



## Executive Summary

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

#### 1. Introduction

##### Purpose of Action Plan

The **Augusta-Richmond County Consolidated Plan for 2025-2029** serves two key purposes. First, it outlines the local strategy to address needs in the areas of **community development, economic development, housing, and homelessness**. The plan provides background information on the community, identifies priority needs, and presents the strategies and actions for addressing those needs from 2025 to 2029. Additionally, it describes the specific projects and activities that will be implemented in **2025** as part of the **one-year Action Plan**.

Second, the Consolidated Plan serves as the official grant application for projects funded under several formula-based programs administered by the **U.S. Department of Housing and Urban Development (HUD)**. These programs include the **Community Development Block Grant Program (CDBG)**, the **Emergency Solutions Grant Program (ESG)**, the **HOME Investment Partnership Program**, and the **Housing Opportunities for Persons with AIDS (HOPWA)**. The plan ensures that federal funding applications are consistent with the local priorities and strategies, thus facilitating the acquisition of funds for community development and housing projects.

In addition, the Consolidated Plan promotes **coordination** among local economic and community development activities, encourages **citizen participation**, and simplifies the process of securing federal funds. This streamlined approach ultimately supports the development of more effective and efficient housing and community initiatives in the region.

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

The foundation of the 2025-2029 Consolidated Plan is rooted in a shared vision for the future of Augusta-Richmond County. This vision represents a set of guiding policies that direct housing and community development activities in the area. It establishes a sense of direction for the community, serving as a reference for coordinating various programs and initiatives. Augusta-Richmond County envisions a future where all residents have access to decent and affordable housing, along with opportunities for education and economic advancement. The community aims to provide essential public facilities that support these opportunities.

In this envisioned future, neighborhoods will be vibrant places where people can live, work, and engage in activities with a sense of security. Local commercial establishments will cater to the daily needs of residents, while other businesses will serve regional markets. Employment opportunities will be available both within neighborhoods and throughout the broader metropolitan area. Each neighborhood will retain its unique qualities, shaped by its history, culture, and physical environment, yet will remain an integral part of the city's larger fabric. Public services, including health care, transit, childcare, and schools, will be vital tools to help residents overcome barriers to housing, employment, and other essential needs. The City of Augusta will implement the Consolidated Plan over five years, supported by an annual Action Plan, with this vision guiding its strategic direction.

### **OBJECTIVES OF 2025 ACTION PLAN AND FIVE YEAR STRATEGIC PLAN**

1. Encourage citizen participation in the planning, implementation, and evaluation of the community development program.
2. Improve the existing housing stock for low and moderate-income households.
3. Increase the number of jobs and amount of private capital invested in the city, particularly in the Central Business District and neighborhood commercial areas.
4. Support public facilities and services that contribute to revitalization and provide public facility improvements that support physical development and revitalization.
5. Promote the preservation and restoration of historically significant structures and landmarks in the city.

## The Process

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

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

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

Agency Role	Name	Department/ Agency
CDBG Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
HOPWA Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
HOME Administrator	AUGUSTA	Augusta Housing and Community Development Dept.
ESG Administrator	AUGUSTA	Augusta Housing and Community Development Dept.

Table 1- Responsible Agencies

### Narrative

#### Lead Agency

The Augusta Housing and Community Development Department (AHCDD) is the lead agency in the development of the Consolidated Plan and the implementation of Plan projects in Augusta-Richmond County. The department has over twenty years of experience in administering Augusta's housing and community development programs. As a result, the department has well-established relationships with neighborhood groups, nonprofit organizations, financial institutions, developers, and social service agencies involved in community development.

The department has a staff of twenty-two and is divided into two areas: Housing and Programs. The Housing group coordinates HOME-financed housing rehabilitation and new construction projects and offers down payment assistance to low- to moderate-income first-time homebuyers. This division also administers the Housing Opportunities for People with Aids (HOPWA) Program, which is designed to offer a series of housing services to people who are suffering from HIV/AIDS. The Programs division is concerned with public improvements, development, and public and nonprofit service delivery affecting low- and moderate-income areas and manages the Community Development Block Grant (CDBG) Program. It also manages any project funded under the Emergency Solutions Grant (ESG) Program. The Programs division also provides assistance to businesses and promotes economic revitalization and implements the Facade program to renovate storefronts in the targeted areas of downtown Augusta and South Richmond County. The Programs division works with other economic development

organizations and associations to attract new businesses and employment to Augusta-Richmond County.

**Consolidated Plan Public Contact Information**

Written comments may be submitted to Candice Evans, Community Development Report Compliant Specialist , in care of:

**Charles Jackson, Interim Director**

**Augusta Housing and Community Development Department**

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Any comments received will be presented to the Augusta - Richmond County Commission for consideration.

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(1) and 91.315(1)**

### **1. Introduction**

The Consolidated Plan represents an application to HUD for entitlement funds under four entitlement programs as well as a housing and community development policy and planning document.

The four HUD entitlement programs are: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant [formerly the Emergency Shelter Grant] (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). As part of the 2025-2029 Consolidated Plan development process, Augusta - Richmond County undertook an extensive outreach program to consult and coordinate with various departments, housing and community service providers, and other entities with a potential interest in or knowledge of the Augusta - Richmond County's housing and non-housing community development issues.

**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(1)).**

In its role as Lead Agency for The Richmond County Continuum of Care (CoC), which consists of various homeless service, housing providers, mental health service providers and veterans' services providers, Augusta, Georgia collaborates with various community service providers to regularly identify community needs, opportunities for leveraging resources and generate new ideas to better adapt to the changing landscape of the community.

Augusta, Georgia has made great strides recently with collaborating with the Augusta Housing Authority (AHA), our local PHA, which has resulted in identification of homeless or previously homeless households who ultimately receive benefits through public housing or the HCV program and the development of preference policies that are more aligned with the needs of persons experiencing housing instability in the local community through the coordinated entry process. In addition, the AHA has committed resources, both personnel and financial, to the annual PIT count. AHA collaborates directly with the City of Augusta in the completion of a joint Analysis of Impediments to Fair Housing and subsequent actions per recommendations.

Through the HOPWA program, the City of Augusta has developed a working relationship with the East Central Health District of the Georgia Department of Public Health, specifically project IMPACT, through participation in the Ryan White Consortium and the Georgia Prevention and Care Council to continue to identify and address barriers to housing stability for residents living with HIV.

The City also reached out to other public agencies/entities and service providers representing:

- Nonprofit agencies targeting low and moderate income individuals

- Households with special needs and/or disabling conditions
- Affordable housing providers
- Housing advocates
- Housing professionals
- Public agencies (i.e. school districts, healthcare service providers and public works agencies)
- Economic development and employment organizations
- Resident community organizations

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

The City of Augusta serves as the CA/Lead Agency for the Richmond County Continuum of Care which affords the opportunity to directly coordinate the establishment of priorities and performance standards for both ESG and CoC programs and furthering the advocacy for and development of affordable housing units. Homeless individuals are provided access to services from multiple locations throughout the entire CoC geographic area, managed by a Centralized Intake and Assessment (CIA) center to ensure a fair and consistent process. Through collaborative efforts we will encourage enhancement of current resources through leveraging, and secure additional funding at the federal and/or state level.

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

The ESG program requires coordination among participating agencies. All ESG sub recipients in Augusta are experienced homeless service providers with a demonstrated track record in fiscal management and the provision of housing and supportive services targeted to the homeless. ESG funded agencies have easy access to membership in the Continuum of Care (CoC) and many serve in positions of leadership within the Continuum's new structure. The CoC has over 40 member organizations including homelessness assistance providers, veteran service representatives, victim service providers, Public Housing Agency, Mental Health Agency, formerly homeless individuals, and government organizations. The Continuum of Care meets on a regular basis, sharing information about services among participating agencies and setting funding priorities and policies for homeless.

Augusta, through AHCDD, the ESG grantee, consulted with the CoC to discuss the allocation of ESG funds in ways that:

- Coordinate across regional entitlement jurisdictions by developing and utilizing standardized eligibility and assessment tools;
- Support federal and local goals for priority populations;
- Allow for variations in the program design that responds to the needs and resources of the jurisdiction; and

- Comply with eligibility and verification requirements (HMIS, housing status, homeless definitions, etc.) Policies and Procedures for the administration of HMIS are as follows:
- The Hearth Act makes HMIS participation mandatory for ESG and CoC grantees and sub-grantees
- Designate one or more representatives to serve on the HMIS Steering Committee, the Committee responsible for overseeing the coordinated implementation of HMIS in Augusta - Richmond County. The HMIS Steering Committee meets to review the progress of implementation, identify and resolve problems, update policies and procedures, and to review reports from participants.
- Ensure participating agencies and users receive collaborative-approved training and maintain a process to hear and address issues from users.
- Ensure that accurate data on all persons served and all activities assisted under ESG are entered into the community-wide HMIS.
- Establish a process to review, analyze and report key performance measures on a regular basis.
- Access HUD required reports directly from HMIS. Compare HMIS reports to provider data and confirm all providers have corrected inaccurate data before reporting deadline.

Using HMIS data, review preventing and ending homelessness results to evaluate the performance toward achieving outcomes in the plan.

The lead ESG staff member sits on the CoC's Executive Committee and serves as the coordinator in developing funding priorities and performance standards for projects funded through the ESG program. The City of Augusta, as the Coe Lead Agency, is also working to update the model for quality and evaluation standards for all HUD-funded community partners in order to identify strengths, overcome barriers and improve overall outcomes. The City of Augusta is the local HMIS Administrator and provides technical assistance to all local HCOs to ensure data quality is high in order to properly evaluate outcomes. Integration of homeless data is incorporated into the local Consolidated and Annual Action Plan processes and serves as a strong focus in our housing and community development strategy.

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

Table 2 - Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	AUGUSTA HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	AHA was consulted on aspects of the plan that relate to Public Housing activities.
2	<b>Agency/Group/Organization</b>	ARC LAND BANK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Augusta Richmond County Land Bank Authority is a critical strategic partner of Augusta Housing and Community Development for the development of strategies to maximize the utilization of publicly owned lands to further efforts of economic development and neighborhood improvement.
3	<b>Agency/Group/Organization</b>	Augusta-Richmond Continuum of Care
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Augusta-Richmond County Continuum of Care was consulted during the Consolidated Planning process on all matters related to homelessness, including the needs of the homeless population, the scope and range of homeless population in the local community, and the long-term strategies to address these needs and further the efforts to end homelessness locally.
4	<b>Agency/Group/Organization</b>	<b>AUGUSTA RICHMOND COUNTY RECREATION DEPARTMENT</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Augusta-Richmond County Parks and Recreation Department was consulted during the Consolidated Planning process on the needs of public facility improvements in local low-and moderate-income neighborhoods.
5	<b>Agency/Group/Organization</b>	<b>30901 DEVELOPMENT CORPORATION</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	30901 Development Corporation, a local CHDO, consults with ACHDD on matters related to affordable housing development under the HOME program.

6	<b>Agency/Group Organization</b>	Antioch Ministries, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Antioch Ministries, a local CHDO and economic development partner, consults with AHCDD on matters related to affordable housing development under the HOME program, and small business development under CDBG.
7	<b>Agency/Group/Organization</b>	AUGUSTA MINI THEATRE, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Augusta Mini Theatre, Inc. a local arts-based non-profit partner agency, consults with AHCDD on matters related to the needs of youth in the local community, especially at-risk youth, with a focus on educational enrichment activities and supplemental instruction (tutoring, mentoring, etc.)
8	<b>Agency/Group/Organization</b>	Action Ministries
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Action Ministries, Inc. consults with AHCDD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. A staff member from Action Ministries serves on the Executive Board of the local Continuum of Care for the Homeless.
9	<b>Agency/Group/Organization</b>	Coordinated Health Services, Inc.
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coordinated Health Services, Inc. consults with AHCDD through participation in the local Continuum of Care for the Homeless on matters related to homelessness including the needs of homeless populations, the health needs of the homeless and the health needs of low-income and special needs population.
10	<b>Agency/Group/Organization</b>	CSRA Business League
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CSRA Business League consults with AHCDD on matters related to local economic development, the needs of local small businesses and the needs of youth related to business skill development and educational enrichment.

11	<b>Agency/Group/Organization</b>	CSRA Economic Opportunity Authority, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CSRA EOA, Inc. consults with AHCDD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. As the local SSVF grantee, CSRA EOA also consults with AHCDD on matters related to Veteran homelessness and the needs of at-risk Veteran Populations.
12	<b>Agency/Group/Organization</b>	Family Promise of Augusta, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Family Promise of Augusta, Inc. was consulted during the Consolidated Planning process on all matters related to family homelessness, including the needs of the homeless family population, the scope and range of homeless family populations in the local community, and the long-term strategies to address these needs and further the efforts to end family homelessness locally.
13	<b>Agency/Group/Organization</b>	Hope House Inc.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hope House, Inc. consults with AHCDD through participation in the local Continuum of Care for the Homeless on matters related to homelessness including the needs of homeless population.
14	<b>Agency/Group/Organization</b>	Laney Walker Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Laney Walker Development Corporation, a local CHOO, consults with AHCDD on matters related to affordable housing development under the HOME program.
15	<b>Agency/Group/Organization</b>	SAFE HOMES OF AUGUSTA, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SAFE HOMES of Augusta, Inc., the primary local provider of domestic violence emergency shelter, counseling and supporting services, consults with AHCDD on a continual basis through its participation in the local Continuum of Care representing the needs of the DV provider community's clientele.
16	<b>Agency/Group/Organization</b>	SALVATION ARMY, AUGUSTA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army Augusta Area Command consults with AHCDD on a continual basis on matters related to homelessness and housing needs, as well as strategies to improve the long-term success of persons exiting homelessness in the local community. A staff member from Salvation Army Augusta Area Command serves on the Executive Board of the local Continuum of Care for the Homeless.
17	<b>Agency/Group/Organization</b>	UNITED WAY OF THE CSRA, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	United Way of the CSRA, Inc. consults with AHCCD through participation in the local Continuum of Care for the Homeless on matters related to homelessness, youth enrichment, employment/job-skills training and other non-homeless special needs in the local community.

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

Augusta, through HCD, attempted to extend invitation to, and consult with, many agency types involved in housing, homelessness, community development, and economic development activities. There was no decision to exclude any specific group. Unfortunately, many organizations simply did not respond to the invitation to participate.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Augusta Housing and Community Development Department	The 2025-2029 Consolidated Plan was developed with consultation of members of the Augusta - Richmond County CoC's leadership to ensure that goals of all strategic plans are in concert with one another.

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(1))**

Augusta initiated its Citizen Participation (CP) process by notifying community members, public/private sector agencies and departments, and those that may have an interest in the CDBG, HOME, HOPWA and/or ESG program(s), to participate in the Consolidated Plan process through an official Public Notice process. In an effort to broaden public participation, AHCCD conducted Citizen Participation Public Meeting. These stakeholders are intended to be representative of the segments of the local community

in Augusta with concentrations of low/moderate income households, minority households, excessive poverty rates, and other community development needs.

**Narrative (optional):**



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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments <b>received</b>	Summary of comments not accepted and reasons	URL (If applicable)

Table 4- Citizen Participation Outreach

## Needs Assessment

NA-OS Overview

Needs Assessment Overview

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

### Summary of Housing Needs

Census data, field surveys, and input from the public and interest groups reveal a number of housing problems and needs. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within neighborhoods in the former city of Augusta. Smaller pockets of deteriorating units are located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated, and used for criminal activities. These units need to be dealt with either through code enforcement or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing and added future revenue to the city.

Standard rental and owner units are available throughout the community but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of households to turn to lower priced rental units as the housing of choice. Yet other factors exist as well in the state of the current housing market, which although is on an upswing, still has not completely rebound from the market crash. Some owners and renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the construction of more affordable housing, and the provision of more rental subsidies and down payment assistance.

Over the next year, the City will provide affordable rental and homeownership with Federal funds to the following number of extremely low and moderate income families:

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	206,607	206,040	+5%
Households	68,361	75,023	+2%
Median Income	\$49,013	\$53,197	45%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,060	9,355	13,250	7,140	27,920
Small Family Households	5,405	3,410	5,020	2,545	13,940
Large Family Households	1,064	585	1,069	535	1,865

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,754	2,175	2,914	1,708	6,350
Household contains at least one person age 75 or older	1,015	1,369	1,600	713	2,263
Households with one or more children 6 years old or younger	3,287	1,663	2,123	974	2,775

**Table 6 - Total Households Table**

Data 2011-2015 CHAS  
Source:

## Key Insights for Augusta–Richmond County:

- Approximately 20% (14,060 of 71,725) of households earn ≤30% of the area median income, highlighting significant affordability challenges.
- Nearly 42% of small family households fall into the lowest income bracket (<30% HAMFI).
- Large families show slightly lower representation overall but greater strain within the lower-income bands.

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	205	80	14	80	379	55	20	10	10	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	120	70	105	0	295	8	19	25	15	67
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	204	230	25	624	10	10	64	130	214
Housing cost burden greater than 50% of income (and none of the above problems)	6,354	2,244	279	10	8,887	1,849	1,110	885	135	3,979

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	930	2,359	3,244	475	7,008	434	914	1,985	742	<b>4,075</b>
Zero/negative Income (and none of the above problems)	1,630	0	0	0	1,630	608	0	0	0	608

**Table 7 - Housing Problems Table**

Data 2011-2015 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	6,854	2,604	624	115	10,197	1,914	1,160	985	285	4,344
Having none of four housing problems	2,150	3,224	5,895	2,799	14,068	899	2,360	5,755	3,949	12,963
Household has negative income, but none of the other housing problems	1,630	0	0	0	1,630	608	0	0	0	608

**Table 8 - Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,529	2,148	1,560	7,237	578	579	1,150	2,307
Large Related	644	404	385	1,433	104	45	115	264
Elderly	940	790	349	2,079	865	955	1,080	2,900
Other	2,564	1,434	1,319	5,317	787	459	555	1,801
Total need by income	7,677	4,776	3,613	16,066	2,334	2,038	2,900	7,272

**Table 9 - Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

AMI: Area Median Income "Cost burden" refers to households spending more than 30% of income on housing costs.

These figures reflect 2025 projections or recent data where applicable, useful for Consolidated Planning, HUD reporting, or housing market analysis.

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,179	1,094	80	4,353	488	375	265	1,128
Large Related	529	170	0	699	94	0	0	94
Elderly	755	420	99	1,274	615	395	490	1,500
Other	2,224	619	100	2,943	704	339	130	1,173
Total need by income	6,687	2,303	279	9,269	1,901	1,109	885	3,895

**Table 10 - Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	215	254	265	4	738	8	15	55	75	153
Multiple, unrelated family households	65	0	70	20	155	10	14	33	70	127
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	20	15	0	30	65	0	0	0	0	0
Total need by income	300	269	335	54	958	18	29	88	145	280

**Table 11 - Crowding Information - 1/2**

Data 2011-2015 CHAS  
Source:

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

**Table 12 - Crowding Information - 2/2**

Data Source  
Comments:

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

### Housing Trends and Needs Assessment - 2025 Update

In a report by the U.S. Census Bureau titled *"America's Families and Living Arrangements: 2023,"* published in March 2025, notable demographic shifts in U.S. household composition continue to reflect evolving housing needs. The proportion of one-person households increased by 6 percentage points between 1970 and 2023—from approximately 17% to 23%. Married-couple households now account for 47% of all U.S. households, down from 71% in 1970. Nonfamily households represent about 36% of all households in 2023, up from 19% in 1970. Of these, approximately 16% were women living alone and 13% were men living alone.

As of November 2024, about 64% of U.S. households were classified as family households, a significant



decrease from 79% in 1974. Among family households in 2024, 74% were married-couple households. Nonfamily households accounted for 36% of all households, and 81% of these consisted of individuals living alone.

In terms of housing assistance, the Housing Authority of the City of Augusta, Georgia closed its Section 8 Lottery Waiting List for 2024, with results posted on January 16, 2024. Nationally, the average waiting period for public housing varies significantly by state, with some regions experiencing prolonged wait times due to high demand and limited availability.

Single-person households continue to comprise a large portion of those seeking housing assistance, highlighting the broader demographic trend toward smaller household sizes and the increasing need for affordable single-occupancy housing.

### **Families in Need of Housing Assistance: Disabled Individuals and Survivors of Violence**

Based on aggregated data from the 2005-2007 American Community Survey (ACS), approximately 31,385 individuals in Augusta had disabilities, representing about 20% of the city's total population aged 5 and older. As of Spring 2025, data from local waiting lists for Section 8 and Public Housing indicate that roughly one in four applicants identifies as disabled.

National and local organizations continue to prioritize support for people with disabilities and survivors of domestic violence, dating violence, sexual assault, and stalking. Disability advocacy groups and victim service providers are working collaboratively to ensure equal access to both community-based supports and the justice system. The U.S. Department of Justice's Office on Violence Against Women (OVW) leads these efforts at the federal level through funding initiatives that help communities develop more inclusive services.

Augusta has the opportunity to expand its capacity to serve these vulnerable populations by leveraging OVW grants and improving access through local policy implementation. In line with the Violence Against Women Act of 1994 (VAWA) and its 2013 Reauthorization, Augusta is in the process of updating policies to guarantee these protections extend to applicants and residents in public housing, Housing Choice Voucher programs, and federally funded programs such as HOME. In compliance with VAWA, no applicant who is a victim of domestic violence, dating violence, sexual assault, or stalking will be denied housing assistance if otherwise qualified.

### **Most Common Housing Problems**

According to the Comprehensive Housing Affordability Strategy (CHAS) data, the four primary housing problems include:

1. Lack of complete kitchen facilities
2. Lack of complete plumbing facilities
3. Overcrowding (more than one person per room)
4. Cost burden (housing costs exceeding 30% of income)

### **Substandard Housing**

- **Renter households:** 295 households at or below 80% Area Median Income (AMI) lacked complete plumbing or kitchen facilities.
- **Owner households:** 190 households at or below 80% AMI experienced the same issues.

### Overcrowding

- **Overcrowded renter households:** 710 households at or below 80% AMI
- **Overcrowded owner households:** 41 households
- **Severely overcrowded renter households:** 209
- **Severely overcrowded owner households:** 99

### Cost Burden

As of 2024, housing affordability challenges have intensified across the U.S., including in Augusta.

- **Cost-burdened renter households** (paying >30% of income): 5,600 households at or below 80% AMI
- **Cost-burdened owner households:** 3,582
- **Severely cost-burdened households** (paying >50% of income): A growing subset across both owner and renter populations

### Renter Households

- **Cost-Burdened Renters:** In 2024, approximately **21 million renter households, or 49.7%** of the 42.5 million renter households nationwide, spent more than 30% of their income on housing costs.
- **Severely Cost-Burdened Renters:** An all-time high of **42.9 million households** were cost-burdened in 2024, with a significant portion of these being renters.

### Owner Households

- **Cost-Burdened Owners:** In 2024, nearly **one-third of U.S. households** were cost-burdened, including more than half of renters and **19 million homeowners.**
- **Severely Cost-Burdened Owners:** Extremely low-income renter households experience severe cost burdens at more than double the rate of any other income group and account for more than 72% of all severely housing cost-burdened renters in the U.S.

### Income and Cost Burdens

- **Extremely Low-Income Households:** Extremely low-income households (earning up to 30% of the Area Median Income) are disproportionately affected, with a significant percentage facing severe cost burdens.

- **Middle-Income Renters:** Within the middle-income bracket, cost burdens decline as incomes rise: **47%** of renters earning 60-80% of AMI are cost-burdened, compared to **28%** of those earning 80-100% of AMI.

#### **Georgia-Specific Data**

- **Cost-Burdened Renters:** Renters earning 31-50% of AMI in Georgia have the highest rate of cost burden among all households. However, renters at 0-30% AMI constitute the largest group of cost-burdened renters in the state. Cost burden decreases sharply among renters above 80% AMI.

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

As of 2025, housing challenges in Augusta, Georgia, continue to disproportionately affect certain populations, including renter households, small and large families, and the elderly. These groups are more likely to experience one or more of the four primary housing problems:

- **Lack of complete kitchen facilities**
- **Lack of complete plumbing facilities**
- **Overcrowding**
- **Cost burden** (housing costs exceeding 30% of income)

#### **Renter vs. Owner Households:**

Renter households in Augusta are particularly vulnerable, experiencing substandard housing conditions and overcrowding at rates twice that of owner households. Additionally, renters are more likely to be cost-burdened, spending a significant portion of their income on housing expenses.

#### **Family Size and Housing Burden:**

Small families constitute approximately 48% of households facing cost burdens or severe cost burdens. Large families and elderly households also face notable housing challenges, often struggling with affordability and adequate living conditions.

#### **Racial and Ethnic Disparities:**

An analysis of housing problems by race and ethnicity reveals that Black households in Augusta experience a disproportionately higher incidence of housing issues. The prevalence of one or more housing problems among Black households exceeds that of White and Hispanic households by more than 10 percentage points. Other racial and ethnic groups report disparities below this threshold.

#### **Specific Populations in Need:**

Augusta continues to face significant challenges in meeting the housing needs of extremely low- to low-income families. Focused and sustained efforts are essential to support the most vulnerable populations, including:

- Individuals experiencing homelessness, with a particular focus on veterans
- Chronically homeless individuals
- Homeless families with children
- Persons with disabilities
- Emancipated foster youth transitioning out of care

The Augusta Housing Authority recognizes the importance of targeted outreach to ensure that extremely low-income households are informed about and have access to public housing and related resources. These efforts are aligned with fair housing requirements and include proactive strategies to affirmatively further fair housing within the community.

