings are held and written documents transmitted to all the cities (participating and non-participating). Active participation by the cities in the Clayton County's Programs, helps to ensure that all low- and moderate-income city residents can participate fully in these HUD-assisted activities.

During the preparation of the Clayton County PY 2023-2027 Consolidated Plan and PY 2023 Annual Action Plan, Public Review Meetings were held on December 7 and 8, 2022 to obtain specific housing and related services' needs for Clayton County. All comments received have been included in this Consolidated Plan.

**5. Summary of public comments**

Clayton County will consider any comments or views of citizens, agencies or other interested parties received in writing or orally at public hearings in preparing the final Consolidated Plan, amendment to the plan or performance report. A summary of these comments, or views not accepted, and the reasons for not accepting comments will be attached to the final Consolidated Plan, plan amendment or performance report. A 30-day comment period was held from April 19, 2023 through May 19, 2023 for the public to review and provide comments on the Consolidated Plan/Annual Action Plan. The plan was available for review in hard copy at the Clayton County HUD Office and on the website: [www.claytoncountyhud.com](http://www.claytoncountyhud.com) .

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

All comments received were accepted and were considered during the development of the 2023-2027 Consolidated Plan/2023 Annual Action Plan.

**7. Summary**

All comments were accepted.

## The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	CLAYTON COUNTY	
CDBG Administrator	CLAYTON COUNTY	Office of Grants Administration
HOPWA Administrator	N/A	N/A
HOME Administrator	CLAYTON COUNTY	Office of Grants Administration
ESG Administrator	CLAYTON COUNTY	Office of Grants Administration
HOPWA-C Administrator		N/A

**Table 1 – Responsible Agencies**

### Narrative

Clayton County is the lead Agency responsible for the preparation and administration of the Consolidated Plan and Annual Action Plan. The County’s Grant Administrator manages the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME) programs.

### Consolidated Plan Public Contact Information

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Clayton County conducted significant consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies and the Continuum of Care providers in preparing this plan. In order to gain pertinent information on the needs of the community in Clayton County, a survey was developed that was disseminated throughout the County and at the Public Hearings. The survey was web-based which could be submitted electronically as well as a paper-based version that could have been completed and turned in via email.

Clayton County consulted with various entities for data relative to housing and community development needs. The Board of Commissioners will review this information for approval. Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county-wide needs. Clayton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

Clayton County has worked closely with local public and assisted housing providers. This includes several collaborative efforts to greatly improve the lives of the County's low-and moderate-income residents. With respect to assisted housing providers, the County has sponsored a variety of initiatives supporting the homeless, victims of domestic violence and teenage mothers.

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

The Jonesboro Housing Authority is the local public housing agency and was consulted in the preparation of this plan. The Agency provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development. The Housing Authority of Clayton County was also contacted to provide future plans for development for the citizens of Clayton County. In addition to the public housing agencies, the County consulted with other private and governmental agencies that were instrumental in developing priorities and preparation of the 2023-2027 Consolidated Plan/2023 Annual Action Plan.

### **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**

Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county wide needs. Clayton County is committed to

enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan. The Continuum(s) of Care were consulted through person to person and telephone interviews. ESG funds are being used for emergency shelter and rapid re-housing, thereby helping to reduce the number of unsheltered homeless.

**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**

Through its HOME, CDBG, and ESG programs, Clayton County actively works to advance the Continuum of Care model by supporting organizations and initiatives that best addresses the needs of the County's homeless population and households that are at the greatest risk of becoming homeless. This includes the provision of grant funding for the programmatic activities, operations and facilities of the County's homeless shelters, the initiation of a rental assistance pilot program for extremely low-income households with children in the public-school system, and the provision of emergency rent and utility assistance to low-and moderate-income households. Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county-wide needs. Clayton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

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



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Jonesboro Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Jonesboro Housing Authority was consulted to provide public housing data and homeless needs assessment
2	<b>Agency/Group/Organization</b>	Georgia Department of Community Affairs
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted to provide data related to addressing homeless housing needs.
3	<b>Agency/Group/Organization</b>	Atlanta Regional Commission
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted to provide Market Analysis data for Clayton County
4	<b>Agency/Group/Organization</b>	The Center for Pan Asian Community Services Inc.
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted during the Consolidated Plan process for informative/referral services for the Pan Asian Community.
5	<b>Agency/Group/Organization</b>	Friends of Disabled Adults and Children Too, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted during the Consolidated Plan process for informative/referral services for disabled adults and children.
6	<b>Agency/Group/Organization</b>	City of Riverdale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was consulted to provide information regarding Non-Homeless Needs.
7	<b>Agency/Group/Organization</b>	City of Forest Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was consulted to provide information regarding Non-Homeless Needs.
8	<b>Agency/Group/Organization</b>	City of Morrow
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was consulted to provide information regarding Non-Homeless Needs.
9	<b>Agency/Group/Organization</b>	City of Jonesboro
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was consulted to provide information regarding Non-Homeless Needs.
10	<b>Agency/Group/Organization</b>	The City of Lovejoy
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City was consulted to provide information regarding Non-Homeless Needs.

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

The County did not exclude any agency type or agency during this process.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Georgia Dept. of Community Affairs	Coordinating homelessness services with Continuum of Care priorities

**Table 3 – Other local / regional / federal planning efforts**

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

Local municipalities are integral components of the implementation of Clayton County’s Consolidated Plan. Cities within the political boundaries of Clayton County, including Forest Park, Riverdale,

Morrow, Jonesboro, Lake City and Lovejoy are expected to actively contribute to the successful implementation of the Consolidated Plan. Each city has historically served as subrecipients and undertaken projects benefiting low- and moderate-income households and communities within their respective jurisdictions. Recent activity includes the repair and installation of public infrastructure in Forest Park, park improvements in Morrow and Riverdale and street and streetscape improvements in Jonesboro. Over the next five years, it is anticipated that the municipalities will continue to undertake eligible activities that advance the objectives articulated within Clayton County's 2023-2027 Consolidated Plan. In addition to coordinating efforts with local municipalities, the County cooperates with the Georgia State Department of Community Affairs's Continuum of Care efforts.

**Narrative (optional):**

Annually, Clayton County provides recommendations to the State of Georgia regarding local organizations that are seeking funding from the State in support of homeless prevention activities in Clayton County. This is done in an effort to verify whether the applicants' proposed activities/projects are consistent with Clayton County's Consolidated Plan. This process benefits the County by enabling it to leverage its local funding with additional resources from the State. This collaborative effort has enhanced the financial stability of several organizations that were identified as key partners in our Continuum of Care efforts and increased their ability to serve the households with the greatest needs.

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

A Community Needs Assessment Survey was conducted to solicit input from residents and workers in the County. Respondents were informed that the County was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds.

In order to give as many people as possible the chance to make their voice heard and voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled pool. The survey was distributed through a number of channels in order to gather responses from a broad sample. The survey was made available in hard copy format and electronic format.

Public meetings were also held in order to provide forums for residents and workers in the Clayton County area and other interested parties to contribute to the Consolidated Plan and Annual Action Plan process. Meetings were held at various locations across the County during the day and evening that afforded a variety of options for attendance. Public notices of the meetings were advertised in the local newspaper, on the County’s website, through email notifications and posted at various locations throughout the County.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Public Notice advertised in the local newspaper to solicit public input in preparing the Consolidated Plan.	Attendees discussed the need for homeless services, affordable housing, youth programming and senior services within the County. Participants addressed their challenges providing services to the County and most vulnerable residents and encouraged it to provide additional support.	All comments were accepted	

Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

2	Electronic Survey	Non-targeted/broad community	The survey resulted in approximately 393 responses	<p>According to the responses, 50% of the respondents in the highest needs as:</p> <p>Affordable Housing (85%); Code Enforcement (58%); Employment Training Services (58%); Crime Awareness/Prevention Services (57%); Sidewalk Improvements (54%); Lighting Improvements (53%); Youth Centers (52%); and Youth Services (50%).</p> <p>45-50% of the respondents indicated their highest needs as:</p> <p>Health Services (49.9%); Facilities for Abused/Abandoned and Neglected Children (49.7%); Acquisition and Clearance of Vacant Lots (49.5%); Mental Health Services, Homeownership</p>	All comments were accepted	
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Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Assistance, Energy Efficiency Improvements and Health care Facilities (48%); and Street Improvements and Housing for Other Special Needs (45%).		
3	Public Hearings	Non-targeted/broad community	Public Notice advertised in the local newspaper to solicit public input in preparing the Consolidated Plan. Public Hearings were conducted - December 7, 2022 (45 attendees); December 8, 2022 (37 attendees)	Comments focused on setting priorities for the 5-year Consolidated Plan. Most comments consistently referred to affordable housing, senior centers, youth centers, senior housing and homeless facilities.	All comments were accepted	
4	Public Meeting	Non-targeted/broad community	Public Notice advertised in the local newspaper to solicit public input in preparing the Consolidated Plan.	No comments were received.	All comments were accepted	

**Table 4 – Citizen Participation Outreach**



Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Based on HUD provided figures, the following data indicates that number and percentage of renters and homeowners who may be subject to housing problems are based on income levels. The recent economic recession has substantially increased then number of households experiencing housing problems and cost burdens.

HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process. It shows the number of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50 and 80 percent of area median income), and household types of particular interest to planners and policy-makers.

Assessing the specific housing needs of Clayton County is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single-family homes was conducted based on available demographic, economic and housing data for the county.

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

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	270,972	297,100	10%
Households	87,748	103,399	15%
Median Income	\$44,308.00	\$51,945	9%

**Table 5 - Housing Needs Assessment Demographics**

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

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	16,580	14,640	21,775	10,755	27,615
Small Family Households	6,850	5,725	9,405	4,455	15,055
Large Family Households	1,945	2,200	3,054	1,494	2,745
Household contains at least one person 62-74 years of age	2,492	2,753	3,824	1,924	5,572
Household contains at least one person age 75 or older	829	1,142	1,504	515	1,149
Households with one or more children 6 years old or younger	4,671	3,424	4,247	1,818	3,455

**Table 6 - Total Households Table**

**Data Source:** 2013-2017 CHAS

## Housing Needs Summary Tables

### Housing Problems (Households with one of the listed needs)

The most common housing problem prevalent in Clayton County is the significant housing cost burdens of which both owner-occupied household and rental households are experiencing. According to the Comprehensive Housing Affordability Strategy (CHAS) data, 41.3% of all households in the County are documented as having a housing cost burden which is defined as households having to spend more than 30% of their income on housing costs.

In addition to the concerns related to housing cost burdens, households within the County are experiencing one or more housing problems at a relatively high percentage. According to the 2013-2017 CHAS data, 43.8% of all households (owner-occupied and rental) in Clayton County are experiencing at least one or more housing problems. These housing problems are defined as: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a housing cost burden greater than 30%. Although there is evidence that some households are experiencing severe housing problems, the prevalence is lower in this category. According to the CHAS data, 24.9% of all households are experiencing severe housing problems. Severe housing problems are defined as: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a housing cost burden greater than 50%.

Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

	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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing – Lacking complete plumbing or kitchen facilities	195	129	94	29	447	35	75	50	70	230
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	200	290	60	40	590	35	59	65	0	159
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	704	374	280	45	1,403	235	222	154	215	826
Housing cost burden greater than 50% of income (and none of the above problems)	7,300	2,365	560	0	10,225	2,820	2,135	1,450	340	6,745
Housing cost burden greater than 30% of income (and none of the above problems)	325	3,865	3,905	480	8,575	354	1,145	3,525	1,750	6,774

Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

	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
Zero/negative Income (and none of the above problems)	1,485	0	0	0	1,485	794	0	0	0	794

Table 7 – Housing Problems Table

Data 2013-2017 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,405	3,170	990	114	12,679	3,135	2,500	1,720	615	7,970
Having none of four housing problems	754	4,685	8,550	3,610	17,599	869	2,745	7,420	5,295	16,329
Household has negative income, but none of the other housing problems	1,485	0	0	0	1,485	794	0	0	0	794

Table 8 – Housing Problems 2

Data 2013-2017 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,799	2,495	1,909	8,203	1,158	1,670	2,224	5,052

Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	1,484	1,195	665	3,344	591	498	625	1,714
Elderly	604	892	449	1,945	784	670	831	2,285
Other	2,710	2,304	1,574	6,588	904	698	1,364	2,966
Total need by income	8,597	6,886	4,597	20,080	3,437	3,536	5,044	12,017

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,150	1,100	60	5,310	950	519	120	1,589
Large Related	1,239	154	115	1,508	99	45	10	154
Elderly	928	239	4	1,171	818	554	264	1,636
Other	2,810	965	50	3,825	629	395	250	1,274
Total need by income	9,127	2,458	229	11,814	2,496	1,513	644	4,653

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	819	610	210	45	1,684	193	153	193	174	713
Multiple, unrelated family households	89	74	115	40	318	74	123	25	39	261
Other, non-family households	20	20	15	0	55	0	0	0	0	0

	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
Total need by income	928	704	340	85	2,057	267	276	218	213	974

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS  
Source:

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

Table 12 – Crowding Information – 2/2

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

Although the data does not estimate the need for housing assistance among single person households, the 2016 American Community Survey 5-Year Estimates indicate that 24.3% of the county’s households were single person households with the highest percentage were renter-occupied housing units in Clayton County. The Survey also indicates that Clayton County’s homeless population is comprised largely of single adult males between the ages of 18 and 64 years old. In order to meet the needs of single homeless individuals, the level of services available within shelters for single individuals must be significantly increased.

**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.**

According to the 2019 American Community Survey estimates, 28,824 Clayton County residents, or 10.4% of the total population, were classified with a disability status. The American Community Survey classified disability in the following categories: vision, cognitive, ambulatory, self-care and independent living difficulties. The data showed the highest percentages of individuals with disabilities were between the ages of 35 to 64 years of age. The exact number of disabled Clayton County residents who need housing is not known and the County does not have data available on victims of domestic violence, dating violence, sexual assault and stalking who may be in need of housing assistance. The County currently funds a Sexual Assault Center project which is geared towards youth only.



### **What are the most common housing problems?**

The most common housing problem prevalent in Clayton County is the significant housing cost burdens of which both owner-occupied household and rental households are experiencing. According to the Comprehensive Housing Affordability Strategy (CHAS) data, 41.3% of all households in the County are documented as having a housing cost burden which is defined as households having to spend more than 30% of their income on housing costs.

In addition to the concerns related to housing cost burdens, households within the County are experiencing one or more housing problems at a relatively high percentage. According to the 2015-2019 CHAS data, 43.8% of all households (owner-occupied and rental) in Clayton County are experiencing at least one or more housing problems. These housing problems are defined as: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a housing cost burden greater than 30%. Although there is evidence that some households are experiencing severe housing problems, the prevalence is lower in this category. According to the CHAS data, 24.9% of all households are experiencing severe housing problems. Severe housing problems are defined as: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a housing cost burden greater than 50%.

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

Rental households are experiencing housing cost burdens and housing problems at a higher percentage than owner-occupied households in Clayton County. According to the 2015-2019 CHAS data, 53.7% of rental households are experiencing a housing cost burden versus 30.8% of owner-occupied households. The same data reveals, 56.3% of all rental households are experiencing a least one of the four housing problems and 34.1% of rental household experiencing severe housing problems. These statistics are significantly lower for owner-occupied households, where the data reveals 33.1% of owner-occupied households and are experiencing at least one of the four housing problems and 16.97% of owner-occupied households experiencing one of the four severe housing problems.

### **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**

In Clayton County, the main characteristic of low-income individuals and families with children who are at risk of becoming homeless are those who have become unemployed causing a combination of financial problems. Some of these problems include lack of child care, housing cost burdened, medical costs and transportation costs. Other factors include domestic violence, criminal history, drug and alcohol dependency, mental health and family conflict. The lack of life skills was another characteristic of those facing potential homelessness. Clayton County will continue to utilize Emergency Solutions Grant (ESG)

program funds to address the needs of residents who are currently housed but are at imminent risk of becoming homeless.

**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:**

Clayton County follows HUD’s definition of “At-Risk” for an individual or family who:

- (1) Has an annual income below 30% of median family income for the area;
- (2) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the homeless definition and;
- (3) Meets one of the following conditions:
  - (a) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for assistance; or
  - (b) Is living in the home of another because of economic hardship; or
  - (c) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; or
  - (d) Lives in a hotel or motel and the cost is not paid for by charitable organizations, federal, state or local government programs for low-income individuals; or
  - (e) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing nit in which there reside more than one and a half persons per room; or
  - (f) Is exiting a publicly funded institution or system of care; or
  - (g) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.

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

The extreme housing cost burden experienced by low- and-moderate income households is the primary housing characteristic contributing to instability and an increased risk of homelessness within Clayton County. Low and moderate-income households experiencing extreme housing cost burdens have little financial flexibility. In the event of an unexpected expense such as an automotive repair, home repair or prolonged illness, these households are at the greatest risk of falling behind on their rent/mortgage payment which contributes to greater instability and higher incidences of foreclosures and evictions.

## Discussion

A review of the data reveals that low- and moderate-income households experiencing extreme housing cost burdens constitute Clayton County's most significant housing problem. In the face of an unexpected expense, these households are the most likely to fall behind on their rent or mortgage payments thereby increasing the likelihood of foreclosure and eviction. Due to their tenuous financial circumstances, these households live on the verge of homelessness and are often in need of general assistance from public agencies and philanthropic entities. In recognition of the impact of extreme housing cost burdens on neighborhood stability and homelessness, Clayton County continues to support organizations that provide rental and utility assistance to low-and-moderate income households and actively supports organizations that provide homeownership, fair housing services, and homeownership counseling in an effort to assist residents with fair housing complaints.

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

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

### Introduction

A disproportionately greater number of housing problems by a racial or ethnic group is defined by HUD as one experiencing housing problems at a rate greater than ten (10) percent as a whole. The data below summarizes the percentage of each minority group experiencing one or more of four housing problems: cost burden (paying more than 30 percent of their income for housing); overcrowding (more than one person per room); lacking complete kitchen facilities; and lacking complete plumbing facilities (substandard housing). A review of the data reveals that African Americans in all income groups experienced a disproportionately greater need with regards to housing problems. The lower the income, the higher the possibility that their housing will have one or more housing problems. As a whole, very low-income households reported one or more housing problems. Among very low-income households, Whites and Asian households were slightly less likely to report housing problems and Black/African American and Hispanic were slightly more likely to note a housing problem. A similar pattern held for low income households.

The shortage of affordable housing remains dire in Clayton County primarily for the lowest-income households. The housing challenge for Clayton County continues to be housing affordability. Since the Atlanta Metro Area is one of the fastest growing cities in the Nation, higher rents and increased home values are a result of this rise. Lower income wage earners are not able to keep pace with the increase in housing; therefore, housing cost burden remains the most common housing problem.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,680	1,113	1,783
White	1,565	351	183
Black / African American	9,925	507	1,263
Asian	524	89	85
American Indian, Alaska Native	50	15	0
Pacific Islander	0	0	0
Hispanic	1,273	138	179

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,485	3,150	0
White	1,212	991	0
Black / African American	8,300	1,187	0
Asian	235	359	0
American Indian, Alaska Native	35	85	0
Pacific Islander	20	0	0
Hispanic	1,386	488	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,590	13,190	0
White	647	2,093	0
Black / African American	7,050	8,840	0
Asian	224	698	0
American Indian, Alaska Native	10	8	0
Pacific Islander	0	0	0
Hispanic	527	1,383	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four housing problems are:

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

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,214	9,550	0
White	120	1,538	0
Black / African American	859	6,605	0
Asian	54	414	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	155	817	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

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

**Discussion**

Cost burdens are the most pressing housing problems especially at the lower income levels for renters and homeowners. The primary housing need for low- and moderate-income residents of Clayton County continues to be finding rental housing that is affordable.

