

2019 Annual Action Plan

CDBG Program

June 2019



City of Brunswick, Georgia

601 Gloucester Street

Brunswick, GA 31520

Executive Summary

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

1 Introduction

The Annual Action Plan provides details on the City of Brunswick's plans for the use of the Program Year 2019 Community Development Block Grant (CDBG) funding and is the last year included in the 2015-2019 Consolidated Plan for the City of Brunswick.

Summarize the objectives and outcomes identified in the Plan

This Annual Plan contains a range of goals, objectives, and outcomes formulated to address needs identified for homelessness, other special needs, affordable housing, non-housing community development, barriers to affordable housing, lead-based paint hazards, institutional structure, and coordination. These objectives include:

- Continue to plan, monitor and administer CDBG Programs and insure compliance with federal regulations;
- Conduct education and outreach related to fair housing laws;
- Improve the condition of housing for low-income homeowners;
- Support improvement of infrastructure, parks and recreation facilities, community facilities and public facilities in CDBG eligible census tracts;
- Provide housing and services to persons experiencing homelessness; and
- Address community needs through community-based public service programs.

Evaluation of past performance

Brunswick has a history of successful programs funded through the Community Development Block Grant Program. Of particular importance to the health of the city have been programs that address the condition of the housing stock. The City has successfully funded housing rehabilitation activities targeting lower income and elderly households unable to make necessary upgrades to remain code-compliant or to make repairs after devastating hurricanes and tropical storms in recent years. The City has worked actively with local homeless services providers to expand both the stock of units/beds available to homeless persons and services aimed at helping those persons find employment, housing, health care services, and educational opportunities. Details of past performance can be found in the City's Consolidated Annual Performance and Evaluation Report (CAPER).

Summary of Citizen Participation Process and consultation process

Please see summary from citizen participation plan.

Community Participation

Based on the Community Participation Plan, outreach includes three public meetings for the public and focus group meetings with public and private agencies and organizations whose work specifically relates to the homeless, persons with disabilities, mental health and health services, and other aspects of the Plan. The City invited a broad range of the community to participate in the public and private consultation including: elected and appointed government officials, neighborhood organizations, Brunswick Housing Authority, Board of Realtors, Chamber of Commerce, public and social service agencies, colleges and universities, and the Community Development Advisory Commission. Public Meetings to receive public input on the proposed Annual Plan were held on September 11, 2018, September 12, 2018 and June 3, 2019.

Summary of public comments

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

See AP-10 for extensive comments received from stakeholder meetings and AP-12 for a summary of comments from the public meetings.

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

No comments received during public meetings were rejected.

Summary

This plan provides a framework through which Brunswick manages its federal entitlement program related to community development. The City worked with local service providers and other concerned citizens to develop the annual action plan designed to address needs within the city as identified through the public participation process and the Consolidated Plan.

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 | City of Brunswick | Department of Economic and Community Development |
| CDBG Administrator | City of Brunswick | Department of Economic and Community Development |

Table 1 – Responsible Agencies

Narrative

The lead agency for the development of the Annual Action Plan was the Economic and Community Department of Brunswick. Other stakeholders in the public, private and non-profit sectors were consulted.

Contact Information

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912 267-5530

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

Introduction

Brunswick consults with a wide variety of agencies, organizations and service providers during the consultation process to identify local housing and service needs. The consultation process involved meetings in which stakeholders were specifically invited to provide input as well as several meetings that were advertised and open to the public.

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 City has ongoing relationships with several housing providers working on housing development activities. The City works with the Brunswick Housing Authority to utilize public housing and Section 8 voucher funding from the federal government to address the housing needs of the City's lowest income households. Through the Continuum of Care process, the City maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The City also participates in a variety of other coalitions that seek to address other issues that relate to housing and service needs.

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.

City staff works actively with the Georgia Balance of State Continuum of Care, the umbrella for the development of the Continuum of Care for the smaller cities in the state. Staff participate in regularly scheduled meetings and Point in Time counts. In the past, the City has provided administrative support to supplement Continuum of Care initiatives and funding to the various agencies that make up the local membership of the Georgia Balance of State Continuum of Care.