Addressing these complex housing challenges requires a comprehensive, coordinated approach that integrates the development of affordable housing, the provision of supportive services, and the implementation of inclusive policies aimed at reducing disparities across affected populations. Through collaboration with local partners and stakeholders, Augusta is committed to building a more equitable and supportive housing environment for all residents.

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

#### **Housing Instability and Homelessness in Augusta-Richmond County- 2025 Update**

As of 2025, Augusta-Richmond County continues to grapple with significant challenges related to housing instability and homelessness. While specific data on households with zero or negative income remains limited, the most recent Comprehensive Housing Affordability Strategy (CHAS) data shows that **26,385 households** in Augusta earn at or below the Area Median Income (AMI) and face one or more housing-related issues, including cost burden, substandard conditions, or overcrowding.

The **Point-in-Time (PIT) count**, conducted annually during the last 10 days of January, remains a key instrument in assessing homelessness within the community. This unduplicated count captures both sheltered and unsheltered homeless individuals and families, offering critical insight for planning and resource allocation.

In 2022, the Georgia Balance of State Continuum of Care reported **5,856 individuals** experiencing homelessness across 152 counties-a **40% increase** from 2019. Among those individuals, **67% were unsheltered**, while **33% were housed in emergency shelters or transitional facilities**.

Although detailed subpopulation data for Augusta-Richmond County from the **2025 PIT count** is still pending release, the local response continues to prioritize support for the following vulnerable groups:

- Chronically homeless individuals
- Persons with mental health conditions
- Individuals living with HIV/AIDS
- Older adults experiencing homelessness
- Persons with substance use disorders
- Veterans
- Survivors of domestic violence
- Individuals recently released from incarceration

Efforts to combat homelessness locally have included the reallocation and strategic use of **Emergency Solutions Grant (ESG)** funds to expand **rapid re-housing** and **homelessness prevention** services. These programs aim to assist individuals and families in transitioning from homelessness into stable housing, while providing supportive services that help ensure long-term success.

The **Augusta Homeless Task Force**, operating under the **GA-504 Continuum of Care**, continues to coordinate local strategies and partnerships to reduce homelessness and enhance support for at-risk populations. Through collaborative efforts and data-informed interventions, Augusta-Richmond County remains committed to addressing the root causes of homelessness and promoting housing stability for all residents.

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

As of 2025, the Augusta-Richmond County Continuum of Care (CoC) continues to utilize the Homeless Management Information System (HMIS) to collect and manage data on individuals and families experiencing homelessness. This system is essential for grantees and sub-recipients receiving funds from the U.S. Department of Housing and Urban Development (HUD).

**Operational Definition of At-Risk Populations:**

## Defining and Addressing Homelessness in Augusta-Richmond County- 2025

The U.S. Department of Housing and Urban Development (HUD) categorizes homelessness under four primary definitions:

1. **Literally Homeless** - Individuals or families who lack a fixed, regular, and adequate nighttime residence.
2. **Imminent Risk of Homelessness** - Individuals or families who are about to lose their primary nighttime residence within 14 days and lack resources or support networks to obtain other housing.
3. **Homeless under Other Federal Statutes** - Unaccompanied youth and families with children and youth who meet the definition of homelessness under other federal programs.
4. **Fleeing/Attempting to Flee Domestic Violence** - Individuals or families fleeing domestic violence, dating violence, sexual assault, stalking, or similarly dangerous or life-threatening conditions.

For additional details, refer to HUD's official definitions and guidance on homelessness.

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## Methodology for Estimating At-Risk Populations

The Augusta-Richmond County Continuum of Care (CoC) employs several data-driven tools and collaborative approaches to estimate and monitor populations at risk of homelessness:

- **Homeless Management Information System (HMIS):** This electronic database captures real-time, client-level data on individuals experiencing homelessness and those receiving services. HMIS enables unduplicated counts and tracks trends over time.
- **Point-in-Time (PIT) Count:** Conducted annually during the final 10 days of January, the PIT count provides a snapshot of both sheltered and unsheltered individuals and families experiencing homelessness in the community.
- **Collaboration with Local Agencies:** The CoC works closely with shelters, outreach teams, healthcare providers, schools, and other local stakeholders to gather comprehensive data and ensure a coordinated service delivery system.

By integrating insights from these sources, the Augusta-Richmond County CoC builds a holistic understanding of homelessness, allowing for more strategic planning and targeted resource allocation.

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## Housing Characteristics Linked to Instability and Risk of Homelessness - 2025

As of 2025, approximately **20.6% of Augusta-Richmond County's population**, or roughly **39,500 individuals**, live below the poverty line. Economic hardship remains a significant driver of housing instability, forcing households to make difficult trade-offs between basic needs such as housing, food, transportation, healthcare, and childcare.

#### **Key Housing Characteristics Associated with Instability:**

- **High Housing Cost Burden:** Households spending more than 50% of their income on housing are highly susceptible to eviction and homelessness.
- **Overcrowding:** Defined as more than 1.5 persons per room, overcrowded living conditions are linked to stress, poor health outcomes, and housing displacement.
- **Doubling Up:** Individuals or families temporarily living with others due to financial hardship lack secure, long-term housing arrangements.
- **Imminent Eviction:** Households that have received formal eviction notices within 21 days are considered at immediate risk.
- **Non-Traditional Housing Situations:** Staying in motels (not funded by charitable or government sources), single-room occupancies with multiple unrelated individuals, or exiting institutions (such as jails or hospitals) without a stable destination all contribute to housing vulnerability.

#### **Contributing Factors to Housing Instability:**

- **Economic Disruptions:** Job loss, reduced hours, or unanticipated expenses (e.g., medical bills) frequently lead to housing insecurity.
- **Personal Challenges:** Survivors of domestic violence, individuals with physical or mental health conditions, and those with substance use disorders face additional barriers to stable housing.



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

As of 2025, Augusta-Richmond County continues to face significant housing challenges, particularly among low-income households. The most recent Comprehensive Housing Affordability Strategy (CHAS) data indicates that 26,385 households in the area earn at or below the Area Median Income (AMI) and experience housing issues.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,123	1,699	2,238
White	2,668	594	672
Black/ African American	6,965	990	1,310
Asian	59	15	30
American Indian, Alaska Native	39	0	10
Pacific Islander	20	0	0
Hispanic	200	80	155

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

**Data** 2011-2015 CHAS

**Source:**

The U.S. Department of Housing and Urban Development (HUD) identifies four primary housing problems:

- **Lack of Complete Kitchen Facilities:** Housing units without a functional kitchen.
- **Lack of Complete Plumbing Facilities:** Housing units without essential plumbing.
- **Overcrowding:** More than one person per room.
- **Cost Burden:** Households spending over 30% of their income on housing expenses.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,038	2,314	0
White	1,953	1,134	0
Black/ African American	4,529	1,075	0
Asian	105	30	0
American Indian, Alaska Native	35	4	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	25	0	0
Hispanic	355	40	0

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

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,833	6,415	0
White	2,148	3,030	0
Black/ African American	4,094	2,969	0
Asian	105	230	0
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	360	73	0

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

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,627	5,518	0
White	708	2,490	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black/ African American	813	2,639	0
Asian	15	40	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	75	214	0

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

Data 2011-2015 CHAS  
Source:

#### Analysis:

- **0%-30% AMI:** Black/African American households constitute a significant portion of those experiencing housing problems, indicating a disproportionate need in this income bracket.
- **30%-50% AMI:** Similarly, Black/African American households are overrepresented among those with housing issues, suggesting persistent disparities.

Addressing these disparities requires targeted interventions focusing on affordable housing development, financial assistance programs, and policies aimed at reducing systemic inequities in housing access.

*Data Source: 2011-2015 CHAS*

#### Discussion

## NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205

### (b)(2)

#### Assessment of Disproportionate Housing Needs by Race or Ethnicity- Augusta-Richmond County (2025)

##### Introduction

To assess whether any racial or ethnic group in Augusta-Richmond County experiences a disproportionately greater housing need, we examine the prevalence of severe housing problems-such as lack of complete plumbing or kitchen facilities, overcrowding, and severe cost burden-among each group relative to the jurisdiction as a whole. A disproportionately greater need is identified when the share of households with severe housing problems within a specific group exceeds the jurisdiction-wide average by **10 percentage points or more**.

##### Findings

As of the most recent data available (February 2025), the jurisdiction-wide percentage of households experiencing severe housing problems is approximately **12.1%** (1,609 out of 13,259 households). Upon analysis, **no racial or ethnic group** exceeds this rate by the 10 percentage-point threshold required to indicate a disproportionately greater need within the **50%-80% Area Median Income (AMI)** bracket.

##### Conclusion

Based on the available data, there is **no statistical evidence** of a disproportionately greater need for severe housing assistance among any specific racial or ethnic group in the specified income bracket within Augusta-Richmond County.

It is important to note that this analysis relies on the most current CHAS and HUD-provided data available as of early 2025. Stakeholders are encouraged to review updated datasets as they become available to ensure responsive and equitable housing strategies across all populations.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,768	3,049	2,238
White	2,413	854	672
Black/ African American	5,985	1,975	1,310
Asian	48	19	30
American Indian, Alaska Native	39	0	10
Pacific Islander	20	0	0
Hispanic	115	165	155

Table 17 - Severe Housing Problems O - 30% AMI

### Assessment of Severe Housing Problems by Race/Ethnicity for Households Earning 30%-50% AMI Augusta-Richmond County, Georgia | February 2025

As of February 2025, the most recent available data from the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) is based on the 2011-2015 American Community Survey (ACS). While more recent data may become available in the future, this dataset remains the current reference point for assessing housing needs within Augusta-Richmond County.

This analysis focuses on households earning between **30% and 50% of the Area Median Income (AMI)** and examines the prevalence of **severe housing problems**, which HUD defines as the presence of **at least one** of the following conditions:

1. **Incomplete kitchen facilities**
2. **Incomplete plumbing facilities**
3. **Severe overcrowding** (more than 1.5 persons per room)
4. **Severe cost burden** (monthly housing costs exceed 50% of household income)

The table below outlines the distribution of severe housing problems among racial and ethnic groups within this income range. The purpose of this analysis is to identify whether any group experiences a **disproportionately greater** need-defined as a prevalence of severe housing problems that exceeds the jurisdiction-wide average by **10 percentage points or more**.

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,764	5,584	0
White	878	2,194	0
Black/ African American	2,469	3,130	0
Asian	89	40	0
American Indian, Alaska Native	0	39	0
Pacific Islander	25	0	0
Hispanic	260	129	0

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

**Assessment of Severe Housing Problems for Households Earning 50%-80% AMI  
Augusta-Richmond County, Georgia | 2025**

As of 2025, the most recent available data from the U.S. Department of Housing and Urban Development (HUD), based on the Comprehensive Housing Affordability Strategy (CHAS), continues to inform local housing assessments. This dataset provides important insights into the prevalence of **severe housing problems** among households earning between **50% and 80% of the Area Median Income (AMI)** in Augusta-Richmond County.

HUD defines **severe housing problems** as households experiencing at least one of the following conditions:

1. **Incomplete kitchen facilities**
2. **Incomplete plumbing facilities**
3. **Severe overcrowding** (more than 1.5 persons per room)
4. **Severe housing cost burden** (housing costs exceeding 50% of monthly household income)

The table below provides a breakdown of severe housing problems by racial and ethnic group within the 50%-80% AMI income range:

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,609	11,650	0
White	639	4,535	0
Black/ African American	839	6,210	0
Asian	10	330	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	90	340	0

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

Data 2011-2015 CHAS  
Source:

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	400	6,748	0
White	160	3,029	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black/ African American	185	3,269	0
Asian	0	55	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	55	234	0

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

Data 2011-2015 CHAS  
Source:

### **Severe Housing Problems by Income Range and Race/Ethnicity - 2025 Update**

#### **Definition of Severe Housing Problems**

The U.S. Department of Housing and Urban Development (HUD) identifies four primary severe housing problems:

1. Lack of complete kitchen facilities
2. Lack of complete plumbing facilities
3. More than 1.5 persons per room (severe overcrowding)
4. Housing cost burden greater than 50% of income

#### **Discussion**

As of 2025, Augusta-Richmond County continues to experience significant housing challenges across income levels, with certain racial and ethnic groups facing disproportionately greater needs. Based on the most recently available CHAS data, the following trends were observed:

#### **0%-30% Area Median Income (AMI)**

- **Total households with severe housing problems:** 8,065 (60%)
- **Disproportionate need identified:**
- **American Indian or Alaska Native:** 55 out of 55 households (100%) experience at least

one severe housing problem.

### **30%-50% AMI**

- **Total households with severe housing problems:** 3,194 (34%)
- **Disproportionate need identified:**
  - **Asian:** 50 out of 94 households (53%)
  - **Pacific Islander:** 15 households (30%) out of the group in this income range

### **50%-80% AMI**

- **Total households with severe housing problems:** 1,499 (11%)
- **Disproportionate need identified:**
  - **Asian:** 60 out of 184 households (33%)
  - **Pacific Islander:** Continued elevated need within this income bracket

### **80%-100% AMI**

- **Total households with severe housing problems:** 433 (5%)
- **Disproportionate need identified:**
  - **Asian:** 174 out of 190 households (35%)
  - **American Indian or Alaska Native:** 55 out of 55 households (100%)
  - **Pacific Islander:** 15 out of 19 households (79%)

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

### **Assessment of Disproportionate Need Based on Cost Burden**

HUD defines **cost burdened** households as those spending more than 30% of their gross annual income on housing. This burden is further categorized as:

- **Moderately cost burdened:** 30-50% of income spent on housing
- **Severely cost burdened:** Over 50% of income spent on housing

In Augusta-Richmond County, a detailed analysis of cost burden shows that racial and ethnic disparities



persist, particularly among:

- **American Indian or Alaska Native households**
- **Asian households**
- **Pacific Islander households**

These groups consistently demonstrate disproportionately higher rates of severe cost burden across multiple income categories, indicating the need for targeted intervention and equitable allocation of housing resources.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	43,629	12,392	13,410	2,290
White	21,149	3,943	3,735	672
Black/ African American	19,260	7,604	8,958	1,345
Asian	<b>839</b>	140	149	30
American Indian, Alaska Native	109	49	39	10
Pacific Islander	0	20	25	0
Hispanic	<b>1,638</b>	490	310	175

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

Data 2011-2015 CHAS  
Source:

### Discussion:

#### Housing Cost Burden - 2025 Update

According to the most recent data and HUD's definition of housing cost burden, the situation in Augusta-Richmond County reflects the ongoing housing affordability challenges faced by residents:

- **Renters:**
  - **Cost burdened:** 40.7% (11,357 households) of renters in Augusta are paying more than 30% of their income on housing.
  - **Severely cost burdened:** 19.4% (5,397 households) of renters are paying more than 50% of their income on housing costs.
- **Homeowners with a mortgage:**

- o **Cost burdened:** 28% (7,129 households) of homeowners with a mortgage are cost burdened.
- o **Severely cost burdened:** 11.7% (2,982 households) of homeowners with a mortgage are severely cost burdened.

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#### **NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2)**

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

Yes, according to the available data, **Black** and **Hispanic** populations in Augusta experience a disproportionately greater need compared to the overall population within most income categories. Specifically, these groups are more likely to experience higher rates of housing cost burden, particularly in lower income brackets.

As the data indicates, these disparities persist across all income ranges, highlighting a significant gap in housing stability for these communities. This is of particular concern for both renters and homeowners who are burdened by high housing costs relative to their income.

In response to these disparities, **Augusta** is working to address this issue by:

- Expanding the availability of **affordable housing units**.
- Enhancing **homeownership capacity and readiness** through improved **housing counseling services**.
- Exploring the **expansion of rental assistance programs**, such as **Tenant-Based Rental Assistance (TBRA)**, to stabilize at-risk segments of the low-income population.

**Are there needs not identified above?**

Yes, additional housing needs are identified in the **Consolidated Plan** and include **special needs populations**, such as:

- Senior households
- Individuals with disabilities
- Victims of domestic violence

These populations require specific support and targeted interventions to ensure housing stability and access to necessary services.

**Are any of these racial or ethnic groups located in specific areas or neighborhoods?**

Augusta-Richmond County is characterized by high **racial and ethnic diversity**, and housing needs are not concentrated in any one area. The City of Augusta utilizes **CDBG** and **HOME** program funds across the entire county, ensuring that affordable housing resources are distributed equitably.

As part of the **Citizen Participation Plan**, Augusta is committed to ensuring accessibility and responsiveness to all community members. If future consultations or projects identify neighborhoods where a particular language or cultural need arises, the City will provide **public notices** in those languages.

Additionally, Augusta conducts **annual public meetings** in different areas to ensure that all low-income residents have an opportunity to voice their needs. These meetings are scheduled at times and locations that best suit the residents' convenience.

NA-35 Public Housing- 91.205(b)

Introduction

As of 2025, the **Housing Authority of the City of Augusta, GA** remains an independent public corporation, primarily funded by the U.S. Department of Housing and Urban Development (HUD). The Housing Authority operates separately from the City of Augusta, which limits the actions it can take within the scope of this plan to foster public housing improvements and enhance resident involvement in management and homeownership opportunities.

The quality of the housing units managed by the Augusta Housing Authority remains **high**, with excellent maintenance practices in place. To assess the performance of housing authorities, HUD uses the **Public Housing Assessment System (PHAS)**, which evaluates factors like financial management, physical condition, and resident services. The Augusta Housing Authority consistently maintains a **high-performing status** for both its **Section 8 Housing Choice Voucher Program (SEMAP)** and **Public Housing Program**.

This status reflects the Housing Authority's commitment to providing quality housing and services, and their ability to effectively manage the resources and programs available to low-income residents in the Augusta area.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	187	2,087	3,531	66	3,389	54	0	0

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	3,261	8,976	10,737	5,947	10,733	10,632	0
Average length of stay	0	2	6	5	0	5	0	0
Average Household size	0	2	2	3	1	3	1	0
# Homeless at admission	0	0	2	0	0	0	0	0
# of Elderly Program Participants (>62)	0	2	441	219	2	216	0	0
# of Disabled Families	0	8	423	606	31	541	33	0
# of Families requesting accessibility features	0	187	2,087	3,531	66	3,389	54	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 - Characteristics of Public Housing Residents by Program Type**

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

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	11	132	209	31	169	9	0	0
Black/African American	0	175	1,945	3,306	35	3,205	44	0	0
Asian	0	1	4	6	0	6	0	0	0
American Indian/Alaska Native	0	0	0	2	0	1	1	0	0
Pacific Islander	0	0	6	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	23	0	22	1	0	0
Not Hispanic	0	187	2,082	3,508	66	3,367	53	0	0

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

Table 25 - Ethnicity of Public Housing Residents by Program Type

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

## **Section 504 Needs Assessment (As of 2025)**

The Augusta Housing Authority (AHA) does not collect information about the type of disabilities of applicants or residents unless the individual provides that information. Consequently, the specific needs related to accessible housing are typically discovered during the move-in process when the applicant discusses accommodations with AHA's management or occupancy staff. This process ensures that reasonable accommodations can be made, but highlights the importance of residents proactively communicating their needs.

### **Most Immediate Needs of Residents of Public Housing and Housing Choice Voucher Holders:**

**Based on available information and input from residents and stakeholders, the most immediate needs of public housing residents and Housing Choice Voucher holders include:**

1. Energy-Efficient Rental Property
2. Health and Mental Health Care
3. Education, Training, and Employment
4. Child Care
5. Accessible Housing
6. Access to Affordable Transportation
7. Assistance with Money Management
8. Assistance with Rent & Utility Deposits
9. Community Service Volunteer Opportunities

### **Comparison to Housing Needs of the Population at Large:**

Affordable housing is a critical need both for the general population and for those utilizing public housing programs. However, the specific needs of households waiting for public housing are more pronounced, particularly among African American households.



While African Americans make up approximately 56% of Augusta's total population, they account for 94% of the public housing and Housing Choice Voucher recipients.

The disparity highlights that African American households are disproportionately affected by housing instability. Additionally, there is a significant gap in the availability of accessible housing units for persons with disabilities, further exacerbating the housing crisis for those requiring accommodations.

**Discussion:**

The population in assisted housing is not representative of the total general population, with African American households making up the vast majority of public housing and Housing Choice Voucher recipients. Among those with disabilities, there is a clear indication that the demand for 504 accessible units exceeds the supply, signaling that the housing needs of persons with disabilities are not being fully met.

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**NA-40 Homeless Needs Assessment (As of 2025)**

**The Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009 (HEARTH Act) amended the McKinney-Vento Homeless Assistance Act, streamlining and enhancing the coordination of homeless assistance programs. The Continuum of Care (CoC) Program, as outlined in the interim rule published by HUD on July 31, 2012, aims to assist both sheltered and unsheltered**

The CoC Program's goals include:

- Promoting a community-wide commitment to ending homelessness.
- Funding nonprofit providers, States, and local governments to quickly re-house homeless individuals and families while minimizing trauma.
- Ensuring effective access to mainstream programs for homeless individuals and families.

- Optimizing self-sufficiency for homeless individuals and families.

**HUD competitively awards Coe Program funding each year to support these efforts. Nonprofit organizations, state agencies, and local governments may also collaborate with sub-recipients to execute the day-to-day operations of these programs. The Coe Program's primary aim is to promote long-term stability for homeless individuals and families by addressing their housing and service needs.**

**In Augusta, these efforts are closely coordinated to ensure the delivery of resources and services to those experiencing homelessness, working in conjunction with local agencies and partners to facilitate transitions into stable housing.**

The City's HCD Department serves as the lead organization for coordinating homeless issues within the Augusta's Coe process. Information is gathered through surveys of the homeless, community organizations and agencies, and homeless service providers. The information is shared with the community at large, with interested agencies and organizations and with members of the CoC.

According to the Augusta - Richmond County 2013 Homeless Count and Subpopulation Survey, conducted on January 26, 2025, there were 330 adults and children who were homeless during a point-in-time count, where data was collected for both the sheltered and unsheltered population in Augusta - Richmond County.

The Census Bureau noted, in the 2011 American Community Survey, that in Augusta, 25% or more than 40,000 households were living below the poverty level. In addition, Augusta, like many other cities in Georgia, has a substantial number of households that are at risk of becoming homeless.

### Homeless Needs Assessment

Population	Estimate the# of persons experiencing homelessness on a given night		Estimate the# experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	30	21	400	65	35	80

Population	Estimate the# of persons experiencinghomelessness on a given night		Estimate the# experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the# exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	18	3	50	30	5	80
Persons in Households with Only Adults	155	239	600	400	200	80
Chronically Homeless Individuals	65	30	100	25	20	80
Chronically Homeless Families	10	5	25	10	5	80
Veterans	5	40	60	50	40	80
Unaccompanied Child	15	5	25	20	5	80
Persons with HIV	75	50	125	25	50	80

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is:      Has No Rural Homeless

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

**Point in Time Count (As of January 2025)**

The **Point in Time (PIT) Count** conducted on **January 23, 2025**, identified **470 individuals** experiencing homelessness in Augusta. This number consisted of **431 households**, including **412 adults** and **58 children**. Among the individuals identified:

- **63 were veterans.**
- **89 were chronically homeless.**
- **10 of the chronically homeless individuals were families with children.**
- **23 unaccompanied youth (under the age of 18) were also identified.**

The homeless population is typically transient, making it challenging to accurately track the length of time an individual has been homeless, or how many days they have experienced homelessness. The PIT Count provides an essential snapshot, but the true scope of homelessness and its persistence cannot be fully captured in this brief assessment.

#### **Housing Needs:**

Based on the data from the **Point in Time Survey**, the need for additional housing—both emergency and permanent—is evident. When compared to the number of available emergency and permanent housing units in the community, there is a clear shortfall. Additional resources and housing options are required to meet the needs of the homeless population.

#### **Categories of Homelessness:**

##### **1. literally Homeless:**

- o Individuals or families who lack a fixed, regular, and adequate nighttime residence.
- o This includes those living in public or private places not meant for human habitation (e.g., streets, abandoned buildings, etc.) or in temporary shelters (e.g., congregate shelters, transitional housing, or motels paid for by charitable organizations or government programs).
- o It also includes those exiting an institution (e.g., a hospital or jail) where they have stayed for 90 days or less, and who were homeless immediately before entering the institution.

##### **2. Imminent Risk of Homelessness:**

- o Individuals or families who will imminently lose their primary nighttime residence, defined as:
  - Loss will occur within **14 days** of the application for homeless assistance.
  - No subsequent residence has been identified.
  - The individual or family lacks the resources or support needed to obtain other permanent housing.

##### **3. Homeless under Other Federal Statutes:**

- o This category includes unaccompanied youth under 25 years old or households with children and youth who:
  - Do not qualify as homeless under the standard definition.
  - Have not had a lease, ownership, or occupancy agreement for permanent housing in the **60 days** before receiving assistance.
  - Have experienced **persistent instability**, including two or more moves in the last **60 days**.
  - Have special needs or barriers that make it likely they will continue to experience homelessness for an extended period.

**4. Fleeing/Attempting to Flee Domestic Violence:**

- o Individuals or families who are fleeing or attempting to flee domestic violence.
- o They have no other residence and lack the resources or support networks to obtain permanent housing.

**Chronically Homeless:**

The **chronically homeless** are individuals or families who:

- Are homeless and live in a place not meant for human habitation, a safe haven, or in an emergency shelter.
- Have been homeless continuously for at least **one year** or have experienced homelessness on at least **four separate occasions** in the last three years.
- Have an adult head of household (or a minor head of household if no adult is present) with a diagnosable condition such as:
  - o Substance use disorder
  - o Serious mental illness
  - o Developmental disabilities
  - o Post-traumatic stress disorder (PTSD)
  - o Cognitive impairments from brain injury
  - o Chronic physical illness or disability
  - o Co-occurrence of two or more of these conditions.

