

CLAYTON COUNTY, GEORGIA

2026 Annual Action Plan

Submitted By

Clayton County Board of Commissioners



Dr. Alieka Anderson-Henry
Chairwoman

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Chief Operating Officer

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Office of Grants Administration

Executive Summary

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

1. Introduction.

Clayton County Office of Grants Administration 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 four (4) priority goals: Decent Housing, Community Development, Affordable Housing and Homeless Prevention. 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. Community Development: The provision of community development 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. Affordable Housing: The provision of affordable housing supports homeownership by helping first-time homebuyers and the development of new housing stock by supporting our CHDO. Homeless Prevention: The provision of homeless prevention includes 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, and rapid re-housing with various supportive services.

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. Summarize the objectives and outcomes identified in the Plan.

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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 the Needs Assessment Surveys conducted during the Consolidated Planning Process and the 2026 Application Process: Increase access to affordable housing; provide senior facilities and facilities for the homeless; assist the homeless to move towards stable, economically sustainable, long-term housing; code enforcement and support the revitalization to benefit low-moderate income persons. The Surveys 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, the Clayton County Office of Grants Administration anticipates providing continued support for organizations that provide rental and utility assistance to low-and moderate-income households. The Office 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.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During PY2025, Clayton County successfully used CDBG, HOME and ESG funds to accomplish the following by providing: Homeless persons with shelter and supportive services, single family homes were

rehabilitated, first-time homebuyers received down payment assistance, Tenant Based Rental Assistance (TBRA) was provided and non-housing community development activities/economic development. The Clayton County Office of Grants Administration supports activities that benefit low- and moderate-income households and communities. This is achieved largely through the support of county departments, local municipalities and non-profit organizations. Targeted activities include but are not limited to public infrastructure and facility improvements, public service activities for low- and moderate-income households, homeownership assistance, housing rehabilitation, emergency shelter and rent and utility assistance.

Each year, Clayton County reports its progress 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.

Summary from citizen participation section of plan.

The Clayton County Office of Grants Administration took specific actions to encourage increased participation of 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. Actions included:

- 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, 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 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 Annual Action 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 Annual Action Plan;

The County's engagement process also included:

Application Workshops - HUD staff facilitated three workshops to provide detailed instruction on the completion of applications. Workshops were used to emphasize national objectives, and County goals and priorities resulting from the needs assessment. Prospective applicants were given a 14-day period to submit applications, which were due January 21, 2026.

Public Hearing - As required by HUD, the Annual Action Plan must undergo a 30-day public comment period that includes a public hearing. The public comment period was held April 1 - 30, 2026. The purpose of the hearing was to present funding recommendations to the public, receive comments, and address concerns raised.

Board of Commissioners Approval - As a final measure to provide public participation, the Annual Action Plan was presented to the Clayton County Board of Commissioners on April 21, 2026. This provided an opportunity for commissioners to raise additional questions or concerns as well as formally adopted the plan prior to its submission to HUD.

5. Summary of public comments.

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Consolidated Plan.

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 1 - 30, 2026 for the public to review and provide comments. The plan was available for review in hard copy at the Clayton County Office of Grants Administration's website: (www.hud.claytoncountyga.gov).

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 2026 Annual Action Plan.

7. Summary.

All comments received were accepted.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan.

Describe the agency/entity 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	Office of Grants Administration
CDBG Administrator	CLAYTON COUNTY	Office of Grants Administration
HOME Administrator	CLAYTON COUNTY	Office of Grants Administration
ESG Administrator	CLAYTON COUNTY	Office of Grants Administration

Table 1 – Responsible Agencies

Narrative (optional).

The Clayton County Office of Grants Administration is the lead Agency responsible for the preparation and administration of the Consolidated Plan and Annual Action Plan and manages the Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnership (HOME). The Office consists a staff of seven that include the Grants Administrator, Financial Compliance Officer, Senior Program Specialist, Compliance Specialist, Sr., Real Estate Specialist, Housing Rehabilitation Specialist, and Administrative Assistant

Consolidated Plan Public Contact Information.