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

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

### Introduction

Overall, severe housing problems are found throughout Clayton County in all income groups at or below Area Median Income. The incidence of severe housing needs by income group and racial and ethnic groups is fairly comparable for very low-income households (0-30% AMI). Overall, the distributional patterns regarding the incidence of severe housing needs among income and racial or ethnic groups is very similar to that reported for housing needs, with White households reporting a lower incidence than the Clayton County wide rate while Black and Hispanic households reporting rates slightly higher than that for the county as a whole. In addition, the incidence of severe housing needs among racial and ethnic groups in the very low-income category (0-30% AMI) was slightly lower than that reported for housing problems while White households, however, had a much lower incidence of severe housing needs.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,815	2,974	1,783
White	1,259	651	183
Black / African American	8,745	1,696	1,263
Asian	429	180	85
American Indian, Alaska Native	50	15	0
Pacific Islander	0	0	0
Hispanic	1,008	398	179

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	4,885	9,750	0
White	522	1,696	0
Black / African American	3,730	5,754	0
Asian	110	479	0
American Indian, Alaska Native	0	125	0
Pacific Islander	20	0	0
Hispanic	465	1,406	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,868	19,910	0
White	139	2,598	0
Black / African American	1,409	14,474	0
Asian	74	848	0
American Indian, Alaska Native	0	18	0
Pacific Islander	0	0	0
Hispanic	228	1,689	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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



**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	463	10,305	0
White	30	1,628	0
Black / African American	259	7,205	0
Asian	54	414	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	0	0
Hispanic	115	862	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2013-2017 CHAS  
Source:

\*The four severe housing problems are:

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

**Discussion**

Although severe housing problems were less prevalent than non-severe housing problems, their distribution continued to correlate strongly with income levels. Extremely low-income households had the highest frequency of severe housing problems across all racial and ethnic groups. This shows that there is a disproportional share of housing needs among racial groups in Clayton County.

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

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

### Introduction:

HUD defines a housing cost burden as a household that pays more than 30% of their household income on housing and related expenses. Clayton County's owner-occupied households have a higher rate (78.2%) of mortgages than the state (69.4%). The predominant housing problem facing low-and moderate-income families and individuals in Clayton County is housing cost burden. Overall, Clayton County households are paying more than 30% of their income towards their housing costs. The incidence of housing cost burden is highest amount those households with very low income (less than 30% of area wide median) and those with low income (between 30% and 50% of area wide median income). About two-thirds of the very-low income households in Clayton County face a housing cost burden of 50% or higher.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	55,693	17,219	16,624	1,815
White	9,054	1,718	1,825	183
Black / African American	37,420	12,890	12,805	1,298
Asian	3,149	389	469	85
American Indian, Alaska Native	168	45	50	0
Pacific Islander	0	0	20	0
Hispanic	5,174	1,779	1,073	183

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2013-2017 CHAS  
Source:

### Discussion:

Across all income groups, African Americans in Clayton County experienced the most extreme cost burden. As a result, the Clayton County will continue to monitor the trends affecting African American households within the County and will consider ways in which it can support initiatives that positively impact this population. This may include efforts that promote owner-occupied home repair, weatherization and ADA accessibility repair. Additionally, it is anticipated that support for affordable housing initiatives will increase the supply of affordable housing and reduce the incidence of Housing Cost burdens within Clayton County.

## **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?**

All racial and ethnic groups in the low-income category (30-50% AMI) experienced housing problems with the higher incidence among very low income racial and ethnic groups for housing needs. There were no dramatic differences in housing that stands out across the major racial and ethnic groups in regards to the incidence of severe housing needs. The data for Clayton County revealed that African-Americans have a disproportionately greater housing needs than other racial populations in the county.

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

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals that are safe and are in areas of opportunity (proximity to public transit, employment), additional supportive services and housing for the mentally ill. Clayton County's multi-family housing stock is primarily geared towards renters. There is a need for more diverse, affordable multi-family developments within Clayton County.

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

According to the current census data, over 73% of the County's population is African American. As a result, African Americans are the racial and ethnic majority across the county. The greatest population concentrations of African Americans are within the County's northwestern communities between the Cities of Riverdale and College Park. Whites have the greatest concentration in the County's southeastern quadrant which is north of the City of Lovejoy and east of the City of Jonesboro. The most significant concentrations of the Latin-American population are in the north/central portion of the county near the Cities of Forest Park, Lake City and Morrow.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Jonesboro Housing Authority administers HUD Public Housing and Section 8 Housing Choice Voucher Programs in the City of Jonesboro and in Clayton County, Georgia. The Mission of the Jonesboro Housing Authority is to assist eligible low-income families with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The Jonesboro Housing Authority will create and maintains partnerships with its clients and appropriate community services in order to accomplish its mission in a non-discriminatory responsible manner.

Although there are two public housing authorities operating within Clayton County, the Jonesboro Housing Authority (JHA) and the Housing Authority of Clayton County (HACC), the sole source of Public Housing in Clayton County is the Jonesboro Housing Authority which owns and manages 30 public housing units. In addition to its 30 public housing units, the JHA administers 1,783 Housing Choice Vouchers that serve the county's extremely low- and very low-income households. Conversely, HACC, owns and manages approximately 500 mixed income apartments in two apartment communities. While HACC's units are presented at an unsubsidized market rate, the units are generally affordable to the county's low- and moderate-income households. Because the Housing Authority of Clayton County does not administer a true public housing program, the forthcoming responses within the consolidated plan relating to public housing exclusively refer to the Jonesboro Housing Authority.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	24	1,783	0	1,759	0	18	0

Table 22 - Public Housing by Program Type

Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	9,740	10,889	0	10,869	0	12,107
Average length of stay	0	0	6	5	0	5	0	9
Average Household size	0	0	1	3	0	3	0	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	9	195	0	195	0	0
# of Disabled Families	0	0	3	326	0	318	0	6
# of Families requesting accessibility features	0	0	24	1,783	0	1,759	0	18
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	7	76	0	76	0	0	0
Black/African American	0	0	17	1,692	0	1,668	0	18	0
Asian	0	0	0	9	0	9	0	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	19	0	19	0	0	0
Not Hispanic	0	0	24	1,764	0	1,740	0	18	0

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Clayton County 2023-2027 Consolidated Plan/2023 Annual Action Plan

**Data Source:** PIC (PIH Information Center)

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

The Jonesboro Housing Authority's (JHA) public housing residents are comprised primarily of the elderly, disabled and handicapped. Accordingly, accessible units are a critical concern of their tenant base. Accessible appliances, kitchens, cabinetry, bathrooms and entrances are the most prominent needs. The JHA has attempted to address these concerns through the completion of a modernization program which included the addition of accessible features throughout the units that were renovated in connection with the activity. Altogether, the Jonesboro Housing Authority indicates that more than 5% of its units (i.e. 5 units) are ADA accessible and are in compliance with the Section 504 accessibility guidelines. The Jonesboro Housing Authority indicates that there are approximately 200 people on their waiting list for Housing Choice Vouchers. In addition to their recognized need for subsidized housing, their most immediate needs include utility costs, medical expenses, and transportation.

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

Public Housing residents and Housing Choice Vouchers holders have extremely low incomes. The Housing Authority cited job training, childcare, transportation, health related assistance, after school programs, adult education, child educational enrichment, financial assistance and credit score improvements as major needs among their assisted household in order to move towards self-sufficiency. A majority of the Jonesboro Housing Authority's public housing residents are on fixed incomes and often experience difficulties paying their utilities, purchasing prescription medication and buying essential items like food. The Housing Authority also cited employment opportunities and employment readiness services as main needs expressed by residents and applicants as well as activities of daily living.

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

By administering and developing housing opportunities for citizens of low to moderate incomes, the Jonesboro Housing Authority has been able to provide not only housing stock, but also essential self-sufficiency skills crucial to assisting residents in moving up and out of public housing. The Jonesboro Housing Authority works to strengthen the families served in Clayton County by helping them to obtain employment that will lead to economic independence and self-sufficiency. By improving the status of our families, we then in turn change the face of our communities thereby eliminating communities that carry a stigma.

According the Housing Authority, the housing needs of the County are largely identical to those in the same economic groups in the population at large which are prevalent nationally. However, one area of common concern is the extreme housing cost burden experienced by the population at large. Despite deeply subsidized rents and due to their fixed incomes, many of the public housing residents face a similar housing cost burden to residents of the broader population.



## Discussion

The Jonesboro Housing Authority manages 30 public housing units. Most of the tenants in these units are low income elderly residents. Additional accessible units could help to provide housing for more of the County's low income and elderly populations.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The circumstances of homelessness take different forms. People experiencing homelessness may find themselves in one of the following groups:

- Unsheltered—living on the streets, camping outdoors, or living in cars or abandoned buildings
- Sheltered—staying in emergency shelters or transitional housing
- Doubled up—staying with friends or family temporarily. People with mental and/or substance use disorders can be particularly vulnerable to becoming homeless or being precariously housed. According to the Office of National Drug Control Policy, approximately 30% of people experiencing chronic homelessness have a serious mental illness, and around two-thirds have a primary substance use disorder or other chronic health condition. These health problems may create difficulties in accessing and maintaining stable, affordable, and appropriate housing. People experiencing homelessness come from a wide range of backgrounds. Providers should recognize that each person's diverse experiences, values, and beliefs will impact how he or she accesses homeless services. Data show that minorities (i.e., Hispanics, African Americans, and other non-white races) are among the populations most vulnerable to fall into homelessness. According to Census numbers, African-Americans, for example, make up highest percent of the population experiencing homelessness while other subpopulations experiencing homelessness also present with unique needs, including mitigation of trauma such as victims of domestic violence, and unaccompanied youth.

**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):**

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
African American or Black	64	21
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Non-Hispanic	73	41

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

*Chronically Homeless:* About 25% of the homeless population experience long spells of homelessness or have had numerous homeless episodes. These chronically homeless individuals use a disproportionate share of public services and are vulnerable to continued homelessness. HUD considers someone chronically homeless if he or she is unaccompanied, has a disabling condition and has been homeless continuously for a year or has had at least four episodes of homelessness in the past three years.

*Families with Children:* Homelessness has a profound impact on children. Data from the U.S. Department of Education (DOE) indicates that while 87% of homeless youth are enrolled in school, only 77% attend regularly. Homeless families move frequently impacting their children. An Institute for Children and Poverty study showed that 51% of homeless children transfer schools two or more times. There are estimates that 3-6 months of education are lost to every move.

*Veterans and their Families:* The wars in Iraq and Afghanistan have brought renewed attention to the needs of veterans, including the needs of homeless veterans. Researchers have found both male and female veterans to be overrepresented in the homeless population, and as the number of veterans increases due to these conflicts, there is concern that the number of homeless veterans could rise significantly.

*Unaccompanied Youth:* The McKinney-Vento Homeless Assistance Act defines unaccompanied youth as youth not in the physical custody of a parent or guardian who are eligible for immediate school enrollment [42 U.S.C. §11434A (6)]. Therefore, schools may not condition school enrollment upon the receipt of proof of legal guardianship by caregivers of homeless, unaccompanied youth; nor may they require caregivers to become legal guardians within a certain period of time after the child enrolls in school. The absence of an available caregiver must not impede enrollment. Unaccompanied, homeless youth, who are on their own completely, must be enrolled in school immediately, even if the child or youth is unable to produce records normally required for enrollment, such as previous academic records, medical records, proof of residency, or other documentation [42 U.S.C. §§11432(g)(3)( C)(i)]. In Clayton County, the majority of those needing shelter are African Americans women and families. Clayton County Public School System

has counted 2,275 homeless students. Of this number, 100 do not have a permanent address, 224 lack a safe living environment, 9 (nine) live in inadequate shelter, 68 are in foster care, 3 are in temporary foster care, 1,836 live on the streets, and 35 unknowns.

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

According to the current HMIS data provide by Clayton County ESG recipients and data collected by the Georgia Balance of State Continuum of Care, the profile of the homeless population in Clayton County is fairly similar to the overall homeless population in the Metro Atlanta. Clayton County's homeless were more likely to be African American and also somewhat more likely to be older. On average, families are homeless for shorter periods than individuals. Families are homeless four to six months as compared to individuals who are reported homeless for ten to twelve months. However, the length of homelessness in Clayton County has been increasing over time. At least one third of the homeless in Clayton County have been homeless for two years or longer.

Racial: Clayton County ESG funded providers reported the racial breakout as 87.9% African American, 5.3% White, 0.2% Asian, 0.2% American Indian/Alaskan, and 0.1% Pacific Islander and 3.5% other multi-racial. The 2022 unsheltered count reported 86.3% Black, 7.7% White, 0.9% Asian, and 6% multi-racial. Homeless veteran's data indicated 13.3% White, 84.3% Black, 0.1% Asian, 0.3% American Indian, and 1.9% multi-racial. Ethnicity: Clayton County ESG client reporting from providers showed 96.1% non-Hispanic and 3.9% Hispanic.

Roughly 88.5% of Clayton County's homeless families in 2022 were headed by an adult female mother or guardian, 1.4% by an adult male.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Within the last twelve (12) months, the needs of Clayton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two-unit households (male and female with children)

### **Discussion:**

Clayton County has adopted a continuum of care approach to address the needs of its homeless and special needs population. The county's vision to combat homelessness and assist persons with special needs requires that the root economic causes of homelessness (insufficient numbers of decent, safe, and sanitary low-cost housing units combined with limited financial capacity) and individual obstacles (chemical addictions, mental illness, and developmental disabilities) be addressed. Most shelters have a minimum stay of 90 days for the homeless. The majority of those needing shelter are African Americans women and families. Clayton County Public School System has counted 2,275 homeless students. Of this number, 100 do not have a permanent address; 224 lack a safe living environment; 9 (nine) live in inadequate shelter; 68 are in foster care; 3 are in temporary foster care; 1,836 live on the streets; and 35 unknowns.

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

### Introduction:

The characteristics and needs of persons in various sub-populations of Clayton County who are not homeless but may also require supportive services include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to these sub-populations may have additional needs before, during, and after an incident in functional areas including but not limited to: maintaining independence, communication, transportation, supervision and medical care. Those individuals typically seek services at homeless shelters and personal care homes. African American females have a much greater need for supportive living services than African American males, who require more services than either white males or females with assistance with housing and living expenses. The priority needs for this special need's population is for affordable apartments in safe and accessible areas. Clayton County will use federal dollars to address the needs of these sub-populations groups.

### Describe the characteristics of special needs populations in your community:

The senior population will continue to increase substantially in the next five years. Affordable senior housing and the facilities to support these individuals are critical to meet the demand of this increasing population. Maintaining the level of services currently provided to this increasing senior population is something that will need to be addressed.

Based on the most recent data concerning the income levels and assistance needs (as defined by HUD) for the elderly in Clayton County, the elderly households comprised approximately 10.5% (22,103) of total households in Clayton County. Of all elderly households, the majority (76%) were considered low to moderate-income and 60% experienced a housing cost burden greater than 30% Area Median Income (AMI). These households included 2,998 renter-occupied housing units and 9,721 owner-occupied housing units. Elderly and frail elderly are often unable to maintain existing homes or able to afford rent. Housing cost burden-related issues are often compounded by the requirement of additional services for the elderly and frail to age in place. These services may include costly medical and other daily living assistance services. Clayton County will address the needs of identified target groups in its strategic planning process, which includes public and private agencies and organizations to ensure that federal dollars are allocated to deliver services to the entire County's at-risk population.

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

The primary housing and supportive needs of these sub-populations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, alcohol or drug addiction, victims of domestic violence and persons with criminal records, underemployed, unemployed, migrants, temporary/part-time employees, low-income persons, indigent person, public housing tenants, Housing Choice Voucher recipients, divorced persons, single-parent households, runaways, mentally ill) were determined by input from both the service providers and the public through the Needs Assessment Survey, public meetings and stakeholder interviews. These needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Person with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing and removal of barriers to relocation.

Many of the supportive needs of these sub-populations are available through existing non-governmental organizations. However, there is a strong need for greater coloration and education among the County's agencies and non-profits in order to serve the various special needs sub-populations more efficiently and comprehensively.

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

Individuals in Clayton County with HIV/AIDS and their families will need access to free or affordable transportation to attend appointments. Others will require additional supportive services such as housing, food and child care assistance. The HIV/AIDS mental health needs assessment, reported the five highest rated services needed by persons living with HIV in the MSA as follows: individual therapy, support and education groups, HIV mental health services, services for children and adolescents, and substance abuse treatment with mental health treatment.

As a result of effective treatment, the number of persons living with HIV in Georgia has steadily increased. Almost two-thirds (64%) of persons living with HIV infection resides in the Atlanta Metropolitan Statistical Area. Seventy-eight percent (78%) of those diagnosed with HIV in Georgia were male and 22% female; occurring in persons 20-29 years of age for both males and females. Seventy-two percent (72%) of new diagnoses of HIV infection in Georgia were among African Americans.

### **Discussion:**

Populations with special housing needs pose a particular challenge due to their need for both affordable housing and supportive services. Nevertheless, without the investment in services, the special needs populations identified are at a great risk of homelessness. Accordingly, Clayton County will continue to support initiatives that demonstrate the ability to effectively serve the County's special needs population while meeting outcome-based performance standards.

### **Describe the jurisdiction’s need for Public Facilities:**

Clayton County's goal for non-housing community development is to increase the capacity of the County's public facilities and public services. An increased capacity will improve the social, economic and physical environment by supporting the construction and renovation of Public Facilities within the County that directly benefit low- and moderate-income households and communities. This goal will be accomplished through the support of the efforts of both County Departments and local municipalities. This will likely include but not be limited to continued support for senior service centers, public libraries, public parks and community gardens. Additional consideration will be given to projects that identify and remove architectural barriers to ADA accessibility at public facilities and other buildings used for the general conduct of government.

There is also the need for additional centers and facilities within Clayton County to have better connectivity to and from surrounding residential neighborhoods. Connectivity and walkability are reoccurring themes within many of these communities to increase accessibility to parks, recreational centers, libraries and schools to provide residential neighborhoods to local amenities would improve the overall quality of life for low to moderate income residences while allowing residents to be more active, reducing health disparities prevalent among these populations. Streetscape improvements and retrofitting once suburban, now urban communities, to be more walkable and bike able through complete street programs and enhanced streetscapes, multi-use paths and roadways has become a more desirable environment to live, work and play.

### **How were these needs determined?**

Public Facility needs were identified in the series of community meetings and input from municipal officials, interviews with stakeholders, and a Needs Assessment Survey distributed to the public that established the primary focus within these low- and moderate-income areas. The eligible communities, municipalities, and nonprofit organizations were involved in developing strategies to address the most pressing issues directly affecting the quality of life in their communities. The need for service is largely dictated by the age and condition of the public facility as well as by its demand by low- and moderate-income households of Clayton County.

### **Describe the jurisdiction’s need for Public Improvements:**

Support for public infrastructure undertaken by Clayton County and local municipalities that benefit low- and moderate-income households will continue to be one of its priorities. More specifically, Streetscape improvements, ADA Accessibility, sidewalks, roadway expansion, drainage projects, and internet connectivity as well as other activities will be considered. Collectively, Clayton County recognizes that these projects improve low-and moderate-income communities, while simultaneously improving the lives of low-and moderate-income households.



### **How were these needs determined?**

Clayton County was directly involved in conducting various community planning efforts that determined the needs of the community. The planning efforts included conducting public community meetings which gave community members the opportunity to express the needs in their community as well as the distribution of surveys. Survey results and public hearing comments confirmed the need for public improvement activities. Nearly forty-nine percent (49%) of the survey respondents ranked their local parks and playgrounds as being in poor condition and identified pedestrian sidewalks merely as fair. Moreover, the County Departments and local municipalities prioritize their public improvement projects based on annual conditions assessments, constituent service requests and urgent needs.

### **Describe the jurisdiction's need for Public Services:**

Clayton County has seen an increase in the need for public services surrounding the increasing senior population. The County has also seen a need for more public services surrounding youth for enrichment and recreational programs. Communities have expressed concerns that a lack of job opportunities and a major need for more programming for our older youth is critical to reduce crime rates and allow youth to get engaged in community projects that would have a direct positive impact on the communities in which they live. The County anticipates that Public Services providing for the critical needs of low - and moderate-income households will continue to be a priority throughout the duration of the current consolidated plan. Core activities will include: Job training, Recreation Programs, Fair Housing Activities, Services for seniors and the disabled, Code Enforcement services, services for the homeless and homebuyer down-payment assistance.

### **How were these needs determined?**

Clayton County, in collaboration with community partners, worked together to establish a plan of action to gather pertinent information and analyze, federal, state and county data to assist with the development of the Consolidated Plan. This collaborative effort led to the development of the 2023-2027 Consolidated Plan for HUD Programs. The objectives address the housing and non-housing community development and public service needs of Clayton County.