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

Staff members of the City of Brunswick participate in the Point in Time counts and maintains a relationship with the Continuum of Care. The City does not receive ESG funding and therefore does not determine how to allocate ESG funds.

[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](#)

The following table outlines the agencies, groups, organizations and others who participated in the development of the Annual Action Plan.

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|---|--|
| 1 | Agency/Group/Organization | BRUNSWICK HOUSING AUTHORITY |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 2 | Agency/Group/Organization | Rebuilding Together |
| | Agency/Group/Organization Type | Affordable housing non-profit |
| | What section of the Plan was addressed by Consultation? | Affordable housing |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 3 | Agency/Group/Organization | Safe Harbor Children's Shelter, Inc. |
| | Agency/Group/Organization Type | Services-Children Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Families with children Homelessness Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 4 | Agency/Group/Organization | GLYNN COUNTY HEALTH DEPARTMENT |
| | Agency/Group/Organization Type | Government agency |
| | What section of the Plan was addressed by Consultation? | Services-homeless Lead-based paint Mental health and health services |

| | | |
|---|---|---|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 5 | Agency/Group/Organization | GATEWAY BEHAVIORAL HEALTH SERVICES |
| | Agency/Group/Organization Type | Services-Health |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 6 | Agency/Group/Organization | COASTAL COMMUNITY HEALTH SERVICES |
| | Agency/Group/Organization Type | Non-profit |
| | What section of the Plan was addressed by Consultation? | Mental health services Health services Maternal health Health of homeless persons Health of persons with HIV/AIDS |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 7 | Agency/Group/Organization | AMITY HOUSE |
| | Agency/Group/Organization Type | Services-Victims of Domestic Violence |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |

| | | |
|----|---|---|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in a phone interview |
| 8 | Agency/Group/Organization | HIS MINISTRY |
| | Agency/Group/Organization Type | Non-profit |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended public meetings |
| 9 | Agency/Group/Organization | CLEMENT AND COMPANY |
| | Agency/Group/Organization Type | Private sector construction/development company |
| | What section of the Plan was addressed by Consultation? | Affordable housing |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended public meetings |
| 10 | Agency/Group/Organization | NEIGHBORHOOD PLANNING ASSEMBLY |
| | Agency/Group/Organization Type | Neighborhood organization |
| | What section of the Plan was addressed by Consultation? | Economic development Affordable housing Non-Homeless Special Needs Anti-poverty Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended public meetings |

| | | |
|----|---|--|
| 11 | Agency/Group/Organization | COASTAL GEORGIA AREA COMMUNITY ACTION AUTHORITY |
| | Agency/Group/Organization Type | Community Action Agency |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 11 | Agency/Group/Organization | FAMILY CONNECTION PARTNERSHIP |
| | Agency/Group/Organization Type | Non-profit |
| | What section of the Plan was addressed by Consultation? | Non-homeless special needs Affordable housing |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended public meetings |
| 11 | Agency/Group/Organization | FAITHFUL LOVE |
| | Agency/Group/Organization Type | Non-profit |
| | What section of the Plan was addressed by Consultation? | Non-homeless special needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended stakeholder meetings |
| 11 | Agency/Group/Organization | LIFE (LIVING INDEPENDENCE FOR EVERYONE) |
| | Agency/Group/Organization Type | Non-profit |
| | What section of the Plan was addressed by Consultation? | Persons with disabilities |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Attended public meetings |

| | | |
|----|---|--|
| 12 | Agency/Group/Organization | GEORGIA VOCATIONAL REHABILITATION AGENCY |
| | Agency/Group/Organization Type | Non-profit |
| | What section of the Plan was addressed by Consultation? | Persons with disabilities |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Participated in phone interview |

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

No specific organizations were intentionally left out of the public participation process and all were welcome to attend the public meetings.

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 Balance of State Continuum of Care | The Strategic Plan provides a set of priorities for addressing homelessness, with are supported by the Georgia Balance of State Continuum of Care and its participating agencies. |
| PHA 5-Year Plan | Brunswick Housing Authority | The Strategic Plan provides a set of priorities from which specific needs identified by the PHA could be addressed if funding is available. |

Table 3 – Other local / regional / federal planning efforts

Narrative

The stakeholder meetings held the week of September 10, 2018 in Brunswick revealed four themes including the need for: 1) access to quality, affordable housing; 2) a public transit system; 3) increased access to capital for consumers/ability for government and businesses to leverage capital; and 4) increased access to education, health and human services.

