

# Executive Summary

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

### 1. Introduction

The City of Hattiesburg's 2018-2022 Consolidated Plan was developed through a coordinated community process to identify housing, homelessness, supportive service, and non-housing community needs in the City. The Plan provides the basis and strategy for the use of federal funds granted to the City by the U.S. Department of Housing & Urban Development (HUD) under the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) Programs. The accompanying one-year Action Plan serves as the City's application for its annual entitlement allocation from HUD under these programs for Program Year 2019.

### 2. Summarize the objectives and outcomes identified in the Plan

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

The primary objectives of the Plan for 2018-2022 are consistent with the primary objectives in the prior Consolidated Plan, which involve addressing a variety of housing concerns. Housing Rehabilitation, Emergency Repair, Acquisition/Rehabilitation, Down Payment Assistance, and Affordable Housing are some of the types of housing-related activities that are consistent with the prior plan. Over the Plan period, the City plans to address 50 Homeowner Rehabilitation projects, Rehabilitate 2 rental units for affordable housing, and create 4 new affordable housing units either for sale or rent, to assist 15-20 households through the Down Payment Assistance Program. The achievement of these objectives will rely in part on the City's Community Housing Development Organizations (CHDOs) and other partners in the field of housing.

Behind housing objectives, the next objective of greatest need is in the area of Homelessness and Special Needs Populations. Objectives within the Consolidated Plan that address these populations vary among several eligible types of activities. Population-targeted housing activities can all benefit homeless individuals and families as well as households with special needs. .

The City's Plan also includes Infrastructure activities such as drainage, street improvements, sidewalks, and trails that would benefit low-income areas including more than 1,000 households. Commercial

Rehabilitation such as the Facade Improvement Program and Economic Development activities such as the Microenterprise Program will continue to support businesses. Objectives include the facade improvement of commercial structures in the commercial business district and Microenterprise Assistance awards that meet various eligibility requirements.

Added by amendment, the City will undertake Public Service and Public Facility activities related to the COVID-19 pandemic with the use of the special allocation of CDBG CARES Act funding made available in 2020. In the area of Public Services, the City will seek to provide outreach and education to low-to-moderate income neighborhoods on the Coronavirus in general and practices to prevent its spread. Activities will also involve screening and testing for COVID-19 both at existing health care facilities as well as pop-up testing sites in low-to-moderate income neighborhoods. Other activities in response to the COVID-19 pandemic include financial assistance to low- and moderate-income households whose income has been negatively impacted by the pandemic as well as Public Facility activities to improve access to the internet in LMI areas.

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

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

The City has managed to meet many of its past objectives, in spite of funding cuts that decreased the City's ability to maintain its previous level of accomplishments, particularly in the area of substantial rehabilitation of single-family homes. Over the five years of the previous five-year Consolidated Plan, was able to continue its objectives in the areas of housing activities by limiting its eligible activities to primarily housing and housing related activities. The City has reduced its waiting list to approximately 25-30 households. Along with partnerships with CHDOs, a number of rental and homeownership affordable housing opportunities were made available to residents.

During the previous five year Consolidated Plan period, the City also demolished more than 20 vacant and blighted properties.

In 2016, the City also hired a full-time Homelessness Coordinator. This new role was the first full-time position of its kind hired by a Mississippi city. The position focuses on outreach and documentation of homeless individuals, and partnership with other agencies to update the state's homeless management information system. The role is integral to identifying resources available across various agencies and organizations, and to connecting individuals in need to those resources. Likewise, the coordinator has become a go-to point of contact for other city departments and citizens when facing challenges related to homelessness. In recent years, the City also made great strides in reducing the number of homeless veterans.

### **4. Summary of Citizen Participation Process and consultation process**

## Summary from citizen participation section of plan.

The City conducted a Public Hearing on February 4, 2019. There were no citizens nor residents in attendance, only City staff. This is a problem that the city seeks to correct in the future through more intentional outreach. The role of Public Engagement Coordinator has been assigned to a member of the department in order to help various divisions get creative in ways to go above and beyond the minimal effort of public comments and public hearings. We anticipate results of this change in the year ahead. Despite the poor attendance at the formal public hearing, the city has had sufficient opportunity over the last 12-18 months to gather input from the public on a variety of topics through a circuit of Town Hall meetings hosted by the Mayor. In that amount of time, the Mayor has hosted more than 40 such meetings, discussing strengths, weaknesses, opportunities, and threats as it relates to individual neighborhoods. Though not a part of the formal citizen participation process, feedback at these meetings provide insight into what residents hold as priorities for their neighborhoods, and in lower-income areas of the city, that was often found to revolve around condition of housing stock.