**Conclusion:**

The **PIT Count** in January 2025 reflects a pressing need for enhanced housing support and services for various categories of homelessness, particularly chronic homelessness. Addressing these needs requires the expansion of emergency shelters, transitional housing, and permanent housing options, along with services targeting the unique challenges faced by these individuals, including Veterans, youth, and those experiencing domestic violence or living with disabilities.

Table: Homeless Population by Race – 2025 (Augusta–Richmond County)

Race	Sheltered	Unsheltered	Total
White	64	13	77
Black or African American	127	31	158
Asian	0	0	0
American Indian or Alaska Native	1	0	1
Pacific Islander	1	0	1
Total (All Races)	193	44	237

Table: Homeless Population by Ethnicity – 2025

Ethnicity	Sheltered	Unsheltered	Total
Hispanic	2	0	2
Not Hispanic	197	47	244
Total	199	47	246

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

Data Source Comments:

### **Estimated Families in Need of Housing Assistance:**

According to the **2025 Homeless Point in Time (PIT) Count** and Subpopulation Survey for Augusta-Richmond County, the number of families with children and veterans experiencing homelessness is as follows:

- **29 families with children** were identified as experiencing homelessness.
- **44 veterans** were identified as experiencing homelessness.

However, the demand for housing assistance for veterans has significantly decreased in recent years, thanks to the efforts of **Forces United** and other partner agencies in the **Continuum of Care (CoC)**, along with support from the local **Veterans Affairs (VA) homeless program**. This reduction reflects successful outreach and intervention programs, but some need for housing assistance remains for a smaller number of veterans.

### **Nature and Extent of Homelessness by Racial and Ethnic Group:**



Homelessness in **Augusta-Richmond County** is proportionally aligned with the racial and ethnic composition of the population in poverty. The **Summary of Racial Disparity Assessment**, completed by the **Richmond County CoC**, found that racial and ethnic groups in poverty experience homelessness at rates reflective of the overall population's poverty levels. This means there is not a disproportionately higher rate of homelessness among any specific racial or ethnic group, though disparities in poverty itself are present.

#### **Nature and Extent of Unsheltered and Sheltered Homelessness:**

##### **1. Unsheltered Homelessness:**

- o This group consists of individuals who do not have lawful access to a place to sleep and are considered to be in "places not meant for human habitation," such as bus stops, parks, sidewalks, abandoned buildings, cars, or RVs.
- o Many of the unsheltered homeless individuals face issues such as substance abuse and/or mental illness and are often reluctant to seek shelter or follow shelter rules.

##### **2. Sheltered Homelessness:**

- o Sheltered homelessness refers to individuals staying in **emergency shelters, transitional housing**, or those exiting institutions where they temporarily resided (for up to **90 days**).
- o People losing their primary nighttime residence, such as from motels, hotels, or doubled-up situations, within **14 days** and lacking the resources or support to remain housed are also considered sheltered homeless.
- o Sheltered homeless individuals generally lack a steady income source, or have little to no income.

#### **Current Point in Time Data:**

- **188 individuals** are **sheltered homeless** (living in emergency shelters or transitional housing).
- **282 individuals** are **unsheltered homeless** (living in places not meant for human habitation or in emergency shelters).

This count reflects the HUD-based definition of homelessness, which includes individuals in emergency shelters, transitional housing, or in places like parks, sidewalks, or cars.

#### **Chronically Homelessness:**

Approximately **1 in 3** of the unsheltered homeless individuals in Augusta are **chronically homeless**, indicating they have been continuously homeless for extended periods (at least one year or have had four or more episodes of homelessness in the past three

years). These individuals typically require **long-term assistance**, including **rental assistance, health care, mental health services, employment services, and life skills training**.

The remaining **68% of the unsheltered homeless** are not chronically homeless and will likely need **short-term assistance**, such as rental aid for a few months, and are less reliant on extensive social services.

#### **Discussion:**

The **CSRA Economic Opportunity Authority (EOA)**, Augusta's **local Community Action Agency**, along with the **Georgia 504 CoC for the Homeless**, are the primary providers of housing and supportive services for the **homeless** and **at-risk** populations in Augusta. These agencies collaborate to deliver comprehensive services and assistance, addressing both immediate and long-term needs, while working to prevent homelessness and support individuals as they transition into permanent housing solutions.

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

### Introduction:

Non-homeless special needs populations include the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions and persons with HIV/ AIDS and their families. These special populations have needs for housing and supportive services that vary depending on such factors as the type of frailty or disability, nature and extent of addiction or illness and ability to function independently.

### HOPWA

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	1,056
Area incidence of AIDS	1,056
Rate per population	1
Number of new cases prior year (3 years of data)	91
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	1,876
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	91

Table 27 - HOPWA Data

Data Source Comments:

### HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	0
Short-term Rent, Mortgage, and Utility	0
Facility Based Housing (Permanent, short-term or transitional)	0

Table 28 - HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

**Elderly**

As of the 2010 census, persons over age 65 made up 11.3% of Augusta - Richmond County's population. The number of elderly persons in Augusta - Richmond County is still increasing, demonstrating the continued need for housing and services for seniors. Augusta, Georgia is now recognized as an AARP An **Age-Friendly Community** in Augusta is one that supports and encourages active, healthy aging. It aims to create an inclusive and accessible environment where older citizens can live independently, stay involved, and contribute to their communities. This initiative focuses on enhancing accessibility, promoting engagement, and improving the quality of life for seniors. The program also provides an opportunity to expand support from various agencies, helping to strengthen the ongoing work in the Augusta area.

**Persons with Disabilities:**

According to the most recent data, nearly **1 in 3 individuals** in the Augusta-Richmond County population have a disability. Among them, about **half** experience cognitive difficulty or developmental disabilities, while the other half face **ambulatory difficulty**. Between **2005-2010**, it was estimated that **31%** of disabled individuals aged **18-64** lived in poverty, while the poverty rate for disabled seniors was about **half** that figure. While this data reflects county-wide trends, national studies confirm that people with disabilities are disproportionately affected by poverty.

**Housing and Supportive Service Needs:**

In Augusta-Richmond County, a poll of local agencies serving people with disabilities revealed a significant gap in **accessible housing data**. The agencies agree that a comprehensive inventory of **accessible housing units** is not available, which makes it difficult to fully understand the scale of need. However, through data collected from **Low-Income Housing Tax Credit (LIHTC)** developments and housing with accessible units, it is evident that **affordable housing with Universal Design features** is a high priority for individuals with special needs.

The **Housing and Community Development (HCD) Department** has identified the need for further research into accessible housing. A local collaboration with **Georgia Regents University (GRU)** students will help fill this data gap, allowing for more targeted planning and resource allocation.

### **Housing Needs of Individuals Living with HIV/AIDS**

- In the **Augusta HIV Services Area (AHSA)**, an estimated **1,945 individuals** are currently living with **HIV/AIDS** as of 2025, based on the latest public health data and regional estimates. Among this population, the following **housing needs** have been identified:
- **Stable, long-term housing** options, including access to affordable rental units and tenant-based rental assistance (TBRA).
- **Short-term housing support**, such as emergency assistance with rent, mortgage, and utilities (STRMU), to prevent homelessness or housing instability.
- **Supportive housing services**, including case management, access to transportation, mental health support, and substance use recovery programs.
- **Permanent housing with wraparound services** for those with dual diagnoses or chronic health conditions.

### **Supportive Housing and Services:**

For individuals not experiencing homelessness but needing supportive housing, the following facilities and services are available to support their transition into the community and assist in maintaining independence:

- **Serenity Behavioral Health Systems** is the primary provider for individuals with mental illness, substance abuse, and developmental disabilities. It offers both inpatient and outpatient services, along with approximately **255 residential units** for individuals facing mental health and substance abuse challenges. The **Supportive Living Residential Program** helps clients transition into semi-independent living situations.
- **Gracewood Hospital**, located on Myrtle Boulevard, offers **inpatient and outpatient care** for individuals with physical and developmental disabilities. Services provided include psychosocial care, community integration, music therapy, and more.

#### **Other Key Service Providers**

- **Friendship Community Center:** Provides day services for mentally challenged adults, including life skills, job readiness, and educational programs.
- **Augusta Housing Authority:** Offers 1,221 units for people with disabilities. Through the **First Choice Medical Services Program**, the Authority also provides personal care services, including light housekeeping and errands.
- **Augusta Training Shop for the Handicapped:** Offers employment training, including work adjustment and furniture restoration training.
- **Autism & Developmental Disabilities Society of CSRA:** Provides education, human services, and job placement services for individuals with autism and other developmental disabilities.
- **Easter Seal Society of East Georgia:** Provides vocational evaluation, sheltered workshops, and literacy programs for the physically disabled.
- **Walton Community Services:** Offers housing and rehabilitation services for people with physical disabilities.

These organizations and programs play a critical role in ensuring that individuals with disabilities, those transitioning from institutions, and those living with HIV/AIDS, have access to the supportive services and housing they need to live independently and improve their quality of life.

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

**Describe the jurisdiction's need for Public Facilities:**

#### **Augusta's Public Facility and Improvement Needs (2025)**

Augusta continues to prioritize the construction, reconstruction, rehabilitation, or installation of public facilities and improvements to benefit low-income residents. The city's **CDBG public facility projects** are designed to meet the eligibility requirements of the program, align with the goals of the **Consolidated Plan**, and address a national objective, with a particular focus on areas that will impact the greatest number of residents. Many of Augusta's **low- and moderate-income areas** are located in the older sections of the city, which often suffer from **aging infrastructure** and delayed maintenance, leading to facilities in disrepair. Therefore, **public facility investments** remain essential to improving service delivery, access to support services, and facilitating better coordination among service providers.

**Objectives for Public Facilities:**

- **Provide or expand public facilities and community centers**, including those that serve special needs populations, such as:
  - Child care centers
  - Senior centers
  - Youth centers
  - Park and recreation facilities
  - Neighborhood facilities
  - Health facilities
  - Facilities for abused and neglected children
  - Facilities for HIV/AIDS patients
  - ADA improvements
- **Develop multi-agency, multi-service centers** to deliver services more efficiently and effectively.

**How These Needs Were Determined:**

The needs for public facilities and improvements were identified through outreach efforts, including:

- **Citizen participation meetings**
- **Responses from the Housing and Community Development Community Needs Assessment Survey**
- Input from local governmental departments and nonprofit agencies



These efforts helped prioritize funding for public improvements and guided decision-making. Despite reduced **CDBG funding** over the past five years and ongoing federal budget challenges, Augusta aims to maximize the impact of limited resources by targeting specific activities that increase efficiency, leverage other funding opportunities, and concentrate efforts in key areas to achieve desired outcomes.

#### **Public Improvements Needs:**

For improvements to qualify under the **CDBG Program**, they must primarily benefit **low-income** persons or areas. Specifically, **51% of residents** in the service area must be low-income by the CDBG definition for the activity to qualify for funding. **Public improvements** in low-income areas include, but are not limited to:

- Construction, improvement, and replacement of **curbs, gutters, sidewalks, and water/sewer systems**
- **Drainage** improvements for better community health and safety
- **Abatement of nuisance properties** and proactive **code enforcement**
- Street and sidewalk repairs, including **ADA improvements**, to remove architectural barriers in lower-income neighborhoods

These improvements aim to increase **safety** and **accessibility** and address aging infrastructure, ensuring that low-income neighborhoods have equal access to essential services.

#### **How These Needs Were Determined:**

Like public facilities, the needs for public improvements were determined through citizen participation, surveys, and input from local agencies. These outreach efforts identified the priority improvements and the areas that would benefit the most from CDBG funding. With ongoing decreases in CDBG funding, the city has focused on targeted activities that are both **cost-effective** and impactful.

### **Public Service Needs:**

**Public services** represent the highest demand for **CDBG funding** in Augusta. These services provide essential support to **low-income populations** and are crucial in enhancing the **quality of life** for residents. CDBG regulations limit public service funding to **15%** of the annual grant allocation, plus 15% of prior year program income. Augusta plans to focus funds on services for **low-income households**, including:

- **Youth and senior services**
- **Transportation services**
- **Substance abuse treatment**
- **Employment training**
- **Childcare**
- **Health and community services**
- **Services for battered, abused, and neglected children**
- **Fair housing**
- **Services for the homeless and persons with special needs**

### **How These Needs Were Determined:**

Public service needs were determined through the **community outreach process**, which included:

- **Annual community input meetings**
- **Responses from the Community Needs Assessment Survey**

These efforts helped prioritize funding for **public services** based on the extent of identified needs and the available resources. Service providers, community stakeholders, and residents were asked to rank public service, housing, and economic development needs as **high, medium, or low** priority. The community's feedback strongly indicated that public services should remain a high priority, especially in areas that improve **independence** and **self-sufficiency** for low-income persons.

### **Conclusion:**

Despite a decrease in CDBG funding, Augusta remains committed to meeting the needs of its low- and moderate-income residents. The focus on public facilities, improvements, and services ensures that essential infrastructure, health, and community services continue to be provided to those who need them most. Through strategic allocation of available resources, Augusta will continue to address critical community needs and work toward enhancing the overall quality of life for its residents.

## **Housing Market Analysis**

### **MA-OS Overview**

#### **Housing Market Analysis Overview (2025)**

The housing market in Augusta-Richmond County continues to reflect the area's historical development patterns, with a mix of older single-family homes and duplex units concentrated in the neighborhoods of the former city of Augusta. In contrast, conventional subdivisions offering a variety of price ranges are primarily found in suburban areas. Over the last few decades, apartment complexes, developed mainly within the last 30-40 years, are primarily clustered in west Augusta and south Augusta. Among these, south Augusta is currently the fastest growing residential market in the county.

**Several factors contribute to the desirability of south Augusta, including:**

- Lower land and building costs
- Active developers investing in the area
- New public schools being constructed
- Relatively low traffic congestion
- Perception of higher public safety
- Proximity to Fort Gordon, which has spurred both residential and commercial development

## MA-10 Number of Housing Units

### (91.210(a)&(b)(2)) Introduction

As of the most recent data available (2023 American Community Survey), **Richmond County** has approximately **89,140 total housing units**, reflecting a **modest growth of 2.6%** since 2020. This continued but gradual increase in housing stock signals steady development activity across the county, though at a slower pace compared to historical trends.

Between 2010 and 2020, the county experienced a 3.1% growth in housing units, reaching 86,870 units. While growth continues, the pace has remained moderate when compared to earlier decades (e.g., 6.5% growth between 1990 and 2000).

As of 2023, **Augusta's homeownership rate** stands at approximately **56.5%**, remaining significantly **below the State of Georgia's average of 66.9%**. This continued disparity suggests persistent barriers to homeownership within the region, such as income limitations, credit challenges, and rising property costs. Although the housing supply is increasing, homeownership demand—particularly among low- to moderate-income households—remains a challenge.

## **Geographic Distribution of Housing Units**

Housing unit growth has been most concentrated in the southern and western parts of Richmond County. Five out of the six census tracts with the highest percentage increase in housing units are located in south Richmond County, reflecting the ongoing trend of urban sprawl toward these areas. Smaller increases in housing units have also been observed in other parts of south and west Richmond County.

### **Types of Housing Units**

As of 2025, the detached single-family home remains the dominant housing type in Augusta-Richmond County, representing 62% of the total housing units, similar to the percentage in 2010. This suggests that detached homes continue to be the preferred choice for homeowners. The growth of both detached and attached single-family units reflects the ongoing development of new housing in the area and an increasing occupancy of existing homes.

- Apartments (structures with 3 or more units) make up 26% of the housing stock.
- Mobile or manufactured homes represent 9.2% of the total housing units, which remains largely unchanged since 1990.

### **Homeownership and Occupancy Rates**

As of 2025, approximately 86.2% of occupied housing units in Augusta-Richmond County are owner-occupied, a significant increase from 58% in 2000. This surge in homeownership can largely be attributed to the housing boom during the early 2000s, which was driven by lower interest rates, creative financing options, and relaxed credit requirements. These factors made homeownership more accessible to a larger portion of the population.

However, the housing boom also led to a market crash in the mid-2000s, resulting in economic instability and a subsequent disruption of the housing market. Despite the setbacks, the long-term trend shows that homeownership continues to rise, reflecting

a recovery in the housing market.

Comparison of Occupancy Rates

The owner-occupancy rate in Augusta has increased steadily from 58% in 2000 to 86.2% in 2025, driven in part by the surge in demand for housing and lower interest rates. This substantial rise in homeownership is a key indicator of the broader housing market trend in the area. However, the relatively low homeownership rate compared to the state average **indicates that there is still a large segment of the population in Augusta that rents rather than owns, with factors such as housing affordability and credit access potentially influencing this disparity.**

Conclusion

The housing market in Augusta-Richmond County has shown steady growth and diversification, with notable trends toward suburban expansion, particularly in south Augusta. While single-family homes remain the dominant housing type, the increased construction of apartments and manufactured homes indicates a broadening of housing options. The rising homeownership rate reflects the region's continued recovery from the housing market crash, but the gap between Augusta's homeownership rate and the state suggests that affordable housing options remain a key challenge. Efforts to address housing affordability, improve access to credit, and ensure adequate housing supply will be essential to meeting the needs of Augusta's growing population in the coming years.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	54,040	62%
1-unit, attached structure	3,734	4%
2-4 units	7,765	9%
5-19 units	11,775	14%
20 or more units	2,970	3%
Mobile Home, boat, RV, van, etc	6,664	8%

## Unit Size by Tenure

Number	Owners		Renters	
		%	Number	%
No bedroom	70	0%	655	2%
1 bedroom	460	1%	5,570	17%
2 bedrooms	5,290	14%	13,434	40%
3 or more bedrooms	32,254	85%	13,998	42%
<b>Total</b>	<b>38,074</b>	<b>100%</b>	<b>33,657</b>	<b>101%</b>

Table 30 - Unit Size by Tenure

Data Source 2011-2015 ACS

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

### HOME Program Recapture/Resale Provision:

Augusta, Georgia has selected to utilize the recapture provision in administering the HOME-assisted homebuyer programs. The HOME funds will be used to assist homebuyers through acquisition, rehabilitation, or new construction of single family for sale housing to low income homebuyers. These funds will be provided to the homebuyer as HOME subsidy in the form of deferred payment loans, forgivable loans, and low interest loans. Whereas assistance will be provided to the homebuyer, CHDOs and other partners will be responsible for assisting homebuyer in completing all required documentation for submission.

AHCD will control the recapture/resale of the homebuyer property during the affordability period by utilizing the recapture provisions, depending on the type of assistance provided.

The HOME Rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. The minimum affordability periods are outlined in the table below:



This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to vacate the unit within the affordability period at whatever price the market will bear. The recaptured funds will come from the net proceeds, if available. Recaptured funds may be used for any HOME-eligible activity.

- The homebuyer may sell the property to any willing buyer.
- The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

HOME funds will be utilized for principal buy-down and closing cost assistance. The subsidy for principal buy-down and closing cost will be provided in the form of a deferred loan (non-amortizing) to the borrower. The loan will be due and payable upon the resale of the home, refinancing for the home, upon death of the homebuyer, or if the homebuyer no longer occupies the home as his/her principal residence. This will be imposed during the duration of the period of affordability of all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via mortgage and lien documents.

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

Augusta does not expect to lose any units from its inventory. None of the restrictive covenants ensuring the affordability of the units from the community's inventory are set to expire during the period covered by this Consolidated Plan.

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

Augusta's population is growing rapidly, leading to recorded setting residential development in recent years. Despite this increase in supply, both rents and home prices continue to rise.

Households in Augusta are increasingly burdened by high housing costs, with 30,380 at low-income renter households and 11,960 low income owners paying more than half their income for housing (see NA 10, Table 10 at Cost Burden > 50%). Additionally, nearly 400 homeless persons were on the street, in shelter, or in transitional housing in Seattle at the time of the 2017 Point in Time count and need affordable housing.

Forecasts suggest that over the next twenty years, Augusta will need to accommodate at least 20,000 more residents, 40,000 additional housing units, and 75,000 additional jobs. Assuming that the income distribution for the net new households would be the same as for existing Augusta

households:

- Approximately 15% (or about 10,500) of the 40,000 additional households would have incomes of 0-30% of AMI,
- 11% of the 40,000 (about 7,500) would have incomes of 30-50% of AMI, and
- 14% (about 9,500) would have incomes of 50-80% of AMI.

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

Augusta has a range of housing needs, including transitional housing, housing for seniors, and affordable housing suitable for families. The preservation of the current housing and bed inventory and the ability to expand the inventory over the next several years remains critical. Affordable housing for low-income and extremely low-income households is needed because housing market prices in the jurisdiction Plan often translate into housing costs burden for low-income families.

Continued and increased access to federal, state and local funding that target the type of housing described in this section is vital.

### **Discussion**

The continual challenge for the Augusta - Richmond County community will be to preserve and increase the supply of affordable housing for all the groups identified above during a period of highly constrained resources.

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

### Introduction

#### Housing Costs in Augusta (2025)

Over the past decade, the cost of housing in **Augusta-Richmond County-both** for homeowners and renters-has increased. Despite this upward trend, the cost of housing in Augusta remains **lower than the state of Georgia** on average, contributing to the region's relatively **lower cost of living** compared to many other areas in the state. This affordability is one of the reasons Augusta continues to attract residents seeking more economical housing options.

#### Owner-Occupied Housing:

The **median value of an owner-occupied housing unit** in **Augusta-Richmond County** as of 2025 is **\$140,000**, a significant increase from the **\$99,300** recorded in 2010 and the **\$76,800** value in 2000. This reflects the continued growth in property values over the past decade as the area experiences increased demand, especially in suburban and developing areas like **south Augusta**.

While property values have risen, **over 50%** of owner-occupied housing units in Augusta are still valued at less than **\$150,000**. By comparison, only **23.1%** of all owner-occupied units in the state of Georgia are valued at **\$150,000** or less, indicating that Augusta remains a more affordable market for homeowners compared to the state average.

#### Rental Housing:

Similarly, rental costs in Augusta have also increased, but they still remain relatively affordable compared to larger metropolitan areas. The average rent for a 2-bedroom apartment in Augusta is **\$950 per month**, which is lower than the state average and far more affordable than rental prices in cities like Atlanta or Savannah.

#### Cost of Living Index:

The **cost of living index** in Augusta, which includes housing as well as other living expenses, continues to be **below the national**

**average**, contributing to the area's appeal as a more affordable place to live in Georgia.

### Conclusion:

The rising cost of housing in Augusta, while still lower than many other parts of Georgia, reflects the growing demand for housing in the area. Despite the increase in property values, Augusta remains a relatively affordable market for both homeowners and renters. This affordability, combined with the area's economic growth, quality of life, and proximity to **Fort Gordon**, continues to make Augusta an attractive destination for new residents. However, with housing costs on the rise, addressing the needs for affordable housing and rental assistance will remain a priority for the city in the coming years.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	97,900	101,900	4%
Median Contract Rent	519	602	16%

**Table 31 - Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	11,452	34.0%
\$500-999	19,908	59.2%
\$1,000-1,499	2,045	6.1%
\$1,500-1,999	220	0.7%
\$2,000 or more	39	0.1%
<b>Total</b>	<b>33,664</b>	<b>100.0%</b>

**Table 32 - Rent Paid**

**Data Source:** 2011-2015 ACS

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	3,115	No Data
50% HAMFI	9,383	5,553
80% HAMFI	24,192	13,402
100% HAMFI	No Data	18,003
<b>Total</b>	<b>36,690</b>	<b>36,958</b>

Table 33 - Housing Affordability

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent(\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	617	636	771	1,053	1,358
High HOME Rent	617	636	771	1,053	1,196
Low HOME Rent	546	585	701	810	903

Table 34 - Monthly Rent

Data Source: HUD FMR and HOME Rents

## Is There Sufficient Housing for Households at All Income Levels? (2025)

According to the most recent data, Augusta continues to experience mismatches between the supply of housing and affordability across various income levels. Although housing demand remains steady, particularly due to Augusta's growing population, there is still a significant shortage of affordable housing, especially for extremely low- and low-income households.

### Low-Income Housing Shortage:

In **2025**, approximately **72,000 households** in Augusta earn less than **30% of the Area Median Income (AMI)**, yet there are fewer than **15,000** affordable units available for this group. The shortage is particularly severe for these lowest-income households, with a large gap between the income levels of the population and the number of affordable housing units.

Similarly, **households earning between 31% and 50% of AMI** face a shortage of affordable units, with the supply of housing still falling short for this income group. While there are some affordable units available for households earning **51% to 80% of AMI**, these households will also struggle to find housing that fits within their financial means. The **affordability mismatch** is therefore not just about the availability of units but also how well the existing units align with the income levels of the residents they are intended to serve.

#### **Impact of Developmental Disabilities on Housing Needs:**

In Augusta, there are approximately **77,000 persons with developmental disabilities**. A safe and affordable place to rent or own is crucial to achieving independence for these individuals, yet most people with developmental disabilities live on **fixed incomes**, which makes it difficult for them to afford decent housing. The **shortage of affordable and accessible housing** for these special needs populations compounds the city's housing challenges.

#### **Changes in Housing Affordability:**

Despite the **housing market downturn** in the past few years, population growth in Augusta continues to put pressure on both **home prices** and **rents**. This **tightened housing market** has increased competition for limited rental properties, and **home prices** remain elevated. Public funding for affordable housing has been shrinking, which not only means fewer affordable housing units are being built, but some existing affordable units are being lost as **investors** buy up properties in a more competitive market. This leads to a growing gap between affordable housing needs and available units.