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

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 the County's 5-year Consolidated Plan and Annual Action Plan. In order to gain pertinent information on the needs of the community in Clayton County, the County developed a survey 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 at the public hearings or mailed.

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's Office of Grants Administration 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(l)).

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 2026 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 countywide 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 homeless prevention, shelter operations 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Clayton County Office of Grants Administration 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 shelters for the homeless, 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.

As the Clayton County Office of Grants Administration administers the ESG program, close coordination occurs with subrecipients of ESG funding in establishing priorities for the ESG program to include the planning and operation of the Homeless Management Information System (HMIS).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Forest Park
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Community Development.
2	Agency/Group/Organization	City of Jonesboro
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Community Development.
3	Agency/Group/Organization	City of Lake City
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Community Development.

4	Agency/Group/Organization	City of Lovejoy
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Community Development.
5	Agency/Group/Organization	City of Morrow
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Community Development.
6	Agency/Group/Organization	City of Riverdale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City was consulted to provide information regarding Community Development.

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.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Georgia Department of Community Affairs	Coordinating homelessness services with Continuum of Care priorities

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

During the preparation of the PY2026 Annual Action Plan, Clayton County Office of Grants Administration staff facilitated three (3) workshops to provide detailed instruction on the completion of applications. Additionally, workshops were used to emphasize national objectives, and County goals and priorities resulting from the needs assessment. Prospective applicants were given a 15-day period to submit applications, which were due January 21, 2026. In an attempt to increase public participation, the County actively maintains communication with local governments, housing developers, county departments, housing authority and non-profit organizations.

Public Comment - As required by HUD, the Annual Action Plan must undergo a 30-day public comment period. The public comment period was held April 1 - 30, 2026. The purpose of the public comment period is to present 2026 funding recommendations to the public, receive comments and address concerns on the Annual Action Plan. The plan was available for review in hard copy at the Clayton County Office of Grants Administration’s website: (www.hud.claytoncountyga.gov).

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	The public was notified of the public comment period via newspaper ad in the News Daily	When will funding be available	All comments were accepted	
2	Public Hearing	Non-targeted/ broad community	Public Hearings were conducted on January 6, 2026 @10:00am and @2:00pm; January 7, 2026 @10:00am	How much funding do you anticipate?	All comments were accepted	

Table 4 – Citizen Participation Outreach

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 2026 budgets are \$2,461,457 for CDBG, \$1,054,806 for HOME and \$207,843 for ESG.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Public Facility Economic Development Housing Public Improvements Public Services	2,461,457	0	0	2,461,457	0	Eligible funds expended for public facility, public services, housing rehab, and public improvements will be used County-wide.
HOME	public - federal	New affordable housing development and TBRA.	1,054,806	0	0	1,054,806	0	Eligible funds expended on new affordable housing development and TBRA
ESG	public - federal	Rapid re-housing, homeless prevention, and shelter operations.	207,843	0	0	207,843	0	Eligible funds expend on rapid re-housing, homeless prevention, and shelter operations.

Table 5 - 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 2026 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.

- City of Jonesboro – Battleground Playground Improvements
- City of Lake City – Jonesboro Road Sidewalks & Lighting Improvements
- City of Lovejoy – Mayor's Park Connectivity
- City of Morrow – Park Improvements
- City of Riverdale – Housing Rehabilitation

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.