The needs for public services in the County are well documented. An examination of census data reveals that an overwhelming majority of the county's census tracts are comprised of predominately low- and moderate-income households that earn less than 50% of the Area Median Income. The high prevalence of low-and moderate-income households leads to significant housing cost burdens in the county and exacerbates the need for public services such as Tenant Based Rental Assistance, emergency shelter, rent/mortgage and utility assistance.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Housing is an essential need for all citizens of Clayton County. Many families are not able to find the type of housing that meets their needs at a reasonable cost. Others cannot afford to live in areas of the county where jobs are located. Still others experience changing housing needs but cannot find the appropriate housing that is not the substandard type in their area or cannot afford to change housing types or locations.

Housing needs change as the population of the County changes. This applies not only to population size but also characteristics such as age and household income. Many senior citizens desire smaller homes or need homes that meet their changing physical abilities. By contrast, many young families who have lived their lives in certain communities cannot afford to become homeowners in that area or move to larger living spaces. In addition, as new families move to the County, they often must make a choice between housing that is affordable and a commute that is manageable. The two are mutually exclusive in many cases.

According to the current Census Data, there were over approximately 115,055 housing units in Clayton County. While housing opportunities can be limited by household income and purchasing power, the lack of affordable housing options can result in a significant hardship for low-income households, preventing them from getting other basic needs. Low-income residents often have fewer financial resources available for making monthly rent or mortgage payments. Those low-income residents who do choose to purchase a home must keep even more funds available for taxes, insurance and home maintenance and repairs. Because home ownership requires significant investment for most residents, many low- and moderate-income households choose to rent as opposed to purchasing a home.

The demands for innovative housing strategies in metro Clayton County will continue to increase as the County grows and changes. Although metro Atlanta led the nation in housing production, yet today, Clayton County suffers from a persistent lack of housing appropriate to critical needs; such as housing that is affordable without being substandard.

During the 2023-2027 Consolidated Plan period Clayton County plans to address the need for affordable housing through the development of affordable housing using federal funds to address substandard housing and the need senior housing.

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

### Introduction

Data provided by the American Communities Survey, as shown in Table 26, reveals 65% of the county's housing stock was of single-family configuration with attached and detached unit structures. The remaining housing stock was in a variety of multi-family configurations ranging from 2-4-unit structures to structures with 20 or more units. The County also had 3% mobile home structures in its inventory to include boats, RVs and vans.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	72,913	64.6%
1-unit, attached structure	4,259	3.7%
2-4 units	6,359	5.6%
5-19 units	20,270	18.6%
20 or more units	5,063	4.5%
Mobile Home, boat, RV, van, etc.	3,362	3.0%
Total	112,226	100%

**Table 26 – Residential Properties by Unit Number**

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	63	0.1%	1,138	2.5%
1 bedroom	56	0.1%	5,447	11.9%
2 bedrooms	33,203	54.8%	33,572	73.6%
3 or more bedrooms	27,296	45.0%	5,474	12.0%

**Table 27 – Unit Size by Tenure**

Data Source: 2013-2017 ACS

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

Georgia residents whose income does not exceed 40 percent of the area median income for the family size are eligible to participate in the Housing Choice Voucher Program. Each rental unit housing the participants must meet Housing Quality Standards (HQS) as determined by HUD. These units cannot rent for more than DCA's Market Comparability Surveys. At present Jonesboro Housing Authority has 1,834 vouchers and 200 participants on the waiting list. There are also 230 special purpose vouchers for the Family Unification Program.

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

The County does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period although Section 8 contracts expire annually. Tenants must re-certify each year showing that they still meet Section 8 guidelines. Tenants may also voluntarily give up their voucher as well as be terminated from the program based upon Section 8 Grounds for Termination guidelines.

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

According to the Needs Assessment surveys, the demand for affordable housing is apparent for seniors and low-moderate income. The supply of affordable rental units falls short of the demand. Particularly acute is the supply of units affordable to extremely low-income households earning 30% and below the HUD Adjusted Median Family Income (AMFI). On average, there were approximately 20.8% persons living in poverty in Clayton County.

**Describe the need for specific types of housing:**

In Clayton County, the greatest need is for affordable rental housing units that are affordable to households with income at or below fifty percent (50%) of the area wide median income. Census data and data from the Needs Assessment Survey were used to assess the ability of the county's current housing stock to meet the needs of its population. Renters with low incomes or who need three or more bedrooms, senior and disabled households are likely to find more limited options. According to the American Communities Survey estimates, renters in Clayton County were expending more than thirty percent (30%) of their household incomes on rental expenses.

**Discussion**

Recent trends show an increase in the proportion of non-family households which historically consist primarily of renters. Future growth is projected to be among households with heads at the opposite ends of the age spectrum: less than 35 years and more than 55 years of age. The demand for multi-family type dwellings tends to be higher among these households. Data indicates that the number of households occupied by people whose age is 65 or more will increase by 23.6%. As Clayton County grows, so does the need for more affordable rental housing and affordable single-family housing for LMI homebuyers.

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

### Introduction

Housing costs and housing affordability are the biggest challenges facing low- and moderate-income families and individuals in Clayton County. The most acute housing need in Clayton County is the availability of affordable rental housing. Based on the 2017 American Community Survey, 76.1% of rental units rent for \$500-\$999 per month while 15.4% rental units rent for less than \$500 per month.

### Cost of Housing

**Table 28 – Cost of Housing**

Rent Paid	Number	%
Less than \$500	3,378	15.4%
\$500-999	16,686	76.1%
\$1,000-1,499	1,456	6.6%
\$1,500-1,999	106	0.4%
\$2,000 or more	281	1.86%

**Table 29 - Rent Paid**

Data Source: 2013-2017 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	10,535	6,855
50% HAMFI	11,855	10,825
80% HAMFI	5,460	6,205
100% HAMFI	7,110	17,335

**Table 30 – Housing Affordability**

Data Source: 2013-2017 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,111	\$1,131	\$1,289	\$1,596	\$1,951
High HOME Rent	\$1,078	\$1,131	\$1,289	\$1,595	\$1,760
Low HOME Rent	\$843	\$904	\$1,085	\$1,253	\$1,398

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### **Is there sufficient housing for households at all income levels?**

The most acute housing need in Clayton County is the availability of affordable rental housing units for very low income (less than 30% of area wide median income) and low income (30%-50% of area wide median income) households in Clayton County. Clayton County's housing inventory is dominated by single-family unit Households with children who may have particular trouble finding sufficiently sized rental units with three or more bedrooms. Because rents are on the rise, low-income families with children are likely to have a difficult time locating affordable housing.

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

According to RealtyTrac's market trends, home sales were up compared with the previous year. The median sales price of a non-distressed home in Clayton County was \$236,000. According to the Census Data, the rental vacancy rate for Clayton County during that period was 15.5%. As the Economy continues to recover, it is expected that owner-occupied housing prices will continue to rise during this Consolidated Plan period and anticipated increases in interest rates could negatively affect housing affordability.

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

HOME Rents and Fair Market Rents are roughly equivalent to the median contract rent for efficiency and one-bedroom units. As bedroom size increases, the ratio of HOME and Fair Market Rents to median contract rent rises. When dealing with rental housing type and given these findings, Clayton County will focus on providing two, three- and four-bedroom rental units to close the gap of affordability as a Strategy for both creating affordable housing and transitioning renters to homeownership where appropriate.

### **Discussion**

The major housing problem faced by many low-moderate income households in the United States today is that of affordable housing. According to HUD, affordable housing is defined as housing where the occupant is paying no more than 30% of their gross income for housing costs, including utility costs. Housing costs that exceed this threshold are considered high housing cost burdens. Further examination of housing costs data indicates that approximately 35.2% of renter households and 24% of owner households in Clayton County have housing cost burdens greater than 30% of household income. Nearly one-half (46.6%) of homeowners and one-third (32.1%) of renters reported spending less than 20% on housing costs.

Lower income households often face high housing cost burdens. Data shows that approximately three-fourths (73%) of extremely low-income households have a housing cost burden of 30% or more and about two-thirds (60%) have a housing cost burden of 50% or more. Among low-income households, one-fourth have a housing cost burden of 30% or more and over one-third (35%) of households pay over 50% on

housing. Almost one-half (49%) of moderate-income households have a housing cost burden of 30% or more, while slightly under one-third (29%) of middle-income households have a housing cost burden of 30% or more. Among extremely low and low-income households, a much greater proportion of renter households, relative to homeowners (65%), experience housing cost burdens of 30% or more. However, among moderate and middle-income households, a higher proportion of owner's experience cost burdens greater than 30%.

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

### Introduction

The age and condition of a county’s housing stock are important variables in assessing the overall characteristics of a local housing market. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can impact the longevity of the housing structures which in turn impacts the housing supply in terms of accessibility and affordability.

### Definitions

A property is considered to be “substandard condition” when one or more property conditions exist that do not conform to local building code or housing code. A property is considered to be “substandard but suitable for rehabilitation” when one or more property conditions exist that do not conform to local building or housing code but economic and environmental factors render the property suitable for rehabilitation.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,140	14%	24,145	28.3%
With two selected Conditions	5,525	6.0%	13,755	16.1%
With three selected Conditions	34,910	41%	23,865	27.9%
With four selected Conditions	0	0%	29	2.2%
No selected Conditions	34,535	39.0%	23,460	25.5%
Total	87,110	100%	85,254	100%

**Table 32 - Condition of Units**

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,632	34.0%	12,279	27.8%
1980-1999	19,487	31.4%	16,071	36.4%
1950-1979	20,389	33.1%	15,116	34.3%
Before 1950	952	1.5%	680	1.5%
Total	61,460	100%	44,146	100%

**Table 33 – Year Unit Built**

Data Source: 2013-2017 CHAS



### 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.	20,389	33.6%	15,611	43.2%
Housing units built before 1980 with children present	1,253	2.1%	4,753	10.4%

**Table 34 – Risk of Lead-Based Paint**

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

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	8,800	0	8,880
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

### Need for Owner and Rental Rehabilitation

The age of the housing stock in Clayton County will continue to have a significant impact on general housing conditions in Clayton County. As housing ages, maintenance costs rise which can present significant costs for low- and moderate-income homeowners. Clayton County currently operates the Essential Home Repair Program which is funded to assist homeowners who are low to moderate income citizens make needed repairs to their home to abate the “substandard” conditions of their property to comply with housing code. There is a “wait list” for the program which validates the need for the owner rehabilitation. When considering the age of the housing stock along with the number of substandard owner-occupied properties, the need for owner occupied repair and rehabilitation is needed. Clayton County works with homeowners and local jurisdictions to implement the program.

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

According to the 2017 ACS data, Clayton County has approximately 35,505 housing units older than 1979 that may be at risk of lead exposure. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is highly toxic metal that may cause a range of health problems especially for children. Many residential properties built before 1978 contain lead-based paint. Unfortunately, measuring the exact number of housing units with lead-based paint is difficult.

Clayton County has incorporated the requirements of the Final Rule on Lead-Based Paint, published by HUD on September 15, 1999 as an integral part of project implementation. Program modifications include revisions to the housing rehabilitation general specifications, standards, work specifications, and

operating procedures. In addition, all HOME and CDBG funded activities covered by the HUD Lead Safe Homes regulations will be carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. Clayton County's HUD Program Building Inspector has completed Lead-Based Paint training and obtained Certification. The inspector continues to have his certification renewed periodically.

## Discussion

It has been conclusively established that lead is a toxin that affects the central nervous system and is particularly damaging to the developing nervous system of young children and fetuses. High blood lead levels (BLLs) can result in convulsions, mental retardation, and death. Research has shown that even low BLLs can have serious health consequences. These include reduced intelligence and short-term memory, slower reaction times, poorer hand-eye coordination, reduced height, hearing problems and multiple behavior problems. While public health agencies and organizations such as the Centers for Disease Control and Prevention (CDC) have specifically targeted the elimination of lead poisoning above certain BLL thresholds, there is no "safe" amount of lead in a child's bloodstream, and damage caused by lead poisoning is permanent and irreversible.

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

### Introduction

The Jonesboro Housing Authority provides eligible residents of Clayton County with quality affordable housing in decent and safe neighborhoods. By working in partnership with the public and private sectors, the Jonesboro Housing Authority provides families with housing choice and the opportunity to achieve self-sufficiency through the Housing Choice Voucher Program. Clayton County and the Jonesboro Housing Authority continue to strengthen their partnership by working together in addressing the county’s housing needs.

### 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			31	1,840			0	230	0
# of accessible units									

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

**Table 36 – Total Number of Units by Program Type**

Data PIC (PIH Information Center)

Source:

### Describe the supply of public housing developments:

The Jonesboro Housing Authority owns and manages a total of 1,840 vouchers. The Jonesboro Housing Authority owns and manages 31 public housing units. In addition to its 31 public housing units, the JHA administers 1,840 Housing Choice Vouchers that serve the county's extremely low- and very low-income households and owns and manages approximately 500 mixed income apartments in two apartment communities. The Agency also manages 230 special purpose vouchers.

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

The Jonesboro Housing Authority does not own or operate any public housing. The Jonesboro Housing Authority administers 1,840 Housing Choice Vouchers.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Jonesboro Housing Authority	91

Table 37 - Public Housing Condition

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

The Jonesboro Housing Authority reported that public housing stock is in decent condition and that public housing is equal to surrounding areas. The Jonesboro Housing Authority regularly inspects all of its units to ensure good quality appearance.

Conversely, the Housing Authority of Clayton County (HACC) has assisted in financing the construction or rehabilitating of multi-family residential housing projects within the community. The HACC has assisted in financing the purchase and improvement of over 15 properties, bringing a higher quality of affordable housing to the community. Recently renovated public housing properties in Clayton County include:

- Alexander Falls, 1200 Lake Ridge Parkway, Riverdale, GA
- Brookstone Apartments, 1081 Garden Walk Boulevard, College Park, GA
- Chase Village Apartments, 100 Chase Village Drive, Jonesboro
- Hyde Park Club Apartments, 3386 Mt. Zion Road, Stockbridge, Ga
- Magnolia Park Apartments, 6726 Tara Boulevard, Jonesboro
- Oxford Townhomes, 6042 North Lee Street, Morrow, GA
- Park Walk Apartments, 875 Garden Walk Boulevard, College Park, GA
- Point Clear Apartments, 7545 Tara Boulevard, Jonesboro, GA
- Pointe South Apartments, 772 Pointe South Parkway, Jonesboro, GA
- Rivers Edge Apartments, 7001 Tara Boulevard, Jonesboro, GA
- Southlake Cover Apartments, 7509 Jonesboro Road, Jonesboro, GA
- Summerwind Apartments, 6955 Tara Boulevard, Jonesboro, GA
- Tara Court Apartments, 6993 Tara Boulevard, Jonesboro, GA
- Vineyard Pointe Apartments, 8213 Hwy 85, Riverdale, GA
- Williamsburg South Apartments, 240 Flint River Road, Jonesboro, GA

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

The Jonesboro Housing Authority is implementing a variety of initiatives to address the backlog of physical needs within the Public Housing portfolio. There are a variety of strategies to preserve the portfolio to ensure optimal benefits to residents and to stay aligned with the Jonesboro Housing Authority's mission to assist eligible low-income families with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. Clayton County plans to conduct Fair Housing

activities to include the Jonesboro Housing Authority, county, local governments and non-profit organizations to provide education regarding affordable housing options in Clayton County for low- and moderate-income families.

### **Discussion:**

The Mission of the Jonesboro Housing Authority is to assist eligible low-income families with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The Jonesboro Housing Authority has attempted to address the concerns of its elderly tenants through the completion of a modernization program which included the addition of accessible features throughout the units that were renovated in connection with the activity. Altogether, the Jonesboro Housing Authority indicates that more than 5% of its units (i.e. 5 units) are ADA accessible and are in compliance with the Section504 accessibility guidelines.

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

### Introduction

The Clayton County Emergency Solutions Grant (ESG) Program’s funds are used to address the needs of the homeless or near homeless individuals and families in Clayton County. The need for emergency and transitional housing is addressed by using emergency shelters, extended stay economy motels, transitional housing and Rapid Re-housing apartments with funding provided by Clayton County’s ESG Program.

### 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)	62	116	66	0	0
Households with Only Adults	54	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	10	0	0	0	0
Unaccompanied Youth	7	0	0	0	0

**Table 38 - 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**

Clayton County coordinates integrated grant funded programs with mainstream services for which persons that are homeless or at-risk of homelessness may be eligible. Mainstream services include; housing programs, health programs, social services, employment programs, education programs and youth programs. Shelter providers cannot be effective in resolving the problems of homelessness without addressing the causation issues.

**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.**

For families in particular, the potential involvement of multiple systems in meeting their own needs and those of their children (for example, schools, health and behavioral health, child welfare, social services) often require coordination and integration to exist among the systems. Because resources are limited, it is important for the system to eliminate duplication of services both in intake and assessment procedures and in the subsequent housing and supportive services. Homeless service providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, addition counseling and Supplemental Nutrition Assistance Program (SNAP) benefits.

Service providers working to meet the needs of homeless persons in Clayton County by providing homeless services are:

Atlanta Legal Aid Society, Inc.

Clayton County Community Services Authority

Hearts to Nourish Hope

Clayton County Association Against Family Violence

Hope Shelter

Africa's Children's Fund

Hearts to Nourish Hope

Calvary Refuge

Clayton County Public Schools-Homeless Ed. Dept

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

### Introduction

Clayton County has a range of supported services for special needs population. The County has a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities and people with substance abuse addictions. Clayton County does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA).

### 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

The elderly and frail elderly have physical, medical, maintenance, social, emotional and financial needs. Elderly and frail elderly are often unable to maintain existing homes or afford rent. Housing cost burden related issues are often compounded by the requirement of additional services to care for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age-related services increases. Access is particularly important for the physically handicapped. Physically handicapped persons often require specially designed dwellings to permit access both within the unit as well as from the outside.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services. The Jonesboro Housing Authority provides housing for low income seniors and disabled. Unfortunately, there is often a wait list for the program.

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

The Clayton Center Community Service Board provides services that minimize the impact of mental illness, developmental disabilities and substance abuse in the lives of persons served and their families while supporting their inclusion in the community. Clayton Center was established in 1971 as one of the first three community programs in Georgia. Since July 1994, the Center has operated under the authority of the Clayton Community Service Board. Consumer-driven services are provided for people with issues stemming from:

- mental illness
- addictive diseases



- developmental disabilities
- children with emotional and/or developmental delays

Services, which are tailored to meet the needs of individuals and their families, are provided at five primary locations and in numerous residential settings. Clayton Center is a Commission Accreditation of Rehabilitation Facilities (CARF) accredited agency. The goal of Case Management services is to decrease hospitalizations, incarcerations and homelessness. The expectation is that individual's receiving Case Management will have increased housing stability, participation in employment or job-related activities, community engagement and recovery maintenance.

Case Management services consist of four major components that cover multiple domains that impact one's overall wellness that include medical, behavioral, wellness, social, educational, vocational, co-occurring, housing, financial, and other service needs of the individual. The four major components are Engagement and Needs Identification, Care Coordination, Referral and Linkage, and Monitoring and Follow Up.

**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)**

Clayton County intends to continue collaboration with non-profit agencies and local municipalities to continue to assist with the development and/or redevelopment of facilities for senior citizens, including senior centers and adult day care facilities. Additionally, the county plans to increase the availability of affordable permanent rental housing units for elderly households and special needs populations. The County will continue to fund non-profit agencies to provide day services to assist frail and elderly persons at risk of premature institutionalization. Legal services and prevention aid will help at-risk groups avoid eviction. The County will continue providing supportive housing options through Tenant Based Rental Assistance (TBRA).

**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))**

Clayton County provides funds to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services. Supporting organizations that assist families and individuals with varying circumstances promotes self-sufficiency throughout the county. Persons being discharged from institutions, with varying timetables are vulnerable to homelessness; programs providing housing assistance are supported by the County. Additionally, programs are selected based on their ability to leverage supportive collaboration to strengthen the capacity of homelessness service providers and advocacy organizations.

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

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

During this Consolidated Planning Process, Clayton County is undertaking an Analysis to Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the County for Fair Housing purposes. Over the course of the 2023-2027 Consolidated Plan, the County and its municipalities and service providers will continue to meet annually to address these impediments with concrete strategies and actions. The Analysis to Impediments to Fair Housing will detail affordable housing barriers for Clayton County to include but not limited to:

#### Segregation:

Location and type of public housing; displacement of residents due to economic pressures; loss of affordable housing and lack of community revitalization strategy.

#### R/ECAPs:

Location and type of public housing; displacement of residents due to economic pressures; lending discrimination and private discrimination.