Quality, affordable housing

The need for preservation and creation of quality, affordable housing was echoed by nearly every interviewed stakeholder and among those who attended the public hearings. There are several contributing factors that drive the need for improved housing stock including:

- The housing stock is generally older and a high percentage of the population rents their home. Stakeholders commented on generational renting in which housing units get passed down to the next generation in the same way an owner-occupied home would get passed on.
- It is difficult for Code Enforcement personnel to gain access to rental properties because tenants are frequently unwilling to allow access to the unit despite that they had called to report a problem.
- Some stakeholders are interested in a Landlord Registry program that would require rental units be inspected by Code Enforcement for code violations between tenants.

- The already deteriorating housing stock was further damaged after the last two hurricanes and to date, not all the repairs have been made. A stakeholder reported that after FEMA assistance and private insurance payments were made there was still funding gap of \$1.8M.
- There is a high vacancy rate of homes and blighted properties are a concern to stakeholders. Many persons referenced the newly formed Glynn County Land Bank as part of Brunswick's efforts to reduce the number of blighted properties.
- Stakeholders expressed that many households are cost burdened and that overcrowding is an issue. For example, it was reported that it was not uncommon for households to include extended family or large numbers of unrelated persons.
- Many older homeowners are not able to fully maintain their homes. Building new housing units for seniors would relieve this burden and allow their homes to be returned to the housing pool before the houses fall too far into disrepair.

Stakeholders also commented that there are landlords that have been unwilling or unable to make necessary building investments to maintain their properties which further deteriorates the structures and potentially poses health threats to inhabitants.

- Disinvestment reduces the value of the surrounding homes making it difficult to find appropriate real estate comparables when a potential homeowner is seeking a mortgage. As such, there has been an effort to create comparables.
- According to the Brunswick Housing Authority, each month, there are approximately one dozen Housing Choice Voucher holders who return their vouchers because they were unable to secure affordable housing that meets HUD's basic housing quality standards (HQS) despite that each voucher is valued at 110% of the payment standard.
- Given the low cost of acquisition and proximity to beaches and amenities, investors are increasingly coming from outside of Brunswick. Gentrification is not a current issue but outside investment could contribute to exacerbating the issue of a lack of quality, affordable housing for low- and moderate-income households as well as contribute to the lack of housing options for those in the middle class.

Stakeholders are interested in examining existing ordinances and zoning regulations to increase the types of housing units that are permitted and in which districts.

- For example, there is interest in Tiny Homes and accessory dwelling units such as in-law apartments.
- There is an interest in reexamining the definitions of "family" and the regulation of "group homes" to be inclusive and ensure compliance with the Fair Housing Act.

Public Transit

Independent of the role a stakeholder played in the community (i.e. government official/employee, non-profit leader, developer, etc.) the need for public transit was apparent. Not having a public transit system affects residents' abilities to gain access to health care, education and employment opportunities.

- There are jobs outside of Brunswick in Glynn County but Brunswick residents without a private vehicle or the financial means to take a taxi/Uber/Lyft/etc. are not able to access these employment opportunities, some of which pay \$13-\$15 per hour or up to \$20 per hour for third-shift work.
- Some employers are finding ways to work around the lack of public transit. For example, a few hotels on Jekyll and Saint Simons Islands are so in need of workers that they are willing to pick up workers at their homes or a designated drop point and transport staff from Brunswick to the hotels and back home.
- Groups within Brunswick are looking into a piece-mealed, alternative transportation system that would rely on some combination of Uber/Lyft, existing taxi services, bike sharing, bike rental programs and constructing bike paths/walking trails. These discussions point to the need for a transit system that can move residents efficiently and affordably to places of employment, healthcare, education, worship, grocery stores, and more.