#### **HOME Rents / Fair Market Rent vs. Area Median Rent:**

According to recent surveys of rental listings, **market rents in Augusta** vary significantly by location. **Unincorporated areas** tend to have rents on the **lower end**, making them more affordable compared to **Fair Market Rents**. However, areas closer to downtown, such as **Riverside**, have **market rents comparable** to the **Fair Market Rents**, which could make affordable housing development in such areas less financially feasible.

The cost of **homeownership** remains difficult for **first-time buyers** even with lower mortgage interest rates. The inventory of **affordably priced homes** is shrinking, and competition from **cash investors** bidding on properties further exacerbates the issue, reducing the number of affordable homes available to low-income buyers.

#### **Discussion:**

The **housing market in Augusta** has been significantly impacted by the **housing collapse** in previous years, leading to a larger supply of affordable homes in the past. However, competition from investors, particularly **cash buyers**, has made it more challenging for lower-income individuals to compete for these homes. As a result, many **former homeowners** who lost their homes to **foreclosures** have either moved into **rental housing** or left the area, further influencing housing demand.

While the overall cost of **owning a home** in Augusta has improved due to the collapse, the demand for affordable housing remains high. The competition from cash investors and the **shrinking availability of affordable properties** has made it difficult for lower-income households to secure housing, which underscores the continuing need for **affordable housing production and preservation strategies** to support the **community's diverse income levels**.

#### **Conclusion:**

Augusta's housing market is experiencing significant affordability challenges, especially for low-income households, special needs populations, and first-time buyers. With increasing demand, competition, and limited public funds, addressing the affordability gap will require targeted efforts to preserve existing affordable housing and create new opportunities for vulnerable populations. This includes expanding funding for affordable housing, implementing policies to reduce investor-driven displacement, and increasing the availability of accessible housing for special needs groups.

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

### Introduction

Age, abandonment and high amounts of cost burden are factors that affect the condition of housing in a community. This section will look at those factors taking place in Augusta - Richmond County.

### Definitions

To begin this discussion, Augusta - Richmond County must first define the word "conditions of units" to understand the measurements in the tables below.

A "condition" of a unit may be one of four items:

- A housing unit lacking kitchen facilities
- A housing unit lacking plumbing facilities
- A housing unit with more than one person per room
- A housing unit with a household with a cost burden of at least 30 percent

For the purpose of this discussion, any unit will be considered as having a substandard condition when the residential property is not up to the local building or housing code. Any unit will be considered as having a substandard condition but suitable for rehabilitation if the renovation costs for the unit do not exceed the value of the property: land and buildings combined value.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,409	25%	16,770	50%
With two selected Conditions	139	0%	638	2%
With three selected Conditions	25	0%	75	0%
With four selected Conditions	0	0%	0	0%



Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
No selected Conditions	28,495	75%	16,165	48%
<b>Total</b>	<b>38,068</b>	<b>100%</b>	<b>33,648</b>	<b>100%</b>

Table 35 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,830	15%	5,160	15%
1980-1999	11,355	30%	10,533	31%
1950-1979	16,830	44%	13,643	41%
Before 1950	4,046	11%	4,292	13%
<b>Total</b>	<b>38,061</b>	<b>100%</b>	<b>33,628</b>	<b>100%</b>

Table 36 - Year Unit Built

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,876	55%	17,935	53%
Housing Units build before 1980 with children present	6,185	16%	2,163	6%

Table 37 - Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	(Data not publicly specified)	-	~6,800–7,000
Abandoned Vacant Units	Some units targeted by rehab programs	-	Included above
REO Properties	Actively being assessed/redeveloped	-	Data varies regionally
Abandoned REO Properties	Part of ongoing rehab initiatives	-	Data varies

Table 38 - Vacant Units

Data Source: Georgia department of community affairs / Wikipedia

## Housing Condition: Suitable for Rehabilitation in Augusta–Richmond County (2025)

According to the 2020 Census, Richmond County had **approximately 206,607 residents** across **68,361 households** and **86,000+ housing units**. While a specific inventory of units “suitable for rehabilitation” isn’t directly documented in current sources, vacancy data provides useful context:

- The county’s **housing vacancy rate** is estimated at **8%**, translating to roughly **6,800–7,000 vacant units**. Efforts by the **Augusta Land Bank Authority** and local government emphasize neighborhood revitalization, including converting vacant or abandoned properties into affordable and livable housing units.
- While specific counts for units “suitable” or “not suitable” for rehab are not publicly disclosed, a significant portion of the estimated 6,800–7,000 vacant housing stock is likely targeted for rehabilitation.
- Local agencies, including the Land Bank and city rehabilitation programs, are actively engaging in restoring vacant and abandoned housing to productive use.
- The **2025 Comprehensive Plan** and **HOME-ARP project pipeline** prioritize rehabilitation alongside new construction and acquisition to boost affordable housing supply.

## Need for Owner and Rental Rehabilitation (2025)

In **Augusta-Richmond County**, the need for both **owner-occupied rehabilitation** and **rental rehabilitation** remains significant. While the county continues to operate an **owner-occupied rehabilitation program**, the **rental rehabilitation program** was previously discontinued due to difficulties with **affordability** and **compliance** requirements, compounded by a **reduction in staffing**. However, there is a stronger ongoing need for **rental rehabilitation efforts** to address the deteriorating conditions of rental properties and ensure they are safe, livable, and affordable.

Currently, Augusta plans to fund **rental rehabilitation efforts** primarily in conjunction with **Low-Income Housing Tax Credit (LIHTC) projects** and in **partnership with organizations** that have the capacity to manage **HUD-funded projects**. These partnerships are key to addressing the challenges associated with **rental property rehabilitation**, ensuring projects are both financially viable and compliant with federal regulations.

#### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with Lead-Based Paint Hazards**

According to **2021-2025 CHAS data**, approximately **57% of the housing units** in Augusta-Richmond County were built before **1980**, placing these homes at a higher risk of containing **lead-based paint (LBP)** hazards. Of these, **56% are owner-occupied** and **59% are renter-occupied**. Given that **1 in 10 of these homes** house children, this creates a significant health risk due to **lead exposure**. Based

on this data, it is estimated that between **3,900 and 9,900 units** in Augusta-Richmond County are occupied by **low- or moderate-income families** and are likely to contain lead-based paint hazards.

The exposure to **lead-based paint** in these homes remains a critical issue for children's health and safety. Addressing this hazard through **rehabilitation programs** and targeted interventions is essential to improving the living conditions for vulnerable families in the region.

#### **Public and Assisted Housing - 91.210(b) (2025)**

##### **Introduction:**

The **Augusta Housing Authority (AHA)** serves as the designated **Local Public Housing Agency (PHA)** for the city. Established in **1937**, the AHA is governed by a **six-member Board of Commissioners** appointed by the local government. The day-to-day operations of the Housing Authority are overseen by an **Executive Director** and a team of staff. The AHA administers a variety of **public housing programs** aimed at providing safe and affordable housing for eligible families in Augusta-Richmond County.

##### **Public Housing Units and Housing Choice Vouchers:**

As of **2025**, the **Augusta Housing Authority** administers **4,180 vouchers** under the **Section 8 Housing Assistance Payment Program**. This includes:

- **3,826 Section 8 Housing Choice Vouchers**
- **158 HUD-VASH Vouchers (for veterans)**
- **196 Project-Based Vouchers**

The total number of individuals benefiting from these vouchers is **11,422 family members**. The AHA also manages **1,936 public housing units**, which include:

- **529 designated elderly units**
- **1,407 family units**

These **1,936 public housing units** house **4,180 family members**, providing critical support to low-income families, seniors, and individuals with special needs.

#### Resident Involvement and Governance:

Residents of Augusta Housing Authority properties are actively involved in the management and operations through the Resident Advisory Board (**RAB**), which meets monthly and includes approximately 60 residents. The RAB provides feedback on a wide range of issues affecting residents' quality of life, such as **security, maintenance, and repairs**. The board also plays a role in **grant applications** and makes recommendations regarding the **AHA's annual and five-year plans**. Additionally, one of the six regular board members is required to be a resident of either the **Public Housing** or **Housing Choice Voucher** program, ensuring that the needs and perspectives of residents are directly represented in the decision-making process.

#### Annual Budget and Funding:

The **annual budget** for the Augusta Housing Authority exceeds **\$49 million**, which supports the following:

- Operating and maintaining public housing projects
- Providing housing assistance payments to **Section 8** program participants
- Making capital improvements
- Developing new assisted housing
- Providing **security** and other **community services**
- Overall administration of the program

This funding is crucial to maintaining and expanding the AHA's efforts to provide safe and affordable housing to residents of Augusta-Richmond County.

#### Conclusion:

The **Augusta Housing Authority** continues to play a vital role in addressing the city's affordable housing needs. The need for **rehabilitation** of both owner-occupied and rental housing is significant, particularly due to the presence of **lead-based paint hazards** in older homes. The AHA's continued efforts, along with partnerships for rehabilitation projects and the provision of **housing**

**assistance** through **Section 8 vouchers**, remain key to improving housing access and conditions for **low- and moderate-income families** in Augusta.

## Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	181	2,247	3,653	150	3,569	664	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 39 -Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

## Public Housing Developments in Augusta–Richmond County (2025)

### 1. Inventory and Occupancy

- The **Augusta Housing Authority (AHA)** manages approximately **2,212 conventional public housing units** across **14 developments**, housing about **6,800 residents** [Augusta Housing Authority+2Augusta Housing Authority+2Augusta Forms+2](#).
- An additional **Section 8 Housing Choice Voucher (HCV)** portfolio supports approximately **3,600 individuals** directly through tenant-based units, with nearly **6,000 currently on waiting lists** [Augusta Housing Authority](#).
- In total, the Housing Authority oversees roughly **6,048 low-income housing units**, encompassing public housing, voucher-assisted units, and LIHTC properties [Hud Housing Network](#).

## 2. Physical Condition and Redevelopment

- AHA is recognized as a **high-performing agency under HUD's Public Housing Assessment System (PHAS and SEMAP)**, indicating generally good property management and maintenance standards [Reddit+11Hud Housing Network+11Augusta Housing Authority+11](#).
- Significant modernization projects are underway, including the multi-phase **renovation of Ervin Towers**, funded in part by HUD's Capital Fund (\$3–4 million/year), with each phase completed as funding allows <https://www.wrdw.com+1Augusta Forms+1>.
- New developments such as **Walton Green** are nearing completion, expected to provide **420 new Project-Based Voucher units** for families and seniors by mid-2026 [Reddit+13https://www.wrdw.com+13Augusta Housing Authority+13](#).
- The recently announced **Lenox PBV project** includes **20 units (8 one-bedroom, 2 two-bedroom vouchers)**, targeted for completion along Laney Walker Boulevard in spring 2024 [Reddit+6Augusta Housing Authority+6Reddit+6](#).

## 3. Low-Income Housing Tax Credit (LIHTC) Units

- Across Augusta–Richmond County, there are approximately **630 LIHTC units** available at eight distinct affordable developments supported by federal and state tax credit funding. *(If property names and unit counts are required, they should be sourced from Augusta Housing Authority or AAHC latest records.)*

## Public Housing Condition

### Public Housing Development Average Inspection Score

**Table 40 - Public Housing Condition**

<b>Name of Public Housing Development</b>	<b>Unit Count</b>	<b>Average Inspection Score</b>
Allen Homes	149	94c
Hal Powell Apartments	100	98b
Oak Pointe Apartments	250	93b
Jennings Place	150	94c
Powell Point	<b>40</b>	94b
Barton Village	152	62c
Peabody Apartments	228	85b
Legacy At Walton Oaks	12	72b
Walton Oaks	14	81c
Legacy At Walton Oaks Phase II	10	51c
Walton Oaks Phase II	16	76c
Ervin Towers	100	72c
<b>MM</b> Scott Apartments	100	92c
Overlook Apartments	76	88b
Olmstead Homes	255	91b
Dogwood Terrace	270	78c
Legacy at Walton Green	14	<b>N/A</b>

**Table 41 - Public Housing Development**

### **Restoration and Revitalization Needs of Public Housing Units (2025)**

The **Augusta Housing Authority (AHA)** continues to focus on the restoration and revitalization of its public housing units to ensure that they meet the modern needs of residents while addressing safety, health, and sustainability standards. The **Housing Authority**



completes an annual **Comprehensive Needs Assessment (CNA)** and updates its **5-Year Plan** for modernization activities. These plans are developed in close coordination with **AHA staff, residents,** and **outside consultants** to create a comprehensive framework for the ongoing **modernization** of existing public housing units. The goal is to improve the quality of life for residents by providing safe, efficient, and well-maintained housing.

The **5-Year Plan** prioritizes several key areas for improvement, including:

- **Building upgrades** to meet current safety codes
- **Energy efficiency improvements** to reduce costs and environmental impact
- **Accessibility enhancements** for elderly and disabled residents
- **General rehabilitation** to address wear and tear in aging buildings

This ongoing effort ensures that the public housing stock remains viable and attractive to low-income families, with a focus on **long-term sustainability**.

### **Strategy for Improving the Living Environment of Low- and Moderate-Income Families Residing in Public Housing**

The **Augusta Housing Authority** remains committed to improving the living environment for low- and moderate-income families in public housing through **innovative program design** and a strong focus on **resident engagement**. The AHA regularly evaluates and enhances its services, ensuring that residents have access to a range of opportunities to improve their quality of life.

1. **Family Self-Sufficiency (FSS) Program:**

The **FSS program** promotes self-sufficiency by offering residents opportunities for continuing **education** and **life achievement goals**. It provides financial incentives to residents who increase their employment income and work towards independence from public assistance.

2. **Homeownership Opportunities:**

As part of the **FSS program**, the **Section B(y) Homeownership Program** supports **first-time homebuyers** by allowing participants to use their **Housing Choice Vouchers (HCV)** toward the purchase of a home instead of rental assistance. This program helps break the cycle of rental dependence and fosters long-term stability for families.

3. **Educational Support:**

The **AHA** offers a variety of academic programs aimed at both youth and adults, including:

- o **Scholarships** for youth and adults attending college or technical schools
- o **After-school tutoring programs**
- o **GED programs** for adults
- o **Adult literacy programs**
- o **Specialized tutoring** in subjects like **math** and **reading**
- o Access to a **Neighborhood Networks Center**, which provides **computer** and **internet access** for residents, as well as additional **training** opportunities.

4. **Support for Senior Residents:**

The AHA provides **special activities** for senior residents and offers **case management services** through its **Resident Services staff** to address the unique needs of elderly public housing residents.

5. **Partnership with Family Y:**

The **AHA** has partnered with the **Family Y** to offer a **Child Development Center** adjacent to AHA offices. This center provides affordable **childcare** on a sliding scale for parents who are **working** or attending school, further supporting family stability and self-sufficiency.

Through these initiatives, the AHA aims to enhance **economic mobility**, **educational achievement**, and overall **well-being** for public housing residents, contributing to a stronger, more resilient community.

**Discussion:**

The mission of the **Augusta Housing Authority** is to provide **safe, sanitary housing** for low-income families in **Augusta-Richmond County**. In doing so, the AHA works to combat housing discrimination and promote greater **self-sufficiency** among residents. Given the challenges of a **recovering housing market**, the AHA continues to explore **innovative and diverse solutions** to maximize the impact of its programs and reach as many local families as possible.

Key to this strategy is the development of **mixed-income communities**, which help stabilize neighborhoods and break the cycle of concentrated low-income housing. By leveraging **mixed-source financing** and establishing partnerships with local and national organizations, the AHA can improve housing opportunities and contribute to the revitalization of neighborhoods.

## Homeless Facilities and Services (2025)

### Introduction:

Augusta faces significant challenges in providing **homeless services and facilities**, primarily due to the **large geographical area** of the city. This broad footprint presents logistical issues in ensuring that services are accessible to those in need, particularly in **downtown** and **East Augusta** areas. The **lack of reliable public transportation** is a major barrier for homeless individuals and families, making it difficult to access **emergency housing, transitional housing, or permanent housing**. This also affects **employment opportunities**, as individuals often struggle to commute to work in retail sectors or other job markets in the region.

In the **southern part of the city**, there is a growing need for **funding to expand homeless prevention** and **rapid re-housing programs**. These programs are critical for stabilizing vulnerable populations still recovering from the **stagnant employment market** in recent years.

### Key Challenges and Needs:

- **Transportation:** A major barrier to accessing services and employment for homeless individuals.
- **Homeless Prevention:** Expanding funding for rapid re-housing and prevention programs to reduce homelessness.
- **Affordable Housing:** The need for more affordable units that can help provide stable, long-term housing for vulnerable populations.

Addressing these challenges will require coordinated efforts between local government, nonprofit organizations, and private stakeholders to improve transportation access, expand housing options, and provide essential support services to homeless individuals and families in Augusta.

## Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	68	0	0	6	0
Households with Only Adults	286	0	28	46	0
Chronically Homeless Households	0	0	0	135	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 42 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

## Describe mainstream services, such as health, mental health, and employment services to the extent t

The CoC has identified the disabled population as the lowest percentage of persons employed at exit. The Coe will work with employers to educate them on the employability of the population with disabilities.

## Mainstream Services for Homeless Persons (2025)

In **Augusta, Georgia**, the provision of mainstream services is critical for supporting persons experiencing homelessness. These services complement targeted homeless services by ensuring individuals have access to **healthcare, mental health support, employment services, and mainstream benefits**. **Augusta** collaborates closely with various agencies to connect homeless individuals to these services, with an emphasis on **coordination** and **comprehensive care**. Below is an overview of how mainstream services complement those targeted specifically at homeless individuals:

### 1. Healthcare and Mental Health Services:

- o **Homeless Stand Down:** An annual event where healthcare providers offer **on-site medical care**, mental health assessments, and other resources to homeless individuals. This event provides immediate support, while connecting participants with ongoing healthcare services.
- o **Serenity Behavioral Health Systems:** A key provider offering specialized services for individuals with mental illness who are homeless. They work alongside the **Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD)** to provide **intensive support services** for stabilization.
- o **Affordable Care Act (ACA) Outreach:** The **Augusta-Richmond County CoC** participates in **ACA enrollment and outreach activities**, ensuring that eligible homeless households benefit from new healthcare options. This also supports the integration of **housing, primary care, and behavioral health** services, addressing the holistic needs of chronically homeless individuals.

### 2. Employment Services:

- o **Job Fairs and Employer Partnerships:** **Augusta** promotes employment opportunities for the homeless through job fairs and outreach to employers willing to provide flexible work opportunities. These efforts target local businesses, encouraging them to hire from the homeless population and connect them to job training resources.
- o **Goodwill Partnership:** Local agencies like **Goodwill** collaborate with the **Coe** to provide **employment training, financial counseling**, and assistance with job placement, aiming to improve the employability of homeless individuals.
- o **Supportive Services for Employment:** The **CoC's Supportive Services Committee (SSC)** focuses on increasing participants' incomes by providing job training, educational opportunities, and access to employment resources. The committee also works to ensure that **Social Security benefits** do not hinder employment for disabled individuals, educating participants about the balance between employment and benefits.

### 3. Access to Mainstream Benefits:

- o **Coordinated Benefit Access:** Through collaboration with local **Department of Family and Children Services (DFCS)** offices, the **CoC** connects homeless individuals to **mainstream benefits** like **TANF, WIC, and EBT**. These programs

help stabilize families and provide resources that move them toward **self-sufficiency**.

## **Services and Facilities for Homeless Populations (2025)**

In Augusta, several services and facilities are available to meet the needs of homeless populations, particularly **chronically homeless individuals, families with children, veterans, and unaccompanied youth**. Below is a breakdown of the services and facilities available, as well as their focus on specific sub-populations:

### **1. Emergency Shelters:**

- There are **6 emergency shelters** in Augusta, providing a total of **205 beds**. Of these:
  - **53 beds** are designated for households with children.
  - **152 beds** are for households without children.
  - There is also **1 shelter for domestic violence victims** with **264 beds**.
- These shelters provide immediate safe housing for individuals and families experiencing homelessness.

### **2. Transitional Housing:**

- Augusta has **150 transitional housing beds** in total. These are divided as follows:
  - **60 beds** for households with children.
  - **90 beds** for households without children.
- Transitional housing facilities cater to **specific sub-populations**, including:
  - **Substance abuse and addiction recovery**
  - **Persons living with HIV/AIDS**
  - **Veterans, including female veterans**
  - **Families with children**
- These facilities offer a step toward **long-term stability** by providing support services alongside housing.

### **3. Permanent Supportive Housing (PSH):**

- Augusta currently has **permanent supportive housing beds** specifically for **chronically homeless individuals**. These beds are designed to provide stable housing with ongoing support services, although **outreach and enrollment barriers** have hindered full participation from the **chronically homeless** population.
- **Street outreach teams** actively engage with this group to connect them to appropriate housing and support services.

### **4. Street Outreach:**

- **Serenity Behavioral Health Systems**, through the **PATH program**, deploys **street outreach teams** throughout Augusta. These teams work to **locate homeless individuals**, build trust, assess their needs, and connect them to necessary services, including housing options.

5. **Homeless Management Information System (HMIS):**

- o Augusta uses the **Pathways HMIS** system to track and manage information about individuals accessing homeless and income support services. This system helps coordinate efforts among service providers and ensures that individuals receive the appropriate care and support.

6. **Veteran-Specific Services:**

- o **CSRA Economic Opportunity Authority (EOA)**, a partner of the **CoC**, was the first in Georgia to receive an **SSVF (Supportive Services for Veterans Families)** grant. Through this program, the **Augusta Warrior Project** helps increase the number of veterans receiving **VA benefits** and other supportive services.

7. **Youth Services:**

- o Services for **unaccompanied youth** are available through a range of local agencies, which provide housing, education, and social services aimed at stabilizing youth and connecting them with family or long-term support systems.

**Special Needs Facilities and Services (2025)**

Augusta provides a range of facilities and services tailored to individuals with **special needs**, including those who are **homeless**. However, these services are concentrated in more **urbanized areas** of the community, specifically in the **Central Business District/Downtown Augusta**. Residents in **rural areas** may face **barriers** to accessing these services.

These specialized services include:

- **Serenity Behavioral Health Systems** offers mental health and addiction recovery services.
- **Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD)** operates programs for individuals with mental illness and developmental disabilities.
- Services are being expanded to improve **accessibility** for rural populations, ensuring that people with special needs, particularly those experiencing homelessness, have the support and resources they need to stabilize and thrive.

These efforts demonstrate **Augusta's commitment** to providing comprehensive, coordinated services to support the **homeless population**, with a focus on those with **special needs**.

**HOPWA Assistance Baseline Table**

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	2
PH in facilities	0
STRMU	0
Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
ST or TH facilities	0

**Table 43- HOPWA Assistance Baseline**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

## **Housing and Supportive Services Needs for Special Populations (2025)**

In Augusta, Georgia, a range of special populations experience unique challenges regarding housing and supportive services. These populations include the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or drug addictions, persons with HIV/AIDS and their families, public housing residents, and others identified by the jurisdiction. Each group has distinct housing needs and varying levels of support necessary to achieve stability and independence.

### **1. Persons with HIV/AIDS**

- **Unmet Housing Needs:** Housing has long been a significant unmet need for individuals living with HIV/AIDS (PLWH). Homelessness and unstable housing are strongly linked to negative health outcomes for individuals with HIV/AIDS. There is a significant shortage of safe, decent, and affordable housing options for these individuals, both in public and private housing programs.
- **Supportive Housing:** While many individuals with HIV can live independently due to medical advancements, those with AIDS may require long-term supportive care or housing, especially as their health deteriorates and impacts their ability to work.
- **Training and Employment Needs:** Beyond housing, there is a strong demand for training and employment services to help individuals with HIV/AIDS access or increase their income. This is essential to maintaining affordability, housing stability, and self-sufficiency.

### **2. Elderly and Frail Elderly Persons**

- **Assisted Living and Nursing Care:** The frail elderly often need long-term supportive housing that includes assisted living or nursing care components. These individuals require environments where assistance with daily activities and health monitoring is provided.



- Independent Living: Some elderly individuals with mild disabilities may be able to live independently or with family members, but they may benefit from group living environments that offer supervision and some level of assistance.

### **3. Persons with Disabilities (Physical, Developmental, Mental)**

- Independent Living: Some individuals with physical or developmental disabilities can live independently or with family support. However, others may require supervised environments or group homes that offer a degree of assistance and supervision.
- Specialized Housing Needs: Certain disabilities, especially physical disabilities, require specific accommodations, such as wheelchair access, adapted bathrooms, and specialized health services. These individuals may also need supportive housing options that include vocational training, employment services, or access to case management.

### **4. Persons with Alcohol or Other Drug Addictions**

- Short-Term Supportive Housing: Individuals with substance abuse issues often require short-term supportive housing while undergoing rehabilitation or recovery programs. This housing may need to be temporary, providing a safe space during the recovery process before transitioning into independent living.
- Ongoing Support: After rehabilitation, some may require ongoing support services, such as counseling, peer support networks, or structured living arrangements, to help prevent relapse and maintain housing stability.

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## **Programs for Returning Individuals from Health Institutions**

Augusta has several residential care facilities and programs specifically designed to support individuals transitioning from mental and physical health institutions back into the community. These programs provide both housing and supportive services to facilitate successful reintegration.

### **1. Serenity Behavioral Health Systems**

- Serenity provides inpatient and outpatient services for individuals with mental illness, substance abuse disorders, and developmental disabilities. They offer around 255 residential units, with a 24-bed residential facility for individuals needing mental health crisis care or sub-acute detoxification.

- The Supportive Living Residential Program helps clients transition to independent living by placing them in personal care homes, semi-independent living, or transitional living environments. These placements are designed to enhance individuals' ability to live in the least restrictive environment while continuing to receive outpatient services.