#### Disparity in Access to Opportunity:

Location of employers; lack of public investment in specific neighborhoods; deteriorated and abandoned properties; location of proficient schools; location and type of affordable housing; availability, type, frequency, and reliability of public transportation; land use and zoning laws; access to financial resources; lending discrimination and displacement and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking.

#### Publicly Supported Housing Location and Occupancy:

Community opposition (NIMBY); impediments to mobility; lack of private investment in specific neighborhoods; lack of meaningful language access; quality of affordable housing information programs; admission and occupancy policies and procedures, including preferences in publicly supported housing; private discrimination and availability of affordable units in a range of sizes.

#### Disability Access:

Lack of assistance for housing accessibility modifications; access to publicly supported housing for persons with disabilities; lack of affordable and integrated housing for individuals who need supportive services.

Other: There is difficulty getting reasonable accommodation when there are fair housing issues for persons with a disability

Fair Housing Enforcement, Outreach Capacity, and Resources:

Lack of local private fair housing outreach and enforcement; lack of local public fair housing enforcement; lack of resources for fair housing agencies and organizations; lending discrimination; private discrimination and lack of assistance for transitioning from institutional settings to integrated housing.

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

### Introduction

As depicted in the following tables, Clayton County communities experienced an unemployment rate of over 11% for 25-65-year-old age group and an even higher unemployment rate of 41% for 16-24-year-old age group. Most Clayton County workers' commute to work is greater than one-half hour. Currently, the largest employers in Clayton County are Arts, Entertainment, Accommodations; Retail Trade; Education and Health Care Services and Transportation and Warehousing sectors. The smallest employer is Agriculture, Mining, Oil and Gas Extraction.

### 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	131	72	0	0	0
Arts, Entertainment, Accommodations	12,644	9,457	16	15	-1
Construction	2,840	3,008	4	5	1
Education and Health Care Services	12,646	7,525	16	12	-4
Finance, Insurance, and Real Estate	4,763	2,915	6	5	-1
Information	2,018	642	3	1	-2
Manufacturing	5,552	4,481	7	7	0
Other Services	2,480	1,075	3	2	-1
Professional, Scientific, Management Services	5,268	2,636	7	4	-3
Public Administration	0	0	0	0	0
Retail Trade	12,095	10,775	16	17	1
Transportation and Warehousing	10,896	13,711	14	22	8
Wholesale Trade	5,317	6,464	7	10	3
Total	76,650	62,761	--	--	--

**Table 39 - Business Activity**

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

## Labor Force

Total Population in the Civilian Labor Force	132,447
Civilian Employed Population 16 years and over	110,033
Unemployment Rate	16.92
Unemployment Rate for Ages 16-24	41.04
Unemployment Rate for Ages 25-65	11.11

**Table 40 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	15,566
Farming, fisheries and forestry occupations	6,109
Service	14,082
Sales and office	29,767
Construction, extraction, maintenance and repair	10,952
Production, transportation and material moving	9,356

**Table 41 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	55,978	53%
30-59 Minutes	38,892	37%
60 or More Minutes	10,029	10%
<b>Total</b>	<b>104,899</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2013-2017 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,713	2,765	8,172

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	28,324	5,512	9,815
Some college or Associate's degree	32,143	5,042	9,186
Bachelor's degree or higher	20,905	2,254	3,034

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	989	3,347	2,499	3,613	2,649
9th to 12th grade, no diploma	6,275	4,562	3,568	6,061	2,775
High school graduate, GED, or alternative	9,777	12,033	11,771	19,898	6,724
Some college, no degree	8,893	9,755	10,091	15,142	3,652
Associate's degree	709	3,018	2,932	5,520	567
Bachelor's degree	1,297	5,169	5,591	7,548	1,307
Graduate or professional degree	58	1,744	2,728	3,596	931

**Table 44 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,578
High school graduate (includes equivalency)	25,637
Some college or Associate's degree	31,033
Bachelor's degree	40,049
Graduate or professional degree	52,242

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

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

According to the Business Activity Chart above, the largest employers in Clayton County are Education and Health Care Services with approximately 12,646 workers; Arts, Entertainment, Accommodations employs approximately 12,644 workers; Retail Trade employs approximately 12,095 workers; and Transportation and Warehousing employs approximately 10,896 workers.

**Describe the workforce and infrastructure needs of the business community:**

The business community requires a workforce that will be able to support its competitive advantage and meet the demands of its competition. As with the trend of the region, there has been a noticeable decline in technically skilled workers, gaps with soft skills, graduates requiring remediation after high school and a significant disconnect with occupational options for students entering the workforce. To that end, many businesses lack the capital and resources to train and/or retrain new hires due to inexperience or skill erosion as a result of extended unemployment. Clayton County’s local economy will depend on a strong workforce skilled in the education, health care and professional and management sector; the transportation and warehousing sector, and the wholesale trade, retail trade and utilities sectors.

**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.**

The outflow of workers has a negative effect on the Clayton County economy because workers spend a relatively large sum of money for goods and services such as food, fuel, and retail items near their place of employment. With such a large percentage of residents employed outside the county, a large amount of retail revenue is likely being spent outside Clayton County. Providing more opportunities for employment of county residents in Clayton County will also bolster the county’s retail and service sectors by capturing the dollars they are spending elsewhere on services and retail items.

Clayton County needs to encourage the creation of additional office professional employment opportunities to balance the local economy and reduce the trend of residents commuting outside of the County for work. Areas of blight need to be reclaimed and empty buildings revitalized through public-private partnerships to attract businesses.

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

Currently, the largest sector of workforce in the County is in Education and Health Care Services, Arts, Entertainment, Accommodations followed by Retail Trade and Transportation and Warehousing. As of the Fall of 2022, Clayton State University (CSU) which is located in Clayton County, had an enrollment of

approximately 5,836 students. Clayton State embraces the rich cultural and socio-economic diversity of the greater Atlanta region through its diverse faculty, its multi-ethnic and multigenerational student population, its successful alumni working in the area, and the wide variety of clubs and organizational activities for students. Offered within the four Colleges and Schools in Clayton State, there are 8 Masters' Degrees, 43 Undergraduate Degrees, and dozens of Minors, including an accredited MBA program and the highly unique Master of Archival Studies. One of the University's best-known new programs is in Supply Chain Management. Metro Atlanta has the nation's fifth-largest concentration of supply chain companies with more than one million employed in Georgia logistics. Atlanta is a global logistics center with more than 130,000 supply chain jobs, the world's busiest airport and a position as the global leader in supply chain management software.

**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.**

To meet the current and future demand for a qualified workforce during Clayton County's 2023-2027 Consolidated Plan period, Clayton State University (CSU) created a supply chain management degree program, along with a supply chain management center for community development that supports research and training for people wanting to enhance their company's logistics and supply chain networks. CSU also has an extensive Continuing Education division that brings educational opportunities to employers and citizens in the region. It supports economic development in the Southern Crescent of Metropolitan Atlanta, and is central to the University's mission. Programs include: computer training, human resources training, industrial technology & skills training, and dozens of Certificate Programs.

Certificate Programs are more focused than degree programs and can be completed in less than a year. Designed to train people for specific jobs with focus on the training needed to work in various areas, CSU's certificate programs do not require transcripts, GPAs or lengthy application processes. Certificate programs vary widely and prepare students directly for employment or advancement upon completion of the program. Some programs also prepare students for state or national certification exams. These professional certificate programs will help students gain valuable knowledge, skills and training. Regardless of a student's academic level, there's a certificate program to match their interest.

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

The County does not participate in a Comprehensive Economic Development Strategy.

**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.**



N/A

### Discussion

Clayton County needs to encourage the creation of additional office professional employment opportunities to balance the local economy and reduce the trend of residents commuting outside of the County for work. The workforce training opportunities at Clayton College and State University should be continued and expanded. Additional ways to partner County businesses and industries with educational programs should be encouraged to prepare County residents to enter the local workforce.

## MA-50 Needs and Market Analysis Discussion

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

Areas where multiple housing problems are concentrated were identified by census tract. Those areas with the highest concentration of housing units lacking complete plumbing facilities can be found in census tracts 404.11, 405.19, 405.20, 406.13, and 406.14. The areas with the highest concentration of housing units lacking complete kitchen facilities can be found in Census Tracts 403.02, 404.11, 405.19, 405.20, and 406.14.

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

The County defines an area of racial or ethnic concentration as one in which the minority population share is 20% higher than the group's county-wide average. There is a large percentage of African American residents in Clayton County. An increase in the number of Hispanic/Latino residents in Clayton County has necessitated an increase in services and outreach provided by County agencies and nonprofit organizations.

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

The characteristics in these neighborhoods, as well as other identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. These areas are served by numerous social service program, many of which receive CDBG funding.

### Are there any community assets in these areas/neighborhoods?

All of these neighborhoods have community assets including schools, churches and community recreational facilities. There are elementary and middle schools in these areas. There are also libraries and places of historical interest. 402.03- Elementary School, Middle School, 403.02; Forest Park Library, Elementary School, 404.11- Elementary School and High School, Rex Mill, 405.19; Riverdale Library, Elementary School, 405.20- Riverdale Library, Elementary School, 406.13; Elementary School, Stately Oaks Plantation.

### Are there other strategic opportunities in any of these areas?

During this consolidated plan period, Clayton County will utilize HUD funds as an opportunity to maintain and preserve the value and appearance of residential, commercial and industrial buildings and structures through code enforcement activities County-wide that were identified in the surveys. Code enforcement

is a process whereby Clayton County will gain compliance with ordinances and regulations regarding health and housing codes, land use and zoning ordinances and sign standards.

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

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

Broadband technology has revolutionized the way services are provided and business is conducted. By improving communication and the flow of information, broadband enhances efficiency, thus, enabling significant advances in Clayton County's ability to compete in the global economy. This facilitates job creation, decreases health-care costs, reduces miles driven and fossil fuels consumed, expands consumer choice, and improves competition. As a result, Clayton County's citizens will be beneficiaries of advancements in health care, public safety, energy, government, performance, education, economic development, workforce development, and transportation.

**Healthcare** - Access to broadband increases the ability to use electronic medical records, wireless medical devices, and capacity to collect and analyze patient information.

**Public Safety** - Broadband can enable a system where first responders nationwide can communicate with each other via public safety wireless communication devices.

**Energy** - Smart Grid technology, enabled by broadband, provides consumers with real-time energy consumption data, increasing the likelihood of energy conservation. Smart Grid implementation can revolutionize the way people live and function with the appliances and technologies in their homes.

**Government Performance** - Broadband facilitates the delivery of e-government services and applications, providing government with more opportunities to communicate with its constituents.

**Education** - As the content grows on the Internet, more teachers are assigning homework that requires access to the Internet—and using the Internet to enhance and add dimensions to traditional learning techniques at all levels of instruction.

**Economic Development** - Broadband enables towns, regions, and states to develop, attract, retain, and expand job-creating businesses and institutions. It enables new business growth and the expansion of existing businesses into new markets. Fortune 500 companies and government services now require digital literacy for their job applications and Medicare claims, respectively. Possessing digital literacy skills is an essential competency necessary for professional advancement and personal prosperity. Those who do not have access to the Internet are at a disadvantage in the academic arena and the increasingly competitive labor market.

**Workforce Development** - Broadband-enabled job-training can customize training so it reaches the broadest group of people at a lower cost and with greater flexibility than the traditional model of training classes. Broadband enables a workforce system to provide individuals with training and career help in a more flexible and cost-effective manner.

**Transportation** - Broadband enables technologies that can alleviate congestion, enhance road safety, and reduce the environmental impact of transportation.

Digital inequality has a direct impact on low income household's quality of life. Clayton County stakeholders assert that "broadband is a critical part of every community's infrastructure that impacts the economy, safety, well-being, education and overall connectedness of Clayton County residents, businesses and institutions." With that in mind, the County's vision is to enable the availability of high-speed, reliable, and affordable internet to all homes and businesses in the County; particularly among groups with traditionally low levels of access.

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

Throughout the United States, there is a significant digital divide; a gap between those who have ready access to the internet and computers and those who do not. The divide is perpetuated by limitations that are financial as well as geographical, where persons cannot afford to pay a monthly service fee for Broadband service (an internet connection fast enough to stream a video). In Clayton County, less than half of households living on or under \$20,000 annually are connected. This lack of internet access in communities supports a deficit in, education, healthcare, and other prospects. From a Fair Housing perspective, ensuring that residential broadband is available to housing in Clayton County will support community viability and improve the quality of life for residents. There are multiple broadband providers in Clayton County including Viasat, HughesNet, T Mobile, Kinetic, TruVista and EarthLink.

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

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

Geographically, Clayton County is located in the central part of the State. Increased natural hazard risks associated with climate change that the County is susceptible to include hurricanes, tornados, flooding, temperature extremes which include heat and drought.

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

Affordable housing subsidized by the County requires environmental reviews that must meet environmental guidelines required by HUD regulations. Much of the housing in Clayton County that is affordable to lower income households are older homes and many of the older homes may be at risk of natural hazards compared with newer construction market rate housing that were constructed with more stringent standards and codes.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Clayton County's Strategic Plan identifies priority needs and geographic focus areas for community development and housing efforts over the next five years. The priorities are based on the Needs Assessment and market analysis, along with public input. During the 2023-2027 Consolidated Plan period, Clayton County will use funds to provide: Affordable Housing Supply including Permanent Supportive Housing and moderate single-family housing rehabilitation; Tenant Based Rental Assistance (TBRA): Clayton County operates the Tenant-Based Rental Assistance Program (TBRA) with HOME funding. Affordable Housing Access - Home Ownership Program: Clayton County's Home Ownership Assistance Program (HOAP) is administered by the County and provides down payment and closing cost assistance to income-eligible first-time homebuyers and those who have not owned a home in the last three years. The down payment and closing costs provided for 50% and above AMI is 3.5% of the Sales Price and 50% or Less AMI provided up to \$15,000 in the form of a soft second agreement for a 5-year affordability period. Homeless Assistance: Clayton County will provide assistance to homeless persons to move towards stable, economically sustainable, long-term housing as rapidly as possible. Increase Affordable Housing Supply-CHDO Activities: Clayton County will provide funds for eligible proposed projects by non-profit and/or for-profit affordable housing developers. CHDO activities will involve rehabilitation of existing single family or multi-family housing units, land acquisition, new housing construction and other affordable housing development activities. Public Facilities Improvement: Clayton County will provide funds for the acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements. Public Services: Clayton County will provide funds for resources necessary to improve the community public service needs to include, but not limited to; employment, crime prevention, child care, health care, drug abuse, senior services, energy conservation and recreation needs. Housing Stabilization: Assist low/moderate income persons to avoid homelessness and remain housed. Potential services: homelessness prevention assistance including financial aid and/or supportive housing services to remain in their homes or to relocate to more affordable housing and assistance, and services such as budget counseling and legal assistance, support newly housed, formerly homeless persons to remain stable through aftercare and supportive services, including short to medium term rental assistance as needed. Economic Development: Support economic development efforts that benefit low/moderate income persons and neighborhoods. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, and Public Services and expand Economic Opportunities for low- and moderate-income persons.

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

### Geographic Area

**Table 46 - Geographic Priority Areas**

Over the next five (5) years the County intends to use its resources to assist various unincorporated communities throughout the County. Program resources under the Clayton County CDBG program are located county-wide. Program resources are allocated County-wide based on low-mod areas. Through the urban county process to qualify for CDBG funds, the cities of Lovejoy, Lake City, Forest Park, Morrow, Riverdale and Jonesboro entered into an executed cooperation agreement with Clayton County during the requalification period to use Community Development Block Grant, HOME and ESG funds in their communities.

The County relies on data from the American Community Survey (ACS); HUD low- and moderate-income summary data and the Census track data.

### General Allocation Priorities

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

Clayton County receives entitlement program funds directly from the U.S. Department of Housing and Urban Development (HUD) and the County allocated its funding in the Cities of Forest Park, Jonesboro, Lake City, Lovejoy, Morrow and Riverdale. Clayton County, Georgia is a suburban county just south of Atlanta. It has a population of 279,472 as of the 2016 Population Estimates based on the 2010 Census. It is a relatively small county by Georgia standards; being the third smallest in the state and covering 144 square miles. It was incorporated in 1858, and is governed by a Board of Commissioners serving staggered four-year terms and serving each of the four county districts. The County is increasingly becoming more diverse in its racial and ethnic makeup. Thirty years ago, the racial and ethnic composition closely mirrored the rest of the region. Today, Clayton County's population has shifted significantly and is increasingly diverse. The biggest changes have been a decline in the white, non-Hispanic population (14.24%), accompanied by a marked increase in the Black, non-Hispanic population (64.91%) as well as in the Hispanic (13.72%) and Asian (over 5%) populations. With the growth in more diverse groups making the County their home, it is imperative that the County increase its efforts at outreach to Limited English Proficiency (LEP).

Clayton County relies on widely accepted data such as American Community Survey and HUD's low- and moderate-income summary data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated County-wide based on low-mod areas which often coincide with areas of minority concentration.



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

### Priority Needs

Table 47 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Non-Site Specific
	<b>Associated Goals</b>	Affordable Housing (AH) Decent Housing (DH) Planning and Program Administration

	<b>Description</b>	Clayton County will use community development block grant funds to develop viable communities principally benefitting low to moderate income persons countywide.
	<b>Basis for Relative Priority</b>	The Target Areas are defined as Census Tracts that are made up of primarily low- and moderate-income residents. Some of the programs are county-wide such as housing rehabilitation programs and the emergency home repair program. However, most projects are within target areas. The Community Development Department promotes the creation of an environment which ensures a desirable quality of life that integrates all elements of the community: physical, social and economic.
2	<b>Priority Need Name</b>	Affordable Housing Access and Support
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Non-Site Specific
	<b>Associated Goals</b>	Affordable Housing (AH) Decent Housing (DH) Planning and Program Administration

	<b>Description</b>	Down payment assistance for first time homebuyers Rapid Rehousing options for various population groups, including single adults and families TBRA to support families with children as well as families and individuals with HIV/AIDS Housing placement, move-in financial aid, furnishings and essential household items for homeless persons who are ready for independent living
	<b>Basis for Relative Priority</b>	Needs Assessment Surveys, CHAS and other data, market analysis
<b>3</b>	<b>Priority Need Name</b>	Assistance for Currently Homeless Persons/Families
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Non-Site Specific
	<b>Associated Goals</b>	Homeless Prevention (HML)

	<b>Description</b>	Emergency shelter Emergency shelter to house unsheltered population Domestic violence shelter and services Very short-term housing options including hotel/motel vouchers Supportive services: services directed to securing sustainable income, physical/mental health services, affordable child care for homeless families, assistance targeted to single individuals, treatment targeted to ho males with chronic substance abuse problems, treatment services and supportive housing, street outreach, day service centers and programs to address immediate and crisis needs.
	<b>Basis for Relative Priority</b>	The levels of homelessness in Clayton County and the high level of chronic homelessness and the large number of persons living with HIV/AIDS.
4	<b>Priority Need Name</b>	Homeless Prevention
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Non-Site Specific

	<b>Associated Goals</b>	Homeless Prevention (HML) Planning and Program Administration
	<b>Description</b>	Services to prevent homelessness or avoid premature institutionalization, especially for frail elderly and disabled, including persons with HIV/AIDS.
	<b>Basis for Relative Priority</b>	The development of more affordable housing and the provision of re-housing aid for homeless persons are more direct method of addressing the causes of housing stability than prevention services.
5	<b>Priority Need Name</b>	Community Facilities, Infrastructure
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Non-Site Specific
	<b>Associated Goals</b>	Suitable Living Environment (SL) Community Development (CD) Planning and Program Administration
	<b>Description</b>	Renovation/adaptation of recreational/community facilities ADA accessibility improvements at recreational and community facilities Sidewalks and handicapped accessible curb ramps  Demolition of blighted structures, code enforcement and demolition of vacant/foreclosed properties
	<b>Basis for Relative Priority</b>	ConPlan grant resources enable needed projects in low/moderate income areas to be completed

**Narrative (Optional)**

Clayton County will work collaboratively with nonprofit agencies, governmental entities of Forest Park, Jonesboro, Lake City, Lovejoy, Morrow and Riverdale at all levels, the business community, the faith community, residents and schools. The Target Areas are defined as Census Tracts that are made up of primarily low- and -moderate income residents. Some of the programs are County-wide, such as the Housing Rehabilitation Programs and the Emergency Home Repair Program. However, most projects are within Target Areas. The Community Development Department promotes the creation of an

environment, which ensures a desirable quality of life that integrates all elements of the community: physical, social and economic.