As it relates to the May 2020 amendment to incorporate CDBG CARES Act funding and related activities, the City provided an expedited consultation process to engage as many community partner agencies in as short a period of time as possible. Responses from various agencies, including housing organizations, health care institutions, higher education, civic and business organizations and various public service providers provided responses. Responses supported the Public Service activities, and others suggested economic support to businesses other possible activities to consider. Following consultation, a draft amendment to the 2018-2022 Consolidated Plan and the 2019 Action Plan were created, and a notice of the proposed amendments was published. The city took advantage of HUD's waiver opportunity for the typical public comment period and public hearing requirement in order to expedite the use of these funds in addressing local public health concerns. The public comment period extended from May 14, 2020 until May 21, 2020 and included a virtual public hearing on May 19, 2020.

## **5. Summary of public comments**

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

There were no verbal nor written comments during the formal citizen participation process. However, though not a part of the formal citizen participation process, feedback at the Mayor's Town Hall meetings provide insight into what residents hold as priorities for their neighborhoods, and in lower-income areas of the city, that was often found to revolve around condition of housing stock. Daily phone calls to the Community Development Division from residents interested in assistance would also indicate that housing rehabilitation and affordable housing assistance remain high priorities for citizens.

As it relates to the May 2020 amendment to incorporate CDBG CARES Act funding, during the course of the public comment period, only one comment came in writing. Other comments came verbally to members of the Mayor's office. Comments included advocating for improved internet access such as

through free public wifi in order to help address challenges especially among lower income individuals in accessing the internet for education or job-related resources. Comments also supported the concept of financial assistance to households, particularly those that have been negatively impacted financially by the pandemic.

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

N/A

**7. Summary**

The City of Hattiesburg recognizes its CDBG and HOME grants as an opportunity to do great things to improve quality of life for low- to moderate-income residents and as a result, for the City as a whole.

The City values the citizen participation process and looks forward to doing more to promote participation opportunities in the future. Participation in this process by the residents of low-income areas, and the organizations that regularly serve low-income households is vital to ensuring that the funds are directed to areas and programs in which they can make the greatest impact. Though we did not receive input in the manner in which we would have preferred, we believe that the input through other meetings and daily calls to the city support the priorities in this plan.

The City believes that the strategies and objectives set forth in this Annual Action Plan and the Consolidated Plan are feasible and attainable (assuming that funding remains available), and they are in accordance with the needs and desires communicated by the public that these grants are intended to serve and organizations that provide such services.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	HATTIESBURG	
CDBG Administrator	HATTIESBURG	Urban Development D/Community Development Division
HOPWA Administrator		
HOME Administrator	HATTIESBURG	Urban Development D/Community Development Division
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

**Consolidated Plan Public Contact Information**

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City's program staff reached out to citizens, local government representatives, public housing authorities, non-profit developers, and various social service agencies to gather input for the Annual Action Plan through its traditional advertising method. Staff also participated in the Mayor's Town Hall meetings and in quarterly meetings of the Community Advisory Committee – a group similar in purpose to the Housing Round Table.

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

The City continues to participate quarterly in the Community Advisory Committee to discuss a variety of housing and homelessness issues. Participants are similar to the former Housing Round Table, which included the City's Urban Development Department, Mississippi Regional Housing Authority No. 8, the Hattiesburg Housing Authority, Hattiesburg Area Habitat for Humanity, R3SM (a non-profit housing organization), as well as the City's Community Housing Development Organizations (CHDOs). Participants also include the Salvation Army and Pine Grove Behavioral Health & Addiction Services, which both serve homeless persons; the AIDS Services Coalition, which serves the homeless as well as those living with AIDS; the University of Southern Mississippi's Institute for Disability Studies, which addresses housing issues statewide; and the Hattiesburg Board of Realtors.

The City has worked to bolster mental health services by way of a Behavioral Health Court partnership with Pine Belt Mental Healthcare Resources, and through working with the Pinebelt Coalition on Homelessness to coordinate efforts toward functionally ending homelessness.