Capital Needs

Broadly speaking, there are two categories related to capital that emerged – access to capital for individual consumers and the ability of investors/government entities to leverage capital. Individuals need capital to purchase homes and to make improvements to their investments and access to capital/a variety of funding options is important to draw businesses to Brunswick. This will become increasingly important once the federal government releases the guidelines for federally-identified Opportunity Zones, a designation given to some census tracts in Brunswick.

- A potential homeowner can purchase a home for a low cost, but these homes typically need rehabilitation, the combination of which is more difficult to finance. A mortgage product that would allow a homebuyer to roll the purchase and the rehabilitation costs into one mortgage would be beneficial to improving the housing stock.
- Stakeholders are interested in the CDBG funds and being able, where appropriate, to gain access to HOME funds, Low Income Housing Tax Credits, New Market Tax Credits and partnering with local banks that must need their CRA requirements.
- Several stakeholders commented that it would be beneficial for Brunswick to apply for CDBG-DR funds.

- There is the potential to leverage relationships with a local credit union/CDFI.
- There is a need for homeownership initiatives. Ideally, these initiatives would be in neighborhoods that are nearest to the largest employers – the hospital, the public high school and College of Coastal Georgia. A revolving loan fund – capitalized by the hospital and college – was suggested as a way to fund a homeownership initiative and encourage hospital and college workers to live within walking distance of their places of employment.

Education, Health and Human Services

There were several concerns expressed by stakeholders that point to broader concerns, many of which are intertwined with the need for quality, affordable housing and a public transit system to allow access to services and opportunities.

- There is no entity that is dedicated to providing fair housing education to residents including instruction on and support in filing a complaint in the case of alleged housing discrimination.
- In part due to overcrowding, a high number of residents have latent tuberculosis. (This is a condition in which the person came in contact with a TB-infected person but did not contract an active case of TB. These persons are not contagious but could develop active TB at a later time.)
- In part due to overcrowding and lack of education, Brunswick has very high rates of sexually transmitted infections and teen pregnancy.
- There is a need for financial literacy education particularly among female-headed households with children.
- The most vulnerable populations need education on health literacy to assist them in better understanding their medical conditions and how to care for themselves.
- There is a lack of affordable childcare options across the income spectrum and given a lack of public transit it is difficult to get children to childcare or even to register for pre-kindergarten.
- Stakeholders mentioned that persons living with a disability need accessibility modifications made to their homes to be able to continue to live in place.
- Stakeholders pointed to the need for supportive housing and rehabilitation services for persons who had previously been sex-trafficked and persons who were formerly incarcerated.
- Homeless youth and families need permanent housing and supportive services.

AP-12 Participation – 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

Overview and Lead Agency

The City of Brunswick, Georgia followed its Community Participation Plan in developing the 2019 Annual Plan. City of Brunswick Office of Community Development, City Hall 601 Gloucester Street, Room 221, Second Floor, Brunswick, Georgia 31520 served as lead agency for the development of the 2019 Annual Plan. Shauntia Lewis, Neighborhood Revitalization Manager of the Department of Economic and Community Development served as primary contact.

Community Participation

Based on the Community Participation Plan, outreach included a stakeholder meeting with government, non-profit and private sector agencies and organizations as well as public meetings. Stakeholder meetings were held the week of September 10, 2018 with follow-up phone calls as needed. Public meetings were held that week as well as shown in the table below.

Public Hearing and City Council Action

[Placeholder: To be completed once the meetings are held in May/June 2019]

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 | Public Meeting | Non-targeted/broad community | September 11, 2018 | <p>There is a need to:</p> <p>build new rental units ideally leveraging financing from LIHTC, CHIP, HOME and/or CDBG;</p> <p>preserve affordable housing units particularly in areas that are near a TAD and could be prone to gentrification;</p> <p>remediate blight; and</p> <p>provide financial education particularly among low-income families with children.</p> | No comments were rejected. | |

| 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) |
|------------|------------------|------------------------------|--------------------------------|--|--|---------------------|
| 2 | Public Meeting | Non-targeted/broad community | September 12, 2018 | <p>There is a there is a need to:</p> <p>preserve and build quality, affordable housing units; remediate blight;</p> <p>increase access to affordable childcare;</p> <p>provide services to make modifications to housing units to make the units ADA compliant so persons with a disability can stay in place; and</p> <p>provide supportive housing and rehabilitation for vulnerable populations such as formerly incarcerated persons and persons who had been sex trafficked.</p> | No comments were rejected. | |