The Clayton County encourages and supports community partnerships that provide and encourages the development of viable quality affordable housing. Efforts will be made as much as possible to develop and support programs and projects that serve all segments of the populations in Clayton County.

Clayton County defines the Minority Concentration as more than 50% of minority population within one Census Tract. Minority population is defined as population of one or more races other than the population of one race, such as, White alone. These Census Tracts are the focal point for the usage of HUD funds, especially public service and housing.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	A high incidence (in comparison to state and national averages) of costs-burdened households triggers the use of funds for TBRA. TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI are at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	The use of funds for Tenant Based Rental Assistance (TBRA) for non-homeless special needs will be linked to the identification of the special needs population that is living in non-standard long-term housing or an unsuitable environment due to unavailability of affordable, suitable standard housing. Lack of units with supportive services influence this program.
New Unit Production	The availability of standard, affordable units for low-to-moderate income or homeless households, coupled with developers’ lack of desire to produce new units without the investment of County funds will influence the use of funds for new unit production. As the Needs Assessment and Market Analysis Survey have shown, there is a need for new affordable units within close proximity to jobs, schools, shopping and transit.
Rehabilitation	Clayton County will consider using funds for rehabilitation in circumstances where economic conditions do not foster the rehabilitation of single-family, owner occupied and/or multi-family rental units. For owner-occupied units, repair services may be deployed as an alternative to single-family, owner occupied rehabilitation. Based on Surveys conducted during the 2023-2027 Consolidated Plan process, rehabilitation of both rental and homeownership units is a high priority. That same Survey indicated a need for facility/infrastructure renovations in the community.
Acquisition, including preservation	Clayton County’s funds will be used for acquisition when a long-term use that is consistent with the objectives of this Consolidated Plan are identified. Typically, the County supports rehabilitation and preservation.

Table 48 – Influence of Market Conditions

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

**Introduction**

Clayton County uses multiple resources to carry out activities that benefit low- and moderate-income persons. Clayton County receives entitlement funding for CDBG, HOME and ESG. The 2023 budget for CDBG is \$2,274,467, HOME \$1,216,507 and ESG \$208,774.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,274,467	0	0	2,274,467	0	Eligible funds expended for planning, public services, housing rehab, job creation, demolition and public improvements will be used County-wide



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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,216,507	0	0	1,216,507	0	Eligible funds expended on planning and administration, homeless prevention, shelter services, rapid rehousing, HMIS and outreach will be used County-wide.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	208,774	0	0	208,774	0	Eligible funds expend on homeless prevention, shelter services, rapid re-housing, HMIS and outreach will be used County-wide.

Table 49 - 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**

Clayton County will use federal funds to leverage additional private, state and local funds where applicable. Clayton County’s funding serves as gap-financing for housing development projects. The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. These are anticipated to be satisfied with a mix of match carryover from prior years as well as other eligible sources. Likewise, Emergency Solutions Grant Program (ESG) match requirements will be met by using County general funds. These funds are matched on a dollar-for-dollar basis. Clayton County will continue to prioritize projects that include commitments for match funding originating in the public (non-federal), private, or philanthropic sectors. This will ensure that projects meet the prescribed match requirement and demonstrate broader support for the project beyond the county’s CDBG, HOME, and ESG programs. Potential sources of match funding include but are not limited to the Clayton County General Fund, Special Purpose Local Option Sales Tax (SPLOST), and Commissioner's Block Grant Program. Additionally, other prospective resources include funding from the State of Georgia's Department of Community Affairs (DCA) and Community Health (DCH). Private sector funding from both for-profit and non-profit organizations including conventional loans, capital reserves and profit provide other opportunities for match funding. Grant funding, sponsorship opportunities, donations, and volunteer hours represent an additional opportunity for subrecipients to meet match funding requirements.

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

Clayton County and local municipalities within the County (i.e. Riverdale, Forest Park, Jonesboro, Morrow, Lovejoy and Lake City) own park space that both serves low- and moderate-income households and is located in predominately low-and moderate-income communities. Through the Consolidated Plan and Annual Action Plan, the County anticipates funding infrastructure improvements, equipment purchases, and programmatic activities to enhance the quality of parks.

## Discussion

CDBG funding will be used to develop public facilities for public purposes using existing public owned properties to include parks, recreational facilities and community centers in low- to moderate-income areas of the County. Sidewalks, including accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by school children or by persons walking to public transportation and shopping.

## 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.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
CLAYTON COUNTY	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Clayton County Senior Services	Government	public facilities public services	Jurisdiction
Clayton County Parks & Recreation	Government	public facilities	Jurisdiction
City of Forest Park	Government	neighborhood improvements	Jurisdiction
City of Jonesboro	Government	neighborhood improvements	Jurisdiction
The City of Lovejoy	Government	neighborhood improvements	Jurisdiction
Jonesboro Housing Authority	PHA	Public Housing	Jurisdiction
Metro Fair Housing, Inc.	Non-profit organizations	public services	Jurisdiction
Atlanta Legal Aid	Non-profit organizations	Homelessness	Jurisdiction
Clayton County Community Services Authority Inc.	Non-profit organizations	Homelessness public services	Jurisdiction
Southern Crescent Sexual Assault Center	Non-profit organizations	public services	Jurisdiction
Hearts to Nourish Hope	Non-profit organizations	Homelessness public facilities	Jurisdiction
Southern Crescent Habitat for Humanity	Non-profit organizations	Ownership public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Rainbow House	Non-profit organizations	public services	Jurisdiction
Clayton County Association Against Family Violence	Non-profit organizations	Homelessness	Jurisdiction
Hope Shelter		Homelessness	Jurisdiction
Africa's Children's Fund	Non-profit organizations	Homelessness	Jurisdiction
Calvary Refuge	Non-profit organizations	Homelessness	Jurisdiction

Table 50 - Institutional Delivery Structure

**Assess of Strengths and Gaps in the Institutional Delivery System**

Strengths:

- Partnering with non-profit agencies/developers;
- Partnering with local municipalities (Cities of Forest Park, Jonesboro, Lovejoy and Morrow);
- Periodically meeting with partners to share ideas, problem-solve and strategize;
- Partnering with other agencies, County Departments, Housing Authority and Community Based Organizations; and
- Develop new partnerships.

Gaps:

- Partnerships to save at-risk affordable housing stock;
- Limited number of shelters;
- Need more affordable housing; and
- Need more resources for elderly and senior housing.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
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	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

Table 51 - 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 county addressed these issues by supporting projects to help combat the causes of homelessness, and through funding public and non-profit organizations that provide services that assist individuals in achieving self-sufficiency. The following are areas of focus for the Continuum of Services:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;
- Transitional housing with various supportive services;

- Permanent housing or permanent supportive housing; and
- Employment training and accessing mainstreams benefits.

Housing with support services [e.g., day care for single parents, nearby health care for elderly] and residential treatment centers have not emerged to meet the growing demand for their services. Long term and permanent facilities are needed for elderly, frail elderly, persons with mental illness, persons with developmental and physical disabilities, and those with alcohol or other drug addiction.

Such facilities should include transitional housing, single room occupancy units, intermediate care, residential treatment/care facilities, and affordable single- and multi-family structures. Given the limitations of CDBG and HOME funds available in Clayton, other health and social services support should be made available with all supportive housing facilities and referrals to ensure wellness, full recovery and/or curtail recidivism.

**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**

Clayton County works with its partners in the community to collaborate on projects to ensure that chronically homeless individuals and families are housed and provided necessary supportive services. The collaborating agencies will coordinate funding and resources to make additional permanent housing beds available for the chronically homeless community. Efforts include increasing outreach to chronically homeless families and veterans and streamlining the assessment and referral process for programs that serve the homeless.

The strength of the service delivery system is that the metro Atlanta area, which includes Clayton County, has been identified as a critically important community in ending homelessness by HUD which provides an opportunity to make substantial local progress to ending homelessness. Due to this recognition, HUD provides technical assistance resources has helped guide and focus the County's planning toward ending homelessness in our community. The gap in the service delivery system for the special needs populations has proven to be the lack of funding needed to create the addition of needed beds and services that have not been provided. There is also a gap in the services delivery for the difficult to place special needs clients.

## **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**

Clayton County employs a strategic partnership and leveraging strategy to implement the Consolidated Plan activities. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services and Human Services for low- and moderate-income persons. The role of Clayton County is to initiate strategic planning for the development of viable urban communities, to evaluate proposals and recommend appropriate HUD funding to ensure that the appropriate implementation strategy is in place, and to specify and monitor appropriate regulatory compliances. The Department is also responsible for certifying consistency with the Consolidated Plan for any housing-related activities receiving HUD funds.

In collaborating with the Continuum of Care (CoC) and with guidance from HUD, Clayton County has begun mapping its service delivery system. Through the mapping process, the County will identify and eliminate gaps in the institutional structure and delivery system. The County will use information gathered in this process, along with the HMIS data, to identify Continuum priority needs, and target funding towards closing gaps and to satisfying priority needs.

All Clayton County partners have, at some point, had a specific role in the implementation of the Consolidated Plan programs and activities. To implement the non-housing portions of the Consolidated Plan such as Public Facilities and Improvements, Clayton County will generally use its own workforce and the workforce of the local municipalities who have entered into a Cooperation Agreement with the County. Most public services activities are undertaken by non-profit agencies under contract with the County as well as County Departments. Many of the affordable housing development activities will be carried out by non-profit and for-profit developers. The developers will compete for Clayton County's Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds. Clayton County will provide affordable housing units through contracts with Southern Crescent Habitat for Humanity and Atlanta Neighborhood Development Partnership (ANDP). This partnership has worked well in the past and has resulted in the provision of housing for residents of the County.



## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing (AH)	2023	2027	Affordable Housing	Countywide Projects & Activities	Affordable Housing Access and Support	HOME: \$845,150	Homeowner Housing Added: 38 Household Housing Unit
2	Decent Housing (DH)	2023	2027	Affordable Housing Non-Homeless Special Needs	Countywide Projects & Activities	Affordable Housing Access and Support	CDBG: \$380,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Suitable Living Environment (SL)	2023	2027	Non-Housing Community Development	Countywide Projects & Activities	Community Facilities, Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure: 1 Activities other than Low/Moderate Income Housing Benefit: 0 4,500 Persons Assisted
4	Community Development (CD)	2023	2027	Non-Housing Community Development	Countywide Projects & Activities	Community Facilities, Infrastructure	CDBG: \$1,176,307	Public Facility or Infrastructure: 6 Activities other than Low/Moderate Income Housing Benefit: 105,416 Persons Assisted
5	Homeless Prevention (HML)	2023	2027	Homeless	Countywide Projects & Activities	Assistance for Currently Homeless Persons/Families Homeless Prevention	CDBG: \$36,425 HOME: \$400,000 ESG: \$202,747	Tenant-based rental assistance / Rapid Rehousing: 536 Households Assisted Overnight/Emergency Shelter Beds added: 0 Beds Homelessness Prevention: 6,345 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning and Program Administration	2023	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Projects & Activities	Affordable Housing Affordable Housing Access and Support Homeless Prevention Community Facilities, Infrastructure	CDBG: \$436,735 HOME: \$121,357 ESG: \$6,027	Other: 8 Other

Table 52 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing (AH)
	<b>Goal Description</b>	<u>Affordable Housing (AF)</u> : Clayton County will use HUD grant funds to develop viable communities principally benefitting low- to moderate-income persons countywide. The Target Areas are defined as Census Tracts that are made up of primarily low- and moderate-income residents. The programs are county-wide such as Tenant Based Rental Assistance (TBRA) and down-payment assistance. The Community Development Department promotes the creation of an environment which ensures a desirable quality of life that integrates all elements of the community: physical, social and economic.

2	<b>Goal Name</b>	Decent Housing (DH)
	<b>Goal Description</b>	<u>Decent Housing (DH)</u> : Funds will be used to stabilize and increase housing opportunities for low- and moderate-income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs.
3	<b>Goal Name</b>	Suitable Living Environment (SL)
	<b>Goal Description</b>	<u>Suitable Living Environment (SL)</u> : The County is working to improve the suitability of the living environment within those areas through the enhancement of public facilities serving low- and moderate-income communities and to improve the safety and livability of neighborhoods for low and moderate-income persons. Over fifty-one percent (51%) of Clayton County's Census tracts are classified as low and moderate income.
4	<b>Goal Name</b>	Community Development (CD)
	<b>Goal Description</b>	<u>Community Development (CD)</u> : The County will continue to construct and rehabilitate public facilities and infrastructure benefitting communities occupied by low- and moderate-income households. This priority remains high as the County has prioritized the completion of HUD funded community development projects that are currently underway and to acquire, construct, or rehabilitate public facilities, provide equipment purchased through public service activities, ADA accessibility improvements, demolition of blighted structures, code enforcement and demolition of vacant properties and provide overall program administration and management, resulting in improvements in the social, economic, and physical environment for low- and moderate-income individuals.
5	<b>Goal Name</b>	Homeless Prevention (HML)
	<b>Goal Description</b>	<u>Homelessness Prevention (HML)</u> : The County will continue to provide services targeting homeless and near homeless individuals and families through the support of essential services, transitional shelter, foreclosure prevention and other related activities. This remains a high priority due to the widespread housing cost burdens experienced by the county's low- and moderate-income households and the tenuous financial circumstances that place them on the verge of homelessness.

	<b>Goal Description</b>	<u>Suitable Living Environment (SL)</u> : Clayton County will use funds for accessibility improvements, fair housing enforcement and education.
6	<b>Goal Name</b>	Planning and Program Administration
	<b>Goal Description</b>	<u>Administrative Support</u> : Funds will be used to provide administrative structure for the planning, implementation and management of the CDBG, HOME and ESG grant programs.

**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)**

Affordable Housing will be provided as shown below:

- 38 Households provided First time homebuyer assistance
- 536 households assisted through Tenant-based Rental Assistance
- 30 Homeowner units rehabilitated
- 6345 Housing for Homeless or at-risk of becoming homeless

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

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

N/A

### **Activities to Increase Resident Involvements**

There are several activities that the Jonesboro Housing Authority would like to initiate to increase resident involvement. This includes GED Program, activities (games, barbeque, etc.), better security and better transportation. Moreover, the Jonesboro Housing Authority reported that it would like to organize a Resident Council but since most of its residents are elderly and disabled, they anticipate low participation rates. The Jonesboro Housing Authority is currently assisting seven families through its homeownership program.

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

No

### **Plan to remove the ‘troubled’ designation**

No

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

### Barriers to Affordable Housing

For the 2023-2027, the County is undertaking an Analysis of Impediments to Fair Housing Choice (AI). This document will identify all of the barriers that currently exist in the County for Fair Housing purposes. However, Clayton County's 2018-2022 Analysis to Impediments to Fair Housing (AI) contains a discussion and action steps for the impediments listed below. Over the course of the 2023-2027 Consolidated Plan, the County and its municipalities and service providers will continue to meet annually to address these impediments with concrete strategies and actions regarding:

#### Segregation:

Location and type of public housing; displacement of residents due to economic pressures; loss of affordable housing and lack of community revitalization strategy.

#### R/ECAPs:

Location and type of public housing; displacement of residents due to economic pressures; lending discrimination and private discrimination.

#### Disparity in Access to Opportunity:

Location of employers; lack of public investment in specific neighborhoods; deteriorated and abandoned properties; location of proficient schools; location and type of affordable housing; availability, type, frequency, and reliability of public transportation; land use and zoning laws; access to financial resources; lending discrimination and displacement and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking.

#### Publicly Supported Housing Location and Occupancy:

Community opposition (NIMBY); impediments to mobility; lack of private investment in specific neighborhoods; lack of meaningful language access; quality of affordable housing information programs; admission and occupancy policies and procedures, including preferences in publicly supported housing; private discrimination and availability of affordable units in a range of sizes.

#### Disability Access:

Lack of assistance for housing accessibility modifications; access to publicly supported housing for persons with disabilities; lack of affordable and integrated housing for individuals who need supportive services.

Other: There is difficulty getting reasonable accommodation when there are fair housing issues for persons with a disability.

Fair Housing Enforcement, Outreach Capacity, and Resources:

Lack of local private fair housing outreach and enforcement; lack of local public fair housing enforcement; lack of resources for fair housing agencies and organizations; lending discrimination; private discrimination and lack of assistance for transitioning from institutional settings to integrated housing.

**Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Strategies to remove or ameliorate the barriers to affordable housing in Clayton County include:

- Clayton County will seek to engage housing professional, lending professionals, and county officials located in the County in discussions related to fair housing issues;
- Reaching out to private sector housing developers who may be able to build new housing development and utilize some funding to offer affordable housing units, senior housing options and increase the number of units for the physically challenged and disabled;
- Extend the useful life of existing affordable housing through rehabilitation, weatherization and repair programs;
- Develop partnerships with private housing developers and non-profits to increase affordable rental housing for households at or below 60% AMI;
- Clayton County has developed a Limited English Proficiency Plan and will follow the Plan in the administration of its programs;
- Continue funding for HUD-approved counseling agencies to deal with housing issues;
- Clayton County will continue its efforts to increase lender participation in homeownership assistance programs and market the programs;
- Continue down payment assistance to potential homeowners;

- Continue providing housing rehabilitation and home repairs to help the low to moderate-income homeowners remain in their homes. This program not only promotes a stable living environment and reduces dependency, but prevents homelessness, financial hardships, and possibly institutionalization;
- The Jonesboro Housing Authority and Southern Crescent Habitat for Humanity will continue to conduct homeowner education and awareness workshops on affordable housing as well as agencies which provide counseling and education throughout Clayton County;
- Continue partnership with Southern Crescent Habitat for Humanity to build homes for working and low-income families, thus alleviating the need for public housing;
- Clayton County will continue efforts to increase emergency shelters, transitional housing and supportive services for the homeless.



## SP-60 Homelessness Strategy – 91.215(d)

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

In Clayton County Homeless outreach, assessing mainstream services and prevention were critical steps in engaging, connecting homeless individuals and families to needed housing and supportive services. Furthermore, it was determined that housing provided to the homeless must have an accompanying array of supportive services to address the comprehensive needs of the homeless. Additionally, community non-profits continued to be encouraged to establish mainstream and self-sufficiency programs and other innovations that get away from increasing shelter capacity. This would lead to the creation of programs and services which meet the special set of demands created by homelessness, thereby allowing decision makers for the homeless to fill the gaps that exist in meeting the needs of the homeless. The primary focus of service providers and advocates should consist of the elimination of the need for shelters by removing the barriers to affordable housing, prevention initiatives and addressing the underlying social problems through comprehensive community development efforts and collaboration of major entities.

Clayton County collaborates with nonprofit organizations through the Emergency Solutions Grant (ESG) funding to provide homeless prevention services. These grants are used to provide funds for emergency rent, utilities, or deposits for families facing homelessness. In assessing the individual needs of the homeless population, it was determined that they are in need of housing, child care, transportation, medical care, education and jobs.

### Addressing the emergency and transitional housing needs of homeless persons

Clayton County receives HUD funding by an entitlement formula under the Emergency Shelter Grant (ESG) Program. Clayton County's ESG program focuses on assisting non-profit service-provider agencies with funds for the operation and maintenance of emergency shelters and transitional housing, essential services to the homeless, and for homeless prevention activities, as defined by ESG regulations. Due to the small amount of funds received from HUD, Clayton County does not award funds for payment of salaries, or for the renovation, major rehabilitation, or conversion of structures, although they are deemed eligible under the Federal guidelines. Sub-recipient agencies provide services countywide to persons and families who are homeless, chronically homeless, living on the streets, or at risk of becoming homeless, including persons in the homeless priority subpopulations.

Priority needs and objectives for the homeless and those at risk of becoming homeless are based on Clayton County's Consolidated Plan and the Continuum of Care Analysis. A high priority for the ESG Program is the operation and maintenance of emergency shelters and transitional housing.

Items that are generally funded under this category include: electricity, water/sewer, insurance, food, rent and maintenance. ESG funding is used primarily for this priority. Clayton County is part of the Department of Community Affairs Balance of State Continuum of Care.

**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.**

The County will continue to administer the Emergency Solutions Grant (ESG) Program and oversee activities for homeless individuals and families in Clayton County. Clayton County has identified rapid re-housing as one of its priorities during this 5-year Consolidated Plan period. Obtaining permanent housing for homeless individual and families will shorten the length of time spent in emergency and transitional shelters.