### **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 works closely with the Continuum of Care operating in Hattiesburg and the surrounding areas. The Pinebelt Homeless Coalition is the lead agency for the implementation of HUD Continuum of Care programs. Generally, individuals requiring assistance are referred to this organization. Further, the City has provided funding to the AIDS Services Coalition and Pine Grove Behavioral Health & Addiction Services. The City also has a full-time Homeless Advocate/Coordinator, who works actively with the coalition as well as other agencies in making proper referrals to appropriate resource agencies. In the last year, the city's coordinator has worked with the coalition to press the issue of a need for a documented plan as well as an adopted standard of care.

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

The City of Hattiesburg is a part of the 71-county "balance of state" Continuum of Care. The City works with the Continuum of Care (Mississippi United to End Homelessness), and a representative from the City regularly participates in their meetings. MUTEH and its members establish guidelines, policies, etc. for the Continuum of Care. The City does not enjoy entitlement status under ESG, and as the City does not directly undertake any activities supporting homeless persons, the City does not access or input information into HMIS.

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

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

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

**Narrative (optional)**

The City’s interaction and coordination with the agencies and partnership groups mentioned above is constant. A full-time grant coordinator also seeks out other opportunities to leverage the city’s resources – in Community Development as well as citywide. We have recently considered grant opportunities specific to lead hazard reduction, but have elected to defer such application until we have additional capacity to administer such a program.

The preparation of this action plan also overlapped with the creation of the Analysis of Impediments to Fair Housing Choice, which afforded opportunities to gauge feedback regarding the need for quality affordable housing from the perspective of both public housing residents and public housing management.

**AP-12 Participation – 91.105, 91.200(c)**

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

The City conducted a Public Hearing on February 4, 2019. There were no verbal nor written comments during the formal citizen participation process. However, though not a part of the formal citizen participation process, feedback at the Mayor’s Town Hall meetings provide insight into what residents hold as priorities for their neighborhoods, and in lower-income areas of the city, that was often found to revolve around condition of housing stock. Daily phone calls to the Community Development Division from residents interested in assistance would also indicate that housing rehabilitation and affordable housing assistance remain high priorities for citizens.

The City will bolster its efforts going forward to encourage more citizen engagement.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community  Residents of Public and Assisted Housing	N/A. Only city staff was in attendance.	None were received.		

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	561,417	0	0	561,417	1,684,251	The expected amount for the remainder of the Con Plan is simply the Year 2 amount multiplied by 3 to estimate Program Years 2020, 2021, and 2022.

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	284,296	0	0	284,296	852,888	The expected amount for the remainder of the Con Plan is simply the Year 2 amount multiplied by 3 to estimate Program Years 2020, 2021, and 2022.
Other	public - federal	Economic Development Public Improvements Public Services	321,280	0	0	321,280	0	Atypical, special allocation.

Table 5 - Expected Resources – Priority Table

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

**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 has recently utilized its mapping capabilities to identify City and State owned property throughout the City of Hattiesburg. These properties are reviewed periodically when need arises for particular projects, and the City intends to continue this approach of utilizing property already in its inventory (when appropriate) before seeking property to purchase.

It is anticipated that publicly owned property may be used in the provision of Public Service activities as well as in provision of public wifi resources.

**Discussion**

## 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	Housing Programs (including Affordable Housing)	2018	2022	Affordable Housing		Emergency Repair Housing Rehabilitation Rental Rehabilitation	CDBG: \$389,114 HOME: \$205,867	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit
3	Down Payment Assistance	2018	2022	Affordable Housing		Down Payment Assistance	HOME: \$50,000	Homeowner Housing Added: 5 Household Housing Unit
8	Economic Development	2018	2022	Non-Housing Community Development		Commercial Rehab - Facade Improvement Microenterprise Assistance	CDBG: \$60,000 CDBG-CV: \$50,000	Jobs created/retained: 7 Jobs Businesses assisted: 2 Businesses Assisted
9	Public Facilities	2018	2022	Non-Housing Community Development		Public Facility Improvement	CDBG-CV: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Public Services	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		Public Services	CDBG-CV: \$221,280	Public service activities other than Low/Moderate Income Housing Benefit: 850 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 150 Households Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Programs (including Affordable Housing)
	<b>Goal Description</b>	This goal includes the creation of affordable housing by CHDOs either in the rehabilitation of existing housing stock or the construction of new housing for the purpose of sale or rental to eligible households. This goal also includes the bulk of the City's housing program, which is the substantial and emergency rehabilitation of eligible owner-occupied homes. Substantial Rehabilitations are completed with either HOME or CDBG funding. Emergency Repairs are completed using CDBG funding.
3	<b>Goal Name</b>	Down Payment Assistance
	<b>Goal Description</b>	This goal includes the use of HOME funds to assist in making new homeownership affordable for eligible buyers.