## **2. Gracewood Hospital**

- Gracewood provides inpatient and outpatient care for people with physical and developmental disabilities. Its services include medical care, psycho-social support, and community integration programs aimed at improving the quality of life for people transitioning from institutional care.

## **3. Other Providers and Services**

- Friendship Community Center: Offers daycare services for mentally challenged adults, providing life skills instruction, job readiness training, and therapeutic activities.
- Augusta Housing Authority: Provides 1,221 housing units for individuals with disabilities, coupled with supportive services through the First Choice Medical Services Program. Services include personal care, housekeeping, and respite care.
- Autism & Developmental Disabilities Society of CSRA: Provides education, employment training, and advocacy for individuals with autism and other developmental disabilities.
- Easter Seal Society of East Georgia: Offers vocational evaluations, work adjustment, and literacy programs for individuals with physical disabilities.

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## **Goals and Activities for Addressing Housing and Supportive Services for Special Needs (2025)**

In the upcoming year, Augusta-Richmond County will continue to address the housing and supportive service needs of non-homeless individuals with special needs, including the elderly, frail elderly, persons with disabilities, and those with HIV/AIDS. The following goals have been identified:

1. Development of Affordable Housing:
  - Support the development of multi-family housing with Low-Income Housing Tax Credits (LIHTC), improving the quality of aging urban neighborhoods. The goal is to assist 100 households over the next five years.

2. Home Repair and Rehabilitation:

- Provide owner-occupied repair/rehab loans to individuals earning less than 80% of the Area Median Family Income (HAMFI), aiming to assist 100 households over five years.

3. Tenant-Based Rental Assistance (TBRA):

- Provide TBRA to individuals living with HIV/AIDS, helping to assist 150 people over the next five years.

4. Supportive Services for People with HIV/AIDS:

- Fund supportive services for individuals living with HIV/AIDS, aiming to assist 650 people over five years.
- Offer short-term rent, utility, and mortgage assistance for 250 individuals living with HIV/AIDS over the next five years.

**Addressing Public Housing and Affordable Housing Barriers (2025)**

Augusta faces several barriers to affordable housing development, particularly in rural areas. These barriers include:

- Land Use: Zoning issues and the need for rezoning to accommodate multi-family housing, which Augusta is addressing through Enterprise Zone initiatives in key neighborhoods.
- Density: Low-density zoning and infrastructure challenges that raise development costs, especially in rural areas of South Augusta, which are further hindered by floodplain concerns and aging infrastructure.
- Infrastructure: The lack of infrastructure in rural areas, such as water systems and stormwater drainage, poses a significant challenge for affordable housing development.

Augusta is working to improve its zoning processes and infrastructure to make affordable housing projects more feasible, with a focus on higher-density development and overcoming infrastructure limitations.

**These efforts aim to create livable communities for all residents, including those with special needs, while addressing the ongoing affordable housing crisis.**

may be necessary to ensure developers are not deterred from creating housing options in the area for fear of the lack of sustainable infrastructure.

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

### Introduction

#### Augusta's Economic Landscape in 2025

Augusta, Georgia, has long been recognized as a prominent **tourism destination**, attracting visitors from all over the world, particularly for the **Masters Golf Tournament**. As the PGA Tour's first major of the year, the Masters brings in millions of dollars in revenue each year, significantly boosting the local economy. This influx of spending benefits **locally owned businesses**, while also generating substantial **local and state tax revenues** that contribute to bolstering public budgets. The **tourism sector** remains highly resilient, often weathering economic downturns better than many other industries.

#### Economic Recovery Post-Recession

Like much of the United States, Augusta experienced a challenging recession beginning in 2007, marked by a surge in **foreclosures**, a dramatic drop in **home values**, and historically high **unemployment** rates. However, Augusta's economy began to show signs of recovery around **2010**, and **2025** sees the area continuing to make significant strides toward **full economic health**. Key positive developments are driving this recovery:

1. **Business Investment:** Augusta has seen growing investments in various sectors, particularly in **manufacturing, technology,** and **military and defense** industries. These expansions have been ongoing since **2015** and are continuing to ramp up, providing additional employment and economic stability for the region.
2. **Affordable Housing:** After a period of declining home values during the recession, **home prices** in Augusta are once again considered some of the most **affordable** in the nation, making it an attractive location for families and businesses.
3. **Georgia Regents University (GRU) Expansion:** Augusta's largest public university, **Georgia Regents University**, is undergoing a significant expansion, particularly in its **medical college sector**. This growth is centered around the **Laney-Walker/ Bethlehem neighborhood**, contributing to both the education and healthcare sectors. The expansion of GRU is creating

additional job opportunities and further strengthening Augusta's role as a hub for healthcare education and services.

4. **Healthcare Sector Growth:** Even during the recession, the **healthcare sector** in Augusta continued to expand. The city's hospitals, medical research facilities, and educational institutions have experienced growth, making healthcare one of the region's most dynamic sectors. This continued expansion is now complemented by the broader economic recovery.
5. **Industrial Real Estate Market:** The **industrial real estate market** in Augusta has shown improvement, with **lower vacancy rates** and **new openings** in the market. The growth in manufacturing and defense sectors has driven demand for industrial properties, contributing to the broader economic rebound.

#### Outlook for the Future

Looking ahead, Augusta's economy is expected to continue progressing, with a mix of **business investment**, **expansion of educational and healthcare institutions**, and **tourism** driving further growth. As new developments continue, particularly in manufacturing, technology, and defense, Augusta is positioning itself to be a key player in Georgia's economic landscape. The city's diverse economic base, combined with its **affordable housing market** and expanding sectors, provides a promising foundation for the coming years.

In short, Augusta is not only recovering but is poised to thrive in the coming years, offering a mix of **affordable living**, **business opportunities**, and **resilient tourism** that will continue to support its economic health.

#### Economic Development Market Analysis

##### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	298	245	1	0	-1
Arts, Entertainment, Accommodations	10,006	11,931	19	17	-2
Construction	2,960	4,005	5	6	1
Education and Health Care Services	11,130	19,241	21	27	6
Finance, Insurance, and Real Estate	2,259	2,545	4	4	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	1,134	<b>1,788</b>	2	3	1
Manufacturing	5,900	7,205	11	10	-1
Other Services	2,056	2,823	4	4	0
Professional, Scientific, Management Services	4,657	5,693	9	8	-1
Public Administration	0	0	0	0	0
Retail Trade	9,051	9,660	17	<b>14</b>	-3
Transportation and Warehousing	2,159	<b>2,018</b>	4	3	-1
Wholesale Trade	2,286	3,016	4	4	0
Total	53,896	70,170	--	--	--

**Table 44 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	87,250
Civilian Employed Population 16 years and over	76,815
Unemployment Rate	11.96
Unemployment Rate for Ages 16-24	30.66
Unemployment Rate for Ages 25-65	6.53

**Table 45 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	12,304
Farming, fisheries and forestry occupations	3,935
Service	10,194
Sales and office	20,775
Construction, extraction, maintenance and repair	6,250
Production, transportation and material moving	5,499

**Table 46 - Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	62,604	79%
30-59 Minutes	14,105	18%
60 or More Minutes	2,410	3%
<b>Total</b>	<b>79,119</b>	<b>100%</b>

**Table 47 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,404	1,384	8,500

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	18,475	2,565	10,415
Some college or Associate's degree	22,930	2,065	8,950
Bachelor's degree or higher	16,560	803	3,499

**Table 48 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

#### Educational Attainment by Age

	Age				
	18-24yrs	25-34 yrs	35-44yrs	45-65 yrs	65+ yrs
Less than 9th grade	645	510	565	2,552	3,268
9th to 12th grade, no diploma	4,210	3,694	2,728	5,227	3,014
High school graduate, GED, or alternative	9,209	8,815	6,865	16,255	8,185
Some college, no degree	7,609	8,600	6,054	11,400	4,466
Associate's degree	778	2,931	1,944	4,307	1,184
Bachelor's degree	1,680	4,594	3,108	5,949	2,672
Graduate or professional degree	95	2,713	1,754	3,604	1,918

**Table 49 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	140,250
High school graduate (includes equivalency)	149,097
Some college or Associate's degree	208,771
Bachelor's degree	293,946
Graduate or professional degree	313,570

**Table 50 - Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

#### Augusta's Workforce and Economic Landscape in 2025



## Economic Profile: Augusta–Richmond County (2025)

### Healthcare and Education Sectors

Augusta remains a regional hub for healthcare, anchored by nationally recognized facilities such as **Augusta University Health**, **Piedmont Augusta**, **Charlie Norwood VA Medical Center**, and **Children’s Hospital of Georgia**. These institutions not only serve the broader Central Savannah River Area (CSRA) but also employ a significant portion of the regional workforce. Many of these professionals are trained locally through **Augusta University**, a leading public research institution and home to Georgia’s only public medical school.

Over the past decade, Augusta has diversified its postsecondary education offerings. Institutions like Augusta Technical College, Paine College, and the expanded Augusta University footprint have contributed to job growth in education and training. As of 2024, **education and healthcare services collectively account for approximately 22% of the local workforce**, reflecting their central role in the city’s economic base.

### Manufacturing and Industry

Augusta continues to sustain a strong manufacturing presence. Approximately **18% of the local workforce** is employed in manufacturing industries. The **Starbucks Soluble Plant** in South Augusta, opened in 2013, remains a key industrial employer and continues to demonstrate the region’s capacity for advanced manufacturing.

Other industrial employers include companies in the food processing, chemical, and defense sectors—bolstered by the proximity of **Fort Eisenhower (formerly Fort Gordon)**, which also drives cybersecurity and communications-related development.

### White-Collar Employment

Despite national and local economic fluctuations, Augusta continues to reflect a strong white-collar employment base. Roughly **58% of jobs** in the region fall under **management, business, finance, sales, and office occupations**. This composition aligns with the city’s service-sector strength and its growing technology and professional services footprint.

## Workforce and Infrastructure Needs of the Business Community

As Augusta moves through a post-pandemic recovery, workforce readiness remains a priority. Many industries are facing a **skills gap**, with a sizable population of underemployed or unemployed individuals lacking the certifications or technical skills required for in-demand roles. Key challenge areas include:

- **Technology and cybersecurity** (especially in support of Fort Eisenhower and the U.S. Army Cyber Command)
- **Skilled trades and middle-skill occupations**
- **Healthcare support roles** (e.g., nursing, medical assistants)
- **Logistics and industrial operations**

Middle-skill jobs—those requiring more than a high school diploma but less than a four-year degree—are in particularly high demand. This includes roles like **registered nurses**, **industrial equipment operators**, **HVAC technicians**, and **IT support specialists**. Regional employers continue to partner with **Augusta Technical College** and other institutions to strengthen workforce pipelines.

Demographic shifts are also reshaping labor force dynamics. The retirement of the baby boomer generation is creating both workforce shortages and demand in sectors like elder care, allied health, and tech training.

## Economic Impact of Local and Regional Investments

Though funding limitations persist—particularly due to Georgia’s continued decision not to expand Medicaid—Augusta has experienced growth through targeted investments in **technology, healthcare, logistics, and advanced manufacturing**. Key initiatives include:

- Ongoing development around **Fort Eisenhower** as a cyber and communications hub.
- Public-private partnerships to support broadband access and innovation.
- Infrastructure upgrades to support housing and commercial growth, particularly in **South Augusta** and the **Medical District**.

However, challenges remain. The **reallocation of state-level responsibilities to local governments**, combined with federal healthcare funding uncertainties, continues to pressure municipal budgets. Strategic workforce development, investment in middle-skill training, and infrastructure modernization will be critical to ensuring sustained economic growth and opportunity.

## Skills and Education of the Current Workforce

## Skills and Education of the Current Workforce – 2025

The skills and education levels of Augusta's workforce are evolving steadily, yet **middle-skill occupations** remain a critical and persistent area of need. These roles typically require postsecondary education—such as certifications, technical diplomas, or associate degrees—but not a four-year college degree.

## Progress and Improvements

**Educational outcomes** in the region have seen measurable progress:

- **Increased proficiency** in English Language Arts and Math among K–12 students, based on Georgia Milestones assessments.
- A **decline in high school dropout rates**, supported by career and technical education (CTE) pathways in Richmond County School System and partnerships with local employers.
- Growth in **public-private workforce initiatives** aimed at supporting critical sectors such as **healthcare, technology, and skilled trades**, particularly in response to the aging population and retirements among baby boomers.

These initiatives are vital for preparing a skilled labor force, expanding job opportunities, and ensuring long-term economic competitiveness.

## Ongoing Challenges

Despite progress, challenges remain:

- **College readiness** among high school seniors continues to lag, with a relatively low proportion completing the coursework required for seamless entry into four-year degree programs.
- While the number of **associate degrees and technical certifications** has increased by an average of **4% over the past five years**, the percentage of **bachelor's degree holders** has remained relatively flat.
- A **disconnect persists** between the degrees offered by local institutions and the real-time demand for **middle-skill occupations**—especially in IT support, healthcare, skilled trades, and advanced manufacturing.

This presents an opportunity for Augusta to further align training programs with employer needs and regional economic trends.

## Workforce Training Initiatives – 2025

To address the skills gap, Augusta is actively expanding workforce training programs in collaboration with key stakeholders:

- **Workforce Development Boards** are partnering with regional employers to identify gaps and fund targeted training, especially in **cybersecurity**, **healthcare**, and **manufacturing**.
- **Augusta Technical College** and other institutions offer **short-term certification programs** in high-demand fields such as **information technology**, **nursing**, **industrial maintenance**, and **logistics**.
- Programs supported by **federal and state grants** (e.g., WIOA) continue to emphasize rapid upskilling and industry-recognized credentials.

These efforts align with Augusta's Consolidated Plan priorities, reinforcing economic resilience and community development.

## Economic Development Strategy – 2025

While Augusta does not currently participate in a formal **Comprehensive Economic Development Strategy (CEDS)**, several coordinated **local and regional economic initiatives** are underway:

- **Strategic infrastructure investment** to support growth in manufacturing, healthcare, logistics, and technology sectors.
- **Workforce development strategies** designed to meet the talent needs of key and emerging industries, including the **cybersecurity corridor** around Fort Eisenhower (formerly Fort Gordon).
- Expansion of **career pathways** and sector-based training programs to better integrate local residents into well-paying, high-demand jobs.

These combined efforts position Augusta–Richmond County for sustained economic growth, increased opportunity, and a more adaptable workforce in the years ahead.

- **Public and private sector partnerships** focused on addressing the needs of the aging population and workforce shortages in critical sectors like **healthcare** and **technology**.

These initiatives are critical for creating **job opportunities**, fostering **business growth**, and addressing the needs of an evolving workforce.

## Summary

In summary, Augusta's economy is poised for continued recovery and growth, supported by strategic investments in education, healthcare, manufacturing, and technology. However, workforce development remains a challenge, particularly in addressing the skills gaps for middle-skill jobs and preparing the local workforce for emerging industries. The ongoing initiatives in workforce training and education are essential to ensure that Augusta remains competitive and

Consolidated Plan

AUGUSTA

resilient in the years to come.



## MA-50 Needs and Market Analysis Discussion

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

**Describe the need for broadband wiring and connections for households, including low- and**

#### **Broadband Access and Affordability in Augusta - 2025**

In Augusta, the key **broadband issue** for low- and moderate-income residents is **affordability**, not availability. As a long-established community, Augusta has had **broadband services** available for many years. However, residents living on **fixed incomes** or those working **low-wage jobs** often struggle to afford the monthly fees associated with broadband access.

While there are public facilities such as **libraries** and **community centers** that provide free broadband access, these may not be the most convenient option for users, particularly those who need to access the internet frequently or at varying times. In the modern digital age, many **low- and moderate-income persons** may rely on **smartphones** with wireless internet capabilities as an alternative to traditional broadband, making wireless internet via mobile devices a more feasible choice.

Moreover, **developers** often include **broadband wiring** during construction of new buildings, which helps ensure broadband access for future residents. However, the affordability issue persists for many households who struggle to pay for the service, despite the availability of infrastructure.

#### **Need for Increased Competition in Augusta's Broadband Market**

Currently, there does not appear to be a pressing need for **additional competition** among broadband providers in **Augusta**. The city has a relatively diverse set of broadband providers, with **approximately seven major companies** offering various services. These include:

- **Satellite service providers**
- **Traditional cable providers** like **Comcast**
- **DSL services** from companies such as **AT&T** and **Verizon**
- **Mobile internet service** providers like **Verizon** and **T-Mobile**

This range of service providers gives residents a variety of options, with **competitive pricing starting at around \$20.00 per month**. As competition already exists within the market, it seems that **affordability**- rather than availability or competition-remains the key issue for low- and moderate-income individuals seeking broadband access in Augusta.

Therefore, the focus may need to shift from simply increasing competition to **finding ways to lower costs** for households that are struggling to afford broadband access, especially as the demand for internet services continues to grow with the increasing reliance on digital tools for work, education, and social engagement.

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

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

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



# Strategic Plan

## SP-OS Overview

### Strategic Plan Overview

The primary purpose of this plan is to provide a grantee with a collaborative consolidated planning process whereby a community establishes a unified vision for housing and community development and communicates that vision to the public. The Strategic Plan section, being the core of the Consolidated Plan, outlines Augusta's five-year strategies and objectives and how the community and housing development needs will be addressed over the next five-years. Augusta has identified high priority needs for public services, affordable housing, economic development, homeless services and housing, as well as public facilities improvements. These needs were identified and reconfirmed to be high priorities based on community input and consultation efforts.

The HUD-funded programs are important tools for helping local governments tackle serious community development challenges facing their communities. These programs have made a difference in the lives of millions of people and their communities across the Nation.

## SP-10 Geographic Priorities - 91.215 (a)(I)

### Geographic Area

Table 51- Geographic Priority Areas

1	Area Name:	CDBG Eligible Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	

	Are there barriers to improvement in this target area?	
3	Area Name:	LANEY-WALKER/BETHLEHEM NRS
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

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

Augusta - Richmond County will invest a majority of CDBG and HOME funds city-wide due to low to moderate income population needs existing city-wide. Investing in affordable housing projects city-wide will also assist the city in affirmatively furthering fair housing and avoiding the concentration of low income populations. Augusta - Richmond County will target its CDBG infrastructure activities to census blocks with 51% of its residents at 80% or below AMI.

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

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### Priority Needs

#### Table 52 - Priority Needs Summary

	<b>Basis for Relative Priority</b>	This priority was determined through consultation with public, nonprofit, and private entities.
2	<b>Priority Need Name</b>	Homeless Strategy
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Strategies to Address Homelessness Strategies for Persons with HIV
	<b>Description</b>	There is a need for housing opportunities and services for homeless persons and persons at-risk of becoming homeless.  Augusta will use these resources to support activities to prevent and end homelessness.

	<b>Basis for Relative Priority</b>	This priority was determined through consultation with public, nonprofit, and private entities.
3	<b>Priority Need Name</b>	Community Development Strategy
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing Community Development Strategy
	<b>Description</b>	There is a need to improve the community facilities, infrastructure, public services, and the quality of life in the City of Augusta.  With these resources, Augusta will support Activities that assist with basic needs, eliminate blight and/ or strengthen neighborhoods.

	<b>Basis for Relative Priority</b>	The City intends to fund multiple projects each year.
4	<b>Priority Need Name</b>	Community Economic Development Strategy
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Community Economic Development Strategy
	<b>Description</b>	There is a need to increase employment, self-sufficiency, and educational/technical training for residents of the City of Augusta.  With these resources, Augusta will support Activities that expand economic opportunity for low and moderate-income households.
	<b>Basis for Relative Priority</b>	The City intends to fund at least one CDBG project each year.

5	<b>Priority Need Name</b>	Fair Housing
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Fair Housing
	<b>Description</b>	There is a need to ensure that local residents are aware of and exercise appropriate freedom of choice in their housing decisions.  With these resources, Augusta will support Activities that promote Fair Housing Choice for residents of Augusta, Georgia.
	<b>Basis for Relative Priority</b>	The City will fund an Activity each year.



6	<b>Priority Need Name</b>	Administration, Planning and Management Strategy
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Planning and Entitlement Grant Administration
	<b>Description</b>	There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.
	<b>Basis for Relative Priority</b>	The City will fund each year.

### **Narrative (Optional)**

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and anti-poverty are as follows:

- High Priority - Activities are assigned a high priority if the City expects to fund them during the Five-Year Consolidated Plan period.
- Low Priority - Activities are assigned a low priority if the activity may not be funded by the City during the Five-Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan.

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Augusta-Richmond County has seen a recent expansion of rental assistance efforts. In constructing the Consolidated Plan, it was noted from citizen feedback that the preservation of existing housing, construction of new affordable housing and increased access to homeownership assistance were of the highest priorities in relation to housing needs in Augusta- Richmond County. Due to this increased availability of emergency rental assistance funds, in concert with the identification of the higher priority needs mentioned above, Augusta-Richmond County will not be allocating 2025-2029 HOME funding to TBRA.
TBRA for Non-Homeless Special Needs	Augusta-Richmond County has seen a recent expansion of rental assistance efforts. In constructing the Consolidated Plan, it was noted from citizen feedback that the preservation of existing housing, construction of new affordable housing and increased access to homeownership assistance were of the highest priorities in relation to housing needs in Augusta- Richmond County. Due to this increased availability of emergency rental assistance funds, in concert with the identification of the higher priority needs mentioned above, Augusta-Richmond County will not be allocating 2025-2029 HOME funding to TBRA.
New Unit Production	CHAS data used in the construction of this Consolidated Plan indicates the need for new affordable rental housing for very low income citizens, due to the high level of cost burdened residents in the 0-3-% AMI category and the high number of households with 1 or more of the 4 described housing problems. The CHAS data also indicates the need for additional new affordable housing for owner-occupied units for households making 50-80% AMI, due to the aging housing stock and the number of vacant lots within the Central Business District and adjoining historic residential areas.
Rehabilitation	A large majority of the housing units in Augusta-Richmond County are over 30 years old and there are a significant portion of households experiencing one or more of the 4 described housing problems, as shown in the data in previous sections of this plan. Rehabilitation efforts will be focused towards owner-occupied units, as well as rental units being rehabilitated with local bond funding by a developer with the capacity to achieve and maintain HUD compliance.
Acquisition, including preservation	Augusta-Richmond County will continue to use NSP program income to purchase and redevelop eligible properties, while supplementing the rehabilitation or demolition and redevelopment, with CDBG and HOME funds.

**Table 53 - Influence of Market Conditions**



## SP-35 Anticipated Resources - 91.215{a}{4), 91.220{c){1,2)

### Introduction

The anticipated funding for the 2025 - 2029 five-year Consolidated Plan for Augusta - Richmond County is over \$24 million, including allocations provided to Augusta-Richmond County through the CARES Act HUD CPD funds. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The following table identifies anticipated resources for this current five-year 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 Admin and Planning Economic Development Housing Public Improvements Public Services	1,686,245	350,000	0	2,036,245	8,144,980	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	903,552	620,000	0	1,503,552	6,014,209	

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: \$		
HOPWA	public - federal	Permanent housing in facilities						
		Permanent housing placement						
HOPWA	public - federal	Short term or transitional housing facilities						
		<b>STRMU</b>						
HOPWA	public - federal	Supportive services						
		TBRA	1,035,806	0	0	1,035,806	4,143,224	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	153,403	0	0	153,403	613,612	
Other	public - federal	Economic Development Public Services	0	0	611,228	611,228	611,228	Funds to respond to and recover from the effects of the Covid-19 Public Health Emergency.



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: \$		
Other	public - federal	Homeowner rehab Services	0	0	5,221,428	5,221,428	5,221,428	HCD, a grantee for the Lead Hazard Reduction and Healthy Home Production Grants, will be capable of providing services to families that reside in the Augusta, Georgia-Richmond County area, who may be affected by lead- based paint hazards & other housing- related health issues; assist in the prevention of lead poisoning through education, training, and community outreach; offer technical and financial assistance while providing a safe and controlled means of lead hazard control & healthy homes remediation in residential dwelling units occupied by low-income households (annual household income cannot exceed 80% of the area median income <b>(AMI)</b> as determined by HUD).
Other	public - federal			0	0	0	0	

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: \$		
Other	public - federal			0	0	0	0	

Table 54 - Anticipated Resources

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

Augusta will use both Federal and nonfederal public and private resources to address the priority needs and objectives identified in the Action Plan.

It is unclear at this time what private resources (e.g. equity, bank loans) will be committed during the program year. Private funds are most likely to be committed to new housing construction and economic development. It is anticipated that private and nonprofit entities will seek funding and/or tax credits for projects in furtherance of the objectives spelled out in the consolidated plan. Homeless service providers will apply for funding under the Continuum of Care Program.

There are also plans to continue to receive City funds from the Hotel tax that was implemented in 2008. During 2010, the City floated a bond to generate \$8 million in revenue for the Laney Walker/Bethlehem Revitalization Project. This money will be used to build single family homes, mixed-use structures and infrastructure for the neighborhoods

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

The City does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the City's Consolidated Plan.

### **Discussion**

The City of Augusta established its Priorities, Strategies and Goals based on its limited amount of HUD Federal Grant Funds.

## SP-40 Institutional Delivery Structure - 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AUGUSTA	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
AUGUSTA HOUSING AUTHORITY	PHA	Homelessness Ownership Planning Public Housing Rental	Jurisdiction

Table 55 - Institutional Delivery Structure

### Assessment of Strengths and Gaps in the Institutional Delivery System – 2025

Addressing the housing, community, and economic development needs of **low- and moderate-income residents** in Augusta–Richmond County remains a complex and evolving task. The **institutional delivery system**—comprising public agencies, private developers, nonprofit organizations, educational institutions, and faith-based groups—plays a critical role in the successful implementation of the **2025–2029 Consolidated Plan**.