Clayton County encourages collaboration with organizations to transition as many people as possible into permanent housing. The County also supports the implementation of a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short period of time, such as emergency food and shelter. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training.

**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 County will use a portion of its ESG funding to support rapid rehousing options for various populations' sub-groups, including single adults and families, through rental assistance, utility deposits and utility payments. Rent assistance is paid in full during the time of the client's enrollment. TBRA funding will support families with children. The characteristics and needs of low-income individuals and children who are currently housed and are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Clayton County has seen an increase of more consumers requesting housing or supportive services. The needs of Clayton County include: An increase of housing/shelter programs for the unsheltered homeless, an increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income, an increase of housing programs for single males, single

females, single female with children, two-unit households (male and female with children). A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet a variety of family and/or individual circumstances is needed to assist families in preventing homelessness.

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

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

HUD regulations regarding lead-based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Many residential properties built before 1978 contain lead-based paint. Unfortunately, it is difficult to measure the exact number of housing units with lead-based paint hazards. Lead is a toxic metal that was used for many years in products found in and around our homes. Although lead improves paint performance, it is a dangerous substance and may lead to a number of health problems. It is especially damaging to children under age six whose bodies are still developing. Lead causes nervous system damage, stunted growth, delayed development behavioral problems, learning disabilities and seizures. At high levels, lead can cause coma, convulsions, and in extreme cases, death. It can cause kidney damage and affects every organ system of the body. It also is dangerous to adults, and can cause reproductive problems for both men and women. Most people poisoned by lead occur in and around their home when they are exposed to harmful levels of lead contaminated dust, deteriorated lead-based paint, and lead-contaminated soil.

Clayton County used data from Scorecard, which provides a web's-based resource for information about pollution problems, toxic chemicals and other relevant information about a variety of lead hazard indicators to identify lead-based paint hazards. Scorecard provides maps at the national, state, county, and census tract level that spotlight areas with housing that is at high risk of lead contamination. Scorecard uses housing and demographic measures from the Census as indicators of potential lead hazards. Scorecard ranked Clayton County as HIGH RISK with the presence of both of the two risk factors linked to elevated blood lead levels in children; i.e. for the same household, both a housing unit built before 1950, and low-income residents. Other sources are used to characterize lead hazards include the CDC report Surveillance for Elevated Blood Lead Levels Among Children – US and the Second National Report on Human Exposure to Environmental Chemicals. Clayton County has ranked in the highest U.S. number of housing units with potential hazards and hazard indicators.

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

Clayton County follows lead-based paint regulations which include:

- Notification to tenant and homebuyers;
- Disclosure of lead-based paint information;
- Identification of defective paint surfaces;
- Treatment of defective surfaces; and

- Response to children with elevated blood levels (EBLs).

Without grant funding, many primary prevention opportunities would be missed to repair lead hazards due to the families' lack of financial resources to repair defects or to hire contractors to perform the work in a lead safe manner. The program targets properties occupied by families with children under age 6 for lead hazard control.

### **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 Clayton County's rehab and homeowner activities. All units of appropriate age have rehabilitation performed according to safe work practices, and clearance testing is performed on all completed units.

Actions are proposed to evaluate and reduce lead-based paint hazards. These actions are being integrated into Clayton County's operating procedures. Clayton County carries out two primary steps during the Consolidated Plan period to reduce lead-based paint hazards: 1.) Evaluation/assessment of the incidence of lead-based paint hazards in Clayton; and 2.) removal of such hazards once identified.

Currently, there is very little detailed information on the incidence of lead-based paint in Clayton County, nor on the extent to which such incidence poses significant hazards. We have estimated the incidence of lead-based paint in Clayton based on year of construction data of the County's housing-stock. (See Strategic Plan - Other Housing Issues). However, this procedure is very imprecise by assuming that all houses constructed prior to 1978 are suspect for LBP until tested. Clayton County addresses lead-based paint on all homes that receive rehabilitation assistance. Homes that are receiving down-payment assistance must also be certified as lead-free. Inspections of these homes are being performed by certified Lead Risk Assessors, to ensure compliance with lead-based paint regulations of the United States Department of Housing and Urban Development and the State of Georgia.

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

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

Clayton County will continue to increase its efforts to implement anti-poverty strategies for the citizens of the county over the next five (5) years. The County will strive to increase its efforts in assisting eligible homeowners with housing rehabilitation.

The County will continue to provide assistance to low and moderate-income residents through the following initiatives:

- Provide homeowners with housing repair assistance through the Essential/Emergency Home Repair program;
- Continue the Down Payment Assistance Program for first time homebuyers;
- Provide assistance to the County’s CHDO to develop affordable housing;
- Provide assistance to nonprofit agencies that will reduce the number of poverty level families by promoting programs that will move families from welfare dependency to economic-sufficiency;
- Many of Clayton County’s Consolidated Plan objectives directly support the Anti-Poverty Strategy through partnerships, referrals and linkages to other agencies and service providers. The County will make an ongoing effort to help serve specific populations and meet their needs;
- Provide Economic opportunities and jobs;
- Provide Community Facilities that foster social connectivity, information, health services, education, exercise and special needs; and
- Provide housing counseling and mortgage assistance services.

Many agencies throughout Clayton County actively pursue the elimination of poverty. A solution to assisting the significant number of Clayton County residents living in poverty are beyond the scope of the three HUD formula programs covered by Clayton County’s Consolidated Plan. It is the goal of the County to assist families facing the hardship of poverty by improving their standard of living, lack of jobs and deteriorated neighborhoods.

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

Clayton County will take the following action in 2023-2027 to reduce the number of poverty level families in the County:

- Encourage and support job skills training provided by the County and non-profit agencies;

- Continue the allocation of HOME and CDBG funds for new construction of affordable single-family and multi-family housing, acquisition, and rehabilitation of affordable housing for purchase or rent and to house the homeless. (i.e. Habitat for Humanity as well as other organizations.);
- Allocate HOME funds to develop senior housing;
- Continue the allocation of HOME funds for home ownership loans to low-income families;
- Allocate funds for down payment assistance to qualifying first-time homebuyers;
- Support full implementation of the Jonesboro Housing Authority of de-concentration efforts through the Housing Choice Voucher Program and implementation of a comprehensive homeownership development strategy, including the Housing Choice Voucher Homeownership Program;
- Support the collaboration of the County and numerous service providers participating in the HMIS network to eliminate duplication of efforts and streamline assistance to individuals;
- Continue the collaboration with the Clayton County Departments that offers a number of programs of direct services and social actions focused on changing conditions related to the needs of seniors;
- Collaboration with the Clayton County nonprofit agencies to ensure that every person living or working in Clayton County possesses the skills and knowledge necessary for employment that allows self-sufficiency.

Clayton County will work with private sector employers, and public and private human service organizations, to stimulate increased employment. This will be accomplished through the following activities:

- Assisting local organizations in accessing federal, state and private resources which can provide vitally needed services -- such as food, shelter and transportation;
- Increasing the availability of affordable housing for low-income families through a range of projects, such as renovation of deteriorating rental units, development of additional new housing units, and increasing the availability of housing for first-time homebuyers;
- Reducing acquisition and development costs for affordable housing units;
- Encouraging housing development programs, especially programs implemented with public assistance (such as Housing Programs using CDBG and HOME Program funding), to incorporate job placement opportunities as a part of their operations;
- Working closely with the Clayton County Chamber of Commerce and the Development Authority of Clayton County in support of their efforts in regard to Clayton's workforce and economic development; and
- Working with service providers in Clayton County, as well as the Georgia Department of Labor.

## SP-80 Monitoring – 91.230

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

The programs proposed in Clayton County's 2023-2027 Consolidated Plan Annual Action Plan will be carried out principally by sub-recipients of CDBG, HOME and ESG funds with the County acting as administrator/monitor. The County has developed and put into place a complete system for monitoring its sub-recipients for all programs. In general, monitoring will emphasize evaluations of progress, performance, and compliance with applicable regulations and procedural requirements.

Monitoring Schedule: Subrecipients will be monitored at least annually [on-site and desk monitoring] at the Subrecipient's location(s). The need for monitoring and compliance will be incorporated into the application process. A monitoring calendar will be developed and shared among staff for information and coordination. All programs of the County will be monitored, concurrently, at the Subrecipient's location(s). When necessary a pre-monitoring meeting will be scheduled.

Monitoring Selection: All Subrecipients are subject to monitoring at any time. The Subrecipients to be monitored will be chosen by a risk assessment approach: New Subrecipients; Subrecipients carrying out new activities which they have never carried out before; Subrecipients carrying out acquisition or relocation activities; Subrecipients who have experienced performance or other operational problems and who, after technical assistance, have become uncooperative and are continuing to have problems; other Subrecipients will be chosen on a random basis.

Subrecipient Notification: Subrecipients will be notified by correspondence, email, telephone, or facsimile, that monitoring will be carried out, and mutually acceptable date(s) will be determined for such monitoring.

Results of Subrecipient Monitoring: A written monitoring instrument shall be used to record the results of the desk-audit of the Subrecipient and to record the results of the on-site monitoring. A summary of the monitoring will be prepared for review and approval. Correspondence will be prepared and sent to all Subrecipients, within 30 calendar days following the completion of the monitoring, describing the results of the monitoring and shall contain: overall results of the organization's performance, including personnel involved, date(s) of on-site visits, and programs/activities monitored; a detailed listing and description of any Concerns and any Recommended Actions to alleviate such Concerns; a detailed listing and description of any Findings and any Recommended Actions to alleviate such Findings; A required schedule for action by the Subrecipient, to alleviate Concerns or Findings, as needed; a schedule of any necessary follow-up monitoring to ascertain actions taken by the Subrecipient to



remove the Concerns or Findings; a requirement that Subrecipient responds to the monitoring report be returned to the County within 30 calendar days of the issuance of the monitoring report to the Subrecipient.

## Expected Resources

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

#### Introduction

Clayton County uses multiple resources to carry out activities that benefit low- and moderate-income persons. Clayton County receives entitlement funding for CDBG, HOME and ESG. The actual 2023 budgets are \$2,274,467 for CDBG, \$1,216,507 for HOME and \$208,774 for ESG.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Fair Housing	2,274,467	0	0	2,274,467	0	Eligible funds expended for planning, public services, housing rehab, job creation, demolition and public improvements will be used County-wide

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,216,507	0	0	1,216,507	0	Eligible funds expended on planning and administration, homeless prevention, shelter services, rapid rehousing, HMIS and outreach will be used County-wide.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	208,774	0	0	208,774	0	Eligible funds expend on homeless prevention, shelter services, rapid re-housing, HMIS and outreach will be used County-wide.

Table 53 - Expected Resources – Priority Table

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

Funding recommendations for the 2023 program year have, in part, been evaluated based on the program applicant’s ability to demonstrate sources of matching funds or additional funding sources beyond the grant funding request. In meeting these guidelines, the County ensures that proposed projects meet the required match specific to the HOME and ESG programs and additionally demonstrate broader support for the project beyond the County’s available resources. Clayton County will use federal funds to leverage additional private, state and local funds where applicable. Clayton County’s funding serves as gap-financing for housing development projects. The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. The match will be a mix of match carryover from prior years as well as other eligible sources. Likewise, Emergency Solutions Grant Program (ESG) match requirements will be met by using County general funds. These funds are matched on a dollar-for-dollar basis. Clayton County will continue to prioritize projects that include commitments for match funding originating in the public (non-federal), private, or philanthropic sectors. This will ensure that projects meet the prescribed match requirement and demonstrate broader support for the project beyond the county’s CDBG, HOME, and ESG programs. Potential sources of match funding include but are not limited to the Clayton County General Fund, Special Purpose Local Option Sales Tax (SPLOST), and Commissioner's Block Grant Program. Private sector funding from both for-profit and non-profit organizations including conventional loans, capital reserves and profit provide other opportunities for match funding. Grant funding, sponsorship opportunities, donations, and volunteer hours represent an additional opportunity for subrecipients to meet match funding requirements.

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

Clayton County and its local municipalities own and maintain public land and infrastructure that both serves low- and moderate-income households and communities. This includes but is not limited to public parks, sidewalks and roadways. During the program year, the County anticipates making funding allocations primarily to the following activities, which utilize publicly owned land, or in the case of right of way acquisition, land that will be purchased for public use.

- City of Lake City – Municipal Center Park Improvements (public infrastructure improvements in low/moderate income areas)
- City of Jonesboro – CBD Sidewalk Improvements (public infrastructure improvements in low/moderate income areas)
- City of Lovejoy – Mayor’s Park Improvements (public infrastructure improvements in low/moderate income areas)
- City of Riverdale – Regional Park Improvements (public infrastructure in low/moderate income areas)

**Discussion**

CDBG funding will be used to develop public facilities for public purposes using existing public owned properties to include parks, recreational facilities and community centers in low- to moderate-income areas of the County. Sidewalks, including accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by school children or by persons walking to public transportation and shopping.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing (AH)	2023	2027	Affordable Housing	Countywide Projects & Activities	Affordable Housing Access and Support	HOME: \$575,986	Homeowner Housing Added: 38 Household Housing Unit
2	Decent Housing (DH)	2023	2027	Affordable Housing Non-Homeless Special Needs	Countywide Projects & Activities	Affordable Housing Access and Support	CDBG: \$380,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Suitable Living Environment (SL)	2023	2027	Non-Housing Community Development	Countywide Projects & Activities	Community Facilities, Infrastructure	CDBG: \$100,000	Public Facility or Infrastructure: 1 Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
4	Community Development (CD)	2023	2027	Non-Housing Community Development	Countywide Projects & Activities	Community Facilities, Infrastructure	CDBG: \$1,176,307	Public Facility or Infrastructure: 6 Activities other than Low/Moderate Income Housing Benefit: 109,916 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Prevention (HML)	2023	2027	Homeless	Countywide Projects & Activities	Assistance for Currently Homeless Persons/Families Homeless Prevention	CDBG: \$205,860 HOME: \$400,000 ESG: \$202,747	Tenant-based rental assistance / Rapid Rehousing: 536 Households Assisted Overnight/Emergency Shelter Beds added: 0 Beds Homelessness Prevention: 6,345 Persons Assisted
6	Planning and Program Administration	2023	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Projects & Activities	Affordable Housing Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homeless Prevention Community Facilities, Infrastructure	CDBG: \$436,735 HOME: \$121,357 ESG: \$6,027	Other: 8 Other

Table 54 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing (AH)
	<b>Goal Description</b>	<u>Affordable Housing (AF)</u> : Clayton County will use HUD grant funds to develop viable communities principally benefitting low- to moderate-income persons countywide. The Target Areas are defined as Census Tracts that are made up of primarily low- and moderate-income residents. The programs are county-wide such as Tenant Based Rental Assistance (TBRA) and down-payment assistance. The County promotes the creation of an environment which ensures a desirable quality of life that integrates all elements of the community: physical, social and economic.
2	<b>Goal Name</b>	Decent Housing (DH)
	<b>Goal Description</b>	<u>Decent Housing (DH)</u> : Funds will be used to stabilize and increase housing opportunities for low- and moderate-income households, homeless individuals and families, persons at risk of becoming homeless and non-homeless persons with special needs.
3	<b>Goal Name</b>	Suitable Living Environment (SL)
	<b>Goal Description</b>	<u>Suitable Living Environment (SL)</u> : The County is working to improve the suitability of the living environment within those areas through the enhancement of public facilities serving low- and moderate-income communities and to improve the safety and livability of neighborhoods for low and moderate-income persons. Over fifty-one percent (51%) of Clayton County's Census tracts are classified as low and moderate income.



4	<b>Goal Name</b>	Community Development (CD)
	<b>Goal Description</b>	<u>Community Development (CD)</u> : The County will continue to construct and rehabilitate public facilities and infrastructure benefitting communities occupied by low- and moderate-income households. This priority remains high as the County has prioritized the completion of HUD funded community development projects that are currently underway and to acquire, construct, or rehabilitate public facilities, provide equipment purchased through public service activities, ADA accessibility improvements, demolition of blighted structures, code enforcement and demolition of vacant properties and provide overall program administration and management, resulting in improvements in the social, economic, and physical environment for low- and moderate-income individuals.
5	<b>Goal Name</b>	Homeless Prevention (HML)
	<b>Goal Description</b>	<u>Homelessness Prevention (HML)</u> : The County will continue to provide services targeting homeless and near homeless individuals and families through the support of essential services, transitional shelter, foreclosure prevention and other related activities. This remains a high priority due to the widespread housing cost burdens experienced by the county's low- and moderate-income households and the tenuous financial circumstances that place them on the verge of homelessness.
	<b>Goal Description</b>	<u>Slum/Blight (SB)</u> : Clayton County will use funds for clearance or demolition of buildings to eliminate/remediate slum/blight on a spot basis.
6	<b>Goal Name</b>	Planning and Program Administration
	<b>Goal Description</b>	Funds will be used to provide administrative structure for the planning, implementation and management of the CDBG, HOME and ESG grant programs.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

During the planning process for the 2023 program year, Clayton County received 47 requests for funding across all three programs. A total of \$5,766,852 was requested in CDBG funds, \$3,208,410 of HOME funds requested and \$788,347 was requested under the ESG grant. These figures, in part, highlight the constraints that the County encounters each year in making funding determinations for eligible entities. For projects and activities under County supervision, \$2,455,897 was allocated. Nonprofit groups were awarded \$994,170 while municipalities received \$405,562. The administrative costs associated with implementing each program totaled \$563,179.

Under CDBG, Clayton County continued to prioritize activities that supported economic development, decent housing, and services for senior, veterans and the handicapped. Additionally, funding was made available for affordable housing development constructed under CHDO activities. Other HOME activities supported include down payment assistance and tenant-based rental assistance. ESG resources were evenly divided to support homelessness prevention, emergency assistance programs, shelter operations, and rapid re-housing projects through the ESG program.

#### Projects

#	Project Name
1	HUD Programs Division-CDBG Program Administration
2	HUD Programs Division-Essential Home Repair Program
3	HUD Programs Division-Essential Home Repair Program Administration
4	CC Youth Services Coding Bootcamp
5	CC Parks and Recreation Security Patrol Vehicle
6	CC Parks and Recreation Module Restrooms
7	CC Senior Services Kinship Care Summer Program
8	CC Parks and Recreation Playing Fields Improvements
9	CC Parks and Recreation Trail Improvements
10	City of Jonesboro CBD Sidewalks Rehabilitation
11	City of Lake City Municipal Center Park Improvements
12	City of Lovejoy Mayors Park Improvements
13	City of Riverdale Regional Park Improvements
14	Atlanta Legal Aid Society
15	Good Shepherd Health Care Services
16	Hearts to Nourish Hope Facility Improvements

#	Project Name
17	Hope Shelter Operations
18	Metro Fair Housing Compliance
19	Place of Hope
20	Southern Crescent Sexual Assault & Child Advocacy
21	HUD Programs Division-HOME Program Administration
22	HUD Programs Division-CHDO Set-Aside
23	HUD Programs Division-SHIP Initiative
24	HUD Programs Division-Down-payment Assistance
25	Atlanta Neighborhood Development Partnership
26	ESG 2023 Clayton County

**Table 55 - Project Information**

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

The Clayton County Community Development Department allocates and invests resources throughout the County. The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting Clayton County’s underserved needs.

Clayton County will continue to estimate allocations for this Action Plan period based on the priorities identified in the 2023-2027 Consolidated Plan, community input, eligible applications for funding and the Clayton County Board of Commissioners’ direction.