8	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	<p>This goal serves to re-establish the City’s former façade improvement program to incentivize the elimination of slum and blight conditions in the central business district. This is considered Privately-Owned Commercial Rehabilitation, a CDBG eligible activity.</p> <p>This goal includes support of eligible microenterprise businesses. Historically, this program was available without geographic boundary as long as other eligibility requirements were met. The City may consider a geographic target.</p> <p>As it relates to CDBG-CV funds, this goal includes provision of assistance to private, for-profit entities, when appropriate to carry out an economic development project, particularly to provide grants or loans to support new businesses or business expansion to create jobs and manufacture medical supplies necessary to respond to infectious disease OR to avoid job loss caused by business closures related to social distancing by providing short-term working capital assistance to small businesses to enable retention of jobs held by low- and moderate-income persons. Also, provision of assistance to microenterprises to provide technical assistance, grants, loans, and other financial assistance to establish, stabilize, and expand microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine.</p>
9	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	<p>Public Facility Improvements can serve low/mod limited clientele (LMC) or low/mod are (LMA) depending on the circumstances. Such an activity may upgrade facilities at a city park in a low-income area, which benefits the entire area and all who utilize the park. such an activity may make improvements to a community center or to a non-profit owned facility that benefits the clientele (51%+ low/mod) of its programs. Such activity may serve to create a recreational path in and through low to moderate income areas. such an activity may allow for the assessment and/or abatement of lead based paint hazards or asbestos hazards to benefit the facility's usefulness to the LMI community. Such an activity may include installing or adding features that benefit the surrounding area, such as public wifi access at strategic locations in a LMA.</p>

<b>10</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>When the City decides to fund Public services, it often pursues non-profit organizations to implement the activities. These activities vary, but all benefit low/mod clientele (or areas). Special needs identified through the public participation process include financial literacy, job/skills training, housing counseling, supportive services for persons living with HIV/AIDS, supportive services for homeless persons and families, and utility/rent/deposit assistance for low-income households, health-related outreach and education, and health screening and testing.</p> <p>City will seek to provide outreach and education to low-to-moderate income neighborhoods on the Coronavirus in general and practices to prevent its spread. Activities will also involve screening and testing for COVID-19 both at existing health care facilities as well as pop-up testing sites in low-to-moderate income neighborhoods.</p>

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following is a listing of projects that the City of Hattiesburg proposes to undertake using CDBG and HOME funds anticipated for 2019.

### Projects

#	Project Name
1	CDBG Administration
2	CDBG Housing Programs
3	CDBG Facade Improvement
4	CDBG - Microenterprise Assistance
5	HOME Administration
6	HOME Housing Programs
7	Down Payment Assistance
8	CHDO Set-Aside
9	CV-CDBG Public Services
11	CV-CDBG Public Facilities

Table 7 - Project Information

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

The allocation of funding is in keeping with the priority needs identified in the Consolidated Plan. Housing issues - rehabilitation, code compliance, demolition, affordability - being the greatest priority identified, it is allocated the greatest amount of funding. The City also seeks to make funding available for Façade Improvement and Microenterprise Assistance. Should funding for those programs go unused for any reason, the city may reallocate those funds for use in Housing Programs.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Programs (including Affordable Housing) Down Payment Assistance Economic Development
	<b>Needs Addressed</b>	Housing Rehabilitation Emergency Repair Down Payment Assistance Microenterprise Assistance Commercial Rehab - Facade Improvement Rental Rehabilitation
	<b>Funding</b>	CDBG: \$112,283
	<b>Description</b>	Overall and day-to-day administration of the CDBG Program
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Overall and day-to-day administration of the CDBG Program
2	<b>Project Name</b>	CDBG Housing Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Programs (including Affordable Housing)
	<b>Needs Addressed</b>	Housing Rehabilitation Emergency Repair
	<b>Funding</b>	CDBG: \$389,134
	<b>Description</b>	Funding for all CDBG Housing Activities as well as project delivery for CDBG and HOME-funded housing activities
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5-8 households of low and/or moderate income households.
	<b>Location Description</b>	Eligible housing activities citywide