| 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) |
|------------|----------------------|---|--|--|--|---------------------|
| 3 | Stakeholder meetings | Invitations sent to range of service providers working with the homeless, persons with disabilities, mental health and health service agencies, affordable housing agencies, etc. to address specific needs in the Plan | Week of September 10, 2018 throughout the week | See above section summary in AP-10 for extensive comments received | No comments were rejected. | |
| 4 | Public Hearing | Non-targeted/broad community | May 2019 | | | |
| 5 | Public Notice | Non-targeted/broad community | Published April 30, 2019 | | | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Brunswick receives funding from the Community Development Block Grant Program to support affordable housing, homeless, and community development programs and projects in the last program year of this Consolidated Plan.

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 and Admin and Planning Economic Development Housing Public Improvements Public Services | \$363,427 | 0 | 0 | \$363,427 | \$0 | This is the last year of the CP; no additional resources are expected. |

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

The nonprofit organizations funded as sub-recipients have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

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

No publicly owned land or property within Brunswick will be used to address the needs identified in the plan.

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 | Administration Objective 1 | 2015 | 2019 | Administration | Citywide | Administration | CDBG: \$70,685 | Other: 1 |
| 2 | Affordable Housing Objective | 2015 | 2019 | Affordable Housing | Citywide | Emergency Home Repair Housing Assistance: Homeownership Housing Rehabilitation and Reconstruction | CDBG: \$120,000 | Homeowner Housing Rehabilitated: 3 Households |
| 3 | Non-Housing Neighborhood Infrastructure Improvement | 2019 | 2019 | Non-Housing Community Development | CDBG Eligible Areas | Infrastructure | CDBG: \$116,228 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 252 persons |
| 4 | Public Service Objective 2: Youth Services | 2015 | 2019 | Non-Housing Community Development | Citywide | Youth Services | CDBG: \$39,698 | Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|----------|-----------------|---|-------------------|--|
| 5 | Public Service Objective 6: Homeless Services | 2016 | 2019 | Homeless | Citywide | Homeless Prevention and Emergency Assistance Mental Health Services/Supportive Services | CDBG: \$14,816 | Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons |
| 6 | Administrative Objective 2: Fair Housing | | | | Citywide | Fair Housing Education and Outreach | \$2,000 | Other 1 |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|---|------------------|---|
| 1 | Goal Name | Administration Objective 1 |
| | Goal Description | Program Administration: General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards. |
| 2 | Goal Name | Affordable Housing Objective |
| | Goal Description | Provide Volunteer Housing Repairs and Moderate-Minor and Major Rehabilitation and Reconstruction, Program Delivery Support to improve the habitability of owner occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide. |
| 3 | Goal Name | Non-Housing Neighborhood Infrastructure Improvement |
| | Goal Description | Improve living conditions in by addressing non-housing community to carry out infrastructure projects in low-to moderate income areas over five years including, but not limited to: water and sewer line installation, drainage projects, sidewalk construction and roads |
| 4 | Goal Name | Public Service Objective 2: Youth Services |
| | Goal Description | Funds will be used to provide youth services for low to moderate income children at 80% or below the median income within the City of Brunswick. The strategic goal is to provide the youth a structured educational after school and summer camp program. |
| 5 | Goal Name | Public Service Objective 6: Homeless Services |
| | Goal Description | Funds will be used to provide outreach services to meet immediate needs of runaway homeless youth, or youth at risk of running away. Benefits low to moderate income people at 80% or below the median income within the City of Brunswick. |
| 6 | Goal Name | Administrative Objective 2: Fair Housing |
| | Goal Description | Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas. Decent Housing / Sustainability |

Projects

AP-35 Projects – 91.220(d)

Introduction

Funded projects were developed by staff in consultation with service providers and community input.