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)	2026	2027	Affordable Housing	Countywide Projects & Activities	Affordable Housing Access and Support	HOME: \$751,631	Homeowner Housing Added: 4 Household Housing Unit Tenant Based Rental Assistance 50 Families
2	Decent Housing (DH)	2026	2027	Affordable Housing Non-Homeless Special Needs	Countywide Projects & Activities	Decent Housing Access and Support	CDBG: \$630,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Community Development (CD)	2026	2027	Non-Housing Community Development	Countywide Projects & Activities	Community Facilities, Infrastructure	CDBG: \$1,061,947	Public Facility or Infrastructure: 19 Activities other than Low/Moderate Income Housing Benefit: 109,916 Persons Assisted
4	Homeless Prevention (HML)	2026	2027	Homeless	Countywide Projects & Activities	Assistance for Currently Homeless Persons/Families Homeless Prevention	CDBG: \$277,219 ESG: \$207,843 HOME: \$200,695	Rapid Rehousing: 36 Households Assisted Homelessness Prevention: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Program Administration (AD)	2026	2027	Affordable Housing; Homeless; Non-Homeless Special Needs; Non-Housing Community Development	Countywide Projects & Activities	Affordable Housing; Rapid Re-housing; Access and Support Assistance for Currently Homeless Persons/Families; Homeless Prevention; Community Facilities, Infrastructure	CDBG: \$492,291 HOME: \$102,480	Other: 7 staff

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing (AH)
	Goal Description	
2	Goal Name	Decent Housing (DH)
	Goal Description	
3	Goal Name	Community Development (CD)
	Goal Description	
4	Goal Name	Homeless Prevention (HML)
	Goal Description	
5	Goal Name	Planning and Program Administration (AD)
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction.

During the planning process for the 2026 program year, Clayton County received 62 requests for funding across all three programs. Fifty-one (51) applications for CDBG funds were received, requesting \$10,406,283; eight (8) applications totaling \$4,092,962 requested HOME funds and five (5) applications requested \$891,935 in ESG funding. These figures, in part, highlight the demands for services from the County and the constraints that the County encounters each year in making its funding decisions. For projects and activities under County supervision, \$903,440 was allocated. Nonprofit groups were awarded \$1,633,081 while municipalities received \$592,814. The administrative costs associated with implementing all three programs totaled \$594,771.

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. ESG resources were divided to support shelter operations, and rapid re-housing projects.

Projects

#	Project Name
1	CDBG Program Administration
2	Essential Home Repair Program
3	Essential Home Repair Program Administration
4	CC Parks and Recreation Pool Deck Improvements
5	CC Parks and Recreation Locker Room Improvements
6	CC Parks and Recreation Countywide Park Improvements
7	CC Youth Services Coding Boot Camp
8	CC Library Services Main Library Shelving Upgrade
9	City of Lake City Jonesboro Road Sidewalks and Lighting Improvements
10	City of Lovejoy Connectivity
11	City of Jonesboro Battleground Playground Improvements
12	City of Riverdale Housing Rehabilitation
13	City of Morrow Park Improvements
14	Calvary Refuge Facility Improvements
15	Alzheimer’s Center Facility Improvements
16	Urban Health & Wellness (formerly Good Shepherd Clinic)
17	Metro Fair Housing Fair Housing Compliance
18	Nehemiah Project Community Development
19	The Hope Shelter Operations

#	Project Name
20	Calvary Refuge Shelter Operations
21	Housing Authority of Clayton County Housing Rehabilitation
22	Clayton Community Services Authority Rental and Utility Assistance
23	The Salvation Army Financial Emergency Assistance
24	HOME Program Administration
25	CHDO Set-aside Reserve
26	Jonesboro Housing Authority
27	Housing Plus Tenant Based Rental Assistance
28	Hearts to Nourish Hope Tenant Based Rental Assistance
29	ESG 2026 Clayton County

Table 7 - Project Information

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

The Clayton County Office of Grants Administration 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 the homeless and at-risk populations and increased capacity for public services.

AP-38 Project Summary

Project Summary Information.