	<b>Planned Activities</b>	Emergency Repair Housing Rehabilitation Project Delivery
<b>3</b>	<b>Project Name</b>	CDBG Facade Improvement
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Commercial Rehab - Facade Improvement
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Commercial rehabilitation of building exteriors to improve quality of life and/or eliminate blight conditions.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Applicants within the central business district / downtown area.
	<b>Planned Activities</b>	Commercial rehabilitation
<b>4</b>	<b>Project Name</b>	CDBG - Microenterprise Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Microenterprise Assistance
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Assistance to microenterprise businesses based on qualifying factor of owner, job creation/retention, and/or limited clientele benefit.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Microenterprise Assistance awards
<b>5</b>	<b>Project Name</b>	HOME Administration

	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Programs (including Affordable Housing) Down Payment Assistance
	<b>Needs Addressed</b>	Housing Rehabilitation Down Payment Assistance Acquisition Rental Rehabilitation
	<b>Funding</b>	HOME: \$28,429
	<b>Description</b>	Overall and day-to-day administration of the HOME Program.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	HOME Housing Programs
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Programs (including Affordable Housing)
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	HOME: \$163,222
	<b>Description</b>	Funding of HOME housing activities, primarily substantial housing rehabilitation.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3-4 low and very-low income households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing Rehabilitation
<b>7</b>	<b>Project Name</b>	Down Payment Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Down Payment Assistance

	<b>Needs Addressed</b>	Down Payment Assistance
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	Down Payment Assistance
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A minimum of 5 eligible households.
	<b>Location Description</b>	Eligible households citywide
	<b>Planned Activities</b>	Down Payment Assistance
<b>8</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Programs (including Affordable Housing)
	<b>Needs Addressed</b>	Housing Rehabilitation Acquisition Rental Rehabilitation
	<b>Funding</b>	HOME: \$42,645
	<b>Description</b>	Funding to be awarded to a CHDO for an affordable housing activity that benefits a low and/or very low income household.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One or two low and/or very-low income households depending on activity chosen by CHDO.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	CV-CDBG Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG-CV: \$271,280

	<b>Description</b>	Currently, COVID-19 testing is conducted by local health care facilities at a cost. The City proposes to provide free testing and outreach and education to low-to-moderate income neighborhoods on the Coronavirus in general and practices to prevent its spread and to assist in providing some financial relief. Additionally, funding will be used to assist LMI households that have been negatively impacted financially by the pandemic.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000+ households in LMI areas.
	<b>Location Description</b>	LMI neighborhoods
	<b>Planned Activities</b>	Activities will involve screening and free testing for COVID-19 at pop-up testing sites in low-to-moderate income neighborhoods. The City will also use funding to provide facilities, security, daily sanitizing, etc. Additionally, supplies to aid in preventing the spread of COVID-19 will be distributed to tested individuals (masks, gloves, thermometers, wipes, etc.). Outreach activities will include community canvassing to promote free testing and reinforce messaging on preventing the spread of COVID-19. The City will additionally seek to provide assistance to LMI households that have been negatively impacted financially by the pandemic by way of utility/rent arrearages.
<b>10</b>	<b>Project Name</b>	CV-CDBG Public Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facility Improvement
	<b>Funding</b>	CDBG-CV: \$50,000
	<b>Description</b>	Funding to install equipment at strategic locations in LMI Areas to provide free wifi access.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,000+ households in LMI areas
	<b>Location Description</b>	LMI neighborhoods

	<b>Planned Activities</b>	Provide free Wi-Fi access in LMI communities at locations such as community centers, parks, and public school properties.
--	---------------------------	---