Projects

| # | Project Name |
|---|---|
| 1 | Program Administration |
| 2 | Fair Housing Outreach |
| 3 | Affordable Housing Program: Housing Rehab |
| 4 | Midtown Sidewalk Improvements |
| 5 | Roosevelt Lawrence Community Center Youth Programs |
| 6 | Safe Harbor Children’s Center Youth Homelessness |
| 7 | Coastal Outreach Youth Soccer and Mentoring Program |

Table 7 - Project Information

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

One overarching goal is to make lasting impact in the community; projects were selected that would benefit the City for many years. While housing rehabilitation and construction of new affordable housing is a significant need in the City, limited resources prevent the City from building new affordable housing developments; the City will focus efforts on housing rehabilitation in the form of emergency repairs and a minor/moderate/major rehabilitation program.

Investments in public facilities and infrastructure in low- and moderate-income areas will make a lasting impact on the quality of life in those communities. There is a need for sidewalks throughout the City as there is no public transit system and residents without access to private vehicles frequently walk to their destinations; sidewalks, street lighting and curb ramps make it safer for all persons who rely on walking.

Public services for children and youth are needed. Workforce development and providing opportunities to reduce poverty are a priority. Youth workforce development is a critical need as well as after school programs.

AP-38 Project Summary

Project Summary Information

| | | |
|---|---|---|
| 1 | Project Name | Program Administration |
| | Target Area | Citywide |
| | Goals Supported | Administration Objective 1 |
| | Needs Addressed | Administration |
| | Funding | CDBG: \$70,685 |
| | Description | General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | Other 1 |
| | Location Description | |
| | Planned activities | General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards. |

| | | |
|---|---|---|
| 2 | Project Name | Fair Housing Outreach |
| | Target Area | Citywide |
| | Goals Supported | Administration Objective 2 - Fair Housing |
| | Needs Addressed | Fair Housing Education and Outreach |
| | Funding | CDBG: \$2,000 |
| | Description | Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act. Eligible participants are low and moderate-income persons at 80% or below the median income and persons residing in CDBG Eligible Census Tracts and Designated Revitalization Areas. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | Other 1 |
| | Location Description | |
| | Planned activities | Partnering with other state agencies to provide fair housing education and outreach. |

| | | |
|---|---|---|
| 2 | Project Name | Affordable Housing Program – Housing Rehab |
| | Target Area | Citywide |
| | Goals Supported | Affordable Housing Objective |
| | Needs Addressed | Housing Rehabilitation and Reconstruction Emergency Home Repair Housing Assistance – Homeownership |
| | Funding | CDBG: \$120,000 |
| | Description | Provide Emergency Housing Repairs and Moderate-Minor and Major Rehabilitation, to improve the habitability of owner-occupied housing and Programs Delivery Support. Eligible applicants are low and moderate-income at 80% or below the median income citywide. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 3 LMI households |
| | Location Description | |
| | Planned activities | Provide Volunteer Housing Repairs and Moderate-Minor and Major Rehabilitation, to improve the habitability of owner-occupied housing. Eligible applicants are low and moderate-income at 80% or below the median income citywide. |

| | | |
|---|---|---|
| 3 | Project Name | Midtown Sidewalk Improvements |
| | Target Area | CDBG Eligible Areas |
| | Goals Supported | Non-Housing Neighborhood Infrastructure Improvement |
| | Needs Addressed | Infrastructure |
| | Funding | CDBG: \$116,228 |
| | Description | Improvements to public infrastructure, such as streets, roads, sidewalks, curbs and gutters, and water systems. Construction of sidewalks in under-served areas will increase access and connectivity of low- and moderate-income persons. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 252 low- and moderate-income persons |
| | Location Description | Sidewalks will be constructed along some of the following streets: Wolfe St. N to K Gordon St. - L to O O St. – Union to Amherst Union St. - R to S Ellis St. - O to T Q St. - Reynolds to Ellis R St. – Reynolds to Ellis |
| | Planned activities | sidewalk construction in CDBG-eligible areas |

| | | |
|---|---|---|
| 4 | Project Name | Roosevelt Lawrence Community Center Youth Programs |
| | Target Area | Citywide |
| | Goals Supported | Public Service Objective 2 - Youth Services |
| | Needs Addressed | Youth Services |
| | Funding | CDBG: \$22,349 |
| | Description | Funds will be used to provide youth services to low- and moderate-income children at 80% or below the median income within the City of Brunswick. The strategic goal is to provide the youth a structured educational after school and summer camp program. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 low- and moderate-income persons |
| | Location Description | |
| | Planned activities | Funds will be used to provide youth services to low to moderate income children at 80% or below the median income within the City of Brunswick. The strategic goal is to provide the youth a structured educational after school and summer camp program. |