1	Project Name	CDBG Program Administration
	Target Area	Countywide Projects & Activities
	Goals Supported	Planning and Program Administration
	Needs Addressed	Affordable Housing Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homeless Prevention Community Facilities, Infrastructure
	Funding	CDBG: \$492,291
	Description	Administrative costs to provide management and oversight of the CDBG Program
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	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 www.hud.claytoncountyga.gov .
	Location Description	1671 Adamson Parkway, Morrow, Georgia 30260
	Planned Activities	Funds are available to support program operations.
2	Project Name	Essential Home Repair Program
	Target Area	Countywide Projects & Activities
	Goals Supported	Decent Housing (DH)
	Needs Addressed	Decent Housing Access and Support
	Funding	CDBG: \$200,219
	Description	Minor home repairs for seniors.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	1671 Adamson Parkway, Morrow, Georgia 30260
	Planned Activities	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. Office of Grants Administration 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.
3	Project Name	Essential Home Repair Program Administration
	Target Area	Countywide Projects & Activities
	Goals Supported	Decent Housing (DH)
	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$80,000
	Description	The administrative costs associated with the implementation of the Essential Home Repair Program.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	1671 Adamson Parkway, Morrow, Georgia 30260

	Planned Activities	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. Office of Grants Administration 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	Project Name	CC Parks and Recreation Pool Deck Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$95,000
	Description	Replace all floor drainage covers on pool decks at three recreation centers.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	150,000 low income individuals.
	Location Description	2300 Hwy 138 SE, Jonesboro, Georgia 30236
	Planned Activities	Improvements to swimming pools.
5	Project Name	CC Parks and Recreation Locker Room Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$65,000
	Description	Replace lockers at Virginia Burton Gray, Jim Huie and Carl Rhondenizer Recreation Centers.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	150,000 low income individuals.
	Location Description	2300 Hwy 138 SE, Jonesboro, Georgia 30236
	Planned Activities	Replacement of lockers at three recreation centers.
6	Project Name	CC Parks and Recreation Countywide Park Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$60,000
	Description	The removal of lips, grading, sod installation and field dirt at various parks.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	150,000 low income individuals.
	Location Description	2300 Hwy 138 SE, Jonesboro, Georgia 30236
	Planned Activities	Improvements at various parks.
7	Project Name	CC Youth Services Coding Bootcamp and Cyber Security Certificate and Artificial Intelligence (AI) Programs
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$45,000
	Description	Coding Bootcamp and Cyber Security Certificate and AI programs for youth ages 18-24.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	30 youth will be served.
	Location Description	112 Smith Street, Jonesboro, Georgia 30236
	Planned Activities	Training in IT coding, cyber security and AI.
8	Project Name	CC Library Services Main Library Upgrade Shelving
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$200,000
	Description	Installation of shelving units for the adult area of the Library Headquarters.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	165,000 residents will benefit.
	Location Description	865 Battle Creek Road, Jonesboro, Georgia 30236
Planned Activities	Modernization of the Library Headquarters	
9	Project Name	City of Lake City Jonesboro Road Sidewalks and Lighting Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$50,000
	Description	Survey and engineering services for the installation of sidewalks and lighting along Jonesboro Road.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	2,952 residents will be served.
	Location Description	5455 Jonesboro Road, Lake City, Georgia 30260
	Planned Activities	Public infrastructure along main corridor in Lake City.
10	Project Name	City of Lovejoy Connectivity
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$35,000
	Description	Installation of sidewalks connecting residential subdivisions to Mayor's Park.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Improvements will benefit the approximately 12,500 people who utilize the park.
	Location Description	Lovejoy Road, Church Street and Willards Way, Lovejoy, Georgia 30250
	Planned Activities	Improvements to existing park.
11	Project Name	City of Jonesboro Battleground Playground Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$197,814
	Description	Installation of playground equipment and accessibility improvements at a neighborhood park.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	10,000 residents will be served.
	Location Description	1859 City Center Way, Jonesboro, Georgia 30236
	Planned Activities	Replacing a 20-year-old playground.
12	Project Name	City of Riverdale Housing Rehabilitation
	Target Area	Countywide Projects & Activities
	Goals Supported	Decent Housing (DH)
	Needs Addressed	Decent Housing Access and Support
	Funding	CDBG: \$160,000
	Description	Minor home repairs including roof, electrical, HVAC, plumbing, ADA and weatherization.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	20 home owners will be served.
	Location Description	7200 Church Street, Riverdale, Georgia 30296
	Planned Activities	Minor home repairs.
13	Project Name	City of Morrow Park Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$150,000
	Description	Improvements to public park.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	10,000 residents will be served.