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

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

With the exception of the Facade Improvement Program, none of the activities proposed for the 2019 Action Plan are directed geographically, meaning that there is not a prescribed area in which these activities are required to take place. Microenterprise Assistance, Housing Rehabilitation, Emergency Repair, Demolition, Down Payment Assistance, and other Affordable Housing activities are allowable Citywide. However, these activities have historically taken place in areas of low-income and minority concentration. Such areas include the greater portion of Wards 2, 4, and 5, which are better identified by U.S. Census tracts 001, 002, 003, 004, 005, 006, 011, and 105. Public Service grants are likewise, not directed geographically, but tend to be centered in low-income areas by virtue of the clients that the agencies serve. The Facade Improvement Program is directed to the downtown area as a program policy in an effort to continue the revitalization of the historic downtown.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The only activity/priority that is geographically driven in the 2019 Action Plan is the Facade Improvement Program, which is focused by program policy on the downtown area in an effort to continue the revitalization of the historic downtown. It is possible that procedures may change in the future regarding the approach taken to address housing rehabilitation, which could allow for a geographic focus. Such a focus would be based on findings of concentrations of need in low-income areas and/or based on a concerted effort by the City and/or partner agencies to create an impact on a particular neighborhood or area. Though it is currently not the case, the same effort could be enacted to concentrate Microenterprise Assistance on particular low- to moderate-income areas.

### **Discussion**

## Affordable Housing

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

#### Introduction

The city intends to concentrate its limited resources on affordable housing rehabilitation.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	14
Special-Needs	0
Total	14

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	8
Acquisition of Existing Units	5
Total	14

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

#### Discussion

The figures provided above are taken from the total goals from all activities/projects anticipated within the 2019 Action Plan with the exception of Administrative activities, and Economic Development Activities. To a large degree, the goals for each category of household or housing project type are unknown because they will vary depending on the type of households that apply for downpayment assistance or for any housing developed by CHDO's. The numbers above are a tabulation of each type as listed in the goals outlined earlier in the Action Plan. The number of house holds supported included among the non-homeless are those households anticipated to directly benefit for housing rehabilitation activities.

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

### **Introduction**

The Hattiesburg Housing Authority manages 296 Public Housing units in the City of Hattiesburg.

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

The City of Hattiesburg stands ready to support the Hattiesburg Housing Authority in any way possible, particularly as the HHA seeks to replace many of its older units in the coming years. Most recently, the City has supported via resolution, a funding opportunity that would allow for the replacement of several buildings/units with new units at a HHA property.

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

The Housing Authority will continue to host monthly resident meetings at each of its developments to engage its residents. Guest speakers will be scheduled as appropriate to bring residents valuable information related to the City, the schools, civic service agencies, or others as may be pertinent. The HHA will also continue to host National Night Out Against Crime events as an opportunity to engage residents.

The City of Hattiesburg continues to require, as a component of its Downpayment Assistance Program, homebuyer education requirements, which are available to attendees at no cost through various agencies. The City will continue to work with public housing management to encourage homeownership options through downpayment assistance, Family Self-Sufficiency (FSS) Program, and Section 8 Housing Choice Voucher Program. In addition, the City will continue to chair/hold quarterly Housing Roundtable meetings for the purpose of be bringing together organizations throughout the city to engage in collaborative opportunities and services in support of affordable housing for low to moderate income households.

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

N/A

### **Discussion**

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

### **Introduction**

**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 of Hattiesburg actively participates in meetings of the Pinebelt Coalition on Homelessness and supports the efforts of individual organizations whose mission is to serve homeless populations. The City's Homelessness Coordinator leads a homeless outreach team, which travels weekly to known and suspected homeless encampments and other known locations in order to assess individuals' needs and to work to pair willing individuals with appropriate resources or services. The City intends to continue this collaboration in 2019, and intends to increase efforts in serving the homeless community by way of funding supportive services offered by appropriate agencies. The City also intends to support these agencies in attaining funding for additional emergency and transitional shelter. The City has a full-time Homeless coordinator to assist the city and homeless support agencies with all homeless issues. The city has also recently acquired a facility to be used by Pinebelt Mental Healthcare Resources and other agencies serving homeless individuals, which will become a multi-faceted resource center for the homeless and those at risk of homelessness.