| | | |
|---|---|---|
| 5 | Project Name | Safe Harbor Children's Center Youth Homelessness |
| | Target Area | Citywide |
| | Goals Supported | Public Service Objective 6 - Homeless Services |
| | Needs Addressed | Emergency Assistance Youth Services Homeless Prevention and Emergency Assistance |
| | Funding | CDBG: \$14,816 |
| | Description | Funds will be used to provide outreach services to meet immediate needs of runaway homeless youth, or youth at risk of running away. Benefits low to moderate income people at 80% or below the median income within the City of Brunswick. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 75 homeless/unaccompanied youth |
| | Location Description | |
| | Planned activities | Funds will be used to provide outreach services to meet immediate needs of runaway homeless youth, or youth at risk of running away. Benefits low to moderate income people at 80% or below the median income within the City of Brunswick. |

| | | |
|---|---|---|
| 6 | Project Name | Coastal Outreach Youth Soccer and Mentoring Program |
| | Target Area | Citywide |
| | Goals Supported | Public Service Objective 2 - Youth Services |
| | Needs Addressed | Youth Services |
| | Funding | CDBG: \$17,349 |
| | Description | Funds will be used to provide youth services to low- and moderate-income children at 80% or below the median income within the City of Brunswick. The strategic goal is to provide the youth a structured educational after school and summer camp program. |
| | Target Date | |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 low- and moderate-income persons |
| | Location Description | |
| | Planned activities | Funds will be used to provide youth services to low to moderate income children at 80% or below the median income within the City of Brunswick. The strategic goal is to provide the youth a structured educational after school and summer camp program. |

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

All funding will benefit low- and moderate-income persons and households; geographic descriptions are required based on the nature of the activities. Some activities will take place exclusively in CDBG-eligible areas while others are open to all low- and moderate-income residents independent of the neighborhood in which she/he resides.

Geographic Distribution

| Target Area | Percentage of Funds |
|---------------------|---------------------|
| Citywide | 60% |
| CDBG Eligible Areas | 40% |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City will use CDBG funds throughout the jurisdiction to serve low- and moderate-income persons and households. A portion funds will be used for the rehabilitation and renovation of single-family homes of low- and moderate-income households to improve housing conditions. This is classified as Citywide because low- and moderate-income households live throughout the City.

Public services in the form of youth programming are available to all low- and moderate-income youth, independent of the neighborhood in which they reside. Homeless services are for homeless and unaccompanied youth who live throughout the City but for whom there is a presumed benefit.

Infrastructure projects will be targeted in Midtown, the residential area around and to the south of Palmetto Park, which is a CDBG-eligible area. The sidewalks will increase pedestrian safety as well as provide greater connectivity to the park, a neighborhood asset.

This method of allocation will enable the City to serve the most disadvantaged residents given the limited funding available.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The annual goals listed previously specify the following production numbers for housing assistance and for homelessness, non-homeless, and special needs populations.

| One Year Goals for the Number of Households to be Supported | |
|---|---|
| Homeless | 0 |
| Non-Homeless | 3 |
| Special-Needs | 0 |
| Total | 3 |

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

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 3 |
| Acquisition of Existing Units | 0 |
| Total | 3 |

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

AP-60 Public Housing – 91.220(h)

Introduction

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

While the City is currently not planning on allocating CDBG funds to Brunswick Housing Authority, the City continues to encourage Brunswick Housing Authority to make capital improvements and continue with programs to increase the quality of life of Public Housing tenants.

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

Residents are involved with management and operations of the public housing developments through participation on resident councils. Brunswick Housing Authority looks for opportunities to hire residents for contract work through its Section 3 obligations.

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

Brunswick Housing Authority is not designated as a troubled agency.

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

Introduction

The City of Brunswick is active in the Georgia Balance of State Continuum of Care, addressing issues related to homeless in the region. Funding for homeless projects and services are sources primarily through that process.