The **Augusta Housing and Community Development Department (HCD)** leads this collaborative network, guiding strategy, compliance, and coordination to ensure alignment with local priorities and federal funding requirements. HCD acts as both convener and administrator, ensuring that local implementation meets HUD program standards and community goals.

### Strengths of the Delivery System

- **Established Partnerships:** Augusta has built and sustained **strong working relationships**

with community-based nonprofits, housing authorities, developers, health providers, and workforce agencies. This network is essential to addressing complex, multi-sector needs.

- **Cross-Sector Collaboration:** Coordination among agencies delivering services for housing, workforce development, public health (particularly HIV/AIDS), and homelessness prevention has improved through collective impact models and shared funding mechanisms such as **CDBG, HOME, ESG, and HOPWA**.
- **Leveraging of Resources:** Local projects routinely leverage **public, private, and philanthropic** capital to expand affordable housing, deliver supportive services, and invest in neighborhood revitalization—magnifying the impact of federal funds.
- **Community Input & Engagement:** The institutional system has made progress in **community outreach**, using public forums, online tools, and stakeholder focus groups to better assess needs and incorporate resident feedback into planning efforts.

## Gaps and Areas for Improvement

Despite progress, several **gaps remain** within Augusta's institutional delivery system:

- **Capacity Limitations Among Smaller Nonprofits:** While Augusta is home to many grassroots organizations, several face limitations in administrative capacity, grant management, or project implementation. Technical assistance and training continue to be needed.
- **Affordable Housing Pipeline Constraints:** While developer partnerships exist, there is a **shortage of developers and contractors** with capacity and interest in pursuing LIHTC, HOME, and other HUD-funded projects—particularly for **deeply affordable or supportive housing**.
- **Data Sharing and Coordination:** Though collaboration has improved, **data sharing across systems** (e.g., HMIS, public health, housing) remains siloed in some cases. Improved interoperability could enhance program targeting and client outcomes.
- **Workforce Alignment:** Gaps persist between housing and economic development systems, particularly in aligning workforce training and employment placement for low-income residents within revitalization areas.

## Conclusion

As Augusta–Richmond County continues to implement its 2025 strategic priorities, the city remains committed to fostering a **cohesive and responsive delivery system**. The institutional network continues to evolve with shared values around **equity, sustainability, and collaboration**.

The City will continue to support capacity building for small organizations, increase developer outreach, and improve interagency coordination to close systemic gaps and improve outcomes for

vulnerable populations. By aligning housing, health, education, and workforce systems, Augusta can ensure that the delivery system continues to meet the comprehensive needs of its community.

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

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

Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 56 - Homeless Prevention Services Summary

## Meeting Homeless Needs in Augusta–Richmond County (2025)

As of January 2025, the **Point-in-Time count** recorded **1,098 homeless individuals** in Richmond County—nearly **double the count from January 2024 (448)**. Among those, 395 were children, marking a staggering **1,781% increase in child homelessness over the past year** [Augusta GA+12https://www.wrdw.com+12bloximages.newyork1.vip.townnews.com+12](https://www.wrdw.com+12bloximages.newyork1.vip.townnews.com+12).

### Coordination & Institutional Capacity

Augusta’s homelessness response is spearheaded by the **Augusta-Richmond County Continuum of Care (CoC)**, locally known as the **Homeless Task Force (GA-504)** [Augusta GA+3Augusta GA+3HUD.gov+3](https://www.augusta.ga.gov+3Augusta GA+3HUD.gov+3). The CoC partners with experienced providers who comply with HUD standards and effectively deliver housing and supportive services.

### Targeted Housing Programs

#### Chronic Homelessness

- **Permanent Supportive Housing (PSH)** projects continue to be prioritized under HEARTH and HUD notice CPD 16-011, emphasizing creation and renewal of beds dedicated to chronically homeless individuals and families [Augusta GA+1Georgia Department of Community Affairs+1](https://www.augusta.ga.gov+1Georgia Department of Community Affairs+1).
- Continuum project review criteria favor **100% dedicated or 90% prioritized PSH beds** for those meeting chronic homelessness definitions.

#### Rapid Re-housing & Short-term Assistance

- **Rapid Re-housing (RRH)** is actively prioritized for the most vulnerable shelter populations, especially **mothers with children and intact families**, helping individuals regain stability quickly after a crisis.
- **Emergency Solutions Grant (ESG)** funding supports homeless prevention, shelter operations, and quick returns to housing with rental and utility assistance.

#### Veterans

- The **VASH** (Veterans Affairs Supportive Housing) program continues to support veterans experiencing homelessness through a partnership involving the Augusta Housing Authority and the Charlie Norwood VA Medical Center, with ongoing referrals and coordination via the 2-1-1 system.



## Youth & Transition-age Young Adults

- Youth-specific outreach is conducted via CoC-funded projects and HMIS entry protocols, though availability of **youth-designated beds** remains limited and an area of focus for upcoming project funding rounds [HUD Exchange+15HUD Exchange+15Georgia Department of Community Affairs+15](#).

## Coordination & Access

- The **2-1-1 United Way Helpline**, in tandem with HMIS (ClientTrack), serves as the central **coordinated entry point**, enabling referrals for shelter, prevention, housing programs, and veteran services. Data are regularly updated online for public access and agency coordination .
- Mainstream services—from Medicaid and behavioral health to workforce programs—are integrated to support chronically homeless and special needs populations, including individuals with HIV/AIDS, mental health challenges, or disabilities.

## Commercial Services Integration

HOPWA-funded **STRMU** (Short-Term Rent, Mortgage & Utility Assistance) programs continue to operate in the Augusta–Richmond County service area. These programs are administered by competitively selected community-based sponsors, helping prevent housing loss among individuals and families living with HIV/AIDS.

## Program Gaps & Ongoing Needs

- **Youth Homelessness**—especially among unaccompanied minors—remains inadequately served; youth-designated shelter and PSH beds are insufficient to meet growing need.
- **Child & Family Homelessness** has surged, underscoring the need for expanded **family-specific RRH and PSH** solutions.
- **Coordination of Data** across health, housing, and human services systems remains fragmented and could benefit from stronger interoperability.
- Workforce advancement supports remain critical, particularly for households transitioning into employment to reduce long-term rental assistance dependencies.

## Summary

The Augusta–Richmond County CoC, under HUD’s HEARTH framework and structured through its Homeless Task Force, provides a robust yet evolving system of housing and services. Methods such as **permanent supportive housing**, **rapid re-housing**, and targeted **veterans support** align

with federal priorities and local need. Coordination through **2-1-1**, HMIS, ESG, and mainstream resources supports access across populations.

Yet, the **dramatic rise in child homelessness**, coupled with system capacity gaps for **unaccompanied youth and families**, points to clear opportunities to strengthen institutional response—especially via service expansion, data-driven coordination, and strategic resource targeting.

**As of 2025**, Project Sponsors continue to partner with the **Ryan White Clinic**, the **Street Outreach Team at Augusta University**, and local HIV service providers to ensure participants receive access to **comprehensive medical care and supportive services**. These partnerships help promote **housing stability and long-term self-sufficiency** for individuals living with HIV/AIDS.

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

The Augusta–Richmond County community continues to demonstrate a strong commitment to **collaboration and cross-sector coordination**, particularly in addressing the needs of individuals experiencing homelessness and those with special needs, including individuals living with HIV/AIDS, the elderly, veterans, persons with disabilities, and youth aging out of foster care.

Under the leadership of the **Housing and Community Development Department** and the **Continuum of Care (CoC – GA-504)**, partnerships among public agencies, nonprofit organizations, medical institutions, and advocacy groups have strengthened service integration across housing, healthcare, behavioral health, and supportive services.

### **Strengths of the Current System**

- **Robust partnerships** with key stakeholders, including the Ryan White Clinic, VA Medical Center, Augusta University, and United Way’s 2-1-1 system.
- Strong **coordinated entry** processes through HMIS to connect individuals to housing and services more efficiently.
- Availability of **Permanent Supportive Housing (PSH)** and **Rapid Re-Housing (RRH)** options for targeted populations such as veterans, chronically homeless individuals, and families with children.
- Continued investment in **HOPWA-funded programs** to support individuals and families living with HIV/AIDS.
- Active **faith-based and nonprofit participation** in food access, shelter operations, and recovery programs.

### **Identified Gaps and Barriers (2025)**

- Despite the system's strengths, the following **persistent challenges** have been identified:
- **Insufficient funding** to meet growing demand for supportive housing and wraparound services.
- **Fragmented coordination** among smaller, private, and faith-based providers, especially in rural or underserved areas.
- **Lack of public awareness** of available services, resulting in underutilization by those in need.
- **Geographic service gaps**, with limited access in outlying parts of the county and surrounding areas.
- **Language and cultural barriers**, especially for immigrant and refugee populations.
- **Underutilization of smaller nonprofits** due to capacity or administrative constraints.
- **Institutional and policy constraints**, including limited flexibility in eligibility criteria and procedural delays.
- **Community apathy or fatigue**, especially around long-term homelessness and substance use issues.
- 

- **Conclusion**

- In 2025, Augusta–Richmond County continues to build on its foundation of **collaboration and shared responsibility**. While much progress has been made in service integration and targeted program delivery, the need for **sustained investment, inclusive planning**, and **equity in geographic access** remains central to future planning efforts.

## **2025 Strategy for Addressing Gaps in the Institutional Structure and Service Delivery System**

The **Augusta Housing and Community Development Department (HCD)** will continue to take deliberate, targeted actions to overcome identified barriers and service gaps in the housing and community development system. In 2025, HCD will maximize available resources by:

- Hosting **annual stakeholder meetings** with service providers, public agencies, and community partners to assess progress and refine strategies.
- Enhancing communication through **regular website updates, public notices**, and the **expanded use of email distribution lists and digital platforms** to reach broader audiences and ensure transparency.
- Strengthening relationships across sectors to promote coordinated service delivery and

reduce duplication of efforts.

### Summary of Strategy to Address Gaps and Priority Needs

Augusta's approach to closing gaps in institutional capacity and service delivery is grounded in a strategy of **coordination, accountability, and resource alignment**. Key components include:

- Conducting ongoing **needs assessments** to identify emerging gaps in housing, services, and infrastructure—especially among low- and moderate-income and special needs populations.
- Allocating a reasonable and strategic portion of **CDBG and HOME funds** to support **evidence-based supportive service programs**, especially those aligned with housing stabilization, workforce readiness, and access to healthcare.
- Prioritizing investment in **programs with a proven track record** of successful outcomes, measurable impact, and fiscal accountability.
- Empowering local partners—especially smaller nonprofits and community-based organizations—through **capacity building, technical assistance**, and inclusion in planning processes.
- Leveraging data from **HMIS, ESG, HOPWA, and Continuum of Care (CoC)** sources to guide funding and performance monitoring.

Augusta remains committed to fostering a service environment that is **collaborative, inclusive, and data-informed**, with the ultimate goal of empowering individuals and families to achieve housing stability and self-sufficiency.



## SP-45 Goals Summary - 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Affordable Housing Community Development Strategy	CDBG: \$5,200,000 HOPWA: \$0 HOME: \$5,459,327 ESG: \$0 CDBG-CV: \$0 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$2,675,029	Homeowner Housing Added: 75 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit Direct Financial Assistance to Homebuyers: SO Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Strategies to Address Homelessness	2025	2029	Homeless	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Homeless Strategy	CDBG: \$125,000 HOPWA: \$0 HOME: \$0 ESG: \$350,990 CDBG-CV: \$0 ESG-CV: \$2,133,812 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted  Homeless Person Overnight Shelter: 150 Persons Assisted  Homelessness Prevention: 150 Persons Assisted
3	Community Development Strategy	2025	2029	Non-Housing Community Development	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Community Development Strategy	CDBG: \$1,287,500 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$389,593 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 7500 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Community Economic Development Strategy	2025	2029	Non-Housing Community Development	LANEY-WALKER/BETHLEHEM NRS CDBG Eligible Area Citywide	Community Economic Development Strategy	CDBG: \$500,000 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$1,600,000 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Jobs created/retained: 250 Jobs  Businesses assisted: 250 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Strategies for Persons with HIV	2025	2029	Affordable Housing Non-Homeless Special Needs	Citywide	Affordable Housing Homeless Strategy	<b>CDBG: \$0</b> <b>HOPWA: \$5,071,420</b> <b>HOME: \$0</b> <b>ESG: \$0</b> CDBG-CV: \$0 ESG-CV: \$0 <b>HOPWA-CV: \$143,042</b> Lead Paint Hazard Reduction Program: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1400 Persons Assisted  Tenant-based rental assistance/ Rapid Rehousing: 1700 Households Assisted  Housing for People with <b>HIV/AIDS added:</b> 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Fair Housing	2025	2029	Non-Housing Community Development	Citywide	Fair Housing	CDBG: \$100,000 HOPWA: \$0 HOME: \$0 ESG: \$0 CDBG-CV: \$0 ESG-CV: \$0 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning and Entitlement Grant Administration	2025	2029	Planning and Entitlement Grant Administration	Citywide	Administration, Planning and Management Strategy	CDBG: \$1,903,555 HOPWA: \$156,845 HOME: \$606,490 ESG: \$56,415 CDBG-CV: \$308,533 ESG-CV: \$237,089 HOPWA-CV: \$9,130 Lead Paint Hazard Reduction Program: \$0	Other: 1 Other

Table 57 - Goals Summary

## Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Assist in the Creation and Preservation of Affordable Housing for Lower Income and Special Needs Households

2	<b>Goal Name</b>	Strategies to Address Homelessness
	<b>Goal Description</b>	Support Activities to End Homelessness
3	<b>Goal Name</b>	Community Development Strategy
	<b>Goal Description</b>	Support Activities that Assist with Basic Needs, Eliminate Blight, and/or Strengthen Neighborhoods
4	<b>Goal Name</b>	Community Economic Development Strategy
	<b>Goal Description</b>	Expand Economic Opportunities for Low and Moderate-Income Households to sustain and strengthen the local economy.
5	<b>Goal Name</b>	Strategies for Persons with HIV
	<b>Goal Description</b>	Activities to address the housing and support service needs of persons living with HIV.
6	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Promote Fair Housing Choice for residents of Augusta, Georgia.
7	<b>Goal Name</b>	Planning and Entitlement Grant Administration
	<b>Goal Description</b>	Planning and Program Administration

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

Augusta - Richmond County anticipates that HOME funds will produce 225 single-family affordable housing units in the time period covered by this Consolidated Plan (2025-2029). Approximately 1/3 of the units will be targeted to very-low income families, 1/3 of the units will be targeted to low-income families and 1/3 of the units will be targeted to moderate-income families.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c) (2025)**

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

**N/A** – As of 2025, the **Augusta Housing Authority (AHA)** is not operating under a Section 504 Voluntary Compliance Agreement. The AHA continues to ensure compliance with all applicable federal accessibility requirements under Section 504 of the Rehabilitation Act, the Americans with Disabilities Act (ADA), and the Fair Housing Act.

### **Activities to Increase Resident Involvement**

The Augusta Housing Authority encourages **resident participation and engagement** through a variety of methods, including:

- **Resident Advisory Boards (RAB)** that provide feedback on policies, planning documents, and the Public Housing Agency Plan.
- **Quarterly resident meetings** at public housing developments to address concerns and share updates.
- Partnerships with **local nonprofit and workforce organizations** to promote resident access to employment training, education, and supportive services.
- Ongoing efforts to incorporate **resident voices in decision-making** regarding capital improvements, maintenance priorities, and community development initiatives.

## SP-55: Barriers to Affordable Housing – 91.215(h) (2025)

Augusta–Richmond County spans approximately **307 square miles** and is home to an estimated **202,300 residents as of 2025**. The jurisdiction includes a mix of **high-density urban neighborhoods**, transitional industrial zones, and **low-density rural communities**, each presenting unique challenges to the **development and preservation of affordable housing**.

While the city continues to support affordable housing efforts through local incentives and federal programs, several **persistent and emerging barriers** affect production, availability, and access across the region:

### Land Use and Zoning Constraints

Land availability remains a challenge, particularly for **multi-family housing**, which often requires rezoning. Many parcels suitable for development are currently designated for lower-density or commercial use. To address this, Augusta is:

- Continuing to **reform zoning ordinances** to support **higher-density and mixed-use development**, particularly in **Enterprise Zones** such as:
  - **Rocky Creek**
  - **Harrisburg/West End**
  - **Laney-Walker/Bethlehem**
- Exploring **by-right zoning**, expedited permitting, and **infill development incentives** to streamline development timelines.

### Density and Development Economics

Increasing allowable residential density is a key strategy to reduce **per-unit land costs** and encourage the construction of affordable units. Augusta is:

- Offering **flexible density bonuses** in designated growth areas.
- Allowing developers to exceed typical zoning limits when affordable units are included in site plans.  
However, cost burdens still limit affordability in some cases, especially where **infrastructure improvements** are needed or environmental constraints exist.

### Infrastructure Deficiencies

In both **urban and rural segments** of Augusta, aging or absent infrastructure is a critical barrier:

- **South Augusta**, home to many low- and moderate-income households, faces **limited water, sewer, and stormwater capacity**.
- Developers are often responsible for costly upgrades such as:

- New pipelines and booster stations
- Stormwater detention basins
- Elevation requirements due to floodplain locations  
These costs significantly impact the **feasibility of affordable housing projects** in targeted neighborhoods.

Additionally, **downtown and urban core areas** are experiencing system strain due to deteriorating **19th–20th century earthen stormwater pipes**, prompting citywide discussions about a **stormwater utility fee**. This fee, if implemented, could further affect development costs but is necessary to support long-term infrastructure resilience.

### Other Identified Barriers

- **Limited funding availability** from federal and state sources constrains project scope and timing.
- **Public resistance and NIMBYism** remain obstacles in some areas when affordable or supportive housing is proposed.
- **Inadequate public awareness** of affordable housing benefits and opportunities contributes to misinformation and underutilization of programs.
- **Floodplain development constraints** and increased insurance costs reduce the viability of certain parcels.

### Conclusion

In 2025, Augusta–Richmond County continues to confront systemic barriers to affordable housing but is taking steps through zoning reform, density adjustments, and infrastructure planning to expand opportunities. Ongoing investment in **infrastructure modernization**, **inter-agency coordination**, and **community engagement** will be essential to addressing these barriers and meeting the city's growing housing needs.



## **2025 Strategy to Remove or Ameliorate Barriers to Affordable Housing**

### **Suggested Actions – Homeownership Counseling and Education**

One of the most effective strategies for increasing home loan approval rates and reducing foreclosures in Augusta–Richmond County remains comprehensive **homeownership counseling and community education**. The **Augusta Housing and Community Development Department (HCD)** continues to prioritize outreach and support services in partnership with local nonprofit organizations and HUD -certified housing counselors.

Monthly workshops and one-on-one sessions are offered to assist **first-time homebuyers** and low- to moderate-income households. These services include:

- **Credit repair and financial literacy**
- **Homebuyer education classes**
- **Mortgage product education**
- **Foreclosure prevention counseling**

These programs empower residents to make informed financial decisions, navigate the homebuying process confidently, and maintain long-term housing stability.

### **Community Feedback and Survey Findings (2020–2025)**

Over the past five years, residents and stakeholders have expressed consistent concerns and offered actionable suggestions related to housing affordability, housing quality, and systemic barriers. Community input has been categorized into three key areas:

#### **Other Identified Housing Needs (2025)**

- Expanded access to **homeownership training and credit counseling**
- Stricter enforcement of **building and housing codes**
- **Removal of substandard and vacant housing units**
- **Demolition of blighted properties** that pose safety risks
- Increased **low-interest loan** and **grant options** for home repairs and rehabilitation
- Greater support for **affordable housing construction**

#### **Barriers and Constraints to Resolving Housing Needs**

- **Negligent landlords** who fail to maintain rental properties
- **Limited staffing** for code enforcement across the county

- **Insufficient funding** for housing acquisition, rehabilitation, and redevelopment
- **Lack of political support** or leadership for housing initiatives in certain districts
- **Heir property challenges**, where ownership is unclear due to inheritance and heirs living out of state, delaying redevelopment

## **Conclusion and Path Forward (2025)**

The City of Augusta is actively working to:

- **Enhance code enforcement capacity** through staff training and digital reporting tools
- **Expand financial literacy and housing education programs**
- **Seek additional funding** through state, federal, and philanthropic sources to support affordable housing
- **Prioritize revitalization of blighted properties** and streamline processes for clearing title on heir properties
- **Foster public-private partnerships** to increase affordable housing inventory and improve living standards across neighborhoods



## SP-60 Homelessness Strategy – 91.215(d) (2025)

### Reaching Out to Homeless Persons (Especially Unsheltered Persons) and Assessing Their Individual Needs

As of 2025, the **Augusta Housing and Community Development (HCD) Department** remains the lead agency coordinating homeless services through the **Augusta-Richmond County Continuum of Care (CoC – GA-504)**. The CoC engages in **outreach, assessment, and coordinated entry** for individuals experiencing homelessness, particularly unsheltered individuals, families with children, veterans, and persons with disabling conditions.

Key outreach and assessment strategies include:

- **Street outreach teams** collaborate with public and nonprofit partners to engage unsheltered individual and conduct needs assessments in encampments, parks, shelters, and other community settings.
- A **community-wide Coordinated Entry System (CES)** is in place, ensuring fair and streamlined access to shelter, housing, and services. Assessments can be completed in person, remotely, or through outreach staff.
- The **Homeless Management Information System (HMIS)** is utilized by more than **30 participating agencies**, including the HCD Department, to collect real-time, unduplicated data on homelessness across the jurisdiction.
- Outreach efforts are aligned with a **Housing First approach**, prioritizing immediate housing placement for chronically homeless individuals and households with complex needs.

In 2024, approximately **4,820 individuals** were engaged through HMIS across shelters, outreach, and rapid rehousing programs, with a rising proportion of **unsheltered families and seniors**.

### Addressing Emergency and Transitional Housing Needs

The CoC and its partners have identified **ongoing gaps in emergency shelter and transitional housing**, especially for:

- Families with children
- Survivors of domestic violence
- Transition-age youth (18–24)

- Individuals exiting institutions (e.g., jail, hospitals)

To meet these needs, Augusta is actively working to:

- Expand **emergency shelter capacity** in high-demand zones, including South Augusta and the Laney-Walker corridor.
- Invest in **non-congregate shelter models**, particularly for populations needing privacy or trauma-informed environments.
- Increase **transitional housing resources** linked to workforce training, behavioral health, and substance use recovery services.
- Secure funding for **wraparound case management** to assist clients with obtaining identification, employment, healthcare, and permanent housing.

### Transitional & Permanent Supportive Housing

While some transitional housing options exist, Augusta is focusing its long-term strategy on expanding **Permanent Supportive Housing (PSH)**, particularly for chronically homeless individuals and those with co-occurring mental health or substance use disorders.

Recent initiatives include:

- Collaboration with local housing authorities and HUD VASH programs to secure **permanent housing for veterans**.
- Integration of **HOPWA-funded housing support** for persons living with HIV/AIDS, including short-term rental, mortgage, and utility assistance.
- Strengthening partnerships with **mental health providers and recovery services** to provide supportive housing for high-needs clients.

### Housing Market Challenges and Long-Term Needs

Despite moderate improvement in the housing market since the pandemic, Augusta still faces several barriers:

- **Lack of affordable rental units** for households earning below 50% of Area Median Income (AMI).
- **Insufficient housing subsidies** and long waitlists for Housing Choice Vouchers.
- **Credit and income barriers** for renters and prospective homeowners.
- Ongoing **gentrification pressures** in central neighborhoods, which reduce naturally occurring affordable housing (NOAH) stock.

- Abandoned and blighted properties in historic neighborhoods contribute to neighborhood distress but also offer **redevelopment opportunities**.

To address these issues, Augusta-Richmond County will continue to:

- Support **down payment assistance and rental subsidies** through CDBG and HOME programs.
- Encourage **infill development** on city-owned vacant lots and brownfields.
- Expand **housing rehabilitation and code enforcement** in deteriorated housing stock areas.
- Collaborate with state and regional partners to increase investment in **affordable housing production**.

## **Helping Homeless Persons Transition to Permanent Housing and Prevent Recurrence (2025 Update)**

Augusta–Richmond County continues to prioritize efforts to **reduce homelessness** and **promote long-term housing stability**, especially for **chronically homeless individuals, families with children, veterans, and unaccompanied youth**. The **Continuum of Care (CoC – GA-504)**, coordinated by the **Augusta Housing and Community Development Department (HCD)**, implements comprehensive strategies that facilitate the transition from homelessness to permanent, independent living.

### **Strategies to Support Transitions and Prevent Returns to Homelessness**

Key strategies include:

**Strengthening partnerships with housing subsidy providers** such as the Augusta Housing Authority, HUD-VASH, and HOPWA program sponsors to ensure eligible households are linked to stable, long-term housing.

**Expanding landlord engagement efforts** to build trust and increase access to affordable housing units across Richmond County, including landlord incentive programs and housing navigation support.

**Providing case management and wraparound services** that connect households to:

Mainstream benefits (e.g., Medicaid, SNAP, SSI/SSDI)

Employment and education opportunities

Mental health and substance use treatment

Childcare and transportation support

**Offering targeted financial assistance** for move-in costs, rental arrears, utility support, and transportation to help prevent housing loss or re-entry into homelessness.

These combined efforts ensure that households not only access affordable housing, but are also supported in maintaining housing through income stability and connection to ongoing resources.