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

As previously stated, the City intends to continue its collaboration with organizations whose missions include services and housing for homeless persons. The City will support these agencies in competing for and attaining funding for additional emergency and transitional shelter, and may, as funding allows, consider opportunities to support new sustainable programs for emergency and/or transitional housing. More direct support for these housing needs will likely come through Public Facility Improvement activities, which may be more feasible in future years. The City's full time Homeless Coordinator assists in identifying available resources for individuals facing homelessness, and these resources sometimes include connecting individuals with emergency or transitional housing.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**

**individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Hattiesburg's partner agencies in the field of homelessness and special needs clients are well organized and maintain close working relationships. The City also facilitates a Housing Roundtable – an organization focused on a variety of housing concerns in Hattiesburg. Though the two coalitions differ somewhat in purpose, there is a great deal of overlap in both subject matter and membership. The City's intended (continued) support of the agencies within both groups are an opportunity to address transition to independent living, affordable housing, and ensuring appropriate case management, as the organizations have already proven capable of doing. The City's Homeless Coordinator works closely with a local non-profit by helping to refer clients for the Rapid Re-Housing Program. This work will continue in 2019.

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

Forrest General Hospital has a process for identifying homeless persons and persons with substance abuse problems that may require certain case management or supportive service resources, and there is a well-organized process by which people are referred to appropriate agencies that may be able to assist. The City intends to support activities that will assist all manners of homelessness, including the prevention thereof.

**Discussion**

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

### **Introduction:**

Hattiesburg has historically supported efforts to meet housing needs of its citizens and has been proactive in the provision of housing to its low- and moderate-income residents. In the 1938-1939 timeframe, the City created one of the first housing authorities in the State of Mississippi. The City supported the creation of the Mississippi Regional Housing Authority No. VIII and its efforts to bring Section 8 assistance to City residents.

The Official Zoning Ordinance and Subdivision Regulations make provisions for affordable housing and provide protection to citizens by ensuring proper land use and high quality residential land development.

### **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 City's zoning ordinance and related regulations are conducive to affordable housing development. As public policies are concerned, the only notable barrier to affordable housing has to do with development in flood zones where FEMA regulations create limitations on the value/cost of rehabilitation that can take place on existing structures. Historically, new affordable housing has not been created in flood zones when using CDBG or HOME funds because of the challenges of meeting the development requirements. The City will make it known to partner agencies and CHDOs that such new

### **Discussion:**

#### **Discussion:**

The City continues to implement housing rehabilitation programs to upgrade owner-occupied housing. Through its three CHDOs, the City of Hattiesburg is supporting affordable housing initiatives providing for the construction of new affordable housing and homebuyer down-payment assistance programs. These activities serve to reduce affordable housing barriers. The City has also partnered with service providers in areas of adult financial literacy, jobs training, and employability skills training - all of which address barriers individuals may have in attaining affordable housing. The City will continue to support such programs.

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

### **Introduction:**

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

Several of the City of Hattiesburg's CDBG and HOME funded activities seek to address underserved needs by way of affordable housing, housing rehabilitation, and assistance to non-profit organizations with such missions, among others. The City will continue these efforts in the coming years, and will also continue work in areas of obstacles pertaining to affordable housing.

Public Service activities related to CDBG CARES Act funding and COVID-19 specifically seek to address obstacles in access to accurate information on prevention of the spread of Coronavirus and obstacles in access to testing for residents in LMI areas. Additionally, Public Facility activities designed to install free wifi resources will support LMI areas in a time that internet access for educational resources and for job related resources is becoming more critical.

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

In this planning period, the City will continue to make its Down Payment Assistance Program available, will continue to promote the Bank On Hattiesburg Program, and will continue to address code compliance in an effort to continue improving housing stock.

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

Through the City's ongoing Housing Rehabilitation, Emergency Repair, and other housing activities, the City and its partners comply with 24 CFR Part 35, which often requires lead-based paint abatement. These activities will be continued in 2019 along with the potential for addressing LBP hazards in housing as a stand-alone activity.

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

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

The City will continue to support non-profits and public efforts to improve adult financial literacy

through continued participation with Bank On Hattiesburg and continued promotion of free tax preparation services in an effort to address the high number of households in the area that are either un-banked or under-banked.

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

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

The City plans to continue facilitating meetings with various housing agencies, and participating in the Community Action Agency, the Pinebelt Coalition on Homelessness, and participating with other similar organizations as the opportunity arises. The City will continue to assess the group for gaps in representation and work to close those gaps by bringing other valuable participants to the table in order to further develop institutional structure. The Mayor's Town Hall circuit of neighborhood meetings will also continue, which has proven effective in making additional contacts with interested organizations and individuals.