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

City of Brunswick staff actively participate in the annual Point in Time (PIT) count. Through participation in the PIT count, City staff directly encounter persons experiencing homelessness and can assist homeless providers in assessing the individual needs of the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

Individuals/families can access support services either by self-presenting at most of the shelter facilities or through referrals. Regional emergency shelters refer participants to agencies that will assist them in obtaining mainstream resources so that they will have the financial ability to start along the road to self-sufficiency.

The City will continue to support homeless housing/services with CDBG funds with an allocation of \$14,816 to a Safe Harbor Children's Shelter. Through grant funds to organizations serving the homeless, the City can address the emergency shelter and transitional housing needs of persons experiencing homelessness.

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

Increasing the amount of permanent housing with supportive services is a top priority for the City. Many chronically homeless persons have severe mental illness and/or substance abuse issues and require long-term, affordable housing options with supportive services to make the transition to housing stability.

The City will maintain coordination and collaboration with local non-profit agencies serving the homeless population. Through Safe Harbor Children's Shelter, a sub-recipient of CDBG funds, the City of Brunswick can serve homeless individuals and families in Brunswick.

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 City will maintain coordination and collaboration with local non-profit agencies serving the homeless population.

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

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

In the last year of this Consolidated Plan, the City will continue to focus on education and outreach regarding fair housing laws. The City is also undertaking a review of zoning ordinances.

AP-85 Other Actions – 91.220(k)

Introduction:

The City currently provides a variety of services to the residents of Brunswick, some of which are funded through the CDBG program and others using private, State and City funding.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is a lack of resources. The City will continue to look for new funding sources to address underserved needs of the City's most vulnerable populations. Additionally, public transportation is a significant need and barrier for residents in accessing job centers and managing daily activities. While a public transit solution will involve Glynn County, the City will continue to engage in conversations to make progress toward a transit solution.

Actions planned to foster and maintain affordable housing

As residents' wages increase their buying power will also increase. A public transit system is part of the solution in fostering and maintaining affordable housing. The City will also directly foster affordable housing through the housing rehabilitation program.

Actions planned to reduce lead-based paint hazards

The City has the goal of increasing the inventory of housing units that are lead safe. The City will:

- continue to meet HUD lead-based paint standards in housing rehabilitation programs;
- expand the stock of lead safe housing through housing initiatives;
- obtain training for program staff on lead hazard evaluation and reduction;
- establish relationships with lead professionals and key partners such as risk assessors and clearance technicians, public health professionals and HUD lead grantees; and
- create procedures for determining when it is more cost effective to presume that a lead hazard is present and when it makes more sense to evaluate a property.

The Health Department will continue to screen at-risk children for lead while the City will continue its existing lead-based paint hazard education and testing elements of the homeowner rehabilitation program.

Brunswick does lead-based paint hazard screening on all housing projects funded by the City using CDBG funds. Where defective paint is observed, surfaces are prepared and repainted following abatement guidelines provided by HUD. The City will continue these efforts during the five years of this Consolidated Plan.

Actions planned to reduce the number of poverty-level families

The City will continue to encourage business growth and the availability of workforce training and educational opportunities in the community. It will also continue to fund or offer letters of support for agencies that provide services to low- and moderate-income persons to reduce the underlying causes of poverty. Programs such as the housing rehabilitation program allow homeowners to build and maintain equity in their homes. Additionally, the City will remain engaged in a public transit solution to allow residents to access higher paying jobs located in Glynn County.

Actions planned to develop institutional structure

Given the limited resources available to meet the needs of the community's most vulnerable populations, a mature institutional structure is needed to efficiently and effectively deliver services and leverage funds. The City plans to improve coordination among its partner agencies to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

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

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Georgia Balance of State Continuum of Care meetings, development of the Continuum of Care, participation in the Point in Time count and homeless surveys. The City will also maintain close contact with sub-recipients of CDBG funds to further enhance coordination between the City and other organizations.

Program Specific Requirements

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

Introduction:

The following provides details on program specific requirements for the Community Development Block Grant.

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

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

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

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. 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. | 100.00% |