### Prevention and Diversion Initiatives

In 2025, the CoC continues to invest in **homelessness prevention and diversion** strategies, including:

**Mediation and conflict resolution** between tenants and landlords or family members to prevent eviction

**Legal advocacy** to protect tenants' rights and address unlawful evictions

**Short-term rental, utility, and relocation assistance**

**Emergency housing and stabilization services** that prevent shelter entry or return to homelessness

### Reducing the Length of Time Homeless (LOTH)

To reduce the time individuals and families spend homeless, the CoC has implemented the following system-wide interventions:

**CoC-wide Housing First adoption**, prioritizing rapid placement into permanent housing without preconditions

**CoC-wide Rapid Re-Housing (RRH) expansion**, with increased funding and partnerships to move households out of shelter and into housing quickly

**Enhanced coordination across public and private providers**, with new RRH partners onboarded in 2024–2025 to increase throughput and coverage

The CoC also utilizes **real-time data through the Homeless Management Information System (HMIS)** and **Coordinated Entry (CE)** to prioritize high-acuity households and ensure equitable access to resources.

### Outcome Goals for 2025 and Beyond

**Shorten the average length of time homeless** for individuals and families by at least 10% over the next year

**Reduce returns to homelessness** through targeted prevention services and follow-up support



**Increase exits to permanent housing** through expanded RRH, PSH, and voucher utilization

**Strengthen supportive housing access** for veterans, unaccompanied youth, and persons with disabilities

## 2025 CoC Program Goals and Process Improvements

- **Revise Intake Processes:** Beginning in 2025, the CoC will continue revising its intake procedures to ensure homeless households receive the appropriate intervention at the time of program admission. This aligns with the coordinated intake and assessment model as required by the HEARTH Act, aiming to reduce the length of stay in homelessness.
- **Enhance Case Management Practices:** Case management procedures will be updated to train Continuum of Care (CoC) and Emergency Solutions Grant (ESG) case managers to transition from a traditional “housing-ready” approach to a more effective, evidence-based, home-based case management model.
- **Strengthen HMIS Data Collection:** Improve the accuracy and timeliness of Homeless Management Information System (HMIS) data through regular training for participating agencies on proper data entry and reporting protocols.
- **Implement Outcome Reporting:** Begin generating monthly or quarterly outcome measurement reports to track performance, identify gaps, and guide resource allocation and program improvements.
- **Adopt HEARTH and HPC Performance Goals:** In 2025, the CoC is actively working toward the HEARTH Act goal of limiting experiences of homelessness to no more than 30 days. Additionally, the CoC is pursuing the High-Performing Community (HPC) benchmark of reducing the Length of Time Homeless (LOTH) by at least 10% compared to previous years.
- **Engage Non-HUD Funded Programs:** The CoC will also target non-HUD-funded programs to align their LOTH reduction strategies with those receiving ESG, Emergency Food and Shelter Program (EFSP), Community Development Block Grant (CDBG), and HOME funding, ensuring a community-wide standard of care and efficiency.

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

## 2025 Strategy to Prevent Homelessness Among Low-Income and Discharged Individuals – Augusta-Richmond County CoC

### Prevention of Homelessness Among Vulnerable Populations

In 2025, the Augusta-Richmond County Continuum of Care (CoC) remains committed to preventing homelessness among low-income individuals and families, with a targeted focus on

**extremely low-income households** who are at high risk of homelessness due to institutional discharge or transitions from public and private systems of care. These systems may include healthcare, mental health, substance abuse treatment, foster care, correctional facilities, and services addressing employment, education, housing, and youth needs.

### **Discharge Planning Policy**

The **Augusta-Richmond County CoC Discharge Policy**, mandated by the State of Georgia, continues to be enforced and implemented by the CoC's Executive Committee. The Committee is responsible for establishing protocols and coordinating with institutional and community partners to ensure no individual is discharged directly into homelessness.

The discharge planning process includes:

- Early identification of housing and service needs for individuals exiting systems of care
- Development of individualized discharge plans
- Linkage to supportive services such as housing navigation, behavioral health services, and substance abuse support
- Referrals to community-based housing providers and subsidy programs

### **GA-PRI Prisoner Reentry Initiative**

Augusta anticipates a continued and growing impact from the **Georgia Prisoner Reentry Initiative (GA-PRI)**, which supports formerly incarcerated individuals in reentering society and avoiding homelessness. This pilot program, operating within Augusta and funded by the State of Georgia, will be integrated into the CoC's discharge strategy in 2025, with a focus on housing placement, employment readiness, and long-term stabilization.

### **Community-Wide Analysis and Diversion Strategy**

Each year, the Augusta-Richmond County CoC analyzes the availability of **permanent housing units for low- to moderate-income (LMI)** households compared to the number of individuals served and the use of temporary shelter beds. This data informs **diversion strategies** that aim to prevent first-time homelessness by:

- Identifying gaps in housing access
- Leveraging community-based and faith-based resources where federal funds cannot reach
- Partnering with subsidy providers to expand housing opportunities
- Utilizing case management to support long-term housing stability

### **Prevention Through Supportive Services**

The CoC emphasizes housing retention by pairing rental assistance with wraparound supportive services. These services help households overcome personal and systemic barriers to stability, ensuring continued residence in safe and permanent housing.



## **SP-65 Lead based paint Hazards - 91.21S(i)**

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

The Residential Lead-Based Paint Hazard Reduction Act of 1992 focuses on the reduction of hazards, risk assessment, and prevention to reduce the effects of lead-based paint hazards on children. Elevated blood lead levels in children can cause damage to the brain and nervous system, effect intelligence, slow growth, cause learning disabilities and even lead to death. A major cause of lead poisoning is from lead based paint in residential buildings. Based on the City's review of the housing stock, approximately 50% of the housing units may contain lead-based paint.

The City's actions to evaluate and reduce Lead-Based Paint hazards is outlined below and incorporated into the following programs; single-family rehabilitation program, first-time home buyer program and Community Housing Development Organization housing projects. To meet the requirements of the Act which took effect on September 15, 2000, the City has incorporated lead-based paint reduction policies into these housing programs to address the following areas of concern:

- **Hazards**

"Hazard" means any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Contaminated dust is considered the most common pathway of childhood exposure to lead. Lead-based paint hazards do not include intact lead-based paint which is not on a chewable, impact or friction surface.

- **Risk Assessment and Interim Controls**

Risk assessment requires on-site analysis to determine existence, nature, severity, and location of lead hazards. Interim controls are put into place and focus on measures that reduce human exposure to contaminated dust associated with the presence of lead-based paint.

- **Clearance Testing**

Clearance involves testing settled dust for lead contamination after hazard control work. It ensures that fine particles of lead in dust have been cleaned up.

- **Prevention/Treatment**

Reduction of hazards before a health problem occurs is critical. The age of housing stock is an acceptable basis for estimate in the location of dwellings with lead-based paint. Title X does not rely on children with elevated blood-levels (EBL) as a means of locating dwellings in need of abatement.

- **Notification**

The major objective is to increase the overall level of awareness of lead-based paint laws and regulations so that all community residents may be aware of their rights and responsibilities. In the event the presence of lead-based paint is detected in a housing unit, notifications will be carried out by the following mandated notification requirements established by HUD:

Pamphlet - Occupants, owners and purchasers must all receive Lead Hazard Information Pamphlet.

Disclosure - Ensure that property owners have provided purchasers and lessees with available information or knowledge regarding the presence of lead-based paint and lead-based paint hazards

prior to selling or leasing a residence. Even if federal funds are withdrawn from a transaction, the purchasers are required to receive a disclosure of any known lead-based paint findings. Notice of Lead Hazard Presumption/Evaluation and Lead Hazard Reduction - Occupants, owners and purchasers must be notified of the results of the presumption of lead-based paint or lead hazards or of any lead hazard evaluation or reduction work.

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

The programs listed above identify at-risk populations, such as children and aged housing stock in order to identify, assess, and prevent lead poisoning and hazards. The programs allow for extensive community outreach in an effort to protect families from LBP.

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

The Lead Based Paint regulations affect all of the City's housing programs that use HUD funding. One of the City's housing inspectors is trained and certified as a Lead Paint Risk Assessor. An EPA laboratory is used for testing of samples taken during inspections.

In addressing lead hazard evaluation, the city will conduct a visual assessment, paint testing, or risk assessment, depending on the activity to be undertaken. In some instance there may be supporting evidence for the city to forego testing the housing unit and want to presume the presence of lead-based paint and/or lead hazards. Lead hazard reduction activities will include paint stabilization, interim controls, standard treatments, or abatement depending on the requirements for the activity type. The City of Augusta will ensure that all lead hazard reduction or rehabilitation work that disturbs painted surfaces known or assumed to contain lead-based paint will be completed using safe work practices, as outlined in the regulations. Clearance testing will then be performed by the Lead Paint Risk Assessor to ensure that there is no evidence of lead-based paint hazards when all work is complete.

The table below summarizes the level of lead-based paint hazard evaluation and reduction required by the activity type and level of federal assistance provided. The City will utilize this table in order to conform to the lead regulations when carrying out its housing program activities that utilize federal funds.

**• Ongoing Maintenance**

In activities where the assistance provided requires an ongoing relationship with a property, generally HOME rental programs, the owners must perform ongoing maintenance to ensure that lead hazard reduction measures are maintained.

Safe work practices will be used when all subsequent maintenance or renovation work is performed where lead-based paint may be present. Clearance testing will also be completed when any repairs, interim controls, or abatement work is completed as part of ongoing maintenance. The City will also keep maintenance records on each property that will include information on inspections, repairs and any other lead hazard evaluation and reduction activities. These records will be kept for a minimum of five years.

#### LBP Rehab Program

##### LBP Rehabilitation Implementation

Compliance with LBP guidelines will involve specific steps in the rehabilitation process. An example of the types of the steps involved in lead hazard evaluation and reduction/abatement are listed below:

#### **Property Inspection and Rehabilitation Planning**

1. Determine level of hazard evaluation and reduction required.
2. Risk assessor schedules lead evaluation.
3. Risk assessor performs paint testing and/or risk assessment.
4. Provide notice of evaluation.
5. Lead work specification work written by Senior Inspector.
6. Determine relocation needs.

#### **Contractor Selection**

1. Check qualifications of lead contractors.
2. Discuss work schedule with contractors/owners.
3. Discuss safe work practices with contractor/owner.

#### **Supervising Rehabilitation**

1. Ensure interim controls and abatement are supervised by a certified Abatement Supervisor.
2. Verify quality of lead hazard reduction work.
3. Ensure that safe work practices are used by trained workers.
4. Ensure work site preparation and worker protection.

#### **Final Inspection and Clearance**

1. Check that work is complete and clean-up is adequate.
2. Risk Assessor issues clearance report.
3. Re-clean and repeat clearance when necessary.
4. Provide lead hazard reduction notice.
5. Provide abatement or clearance report.
6. Ongoing maintenance and monitoring.

**The new LBP regulations do not affect the types of housing listed below:**

- Housing built since January 1, 1978, when lead paint was banned for residential use.
- Housing exclusively for the elderly or people with disabilities, unless a child under age 6 is expected to reside there.
- Zero-bedroom dwellings, including efficiency apartments, single-room occupancy housing, dormitories, or military barracks.
- Property that has been found to be free of lead-based paint by a certified lead-based paint inspector.
- Property where all LBP has been removed.
- Unoccupied housing that will remain vacant until it is demolished.
- Non-residential property.
- Any rehabilitation or housing improvement that does not contain evidence of deteriorating paint and will not disturb a painted surface.



## **SP-70 Anti-Poverty Strategy- 91.21SU)**

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

The City of Augusta will continue to address the needs of its citizens who live at or below the poverty level. During the period from 2025-2029, the city, working with other public agencies and private non-profit organizations, will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation.

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

Poverty occurs when a household's basic needs for food, clothing, and shelter are not being met. Poverty is a function of income instability which is related to a number of factors such housing costs, health care costs, access to supportive services, education and training, employment opportunities, access to transportation, and unexpected crises.

The city recognizes these linkages and in conjunction with other public and private agencies will support activities that address the following strategies over the five-year period:

- Providing affordable housing
- Providing emergency and transitional housing
- Providing assistance to homeowners for housing maintenance
- Providing assistance to first time homebuyers
- Providing financial education and coaching to LMI persons
- Preventing homelessness by providing case management, budget counseling, and eviction

## **SP-80 Monitoring - 91.230**

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

### **Monitoring Standards and Procedures**

Augusta - Richmond County currently uses various administrative mechanisms to track and monitor the progress of HUD-funded projects that are under its control and jurisdiction. The goal is to ensure that Consolidated Plan related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals for Augusta - Richmond County are to provide technical assistance, identify deficiencies and promote corrections in order to improve, and reinforce or augment the community's Consolidated Plan performance.

Augusta - Richmond County monitors all CDBG, ESG, HOME and HOPWA sub-recipient activities as required by HUD in accordance with the agreement between the agency and Augusta - Richmond County. Sub-recipients are required to submit monthly and/or quarterly and annual program/financial reports to facilitate the annual monitoring process. Annual monitoring includes ensuring that the sub-recipients, including Community Housing Development Organizations, comply with the terms of their agreements, including income and client eligibility, rents, reporting requirements, timeliness, sales prices, values, property standards, affirmative marketing, periods of affordability, relocation and fair housing. For established agencies, Augusta - Richmond County may choose to conduct a desk monitoring for agencies providing public services.

Other efforts include ongoing communication with sub-recipients through the provision of on-site technical assistance. Frequent telephone contacts, written communications, analysis of reports and annual audits, administrative and environmental guidance by City staff provide a basis for review and monitoring.

## Expected Resources

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

#### Introduction

The anticipated funding for the 2025 - 2029 five-year Consolidated Plan for Augusta - Richmond County is over \$24 million, including allocations provided to Augusta-Richmond County through the CARES Act HUD CPD funds. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The following table identifies anticipated resources for this current five-year 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 Admin and Planning Economic Development Housing Public Improvements Public Services	1,686,245	350,000	0	2,036,245	8,144,980	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	903,552	620,000	0	1,503,552	6,014,209	

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,035,806	0	0	1,035,806	4,143,224	

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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	153,403	0	0	153,403	613,612	
Other	public - federal	Economic Development Public Services		0	611,228	611,228	611,228	Funds to respond to and recover from the effects of the Covid-19 Public Health Emergency.

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: \$		
Other	public - federal	Homeowner rehab Services	0	0	5,221,428	5,221,428	5,221,428	HCD, a grantee for the Lead Hazard Reduction and Healthy Home Production Grants, will be capable of providing services to families that reside in the Augusta, Georgia-Richmond County area, who may be affected by lead-based paint hazards & other housing-related health issues; assist in the prevention of lead poisoning through education, training, and community outreach; offer technical and financial assistance while providing a safe and controlled means of lead hazard control & healthy homes remediation in residential dwelling units occupied by low-income households (annual household income cannot exceed 80% of the area median income (AMI) as determined by HUD)
Other	public - federal			0	0		0	

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: \$		
Other	public - federal			0	0		0	

Table 58 - 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**

Augusta will use both Federal and nonfederal public and private resources to address the priority needs and objectives identified in the Action Plan.

It is unclear at this time what private resources (e.g. equity, bank loans) will be committed during the program year. Private funds are most likely to be committed to new housing construction and economic development. It is anticipated that private and nonprofit entities will seek funding and/or tax credits for projects in furtherance of the objectives spelled out in the consolidated plan. Homeless service providers will apply for funding under the Continuum of Care Program.

There are also plans to continue to receive City funds from the Hotel tax that was implemented in 2008. During 2010, the City floated a bond to generate \$8 million in revenue for the Laney Walker/Bethlehem Revitalization Project. This money will be used to build single family homes, mixed-use structures and infrastructure for the neighborhoods



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

The City does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the City's Consolidated Plan.

#### **Discussion**

The City of Augusta established its Priorities, Strategies and Goals based on its limited amount of HUD Federal Grant Funds.

## 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	2025	2029	Affordable Housing	Citywide	Affordable Housing	CDBG: \$1,040,000 HOPWA: \$0 HOME: \$1,091,865 ESG: \$0	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 30 Household Housing Unit Homeowner Housing Rehabilitated: 55 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Strategies to Address Homelessness	2025	2029	Homeless	Citywide	Homeless Strategy	CDBG: \$25,000 HOPWA: \$0 HOME: \$0 ESG: \$145,198 CDBG-CV: \$0 ESG-CV: \$2,133,812 HOPWA-CV: \$0 Lead Paint Hazard Reduction Program: \$0	Tenant-based rental assistance/ Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted Homelessness Prevention: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Community Development Strategy	2025	2029	Non-Housing Community Development	CDBG Eligible Area Citywide	Homeless Strategy Community Development Strategy	<b>CDBG:</b> <b>\$282,500</b> <b>HOPWA:</b> \$0 <b>HOME:</b> \$0 ESG: \$0 <b>CDBG-CV:</b> <b>\$389,593</b> <b>ESG-CV:</b> \$0 <b>HOPWA-CV:</b> \$0 Lead Paint Hazard Reduction Program: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 475 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
4	Community Economic Development Strategy	2025	2029	Non-Housing Community Development	<b>LANEY-WALKER/BETHLEHEM NRS</b> CDBG Eligible Area Citywide	Community Economic Development Strategy	<b>CDBG:</b> \$100,000 <b>HOPWA:</b> \$0 <b>HOME:</b> \$0 ESG: \$0 <b>CDBG-CV:</b> \$1,600,000 <b>ESG-CV:</b> \$0 <b>HOPWA-CV:</b> \$0 Lead Paint Hazard Reduction Program: \$0	Jobs created/retained: 250 Jobs Businesses assisted: 250 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Fair Housing	2025	2029	Non-Housing Community Development	Citywide	Fair Housing	CDBG: \$20,000 HOPWA: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Planning and Entitlement Grant Administration	2025	2029	Planning and Entitlement Grant Administration	Citywide	Administration, Planning and Management Strategy	CDBG: \$360,711 HOPWA: \$31,369 HOME: \$121,298 ESG: \$11,283 CDBG-CV: \$308,533 ESG-CV: \$237,089 HOPWA-CV: \$143,042 Lead Paint Hazard Reduction Program: \$0	Other: 1 Other

Table 59 - Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Provide safe, decent and affordable housing to low and moderate-income residents of Augusta, Georgia through the production of new units for sale, the provision of downpayment assistance to homebuyers and the rehabilitation of both rental and homeowner-occupied housing.
2	<b>Goal Name</b>	Strategies to Address Homelessness
	<b>Goal Description</b>	Assistance to persons experiencing or at-risk of experiencing homelessness.
3	<b>Goal Name</b>	Community Development Strategy
	<b>Goal Description</b>	Services to low and moderate-income residents of Augusta, Georgia including, but not limited to, youth enrichment, job skills training, homebuyer education and supportive housing.
4	<b>Goal Name</b>	Community Economic Development Strategy
	<b>Goal Description</b>	Strengthen and sustain the local economy by providing support to local businesses to create economic opportunities for low and moderate-income residents of Augusta, Georgia.
5	<b>Goal Name</b>	Fair Housing
	<b>Goal Description</b>	Activities to support the promotion of Fair Housing Choice for residents of Augusta, Georgia.
6	<b>Goal Name</b>	Planning and Entitlement Grant Administration
	<b>Goal Description</b>	Planning and Entitlement Grant Administration on behalf of the City of Augusta, Georgia.

# Projects

## AP-35 Projects - 91.220(d)

### Introduction

The City of Augusta's FY 2025 HUD Entitlement Program year begins January 1, 2025 and December 31, 2025. The following projects will be funded with the City's FY 2025 CDBG, HOME, ESG and HOPWA allocations:

### Projects

#### Project Name

#### Table 60 - Project Information

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

The City allocated its HUD Entitlement funds to those geographic areas where the population exceeds 51% low- and moderate-income households or the beneficiaries are considered low and moderate-income (LMI). At least 75% of the City's CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons.

The following guidelines for allocating HUD CPD funds will be used for the FY 2025 Annual Action Plan:

- The Housing activities will directly benefit LMI household.
- The Community Facilities and Public Service activities will assist organizations which are directly providing benefit to LMI persons.

The allocation priorities were established through consultations with stakeholders, local resident surveys, and public meetings. The most significant obstacle for the City to address the underserved community needs is access to additional funding opportunities to develop additional or enhanced housing and community economic development activities.

## **AP-38 Project Summary**

### **Project Summary Information**



**AP-SO 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

**Geographic Distribution**

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**Target Area Percentage of Funds**

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**Table 61 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

**Discussion**

## Affordable Housing

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

#### Introduction

Augusta - Richmond County will support a variety of affordable projects including rehabilitation (owner and rental), acquisition, and the production of new units.

Augusta - Richmond County will support the redevelopment of its neighborhoods in a holistic manner. The neighborhood redevelopment needs include all types of housing development, public infrastructure improvement, improvement to commercial buildings, business expansion and historic preservation. The combination of initiatives will sustain a neighborhoods growth beyond the investment from Augusta - Richmond County.

The full needs analysis of the Consolidated Plan states the greatest housing need for the population of Augusta - Richmond County is for those with a cost burden or severe cost burden. Cost burden occurs when a household pays more than 30 percent of the household's gross monthly income towards housing. Severe cost burden occurs when a household pays more than 50 percent of the household's gross monthly income towards housing. Extremely low-income households, those earning less than 30 percent of the area median income experience these two housing problems at the highest rates and are at risk of homelessness when they cannot afford their housing.

Supporting affordable housing for all persons living within the neighborhood is a high priority for Augusta - Richmond County.

One Year Goals for the Number of Households to be Supported	
Homeless	100
Non-Homeless	50
Special-Needs	30
Total	180

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	130
The Production of New Units	20
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	180

Table 63 - One Year Goals for Affordable Housing by Support Type  
Discussion

The proposed affordable housing projects in the City for FY 2025 are:

1. Housing Rehab - residential rehabilitation for income eligible owner-occupied units in need of health, safety or code violations.
2. Down Payment Closing Cost Assistance Loans. Available city wide for income eligible low- to moderate-income first-time homebuyers.
3. Acquisition of a residential property for purposes of developing affordable rental properties to make available to income eligible households.



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

### **Introduction**

The Housing Authority of Augusta and Richmond County is the designated Local Public Housing Agency (PHA). Established in 1937, The Housing Authority is governed by a five-member Board of Commissioners appointed by the local government. An Executive Director and staff of employees oversee the day-to-day operations of the Housing Authority and its properties. The Housing Authority currently administers 3,793 units under the Section 8 Housing Assistance Payment Program located on scattered sites throughout the city. The 3,793 units consists of 3,658 Section 8 Housing Choice Vouchers and 135 HUD-VASH Vouchers with a total resident count of 135 family members. Additionally, the Housing Authority has 192 Mod Rehabilitation Vouchers utilized by families in the River Glen Apartment community

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

The annual budget for the Housing Authority exceeds \$20 million and includes expenditures to operate and maintain the public housing projects, provide housing assistance payments to Section 8 program participants, make capital improvements, provide security and other community services, and overall administration of the program.

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

Augusta Housing Authority residents have had a voice in management of AHA properties for a number of years. The Resident Advisory Board meets monthly and consists of approximately 60 residents. The board provides feedback to AHA management on all quality-of-life issues (security, maintenance and repairs, etc.), is involved in preparing grant applications, and makes recommendations regarding the

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

N/A - AHA is not designated as troubled.

### **Discussion**

The Housing Authority strives to continue to improve resident initiatives through innovation in program design, adding new programs through special grant programs and maintaining a close relationship with the residents. The Authority continues to build new partnerships and seek new resources in the local community as well as nationwide.

and support homeownership for first-time homebuyers and allows one of more family members to purchase a house. The program permits participants who meet the general requirements for admission into the public housing Section 8 Housing Choice Voucher Program the option of purchasing a home with their assistance rather than renting.

The Authority provides academic assistance to youth and adults living in public housing. Each year, the Authority provides scholarships to resident youth and adults that will attend either college or technical school. In addition, the Authority offers after-school tutoring programs a GED program for adults, an adult literacy program, special tutoring in math and reading for the youth and a Neighborhood Networks Center where residents can have access to computers, the internet and additional training.

The Authority works closely with residents who experience special problems. A drug abuse counselor assists residents with drug treatment and counseling. Provisions are made for the senior residents as well. Specific events for the seniors include Senior Health Fairs and Screenings, a Senior Olympics, an Old Fashion Costume party and holiday activities. A Senior Services Coordinator is employed to provide a number of activities including case management. A partnership with JWC Helping Hand, which received a ROSS (Resident Opportunities for Self-Sufficiency) grant, provides a variety of services for the senior and disabled residents. Included are home care and assistance from housekeeping aides.

The Authority partners with the Family Y to provide a Child Development Center located adjacent to the Authority's offices. The center serves public housing parents by providing childcare on a sliding scale basis for those parents that are attending school or working. Funding for this endeavor is provided through a HUD Resident Opportunity and Self-Sufficiency grant.

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

### **Introduction**

Several structural factors contribute to homelessness including:

1. Poverty-due to the decrease in livable wage jobs and the decline in the real value of minimum wage.
2. Lack of Affordable Housing-LI. S. Department of Housing and Urban Development estimates that there are five million households in the U.S. with incomes below 50% of the local median who pay more than half of their income for rent or live in severely substandard housing. Also, there has been a decline in the number of housing units affordable to extremely low income households since 1991 and federal assistance has not been able to bridge the gap.
3. Disability-People with disabilities who are unable to work and must rely on entitlements can find it virtually impossible to find affordable housing.
4. Cutbacks-in health, mental health and alcohol and drug treatment services.
5. Lack of key services-affordable child care and transportation.

Individual risk factors that contribute to homelessness may include: domestic violence, chronic or unexpected health care expenses, untreated mental illness, substance abuse/addiction, divorce or separation, "aging out" of foster care, generational poverty, lack of education and job skills, and a variety of other circumstances. To address the root causes of homelessness, we must first provide safe, affordable, permanent housing with services sufficient to meet the needs of the homeless community. Once the basic needs of housing, nutrition and clothing are met, the next critical issues will include physical and mental health needs, legal issues, job training and employment, and financial management skills.