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

As stated previously, the City will continue to participate with the Housing Roundtable and the Pinebelt Coalition on Homelessness, and will continue to encourage agencies that have a mutual interest to participate as well. The City continue to work with United Way and Bank-On to provide reasonable costs banking services and financial literacy education to all residents, especially the un-banked and the under-banked.

#### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
  1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: The City has no other forms of investment beyond identified in section 95.205.

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:

#### HOME PROGRAM – RECAPTURE PROVISIONS

Recapture Provisions HOME program regulations governing recapture when a HOME participating jurisdiction (City of Hattiesburg) uses HOME funds to assist homebuyers are set forth in 24 CFR Part 92.254(a)(5). By virtue of the fact that the City of Hattiesburg uses HOME funds to assist homebuyers, all homebuyers programs provided by the City of Hattiesburg and its sub-recipients must include guidelines for recapture as required by HUD. The 2013 HOME Program Final Rule updated the requirements of Resale and Recapture. The requirements set forth for resale/recapture will be provided in a separate written agreement between the City of Hattiesburg and the sub-recipient and/or beneficiary. Homebuyer Assistance Programs – The City of Hattiesburg will utilize the same Recapture requirements.

Funds subject to *recapture* – include direct subsidy of HOME investment that enabled the homebuyer to purchase the property. This includes down payment assistance, closing costs or other HOME assistance provided directly to the homebuyer.

*Net proceeds* are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

The *Recapture* requirements of all the homebuyer assistance programs that utilize direct financial assistance include the following provisions and is included in the Program Written Participation Agreement and the Deed of Trust and Promissory Note:

ï· The Deed of Trust and Promissory Note (lien), attached to the property to enforce recapture will be executed at loan closing and recapture guidelines adhered to by the homebuyer. The lien also restricts the homebuyer’s ability to refinance during the period of affordability without approval. (See refinance/subordination policy).

The lien will depreciate annually in equal increments based on the affordability period, 5 years (20% per year), 10 years (10% per year), and 15 years (6.66% per year).

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:

#### HOME PROGRAM – RECAPTURE PROVISIONS

##### Recapture Provisions

HOME program regulations governing recapture when a HOME participating jurisdiction (City of Hattiesburg) uses HOME funds to assist homebuyers are set forth in 24 CFR Part 92.254(a)(5). By virtue of the fact that the City of Hattiesburg uses HOME funds to assist homebuyers, all homebuyers programs provided by the City of Hattiesburg and its sub-recipients must include guidelines for recapture as required by HUD.

The 2013 HOME Program Final Rule updated the requirements of Resale and Recapture. The requirements set forth for resale/recapture will be provided in a separate written agreement between the City of Hattiesburg and the sub-recipient and/or beneficiary.

Homebuyer Assistance Programs – The City of Hattiesburg will utilize the same Recapture requirements.

Funds subject to *recapture* – include direct subsidy of HOME investment that enabled the homebuyer to purchase the property. This includes down payment assistance, closing costs or other HOME assistance provided directly to the homebuyer.

*Net proceeds* are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

The *Recapture* requirements of all the homebuyer assistance programs that utilize direct financial assistance include the following provisions and is included in the Program Written Participation Agreement and the Deed of Trust and Promissory Note:

The Deed of Trust and Promissory Note (lien), attached to the property to enforce recapture will be executed at loan closing and recapture guidelines adhered to by the homebuyer. The lien also restricts the homebuyer's ability to refinance during the period of affordability without approval. (See refinance/subordination policy).

The lien will depreciate annually in equal increments based on the affordability period, 5 years (20% per year), 10 years (10% per year), and 15 years (6.66% per year).

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:

N/A

Based on the HOME Affordable Homeownership, the City will determine 95% of the median area purchase price set forth at CFR 92.254 (a)(2)(iii). For single-family housing, this does not exceed \$148,000.00. Eligible applicants for the City's DPA and Rehabilitation Programs are low and very-low income residents of the City. The City uses a number of public forums and events to promote its programs and to solicit applicants. Information may be obtained in the Community Development office Monday-Friday from 8:00 am to 5:00 pm. For CHDO Set-Aside funds, the eligible applicants are local not-for-profit housing development organizations that can meet HOME CHDO requirements. These agencies are solicited through a Request for Proposal process.