	Location Description	1500 Morrow Road, Morrow, Georgia 30260
	Planned Activities	Park improvements.
14	Project Name	Calvary Refuge Facility Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$37,133
	Description	Improvements to homeless shelter
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,300 homeless will be served.
	Location Description	4265 Thurman Road, Forest Park, Georgia 30297
	Planned Activities	Facility improvements
15	Project Name	Alzheimer's Center Facility Improvements
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$80,000
	Description	Interior and exterior improvements to community facility
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	30 residents will be served.
	Location Description	7251 Mt. Zion Circle, Morrow, Georgia 30260
	Planned Activities	Facility improvements
16	Project Name	Urban Health & Wellness (formerly Good Shepherd Clinic)
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)

	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$31,000
	Description	Funding for clinical staffing to provide medical services to uninsured residents with limited financial resources
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	450 residents will be served.
	Location Description	6392 Murphy Drive, Morrow, Georgia 30260
	Planned Activities	Medical services for low income residents
17	Project Name	Metro Fair Housing Fair Housing Compliance
	Target Area	Countywide Projects & Activities
	Goals Supported	Community Development (CD)
	Needs Addressed	Fair Housing Compliance
	Funding	CDBG: \$47,000
	Description	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.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The agency will provide services to approximately 266 residents which includes primarily seniors, disabled individuals, and female headed households.
	Location Description	215 Lakewood Way, SW Suite 106, Atlanta, Georgia 30315
	Planned Activities	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.
18	Project Name	Nehemiah Project Community Development
	Target Area	Countywide Projects & Activities
	Goals Supported	Decent Housing (DH)

	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$100,000
	Description	Minor home repairs for low income homeowners
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	16 homeowners will be served.
	Location Description	51 Senoia Road, Fairburn, Georgia 30213
	Planned Activities	Minor home repairs
19	Project Name	Hope Shelter Operations
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$30,000
	Description	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.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	170 Flint River Road in Jonesboro, Georgia 30236.
	Planned Activities	Support for homeless shelter operations
20	Project Name	Calvary Refuge Shelter Operations
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$100,000

	Description	Shelter operations and support services for the homeless
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	1,300 residents will be served.
	Location Description	4265 Thurman Road, Forest Park, Georgia 30297
	Planned Activities	Support for the operations of a shelter for the homeless.
21	Project Name	Housing Urgency Grant – Home Rehabilitation and Repairs Program
	Target Area	Countywide Projects & Activities
	Goals Supported	Decent Housing (DH)
	Needs Addressed	Decent Housing Access and Support
	Funding	CDBG: \$89,781
	Description	Minor home repairs for County residents.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	HACC anticipates serving approximately 35 households in Clayton.
	Location Description	732 Main Street, Forest Park, Georgia 30297
	Planned Activities	CDBG funds will be used for minor home repairs.
22	Project Name	Community Services Authority Rental & Utility Assistance
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$71,219