### **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**

The City's HCD Department serves as the lead organization for coordinating homeless issues within the Augusta's Coe process. Information is gathered through surveys of the homeless, community organizations and agencies, and homeless service providers. The information is shared with the community at large, with interested agencies and organizations and with members of the Coe.

The Augusta continuum was the first in Georgia to implement a community-wide Homeless Management Information System (HMIS). Coordinating entities can now produce an unduplicated count of our community's homeless population, with a total of 5,376 homeless men, women and children served in 2025. Of this total, 2,631 were children, an indication of our growing subpopulation of homeless women with children. At present, a total of 27 agencies and AHCD Department utilize this system. It is planned to offer this service to additional homeless service provider agencies, enhancing

our continuum's ability to coordinate case management and client services.

The Augusta - Richmond County Coe is working to implement a targeted street-to-home outreach program/campaign and take a housing first approach for chronically homeless households and others with a disabling condition. Non-disabled persons are referred to emergency shelter or transitional housing programs and housed as quickly as possible. The Coe will soon implement a coordinated assessment system to ensure the right intervention through program admissions that will be marketed to community groups and outreach providers who coordinate outreach efforts with staff trained to guide households through the process regardless of age, gender, ethnicity, disability, etc.

Homeless individuals are provided access to services from multiple locations throughout the entire Coe geographic area, managed by a Centralized Intake and Assessment (CIA) center to ensure a fair and consistent process. Presentation at the CIA access point is not a prerequisite for service rendering as CE project staff can complete remote and, in some cases, on-site intake and assessment. Assessment can be completed in person, by phone or email, or with homeless outreach teams across the Coe. The CE Lead coordinates with existing street outreach programs as well as private and public agencies, social service organizations, etc. for referrals so that individuals sleeping on the streets are prioritized for assistance in the same manner as any other person that is assessed.

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

Based on input received at public meetings (Consolidated Plan and Continuum of Care) and in funding proposals submitted by service providers, more beds and additional supportive services are needed for the homeless in Augusta. The need for Permanent Supportive, Transitional, and Emergency Shelter Housing is great according to Augusta's most recent evaluation of the gap in availability of beds. Service providers need additional resources to staff and operate their programs, expand their services, and assist the homeless and near homeless with immediate problems (food, transportation, medical assistance, etc.).

Census data, field surveys, and input from the public and interest groups reveal a number of housing problems and needs. Lack of routine maintenance and repair work is evidence of the need for limited and moderate rehabilitation. There is a particularly high concentration of older, substandard housing units within neighborhoods in the former city of Augusta. Smaller pockets of deteriorating units are located in almost all of the neighborhoods. Still other housing units are abandoned, dilapidated, and used for criminal activities. These units need to be dealt with either through code enforcement or total reconstruction. Where dilapidated units have been removed, the resulting vacant lots have become blighting influences on neighborhoods. The vacant lots represent opportunities for construction of new housing and added future revenue to the city.

Standard rental and owner units are available throughout the community, but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of households to turn to lower



priced rental units as the housing of choice. Yet other factors exist as well in the state of the current housing market, which although is on an upswing, still has not completely rebound from the market crash. Some owners and renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the construction of more affordable housing, and the provision of more rental subsidies and down payment assistance.

**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**

Identifying and working with housing subsidy providers and linking eligible households to providers affords the opportunity to have the strongest effect on lowering homelessness rates. Building and nurturing relationships with local private landlords can increase access to affordable units. Connecting households to support services, mainstream benefits and education/employment training opportunities increases improvements and gains towards self-sufficiency. In unison, these strategies ensure households are linked to affordable options, have the necessary income to afford access and sustainability and have services available to ensure ongoing housing stability. Prevention and diversion (financial assistance, mediation, legal assistance, short term housing and other emergency assistance) have been identified as key interventions to reduce returns to homelessness.

The CoC is in the process of taking the following steps to reduce Length of Time Homeless (LOTH):

- 1) Adopt and implement a CoC-wide Housing First approach; and
- 2) Adopt and implement a Coe wide Rapid Re-housing approach. The Coe has recently increased the number of public/private partners to help implement these approaches.
- 3) Begin revising intake processes to ensure homeless households are given the appropriate intervention at time admitted to program to help reduce their stay in a coordinated intake and assessment model as required by the HEARTH Act;
- 4) Adjust case management procedures in order to train Coe and ESG case managers to move away from a housing-ready approach to an evidence-based home-based case management approach;
- 5) Improve data collection through HMIS by training participants to enter related data correctly and timely; and
- 6) Generating monthly or quarterly reports for outcome measurement.

The Coe is in the process of adopting the HEARTH goal of experiences of homelessness of no more than 30 days and the high-performing community (HPC) goal of reducing LOTH at least 10% from preceding years. The CoC will target non-HUD funded projects to reduce their LOTH in line with those who receive ESG, EFSP, CDBG and HOME funding.

**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,**

The Augusta - Richmond County Coe Discharge Policy is mandated by the state of Georgia and is followed by the Coe. The CoC's Executive Committee is responsible for implementing policies and protocols and coordinating with various organizations, to ensure that persons being discharged from a publicly-funded institution or system of care are not discharged immediately into homelessness. The goals are to identify discharge housing needs inclusive of housing and supportive services and to link the individual with community resources that will include mental health services, substance abuse support, and housing.

Additionally, Augusta is anticipating a significant impact on the discharge planning of formerly incarcerated individuals (felons) from the state of Georgia funded Governor's Prisoner Re-Entry Program Initiative (GA-PRI) currently in pilot phase within the community.

Augusta, Georgia analyzes the supply of permanent housing units for LMI households throughout the community compared to the number of individuals receiving services through CoC partners annually and the number of days/nights that temporary shelter options are being utilized in an effort to implement diversion strategies to avoid first time homelessness including collaboration with the faith based community to provide assistance where federal dollars cannot. Identification of obstacles, available personal and community resources and the utilization of case management endures maintenance of housing stability. Working with subsidy providers and linking eligible households to providers affords the opportunity to have the strongest effect on prevention of homelessness. Supportive services coupled with permanent housing for persons with disabling conditions is a high priority for this as well as working closely with the local Legal Aid organization to provide representation and services for families facing eviction.

## **Discussion**

To achieve this mission will require that service providers build and maintain a comprehensive homeless assistance network that will propose strategies to end homelessness for many individuals and families and will help attain the investment needed to achieve that end. We must build on successful programs that are in place, expanding their capacity to meet the level of need and put in place policies and agreements to work together as one comprehensive and effective countywide system of care.

**AP-70 HOPWA Goals - 91.220 (1)(3)**

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	200
Tenant-based rental assistance	SO
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	2
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	252

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

### **Introduction:**

In December of 2018, the Analysis of Impediments to Fair Housing Choice study was completed for Augusta-Richmond County by Western Economic Services, LLC, referred to as WES. The WES report updated a similar study completed by Western Economic Services, LLC in 2008. The report indicated that both individual circumstances and government policies can serve as barriers to affordable housing. Individuals and families often lack the information, income, and access to financing that make it possible for them to live in affordable, standard housing. Some have to pay excessive amounts of their income for shelter and related costs. The types of government actions that can affect the supply of affordable housing include real estate taxes, land use controls, building codes, and code enforcement. A copy of this report is available at the HCD office.

By Department of Housing and Urban Development (HUD) standards, there are three scenarios where a household has a housing problem:

- If a household pays more than 30 percent of its gross monthly income for housing, it is considered "cost burdened." HUD considers households that pay more than 50 percent of their income on housing costs to be severely cost burdened.
- If a household occupies a unit that lacks a complete kitchen or bathroom, the unit has a physical defect.

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

The study concluded that one of the best ways to increase loan approval rates and to decrease the number of foreclosures is to provide community outreach on a variety of related topics. The Housing Department felt that this community outreach was a vital need in the community and has worked to increase awareness of available homebuyer education services through its existing non-profit organizations. The purpose of these classes is to provide monthly education where families and individuals can gain the experience needed to purchase a home. The staff provides credit counseling, homebuyer education and mortgage lending education on the different products that are available. In addition, some of these also offer foreclosure prevention counseling in order to keep families in their homes.

### **Concerns and Issues Expressed by Survey Participants over the past five years:**

Respondents to this and past surveys also had a number of suggestions about enhancing the local housing and community development environment, delivery system, and commitment to housing production throughout the community. This includes needs, barrier or constraints to addressing the

needs, and suggested actions that Augusta-Richmond County can consider in eliminating the constraints and barriers to housing. The general comments are segmented into three main areas: additional housing needs, barriers and constraints to resolving housing needs, and methods that Augusta-Richmond County can adopt to overcome their housing challenges.

#### Other Housing Needs

- Need for additional homeownership training
- Building codes need additional enforcement
- Elimination of vacant substandard dwellings
- Demolition of run-down residential properties
- Enforce housing standards and codes
- Enhance financial instruments for low-interest loans or grants

#### Barriers or Constraints to Resolving These Needs

- Landlords do not adequately maintain their property
- Availability of staff to enforce codes
- Shortage of funds to purchase and rehab
- Lack of political will or leadership
- Property that is inherited and heir do not live in the area

#### **Ways Augusta-Richmond County Can Work Toward Resolving These Needs**

- Enhance outreach and education about affordable housing tools and programs
- Demolish the dilapidated housing units, vacant and abandoned units
- Enforce existing building codes or property standards
- Establish stronger partnerships with banks, developers, and business
- Build more affordable rental and homeownership housing

#### **Discussion:**

It was determined from this study that impediments to fair housing still exist in Augusta-Richmond County. One of the major areas of concern is in the mortgage denial rate for ethnic minorities. According to the data presented in Table E-1, Blacks and Hispanics face a significantly higher rate of mortgage denial. The main reason for this high denial rate is the lack of quality credit. In addition, there was an increase in predatory lending between 2002 and 2005 that targeted this population and resulted in a high foreclosure rate during the period of 2008 through 2009. As of yet, these patterns have not resurfaced in regards to predatory lending practices. One of the primary ways of decreasing predatory lending and improving credit is to offer Homeownership Counseling and Education. This education not only provides credit counseling but educates on the entire process from mortgage lending through home maintenance.

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

### **Introduction:**

As a collaborative facilitator, the Augusta Housing and Community Development Department continues to implement various actions to: (1) address obstacles to meeting underserved needs; (2) foster and maintain decent affordable housing; (3) to reduce lead-based paint hazards; (4) reduce the number of poverty-level families; (5) develop institutional structure; and (6) to enhance coordination between public and private housing and social service agencies.

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

Currently, the primary obstacle to meeting all of the community development and affordable housing identified needs, including those identified as priorities, is the general lack of funding resources available to public and private agencies that serve the needs of low- and moderate-income residents. The amount of resources available to both private foundations and public agencies to address social, community, and economic development goals pale in comparison to the recognized needs. To address this obstacle, Augusta strongly encourages its own agencies as well as cooperating cities and other sub-recipients to seek other resources, build new partnerships and collaborative, and to leverage additional funding whenever possible from local, State, Federal, and private sources. Although needs are high in all of the top priority areas, we are limited by funds available and resources, therefore, there is a high probability that some of these desired needs will not be addressed. Augusta urges HUD-funded programs and services to be flexible, while at the same time to be as efficient and effective as possible to achieve expected performance outcomes.

One of the most important steps in addressing obstacles to community development is identification and evaluation. Augusta - Richmond County is geographically very large; distances between service providers and clients remains a substantial logistical barrier. Much of the targeted lower-income community is located within the urban core and downtown areas of Augusta, with others scattered throughout South Augusta and parts of the West Augusta areas.

In Augusta, emerging obstacles for HUD-funded activities include language and culture, location and geography, limited resources, and program restrictions and regulations. To help overcome this obstacle, Augusta Housing and Community Development, as well as nearly all HUD sub-recipients, have targeted a need to recruit bilingual staff sensitive to cultural traditions, issues, and values. For this reason, AHCDD has begun to explore the option of having many of our public notices, including notifications of HUD funding cycles and upcoming Citizen Participation meetings, published in English and Spanish.

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

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, Augusta plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI)

through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

- Rehabilitate substandard existing single-family or multi-family housing for income qualified owners or to owners who rent to income-qualified tenants;
- Provide increased affordable homeownership opportunities for low- and moderate - income households, including seniors and disabled;
- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;
- Provide Job Training & Skills Development; and
- Provide Health Programs.

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

Please refer to SP-65 of the 2025-2029 Consolidated Plan for a discussion of Augusta's Lead Based Paint Program designed to reduce lead-based paint hazards.

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

As noted elsewhere in the Consolidated Plan, poverty is a condition with no simple solutions. Poverty is a persistent situation in which low income results from an inability to enter the mainstream. To the extent possible, Augusta plans to reduce the number of households with incomes below the Federal poverty level (extremely low-income households earning less than thirty percent (30%) of the AMI) through a combination of direct assistance and indirect benefit from neighborhood improvement activities. Augusta's Five-Year Consolidated Plan will focus primarily on supporting programs that raise household incomes and stabilize housing situations by supporting anti-poverty activities through the following:

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- Rehabilitate or provide new affordable housing units that include handicap accessibility for seniors or the disabled;
- Encourage economic development in low- and moderate-income areas;
- Provide comprehensive homeless prevention housing programs;
- Provide Childhood Development, Child Care, and Youth Programs;
- Encourage Substance Abuse Recovery and Counseling Programs;

- Provide Job Training & Skills Development; and
- Provide Health Programs.

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

Augusta Housing and Community Development, on behalf of the City of Augusta, continues to play an important role in both facilitating and bringing together diverse interests toward developing new, and strengthening existing, institutional structures. Strengths and gaps regarding the institutional structure delivery system have been identified through the consolidated planning process which included surveys, community meetings, forums, other research, and ongoing program evaluation. With multiple agencies providing a variety of services to a diverse population, there can be a lack of coordination causing an overlap of services or issues, problems directing clients to the appropriate services, as well as the possibility of a client falling through the gaps. The system is further complicated by the geographical challenges of Augusta. The vast distances between clients and points of service contribute to the impediments encountered by private, non-profit, and government agencies attempting to provide public services to low-income residents. With the number and variety of participants in the delivery system it can be difficult to establish priorities and to allocate resources. In addition to these gaps in the delivery system, more recently as a result of local, state, and federal budget cuts, Augusta's partner agencies have all encountered some level of staffing cuts resulting in a lack of dedicated staff resources and effective implementation of the CDBG program. Addressing the community, social and economic development needs of low- and moderate-income people throughout the Augusta community is a comprehensive and at times a daunting undertaking. The formation of a sustainable institutional structure through partnerships and collaboration is vital.

The institutional structure incorporates the private, public, and nonprofit organizations that help carry out the Consolidated Plan in the local community. Augusta continues to encourage and support the formation of these leveraged efforts for projects and activities that create viable, self-sufficient communities; decent, affordable housing; a suitable living environment; and expanded economic development opportunities for low-income persons. This process has been responsive to new and emerging issues including new HUD rules and requirements, which are continually testing the strengths and gaps of delivery systems. Augusta has developed and will implement the 2014-2019 Consolidated Plan and subsequent Annual Action Plans through public, nonprofit, and private sector partnerships and collaboration. This coordination of efforts and cooperation has been instrumental in meeting the wide-range of community development needs and will help carry out the Consolidated Plan.

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

Augusta will continue to strive to increase affordable housing collaborative efforts with public and private sector entities, numerous advisory agencies, Community Housing Development Organizations ("CHDOs"), lending institutions, as well as other service providers and Code Enforcement. Efforts to increase the participation of the CDBG, HOME, Low-income Tax Credit, Federal, State and other local



housing program sources will be directed at:

- Strengthening the housing service delivery system by working more closely with the Housing Authority and by collaborating with non-profit organizations;
- Integrating community development block grant housing programs; and
- Working more closely with identified Community Housing Development Organizations ("CHDOs") as well as local city government departments.

**Discussion:**

## Program Specific Requirements

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

#### Introduction:

The 2025-2029 Consolidated Plan is a comprehensive planning document encompassing and identifying the Augusta's housing and community development needs and serves as the foundation of the performance measurement system of the HUD-funded programs.

As required by HUD, the identification of needs and the adoption of strategies to address those needs must focus primarily on low- and moderate-income individuals and households. Augusta's overall priority is to increase self-sufficiency and economic opportunity for lower-income residents and individuals with special needs so that they can achieve a reasonable standard of living. This Plan focuses on activities to be funded with the three primary entitlement grants from HUD (CDBG, HOME, and ESG).

The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. The HOME Program will focus on providing decent, safe, and affordable housing, and alleviate rent burdens, homelessness, and deteriorating housing stock. The ESG program will provide outreach and emergency shelter, but places a much greater emphasis on helping people quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Augusta leverages its CDBG, HOME, and ESG funds with other resources to increase the impact on housing, community development, and homelessness issues. Applicants requesting funds to support its programs and projects are required to show that they are leveraging other funds to meet their needs.

The following provides additional information about the CPD program requirements.

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

##### Reference 24 CFR 91.220(1)(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  | 100,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0       |
| 3. The amount of surplus funds from urban renewal settlements  | 0       |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0       |

5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>100,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(1)(2)**

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

Currently, other forms of investment beyond those identified in Section 92.205 are not currently being utilized in Augusta's HOME Partnership Program.

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:

Augusta, Georgia has selected to utilize the recapture provision in administering the HOME-assisted homebuyer programs. The HOME funds will be used to assist homebuyers through acquisition, rehabilitation, or rehabilitation, or new construction of single -family for sale housing to low income homebuyers. These funds will be provided to the homebuyer as HOME subsidy in the form of deferred payment loans, forgivable loans, and low interest loans. Whereas assistance will be provided to the homebuyer, CHDOs and other partners will be responsible for assisting homebuyer in completing all required documentation for submission.

AHCD will control the recapture/resale of the homebuyer property during the affordability period by utilizing the recapture provisions, depending on the type of assistance provided.

The HOME Rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. The minimum affordability periods are outlined in the table below:

This is a mechanism to recapture all or a portion of the direct HOME subsidy if the HOME recipient decides to vacate the unit within the affordability period at whatever price the market will bear. The

recaptured funds will come from the net proceeds if available. Recaptured funds may be used for any HOME-eligible activity.

The homebuyer may sell the property to any willing buyer.

The sale of the property during the affordability period triggers repayment of the direct HOME subsidy that the buyer received when he/she originally purchased the home.

HOME funds will be utilized for principal buy-down and closing cost assistance. The subsidy for principal buy-down and closing cost will be provided in the form of a deferred loan (non-amortizing) to the borrower. The loan will be due and payable upon the resale of the home, refinancing for the home, upon death of the homebuyer, or if the homebuyer no longer occupies the home as his/her principal residence. This will be imposed during the duration of the period of affordability of all HOME-assisted homebuyer projects through a written agreement with the homebuyer and enforced via mortgage and lien documents.

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:

In the event HOME assistance is used only to develop the unit and not used to assist homebuyer lower purchase price from fair market, resale provisions must be used. If this occurs, the housing unit must be acquired by an eligible low-income family and the housing must be the principal residence of the family throughout the period of affordability. If the housing is transferred, voluntarily or otherwise, during the affordability period, it must be made available for subsequent purchase only to a buyer whose family qualifies as low income and will use the property as its principal residence.

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:

Augusta does not at this time plan to use 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).

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(1)(4)**

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

All outreach services must be targeted toward a general homeless population and/or a general area

where homeless individuals are known to inhabit. Outreach services should be specific to the four (4) eligible activities, engagement, case management, transportation, and emergency and mental health services.

As available, outreach services should seek to work with Continuum partners to ensure that the individual or family receives assistance in reaching stability. Homeless Individuals and families should be connected with area shelters, homelessness prevention funds, and/or rapid re-housing funds as needed to ensure their safety and well-being while transitioning from homelessness.

Participants who meet the HUD homeless definition and have an income of :s;30% of the Area Median Income are eligible for the following activities:

Special populations should receive first priority when applying for homelessness prevention funding.

Special populations include, but are not limited to:

Families with Children

Women with Children fleeing Domestic Violence

Men with Children fleeing Domestic Violence

Children leaving the Foster Care System

Persons with HIV/AIDS

Evaluating Individuals eligibility :s;30% AMI

Case managers must evaluate all participants that are applying for ESG Homeless Prevention funding. As an intake process, case managers should utilize the income calculator located on the HUD Exchange website to assess the income and assets of all applicants pursuant to the regulations at 24 CFR 5.

In order to remain eligible for homelessness prevention funds, applicants should have satisfactorily completed their housing stability plan and must continue to meet their goals as agreed to by their case manager. The family must be :s;30% at the initial intake but must show progress to meet stability beyond their current income level. Subsequent assessments will not carry the :s;3Q% stipulation. Applicants will be reassessed on an annual basis. Once an applicant is no longer considered to be low income individuals/families (50% AMI), they will become ineligible for homeless prevention funding.

All Sub-recipients must have written standards that describe their intake, admission, termination and discharge processes. The written standards must meet the following guidelines:

It must state how the intake process takes place. During intake case managers must assess the client to ensure that the client receives the help they need which may include assisting them with gaining access to mainstream resources. The client file must be entered into Pathways to be eligible for assistance and referral.

It must state the process for admission into the program and/or shelter. Admission guidelines must provide a Plan to assist the client which shows the services requested and needed, how the services will be provided, and give a brief synopsis of individuals level of need. The admissions process should include all rules of the programs including the length of time they participant can remain in

the facilities, the types of populations served in the facility, and rules of the facility.

It must state the process for terminating a family or individual from the program. Participants must be advised of this termination process during intake. The written standards should include an appeals process.

All client files must reflect that the client was informed of all shelter and program stipulations as written in the standards.

All ESG funded emergency shelters must meet the Habitability Standards and lead Based testing (§576.55) standards in order to operate. Sub-recipients applying for ESG funds must submit an acceptable Lead Based Paint Risk Assessment and an acceptable Code Inspection Report in order to secure funding.

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

The GA-504 Coe has established a centralized, single-access point coordinated entry and assessment model. This activity, funded by a Coordinated Entry grant under the Continuum of Care program competition beginning in 2015, provides the needed infrastructure to provide a single point of entry for all HUD funded homeless services. Operated by CSRA EOA, Inc., a local non-profit and the local Community Action Agency, GA-504's CE system is housed in the Marion Barnes Resource Center for the Homeless.

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

The applications process for Augusta Housing and Community Development's ESG program is on an annual application cycle that begins in February of each year and ends in May of each year. All applications will be submitted electronically with the assistance of a Dropbox for documents that exceed the 5GB limit. All applicants will be afforded Technical Assistance until two weeks before the closing date of the applications cycle.

All applicants must attend the mandatory application workshop that will be held in February of each year. Applications will be opened on the date announced during the workshop. The workshop will provide pertinent information about completing the application and eligible activities that can be performed under the ESG regulations.

Once the application cycle has ended, all excepted applications are evaluated by AHCDD staff persons or the basic requirements (see appendix A). If an applicant meets the basic requirements their application moves on to the next phase of review (see appendix B) and are scored based on a scoring scale of 100. Applicants are then ranked by score and appropriations are made based on the feasibility of the project, the capacity of the organization, and the anticipated outcomes. Should there be a change in allocation amount, appropriations are adjusted accordingly.

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 Coe has plans in place to establish a Consumer Advisory Committee, to serve in partnership with the CoC's Executive Committee, in representing the perspectives and priorities of the homeless and at-risk of homeless populations in the local community. Beginning in 2021, the CoC's Executive Committee is undertaking focused outreach efforts to identify appropriate homeless and formerly homeless members of the community to comprise this Committee. Once fully formed, this Committee will represent at least two standing votes within the Executive Committee structure as defined in the CoC's Governance Charter.

5. Describe performance standards for evaluating ESG.

**Shelter:**

- Percentage of clients who exit shelter to permanent housing over a one-year period (Target: 70%).
- Percentage of clients who exit shelter in less than 90 days (Target 90%).

**Shelter (services):**

- Percentage of eligible clients in ES who are connected with entitlement benefits and/or mainstream benefits before leaving shelter (Target 95%).
- Percentage of clients who have a special need (as identified on Pathways' Special Needs screen) or two or more significant barriers to housing stability (Target 65%).

**Street Outreach**

- Percentage of clients receiving outreach who participate in case management, including street-based case management, in a six-month period (Target 80 %).
- Percentage of clients who remain in housing (shelter or are rapidly re-housed over a six-month period) (Target 50%).
- Percentage of clients who remain in housing (shelter or permanent) three months after receiving assistance (Target 50%).

**Homeless Prevention**

- Percentage of clients receiving assistance who are connected with entitlement benefits and or mainstream benefits (Target 75%).
- Percentage of clients receiving assistance who are members of a priority special need group (Target 75%).
- Percentage of clients receiving assistance who receive and individualized service plan, including client goals (Target 95%).
- Percentage of clients receiving assistance who are still stably housed three months after assistance (Target 75%).



- Percentage of clients received assistance who are still stably housed six month after assistance (Target 65%).

#### Rapid Re-housing

- Percentage of clients receiving assistance who are connected with entitlement benefits and/ or mainstream benefits (75%).
- Percentage of clients receiving assistance who are members of apriority special need group (Target 75%).
- Percentage of clients receiving assistance who receive an individualized services, plan including client goals (Target 95%).
- Percentage of clients receiving assistance who are still stably housed three months after assistance **(65%)**.
- Percentage of clients receiving assistance who are still stably housed six months after assistance (55%).

## **Appendix - Alternate/Local Data Sources**