Clayton County recognizes there are multiple needs for low and moderate-income persons of the County that are met through the uses of CDBG, HOME and ESG funds. These needs include access to affordable housing for low and moderate-income persons; housing options for homeless and at-risk populations and increased capacity for public services.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	HUD Programs Division-CDBG Program Administration
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Planning and Program Administration
	<b>Needs Addressed</b>	Affordable Housing Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homeless Prevention Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$436,735
	<b>Description</b>	Administrative costs to provide management and oversight of the CDBG Program
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of beneficiaries are reported at the end of each program year through the County's Consolidated Annual Performance Evaluation Report (CAPER). Past year's reports are published online at <a href="http://www.claytoncountyhud.com">www.claytoncountyhud.com</a> .
	<b>Location Description</b>	Program is administered countywide.
	<b>Planned Activities</b>	Funds are available to support program operations.
2	<b>Project Name</b>	HUD Programs Division-Essential Home Repair Program
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Decent Housing (DH)
	<b>Needs Addressed</b>	Affordable Housing Access and Support
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	The project supports LMI seniors, disabled persons and veterans through the provision of essential home repair assistance. Program participants are provided up to \$12,000 in repair assistance which may include roofing, plumbing, HVAC and/or electrical work.
	<b>Target Date</b>	12/31/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project estimates that it will serve up to 30 low- and moderate-income households. Additionally, participants must be identified as a senior (age 62 and older), disabled persons or veterans.
	<b>Location Description</b>	Program is administered countywide.
	<b>Planned Activities</b>	Eligible households are identified through a yearly call-in process whereby program information is distributed through Public Notice, County websites and flyers placed in local community centers and libraries. HUD Programs staff serves callers on a first come, first served basis and verifies preliminary information provided by the homeowner. A full application process is completed by the County's assigned Housing Inspector. Procurement of services is completed in accordance with HUD guidelines. Participants are provided up to \$10,000 in home repair assistance.
<b>3</b>	<b>Project Name</b>	HUD Programs Division-Essential Home Repair Program Administration
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Decent Housing (DH)
	<b>Needs Addressed</b>	Affordable Housing Access and Support
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	The administrative costs associated with the implementation of the Essential Home Repair Program.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project estimates that it will serve up to 50 low- and moderate-income households. Additionally, participants must be identified as a senior (age 62 and older), disabled persons or veterans.
	<b>Location Description</b>	Program is administered countywide.

	<b>Planned Activities</b>	Eligible households are identified thorough a yearly call-in process whereby program information is distributed through Public Notice, County websites and flyers placed in local community centers and libraries. HUD Programs staff serves callers on a first come, first served basis and verifies preliminary information provided by the homeowner. A full application process is completed by the County's assigned Housing Inspector. Procurement of services is completed in accordance with HUD guidelines. Participants are provided up to \$10,000 in home repair assistance.
4	<b>Project Name</b>	CC Youth Services Coding Bootcamp
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The Youth Services Division, with the support of the Information Technology Department and Clayton County Library System, will create a coding bootcamp to empower Clayton County citizens with IT skills ages 16-24 years old. A free coding bootcamp will offer underrepresented groups, like at risk youth and young women, a means of exposure to IT training.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 youth will be served through the bootcamp.
	<b>Location Description</b>	9181 Poston Road Jonesboro 30238
	<b>Planned Activities</b>	The Youth Services Division will create a coding bootcamp to empower Clayton County citizens with IT skills ages 16-24 years old.
5	<b>Project Name</b>	CC Parks and Recreation Security Patrol Vehicle
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$38,000

	<b>Description</b>	The County will purchase a vehicle to be used to provide motorized safety patrolling at various park facilities.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed project will serve 100,000 people.
	<b>Location Description</b>	2300 Walt Stephens Road, Jonesboro 30236
	<b>Planned Activities</b>	Purchase a motorized vehicle.
6	<b>Project Name</b>	CC Parks and Recreation Module Restrooms
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$308,562
	<b>Description</b>	Purchase and installation of module restrooms at various parks.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed project will serve 100,000 people.
	<b>Location Description</b>	2300 Walt Stephens Road, Jonesboro 30236
	<b>Planned Activities</b>	Installation of module restrooms at various parks.
7	<b>Project Name</b>	CC Senior Services Kinship Care
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$22,000
	<b>Description</b>	Vouchers will be provided to youth ages 5-17 to attend Parks and Recreation Summer Camp.
	<b>Target Date</b>	12/31/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed project will assist 50 low-moderate income youth.
	<b>Location Description</b>	849 Battle Creek Road, Jonesboro 30274
	<b>Planned Activities</b>	Vouchers to low income youth to attend summer camp.
<b>8</b>	<b>Project Name</b>	CC Parks and Recreation Playing Fields Improvements
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Improvements to various ballfields.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed project will serve 100,000 people.
	<b>Location Description</b>	2300 Walt Stephens Road, Jonesboro 30236
	<b>Planned Activities</b>	Improvements to ballfields.
<b>9</b>	<b>Project Name</b>	CC Parks and Recreation Trail Improvements
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Installation of solar lighting, security cameras, emergency call boxes, and signage throughout park trails.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed project will serve 100,000 people.



	<b>Location Description</b>	2300 Walt Stephens Road, Jonesboro 30236
	<b>Planned Activities</b>	Improvements to park trails.

<b>10</b>	<b>Project Name</b>	City of Jonesboro CBD Sidewalks
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Suitable Living Environment (SL)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	The current low wall and flower beds will be demolished; the slanting sidewalk will be leveled and rebuilt. A brick retaining wall will be constructed and pavers added in the newly widened sidewalk. The wall will be constructed in such a way as to provide seating on the top area. Existing crepe myrtles will be relocated to newly built-in planters in the wall, lampposts reinstalled, and drainage issues assessed and remedied. The existing sidewalk will be widened approximately 8 feet, providing a promenade fronting our downtown business area.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed project will benefit 4,500 people in the downtown area.
	<b>Location Description</b>	155 Lee Street Jonesboro 30236
	<b>Planned Activities</b>	Infrastructure improvements in the Jonesboro central business district.
<b>11</b>	<b>Project Name</b>	City of Lake City Municipal Center Park Improvements
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$100,000

	<b>Description</b>	The current park facility consists of sidewalks and unimproved open area. The sidewalks initially constructed of brick pavers need replacement due to shifting and uneven surfaces. A portion of the open area of the park has a low area consisting of bad soils and wet subsurface conditions creating. Funding would assist in the improvements as follows: demolish and remove current brick pavers/sidewalks; install new ADA sidewalks; install underdrain systems to properly drain low area; haul in and grade low area to provide for adequate recreational use of area; install outdoor exercise equipment; install gazebo and other sitting areas; install Wi-fi capability for persons using the park area; install recreational courts such as Pickle Ball and Badminton Courts; and construct an outdoor viewing area for movies in the park to include a retaining wall/sitting area.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1200 residents will be served.
	<b>Location Description</b>	5469 Jonesboro Road, Lake City 30260
	<b>Planned Activities</b>	Improvements to existing City park.
<b>12</b>	<b>Project Name</b>	City of Lovejoy Mayors Park Improvements
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Purchase and install additional playground equipment, pavilion, tables and grilling area at the major City park.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Improvements will benefit the approximately 8000 people who utilize the park.
	<b>Location Description</b>	P.O. Box 220 Lovejoy 30250
	<b>Planned Activities</b>	Improvements to existing park.

13	<b>Project Name</b>	City of Riverdale Regional Park Improvements
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Improvements to seating and additional ADA playground options at the regional park.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 15,129 persons will benefit from the improvements.
	<b>Location Description</b>	7200 Church Street, Riverdale 30296
	<b>Planned Activities</b>	Improvements to a regional park.
14	<b>Project Name</b>	Atlanta Legal Aid Society
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Homeless Prevention (HML)
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Atlanta Legal Aid will provide free housing-related legal services and education for low-income Clayton residents at risk for housing instability and homelessness, ensuring access to quality legal services.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Atlanta Legal Aid will assist 60 seniors, 60 persons with disabilities, 20 persons who are victims of domestic violence and 30 homeless persons.
	<b>Location Description</b>	8151 Tara Boulevard in Jonesboro, 30236.
	<b>Planned Activities</b>	The proposed project will provide legal services for the prevention of eviction and foreclosure in Clayton County. CDBG funds will be used for personnel costs for a paralegal to provide intake, legal education and referrals to low- and moderate-income families who reside in Clayton County.

15	<b>Project Name</b>	Good Shepherd Health Care Services
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Homeless Prevention (HML)
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Access to a medical home for indigent, uninsured patients, and for patients to meet their individual goals. It is important to note that each patient will progress at his or her own rate.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 475 citizens will be served.
	<b>Location Description</b>	6392 Murphy Drive, Morrow 30260
	<b>Planned Activities</b>	Medical services to the uninsured and homeless.
16	<b>Project Name</b>	Hearts to Nourish Hope Facility Improvements
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Community Facilities, Infrastructure
	<b>Funding</b>	CDBG: \$195,000
	<b>Description</b>	Improvements include painting, flooring, and new bathrooms throughout the facility, as well as other build-out requirements are planned. These renovations will ensure all building codes are met, allow additional handicapped accessibility for all citizens, and provide expanded space to provide services to all of Clayton County.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Improvements will serve 5,000 persons.
	<b>Location Description</b>	5790 Highway 85, Suite 603 Riverdale 30274
	<b>Planned Activities</b>	Improvements to existing neighborhood facility.
	<b>Project Name</b>	Hope Shelter Operations

17	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Homeless Prevention (HML)
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	HOPE Shelter provides shelter assistance to women and children facing homelessness. Emergency shelter is provided up to 90 days. During this time, clients are assisted with referral services that aid participants in regaining sustainable housing.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	During the program year, the HOPE Shelter anticipates housing up to 70 homeless persons, which include women and their children. Some participants may include seniors, disabled individuals, and victims of domestic violence.
	<b>Location Description</b>	170 Flint River Road in Jonesboro 30236.
	<b>Planned Activities</b>	Funds will be provided to support facility operations, utilities, food, and staff support.
18	<b>Project Name</b>	Metro Fair Housing Compliance
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Community Development (CD)
	<b>Needs Addressed</b>	Fair Housing Compliance
	<b>Funding</b>	CDBG: \$37,745
	<b>Description</b>	Metro Fair Housing Services will assist the County through the provision of services which include, Education and Outreach, Intake and Counseling, and Enforcement of federal and state fair housing laws.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The agency will provide services to approximately 266 residents which includes primarily seniors, disabled individuals, and female headed households.
	<b>Location Description</b>	The agency will perform various outreach activities throughout Clayton County and education workshops via Zoom.

	<b>Planned Activities</b>	Metro Fair Housing will conduct monthly homebuyer seminars in addition to distributing information on fair housing at a total of four scheduled events and maintaining the Housing Discrimination Hotline for the County.
19	<b>Project Name</b>	Place of Hope
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Homeless Prevention (HML)
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Agency provides mobile health services to low income and uninsured residents.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Place of Hope will provide services for 500 families.
	<b>Location Description</b>	5405 Jonesboro Road Jonesboro 30236
	<b>Planned Activities</b>	Services from a mobile clinic.
20	<b>Project Name</b>	Southern Crescent Sexual Assault & Child Advocacy
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Homeless Prevention (HML)
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	CDBG: \$36,425
	<b>Description</b>	Southern Crescent Sexual Assault Center will continue their Sexual Assault Forensic Program in Jonesboro, Georgia. The agency will conduct forensic medical examinations and evidence collection at the Jonesboro clinic, to provide direct victim assistance for LMI individuals in Clayton.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The SCSAC-CAC-Jonesboro anticipates serving approximately 150 LMI sexual assault victims within Clayton.

	<b>Location Description</b>	7960 McDonough Street Jonesboro 30236
	<b>Planned Activities</b>	CDBG funds will be used to hire a full-time Victims Advocate to provide victim services at the Jonesboro location.
<b>21</b>	<b>Project Name</b>	HUD Programs Division HOME Program Administration
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Planning and Program Administration
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$121,357
	<b>Description</b>	Administrative costs to provide management and oversight of the HOME program.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of beneficiaries is reported in the County's Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD for approval each year. All beneficiaries meet the low-and moderate-income standard. Previous year's reports are available online at <a href="http://www.claytoncountyhud.com">www.claytoncountyhud.com</a> .
	<b>Location Description</b>	Program is administered countywide.
	<b>Planned Activities</b>	Funds will be used in support of program administration.
<b>22</b>	<b>Project Name</b>	HUD Programs Division-CHDO Set-Aside Requirement
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Affordable Housing (AH)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$295,150
	<b>Description</b>	HOME guidelines require each year that a minimum of 15% of available funds be allocated toward projects completed by certified Community Housing Development Organizations (CHDO) within the jurisdiction. Clayton County as designated 24% of its HOME award to assist in the development of affordable housing. CHDO's that have certified with the HUD Programs office will become eligible to make requests against these funds.
	<b>Target Date</b>	12/31/2024

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The County estimates that approximately 5 new constructed or renovated homes will be developed using reserve funds from previous program years. Households served are generally those with incomes at or less than 50% AMI.
<b>Location Description</b>	Locations to be determined.
<b>Planned Activities</b>	Funds will assist with developing and/or rehabilitating affordable housing in the County. Some funding may also be used to provide income eligible homebuyers with down payment assistance.



23	<b>Project Name</b>	HUD Programs Division-SHIP Initiative (TBRA)
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Homeless Prevention
	<b>Funding</b>	HOME: \$250,000
	<b>Description</b>	HOME funds will be utilized to make subsidy payments to landlords on the participant's behalf.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program aims to assist no less than 48 new families each program year. Families are referred to HUD Programs Division through the Board of Education's Homeless Education Department.
	<b>Location Description</b>	Program is administered countywide.
<b>Planned Activities</b>	HOME funds are utilized to make subsidy payments to landlords on the participant's behalf.	
24	<b>Project Name</b>	HUD Programs Division - Downpayment Assistance
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Affordable Housing (AH)
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	HOME funds will be utilized for downpayment assistance for first-time homebuyers.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will provide financial assistance for 30 homebuyers.
	<b>Location Description</b>	Program is administered countywide.
<b>Planned Activities</b>	Assistance to first-time homebuyers.	

<b>25</b>	<b>Project Name</b>	Atlanta Neighborhood Development Partnership
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Affordable Housing (AH)
	<b>Needs Addressed</b>	Affordable Housing Access and Support
	<b>Funding</b>	HOME: \$400,000
	<b>Description</b>	Construction of three (3) single-family houses for low- and moderate-income families.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The program will assist approximately 3 low to moderate-income households earning a maximum of 80% Area Median Income.
	<b>Location Description</b>	Locations to be determined.
	<b>Planned Activities</b>	Construction of affordable housing.
<b>Planned Activities</b>	HOME funds are utilized to make subsidy payments to landlords on the participant's behalf.	
<b>26</b>	<b>Project Name</b>	ESG 2023 Clayton County
	<b>Target Area</b>	Countywide Projects & Activities
	<b>Goals Supported</b>	Homeless Prevention (HML) Planning and Program Administration
	<b>Needs Addressed</b>	Assistance for Currently Homeless Persons/Families Homeless Prevention
	<b>Funding</b>	ESG: \$208,774

<p><b>Description</b></p>	<p>ESG will support the following agencies in completing activities related to homelessness prevention and emergency shelter: 1 (ESG23 Rapid Rehousing) <u>Africa's Children's Fund</u> will receive \$30,000 to provide rehousing beds, utilities, and case management for 115 homeless families in Clayton County. 2 (ESG23 Homeless Prevention) <u>HUD Programs Division Homeless Prevention</u> will receive \$22,747 to provide short- and medium-term security deposit, rent and utility assistance to 15 SHIP participants. 3 (ESG23 Shelter) <u>Calvary Refuge, Inc.</u> will receive \$40,000 to provide emergency shelter assistance to 153 individuals in Clayton County experiencing homelessness. 4 (ESG23 Shelter) <u>Hearts to Nourish Hope DORM</u> will receive \$30,000 to operate a transitional living home for 75 young males. 5 (ESG23 Rapid Re-housing) <u>Another Chance of Atlanta</u> will receive \$50,000 and provide rehousing beds, utilities, and case management for 50 homeless families in Clayton County. 6 (ESG23 Rapid Rehousing) <u>Hearts to Nourish Hope</u> will receive \$30,000 to provide rehousing beds, utilities, and case management for 110 homeless families in Clayton County. 7 (ESG23 Administration) <u>Administration</u> (\$6,027) to support the implementation of the ESG program.</p>
<p><b>Target Date</b></p>	<p>12/31/2024</p>
<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>ESG funds are estimated to assist approximately 448 persons that meet the income guidelines of 50% or less of the Area Median Income.</p>
<p><b>Location Description</b></p>	<p>Services are offered on a countywide basis to families needed assistance with emergency shelter, rapid rehousing, as well as homelessness prevention resources for Clayton County.</p>
<p><b>Planned Activities</b></p>	<p>Funding will support the following activities:</p> <ul style="list-style-type: none"> <li>• Administrative costs associated with the management and facilitation of the ESG through the HUD Programs Division</li> <li>• Provide rental, utility and security deposit payments for LMI families facing homelessness</li> <li>• Support rapid re-housing activities</li> <li>• Assist in the operations the County's emergency shelters</li> </ul>

## AP-50 Geographic Distribution – 91.220(f)

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

US Census data indicates that the County's low- and moderate-income households and communities are primarily located in the north and central regions of the jurisdiction. Comprised of the Cities of College Park, Riverdale, Forest Park, Morrow, Lake City, and Jonesboro, this is also the County's most densely populated region. The southern third of the county narrows into the shape of a panhandle and boasts a higher percentage of upper income households and higher property values. Nevertheless, there are pockets of LMI communities in the in the southern section of the County including areas within and contiguous to the City of Lovejoy.

Because of the concentration of LMI households in the northern portion of the county, projects qualifying as "Area Benefit" are generally located the Cities of Jonesboro and Forest Park with Lovejoy being the exception. Projects serving individuals meeting the presumed benefit criteria or households qualifying based on their income are not typically tied to a specific geographic location and serve the County in its entirety.

### Geographic Distribution

Target Area	Percentage of Funds
Countywide Projects & Activities	100

Table 56 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Clayton County's percentage of low- and moderate-income households exceeds 51% of its overall population and therefore, most of the activities recommended for funding are not site specific. However, given that the greatest population density and proportionate number of low- and moderate-income populations are concentrated in the northern and central regions, the majority of 2023 site-specific activities are located within the northern third of the County with the exception of projects taking place in the Cities of Lovejoy and Riverdale.

### Discussion

As specifies in the 2023-2027 Consolidated Plan, the County has elected to focus its funding priorities at the countywide level. This helps to ensure that all residents identified as low- or moderate-income will have the opportunity to benefit from the services provided under the County's HUD-funded programs. During the program year, target areas that have greater impact will be highlighted. The intent is to create opportunities for synergy that will maximize the impact of federal resources while enabling the County to achieve its desired outcomes throughout the jurisdiction.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Clayton County uses a myriad of approaches to maintain, create and improve the quality of affordable housing throughout the County. In the PY2023 Annual Action Plan, Clayton County will administer the following activities to preserve and increase access to affordable housing:

- Owner-Occupied Housing Rehabilitation
- Tenant Based Rental Assistance
- Down-payment for First-time Homebuyers
- Homelessness Prevention and Rapid Re-housing
- Community Housing Development Organization (CHDO).

Estimated annual goals for affordable housing and descriptions of activities for each program are included in the following Tables.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	1,381
Non-Homeless	5,500
Special-Needs	0
Total	6,881

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	536
The Production of New Units	8
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	574

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

As stated, during program year 2023 Clayton County intends to accomplish its stated goals for affordable housing through the provision of tenant based rental assistance and CHDO housing development. The combination of the aforementioned activities will serve households with income within the following

categories:

- Moderate Income (120% - 81% AMI)
- Low Income (80% - 51% AMI)
- Very Low Income (50% - 31% AMI)
- Extremely Low Income (30% - 0% AMI)

Recognizing that affordable housing is needed for households across the income spectrum, Clayton County housing programs are intended to serve households with needs ranging from Tenant Based Rental Assistance (TBRA) to Rapid Re-housing.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Jonesboro Housing Authority administers HUD Public Housing and Section 8 Housing Choice Voucher Programs in the City of Jonesboro and in Clayton County, Georgia. The Mission of the Jonesboro Housing Authority is to assist eligible low-income families with safe, decent and affordable housing as they strive to achieve self-sufficiency and improve the quality of their lives. The Jonesboro Housing Authority will create and maintains partnerships with its clients and appropriate community services in order to accomplish its mission in a non-discriminatory responsible manner.

Although there are two public housing authorities operating within Clayton County, the Jonesboro Housing Authority (JHA) and the Housing Authority of Clayton County (HACC), the sole source of Public Housing in Clayton County is the Jonesboro Housing Authority which owns and manages 30 public housing units. In addition to its 30 public housing units, the JHA administers 1,834 Housing Choice Vouchers that serve the county's extremely low- and very low-income households. Conversely, HACC, owns and manages approximately 500 mixed income apartments in two apartment communities. While HACC's units are presented at an unsubsidized market rate, the units are generally affordable to the county's low- and moderate-income households. Because the Housing Authority of Clayton County does not administer a true public housing program, the forthcoming responses within the consolidated plan relating to public housing exclusively refer to the Jonesboro Housing Authority.