	Description	Eviction prevention and housing stabilization through rental and utility assistance.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	66 residents will be served.
	Location Description	1000 Main Street, Forest Park, Georgia 30297
	Planned Activities	Building improvements.
23	Project Name	Salvation Army Financial Emergency Assistance
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$45,000
	Description	Rent and utility assistance will be provided to low income families.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	During the program year, the Salvation Army will assist 1,000 people.
	Location Description	130 Spring Street, Jonesboro, Georgia 30236.
Planned Activities	Funds will be provided to support eligible families with rent and utilities.	
24	Project Name	HOME Program Administration
	Target Area	Countywide Projects & Activities
	Goals Supported	Planning and Program Administration
	Needs Addressed	Affordable Housing
	Funding	HOME: \$102,480
	Description	Administrative costs to provide management and oversight of the HOME program.
	Target Date	12/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	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 www.hud.claytoncounty.gov
	Location Description	1671 Adamson Parkway, Morrow, Georgia 30260
	Planned Activities	Funds will be used in support of program administration.
25	Project Name	Office of Grants Administration-CHDO Set-Aside Requirement
	Target Area	Countywide Projects & Activities
	Goals Supported	Affordable Housing (AH)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$158,221
	Description	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 56% of its HOME award to assist in the development of affordable housing. CHDO's that have certified with the Office of Grants Administration will become eligible to make requests against these funds.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Location Description	1671 Adamson Parkway, Morrow, Georgia 30260
	Planned Activities	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.
26	Project Name	Jonesboro Housing Authority
	Target Area	Countywide Projects & Activities
	Goals Supported	Affordable Housing (AH)
	Needs Addressed	Affordable Housing
	Funding	HOME: \$593,410
	Description	Development new affordable housing.

	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	4 housing units will be developed.
	Location Description	203 Hightower Street, Jonesboro, Georgia 30237
	Planned Activities	New housing for low-income families.
27	Project Name	Housing Plus Tenant Based Rental Assistance
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$100,000
	Description	Provide rapid rehousing for families at-risk of homelessness.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The program will assist 30 families.
	Location Description	2270 Flat Shoals Road, Riverdale, Georgia 30296
	Planned Activities	Housing services for low income families.
28	Project Name	Hearts to Nourish Hope Tenant Based Rental Assistance
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$100,695
	Description	Provide rapid rehousing for families at-risk of homelessness.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	The program will assist 35 families.

	Location Description	640 Highway 138 SW, Riverdale, Georgia 30274
	Planned Activities	Housing services for low income families.
29	Project Name	ESG 2026 Clayton County
	Target Area	Countywide Projects & Activities
	Goals Supported	Homeless Prevention (HML)
	Needs Addressed	Assistance for Currently Homeless Persons/Families Homeless Prevention
	Funding	ESG: \$207,843
	Description	ESG will support the following agencies in completing activities related to homelessness prevention and emergency shelter: 1 (ESG26 Rapid Re-housing) <u>Hearts to Nourish Hope</u> will receive <u>\$87,843</u> to provide short- and medium-term security deposit, rent and utility assistance. 2 (ESG26 Shelter) <u>Calvary Refuge</u> will receive <u>\$90,000</u> for shelter operations and support services for the homeless. 3 (ESG26 Homelessness Prevention) <u>Another Chance of Atlanta</u> will receive <u>\$30,000</u> to provide services for the homeless.
	Target Date	12/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	ESG funds are estimated to assist approximately 500 persons that meet the income guidelines of 50% or less of the Area Median Income.
	Location Description	1671 Adamson Parkway, Morrow 30260
	Planned Activities	Funding will support rental, utility and security deposit payments for LMI families facing homelessness, rapid re-housing, and temporary shelter

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, Forest Park, Jonesboro, Lake City, Lovejoy, Morrow and Riverdale, 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 8 - 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 2026 site-specific activities are located within the northern third of the County with the exception of project in the City of Lovejoy.

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 PY2026 Annual Action Plan, Clayton County will administer the following activities to preserve and increase access to affordable housing:

- Essential and Emergency Home Repair Program
- Downpayment Assistance Program
- Community Housing Development Organization (CHDO) Housing Development

In addition, affordable housing will be provided by the Jonesboro Housing Authority under an agreement with the County.

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

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

Table 9 - One Year Goals for Affordable Housing by Support Requirement

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

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

As stated, during program year 2026 Clayton County intends to accomplish its stated goals for affordable housing through the provision of housing development by CHDO and private housing developers. 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)

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 Office of Grants Administration 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 Office of Grants Administrations 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 four agencies to provide services related to rapid re-housing, emergency shelter and homelessness prevention. Additional funding was awarded through the CDBG program for Homeless Prevention to support and Shelter Services and Operations.

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:

Provide funds to support emergency shelter operations, homeless prevention, rapid re-housing and supportive services.

- Provide support for the development and operation of transitional housing throughout Clayton County as individuals and families work towards self-sufficiency.
- Provide support for services that prevent persons released from Institutions from becoming homeless.
- 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 Services for the Homeless 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;
- Rapid re-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 PY2026, the County will continue to utilize CDBG program for the operations of Hope Shelter. HOPE Shelter, located at 170 Flint River Road in Jonesboro, GA, 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. Shelter services will also be provided by Calvary Refuge. Also, during PY2026, the County will continue to provide resources to Hearts to Nourish Hope for rapid re-housing services.

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 Hearts to Nourish Hope, The Hope Shelter, Calvary Refuge, and Another Chance of Atlanta. This includes activities related to short term rental assistance, shelter services, 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 Hearts to Nourish Hope 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, the County 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 150 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 Mosaic Community Planning. 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 8 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 will invest resources to the Jonesboro Housing Authority to develop housing for low- and moderate-income families.

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;
- 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.

Discussion:

The goal of Clayton County is to increase homeownership, promote community development and expand access to decent affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Clayton County's 2026 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.

Other priorities detailed in the 2026 Annual Action Plan include expanding support to emergency and other supportive housing

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 supporting the County's CHDO in the development of affordable housing while initiating discussions regarding barriers to affordable housing development.

Actions planned to reduce lead-based paint hazards.

Actions planned to reduce lead-based paint (LBP) hazards have been integrated into Clayton County's Office of Grants Administration'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.
- 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 2026 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;
- Aid the County's CHDO to acquire and construct affordable rental housing;
- The County will continue to implement Section 3 Policy, as required.

Actions planned to develop institutional structure.

The County continues to seek opportunities and explore strategies that improve service delivery. In 2026, 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 Office of Grants Administration 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.

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 2026 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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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 PY2026, Clayton County is supporting four activities under HOME. This include:

- CHDO set-aside reserve to assist in the construction of homes for low- and moderate-income residents;
- New construction of affordable housing;
- Tenant Based Rental Assistance; and
- Program administration.

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 eligible HOME activities.

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's Coordinated Entry is a client-centered process that streamlines access to the most appropriate housing intervention for each individual or family experiencing homelessness. Within the Coordinated Entry System, clients are prioritized for housing based on vulnerability through a process that is data-driven and real time. The Clayton County Coordinated Entry System for Adults, Youth, and Families coordinates supportive services and housing resources in Clayton County is to form a collaborative network that connects homeless individuals and households to services and housing.

Coordinated Entry core elements are:

- Access
- Assessment
- Prioritization
- Referral

Coordinated Entry does not provide direct service. As always, not all housing and shelter needs can be met due to limited funding or families that do not qualify for existing programs. If the Clayton County Shelter is full, clients may be referred to shelters outside the County. If programs are out of funds or not taking new applications, clients may need to be put on a waiting list or referred to out of county resources. There will be families for whom little to no housing resources are available and Coordinated Entry will help track data on homelessness in Clayton County. Priority is given to those that are in the greatest need. Those that are truly homeless with nowhere to go for shelter are the most vulnerable.

The process includes:

- Initial Triage
- Diversion
- Intake
- Initial Assessment

- Potential Eligibility Assessment
- Referral to program if an appropriate program is available

Clayton County is part of the Georgia Department of Community Affairs' Balance of State Continuum of Care and Clayton County's Grants Administrator serves on the Board of Directors for DCA's Continuum of Care. This ensures that needs of organizations 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 \$207,843 in ESG funding for PY2026. Clayton County will utilize the funds for program administration, homelessness prevention and rapid rehousing. The process for making allocations available to non-profit organizations for the proposed utilization of PY2026 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 Office of Grants Administration 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.