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

Clayton County will continue to explore opportunities to support public housing in partnership with the local housing authorities. This will include identifying ways to improve upon the administrative capacity of JHA in order to assist the agency in increasing its service provisions to residents.

### **Actions to encourage public housing residents to become more involved in management and**

### **participate in homeownership**

Clayton County will continue to explore opportunities to promote family self-sufficiency and homeownership in partnership with the two local housing authorities. This will include targeted marketing of our Down Payment Assistance Program to housing authority residents that have matriculated through the Authority's self-sufficiency program and are prepared for homeownership.

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

N/A

### **Discussion**

The Clayton County HUD Programs Division believes that the future success of the Jonesboro Housing Authority and Housing Authority of Clayton County will center on ingenuity in program design, emphasis on resident participation towards economic self-sufficiency and partnerships with other organizations to address the economic needs of the county. While the Clayton County HUD Programs Division does not have any jurisdiction over the management or operations of public housing authorities, it recognizes that it is imperative to maintain a relationship with these service providers.

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

### **Introduction**

Clayton County collaborates with non-profit organizations to address the needs of the homeless population. ESG funding has been awarded to six agencies to provide services related to emergency shelter and homelessness prevention. Additional funding was awarded through the CDBG program for Homeless Prevention to support Housing Counseling, Shelter Service and Operations, and Legal Services.

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

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

Clayton County has identified the following goals to reduce homelessness:

1. Provide funds to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services.
2. Provide support for the development and operation of transitional housing throughout Clayton County as individuals and families work towards self-sufficiency.

- 3 Provide support for services that prevent persons released from Institutions from becoming homeless.
- 4 Strengthen the collaboration and capacity of homelessness service providers and advocacy organizations.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. The needs of Clayton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two-unit households (male and female with children)

The following are areas of focus for Homeless Services in Clayton County:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;
- Transitional housing with various supportive services
- Permanent housing or permanent supportive housing.
- Employment training and accessing mainstreams benefits

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

For PY2023, the County will continue to utilize ESG funding to provide operating support to Calvary Refuge and Hearts to Nourish Hope. The County will also continue to support funding under the CDBG program for the operations of Hope Shelter. Calvary Refuge operates a 31-bed facility for homeless persons and/or families for a period of 21-days and additionally provides 12 beds for transitional housing. Currently, no other emergency housing agencies in the County are filling this need. On an annual basis, Calvary serves approximately 1200 homeless persons and provides, shelter, meals, transportation and case management services.

HOPE Shelter, located at 170 Flint River Road in Jonesboro, GA, was completed in September 2015 and currently provides 10 beds for woman and children. Shelter is offered for a period of 90 days along with supportive services to restore housing sustainability for each client and their family. The new location has enhanced the agency's service delivery, and as a result, the HUD Programs Division will continue to



support this project with operating resources in 2023.

Also notable is the County's Tenant-Based Rental Assistance (TBRA) program, which exclusively operates to the benefit of homeless families that have been identified by the Board of Education's Homeless Education Department. The County's approach to providing the TBRA program is unique in that residents additionally receive case management support to transition into permanent housing upon the expiration of their 12-month voucher. In PY2023, the County will continue to support case management services and assist clients with rent and utility deposits.

Also, during PY2023, the HUD Programs Division will continue to provide resources to Africa's Children's Fund, Another Chance of Atlanta, and Hearts to Nourish Hope for rapid re-housing services in the County.

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

As detailed in the previous section, the service providers which are supporting the outlined activities include Calvary Refuge, HOPE Shelter, HUD Program Division, Africa's Children's Fund, Another Chance of Atlanta and Hearts to Nourish Hope. This includes activities related to short term rental assistance, and rapid re-housing. Clients utilizing these agencies receive support from six months to two years. Once families have transitioned into permanent housing, the agencies conduct follow up assessments, for six months to one year. These efforts are made to ensure that families are not at risk of re-entering homelessness.

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

The County has allocated ESG funding to Africa's Children's Fund to assist in the provision of rapid rehousing residents facing homelessness. These activities are not specific to any specialized population, and services are generally available countywide. However, HUD Programs Division will also receive ESG

dollars to support homeless prevention.

## Discussion

As previously stated, the County has limited resources to support activities centered on homelessness prevention. Therefore, efforts were made to distribute funding to agencies whom have demonstrated a track record for success and who best address the County's goals and objectives in this area. With the aforementioned service providers, roughly 628 households in Clayton County will be assisted with emergency shelter, and short- and medium-term rent and utility assistance.

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

### Introduction:

Clayton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives have been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with TDA Consultants. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Clayton County are: limited credit available to buyers and tighter underwriting standards; during the stakeholder interview and planning process, several stakeholders indicated a lack of knowledge regarding how to access fair housing counseling, testing, education, advocacy and where to direct complaints; local building codes and zoning regulations; lack of sufficient incentive programs for private investments; reduction of federal funded programs; there is a growing population of limited English proficiency residents in Clayton County; elderly low-income residents are physically and financially unable to afford making necessary repairs or improvements to their homes and lack financial capacity to pay for a contractor to complete repairs; limited housing options for the physically impaired and disabled; Clayton County has a limited supply of subsidized housing. There are currently two housing authorities located with the County. The Jonesboro Housing Authority is the sole source of Public Housing in Clayton and County and provides 30 public housing units and 1834 Section Vouchers to low- and moderate-income residents County-wide.

Housing in Clayton County is more affordable than in other counties in Metro Atlanta. This includes the cost of both ownership and rental housing. However, some housing service providers have suggested that a number of vacant homes in the County need rehabilitation in order to improve the quality of the housing stock. Additionally, concerns regarding current homeowner's and their ability to complete essential home repairs has been a concern. In addressing this particular concern, the County has increased its funding to agencies providing critical and emergency home repairs. Additionally, the County has invested resources in Southern Crescent Habitat for Humanity and Atlanta Neighborhood Development Partnership (ANDP),

to develop housing for low- and moderate-income families.

Other barriers concerning affordable housing in the County relate to access to credit for low- and moderate-income households seeking to acquire their first home. In addressing this issue, the County has provided funding to HUD certified housing counseling agency, Metro Fair Housing, to provide homebuyer education courses for residents. The services provided include financial literacy training, credit repair counseling, home maintenance and small repairs training, and overall awareness of the home-buying process. Lastly, in working to remove barriers to affordability, the County has administered a down payment assistance program that provides first-time homebuyers financial support toward the cost of purchasing their homes, which will continue to be available to eligible buyers during the program year.

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

Strategies to remove or ameliorate the barriers to affordable housing in Clayton County include:

- Clayton County will seek to engage housing professional, lending professionals, and county officials located in the County in discussions related to fair housing issues;
- Reaching out to private sector housing developers who may be able to build new housing development and utilize some funding to offer affordable housing units, senior housing options and increase the number of units for the physically challenged and disabled;
- Extend the useful life of existing affordable housing through rehabilitation and repair programs;
- Develop partnerships with private housing developers and non-profits to increase affordable rental housing for households at or below 60% AMI;
- The Clayton County Community Development Department has developed a Limited English Proficiency Plan and will follow the Plan in the administration of its programs;
- Continue funding for HUD-approved counseling agencies to deal with housing issues;
- Clayton County will continue its efforts to increase lender participation in homeownership assistance programs and market the programs;
- Continue down payment assistance to potential homeowners;
- Continue providing housing rehabilitation and home repairs to help the low to moderate-income remain in their homes. This program not only promotes a stable living environment and reduces dependency, but prevents homelessness, financial hardships, and possibly institutionalization;
- The Jonesboro Housing Authority and Southern Crescent Habitat for Humanity will conduct to conduct homeowner education and awareness workshops on affordable housing as well as agencies which provide counseling and education throughout Clayton County;
- Continue partnership with Southern Crescent Habitat for Humanity to build homes for working and low-income families, thus alleviating the need for public housing;
- Clayton County will continue efforts to increase emergency shelters, and supportive services for

the homeless.

### **Discussion:**

During the program year Clayton County anticipates that funded projects will serve eligible residents through down payment assistance and improve up to 30 homes through rehabilitation and repair programs to the community.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Clayton County's 2023 Annual Action Plan addresses the issue of meeting the underserved needs of Clayton County residents through a variety of initiatives that includes fostering opportunities to maintain affordable and decent housing as well as address the need to better improve the quality of life for families living in poverty. During this year's plan, supporting activities address slum and blight clearance has taken a greater priority than in previous years.

Other priorities detailed in the 2023 Annual Action Plan include:

- Expanding support to emergency and other supportive housing; and
- Completing mandatory impediments to fair housing study to better address barriers to housing in Clayton County.

### **Actions planned to address obstacles to meeting underserved needs**

Obstacles regarding the needs of underserved population largely point to overall availability of resources and coordination of services provided to those in the greatest need. There are still unaddressed concerns regarding affordable housing opportunities for low- and moderate-income families, transitional and rapid re-housing programs for homeless persons, and the lack of economic development opportunities within the County. To better address these concerns during the program year, the County has:

- Continued funding CHDO activities above the cap to complete affordable housing development;
- Continued to certify a new CHDOs to participate in housing development;
- Developed relationships with rapid re-housing providers and encouraged linkages to other ESG service providers in the County;
- Increased funding and identified service providers to support economic development activities for Clayton County residents.

### **Actions planned to foster and maintain affordable housing**

The activities in which the County intends to fund during the program year to foster and maintain

affordable housing include:

- Assisting low- and moderate-income homebuyers with down payment and mortgage assistance.
- Supporting the County's CHDO in the development of affordable housing while initiating discussions regarding barriers to affordable housing development.
- Providing subsidy assistance to homeless families through the Tenant-Based Rental Assistance program.

### **Actions planned to reduce lead-based paint hazards**

Actions planned to reduce lead-based paint (LBP) hazards have been integrated into Clayton County's Community Development HUD Programs Division's policies and procedures. Housing built after 1980 comprises about 60% of the total housing stock. Another 34% was built between 1960 and 1980 and has a low probability of containing lead-based paint. Only 5.9% is pre-1950s and has a high probability of lead-based paint.

- Clayton County has on staff a certified lead-based paint inspector to conduct lead-based paint inspections for all pre-1978 housing units, rehabilitated with CDBG funds in which paint is to be disturbed.
- Clayton County follows the lead-based paint regulations including notifications to tenants, homebuyers, homeowners and disclosure of existing lead-based paint information.
- The HUD Programs Division coordinates with the Clayton County Board of Health to provide health screenings that include tests for elevated blood lead levels.
- All pre-1978 houses are inspected for lead-based paint

### **Actions planned to reduce the number of poverty-level families**

Clayton County will continue efforts to implement anti-poverty strategies for the citizens of Clayton County during the 2023 Action Plan year. The County will strive to increase its efforts in assisting homeowners and renters with housing rehabilitation and renovation of affordable housing to decrease the financial burden on low-to-moderate income persons. Many agencies throughout Clayton County actively pursue the elimination of poverty. The solution to assisting the significant number of Clayton County residents living in poverty are beyond the scope of the three HUD formula programs covered by Clayton County's Consolidated Plan. The County administers other assistance programs and received a variety of funding which, together, strategically addresses the goals of reducing poverty and improving the self-sufficiency of low-income residents. It is the goal of the County to assist families facing the hardship of poverty by improving their standard of living, lack of jobs and deteriorated neighborhoods.

The County will aid low- and moderate-income persons through the following strategies:

- Provide homeowners with housing repair assistance through the Essential Home Repair Program;
- Provide non-profit organization with funds to administer the Tenant Based and Short-Term Rental

Assistance Program;

- Aid the County's CHDO to acquire and construct affordable rental housing;
- The County will continue to implement Section 3 Policy as necessary.

### **Actions planned to develop institutional structure**

The County continues to seek opportunities and explore strategies that improve service delivery. In 2023, we continued the online application submittal process. Additionally, the agency has reviewed and updated policy and procedures guidelines for the Down Payment Assistance program to improve the efficiency of the program and structure assistance in a manner that better complies with federal regulations. Also, noteworthy, the HUD Programs Division has stayed more engaged with training opportunities to improve knowledge and awareness of program requirements. To this end, improvements to monitoring requirements and guidance affecting ESG programs have been opportunities in which staff have engaged.

The County will direct its efforts to the implementation of fair housing recommendations that are currently under development. This will include identifying new resource partners, strengthen project coordination and implementing strategies addressed through the assessment process.

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

The County will continue to explore ways to improve its coordination with public and private housing and social service agencies. This effort will consist of identifying new partners not currently supported under the County's HUD-funded programs. Due to the limited capacity of county-based agencies providing the aforementioned services, this strategy will explore opportunities to attract providers from across the region that have the ability to significantly impact low- and moderate-income households in Clayton County.

### **Discussion:**

Consultations with Clayton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and countywide needs. Clayton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to better address the goals and objectives of the consolidated plan.

Each year, a minimum of two Needs Assessment Public Hearings are held. Meeting locations are geographically disbursed throughout the County to offer opportunities for all citizens and agencies to participate.

## Program Specific Requirements

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

#### Introduction:

The following Table describes the priorities and specific objectives Clayton County intends to achieve for the Program Year covered by the 2023 Annual Action Plan for 24 CFR 91.220 and the applicable subcategories.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

*Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies anticipated program income to implement the projects.*

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

##### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. *A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:*

During PY2023, Clayton County is supporting four activities under HOME. This includes:

- CHDO set-aside reserve to assist in the construction and rehabilitation of homes for low- and moderate-income residents; and

- The County’s tenant-based rental assistance program administered by the HUD Programs Division.
  - Down-payment assistance for first-time homebuyers.
  - Rehabilitation and new construction of affordable housing.
2. *A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:*

In order to ensure the continued affordability of HOME assisted housing units, Clayton County will limit the recapture amount due upon resale to net proceeds. The term “net proceeds” is defined as a sales price at fair market value minus the first loan repayment (other than HOME funds), commissions, and closing costs, exclusive of any other liens or judgments. If there are no net proceeds or the proceeds are insufficient to repay the HOME investment due, Clayton County may recapture an amount less than or equal to the net proceeds. Only direct subsidy to the homebuyer is subject to recapture.

Clayton County requires that the income-qualified recipient of down payment assistance maintain ownership and occupancy of their home for a five (5) year affordability period. At the conclusion of the five (5) year affordability period, the homeowner’s obligation to the county is completely forgiven. One hundred percent (100%) of the HOME investment will be recaptured if the home is sold or the owner fails to occupy the HOME assisted unit as their primary residence before the conclusion of the affordability period. Upon recapture of the HOME investment or the satisfaction of the five (5) year affordability period, the long-term affordability will terminate and HOME requirements will no longer apply to the property. The home may then be resold to any homebuyer, without regards to household income or affordability.

Any net proceeds will be considered program income and will be recaptured for other Clayton County HUD Programs Division eligible HOME Projects.

Clayton County does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations.

3. *A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:*
- Down payment assistance is provided by Clayton County to income-eligible purchasers via a “soft-second” mortgage, with a five (5) year lien on the property. A mortgage lender makes the first mortgage loan. If the home is sold before the affordability period of the loan term, the loan principal is repaid from the net proceeds (if available), and the program income derived is used by Clayton County for other eligible activities. Under no circumstance can the County recapture more than the available net proceeds from the homebuyer.
  - All down payment assistance loans involve a lien on the property receiving the assistance. The program uses the recapture method to comply with 24 CFR 92.254(a)(4). Recapture will only occur if



sufficient equity is available and recipients have met all program monitoring requirements.

- Should families who have existing liens on properties and have an opportunity to reduce their mortgage loan payments predicated removal of our lien, we will review each case based on its unique circumstances and a final determination will be made regarding the lien.

All HOME agreements with CHDO subrecipients will include these resale/recapture provisions to ensure compliance with regulation

4. *Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:*

Clayton County does not currently permit the use of HOME funding for refinancing multi-family loans made or insured by any federal program, including CDBG.

### **Emergency Solutions Grant (ESG)**

#### **Reference 91.220(l)(4)**

1. *Include written standards for providing ESG assistance (may include as attachment)*

Applicants must satisfy these criteria to be eligible for participation in the Emergency Solutions Grant Program:

- Below 30% of area median income, according to the current HUD income limits (homelessness prevention assistance), or homeless or at risk of becoming homeless (rapid re-housing assistance).
- Lacking sufficient resources and support networks necessary to retain housing without ESG assistance.
- All ESG participants must receive an initial consultation to determine eligibility and assessment of client needs. The appointment will include assessment of eligibility; risk for homelessness or homelessness status, barrier, potential service areas. Homelessness Prevention assistance may be provided to individuals and families who meet the criteria under the “at risk of homelessness” definition or who meet the criteria of the “homeless” definition in the HUD regulations and have an annual income below 30 percent of the median family income for the area as determined by HUD. The costs of homeless prevention are only eligible to the extent that the assistance is necessary to help the program participant regain stability in the participant’s current permanent housing or move into another permanent housing and achieve stability in that housing. Case managers will prioritize

the following groups for homelessness prevention assistance, in this Order:

- Families and individuals adversely impacted by the worldwide COVID-19 pandemic;
- Families with school-aged children, particularly with at least one non-working parent;
- Households with disabled, special needs, elderly, or frail individuals (including mental health issues);
- The unemployed, particularly those who were steadily employed until the recent economic downturn;
- Victims of Domestic Violence;
- Veterans;
- Youth transitioning out of foster care;
- Refugees

In addition, case managers will consider the number of risk factors for homelessness in a particular household. These risk factors include but are not limited to the common circumstances of having a dispossession notice, living in a self-paid hotel/motel, and living in doubled-up or extremely overcrowded settings. Those with more risk factors should be considered as a higher priority for assistance than those with fewer risk factors. Those individuals and families that are closest to homelessness, as it is defined in the HEARTH Act regulations, should be given priority.

2. *If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.*

Clayton County is part of the Balance of State Continuum of Care. The State of Georgia created this Continuum of Care (CoC) in 1998 to address the needs of homeless persons in areas of the state where a smaller CoC would not be feasible. The CoC includes 152 counties and is administered by the Georgia Department of Community Affairs (DCA). As part of this CoC, Clayton County adheres to DCA's procedures regarding homeless discharge coordination. Clayton County requires organizations receiving ESG funds to comply with the HUD and DCA homeless discharge coordination requirements. Calvary Refuge, Africa's Children's Fund, Another Chance of Atlanta, Clayton Community Services Authority, and Hearts to Nourish Hope are organizations within Clayton County that currently receive ESG funds and operate under the DCA Continuum of Care. During the program year, HUD Programs staff will work with new subrecipients to ensure that they are meeting CoC requirements.

Clayton County's HUD Program Manager serves on the Board of Directors for DCA's Continuum of Care. This ensures that needs of organization's serving Clayton County's homeless population are considered in CoC policy discussions and that the County is able to participate in the CoC initiatives.

3. *Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).*

Clayton County was allocated \$208,774 in ESG funding for PY2023. Funds will be used to continue to assist Clayton County citizens with emergency and transitional shelter as well as rent and utility assistance. Clayton County will utilize a portion of the maximum allowed for administration and

allocate all other funds for homelessness prevention and rapid rehousing. The process for making allocations available to non-profit organizations for the proposed utilization of PY2023 ESG funding is as follows:

The County notifies the public of the availability of funding for the ESG program and accepts applications from eligible service providers. Applications are scored and recommendations are submitted to the Clayton County Board of Commissioners. The recommendations are published and a public hearing is held. Upon the conclusion of the public comment period, the Board of Commissioners reviews and authorizes the final funding recommendations. Organizations with favorable funding recommendations are issued sub-recipient agreements.

4. *If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.*

The County will continue to work with sub-recipients to assign case managers to those homeless persons who make the transition to permanent housing is an effective way of preventing those who were recently homeless from becoming homeless again. These case managers monitor these individuals for at least one year.

*Describe performance standards for evaluating ESG.*

Agencies that receive ESG funds are complete Narrative, Grantee Statistical, and Direct Benefit Activity reports. These reports contain information regarding the funded ESG activity as well as statistical information regarding the beneficiaries of the ESG activity. The information reported is verified during the monitoring of the program. These reports are due at the same time the agency submits for reimbursement of expenditures under the ESG program. This deadline ensures that all required reported data is submitted to the Community Development Department, HUD Programs Division in a timely and efficient manner.

Clayton County will continue to work with each of its sub-recipients to ensure that all requirements of the ESG program implemented in an orderly and timely manner. Clayton County will continue to offer technical assistance to its sub-recipients and ensure that updates, ads and postings are accessible via multiple sources.