

Executive Summary

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

1. Introduction

The Brunswick, GA 2024 Annual Plan is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons.

The City of Brunswick anticipates receiving the following grant amounts in fiscal year 2024:

- Annual allocation (estimated) CDBG: \$412,914
- Estimated amount in the remainder of the Five-Year Consolidated Plan: \$0. This is the 5th and final year of the FY 2020-2024 Consolidated Plan.

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.

Housing needs among residents of Brunswick were determined by analyzing housing problems by income level, tenure, and households with special needs for the 2020-2024 Consolidated Plan. Sources include the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is based on the 2015-2019 American Community Survey (ACS) Five-Year Estimates. This source analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), and households experiencing cost burden (paying more than 30% of household income for housing costs) and severe cost burden (paying more than 50% of household income for housing costs).

The most significant housing issue identified is cost burden. According to CHAS data, 1,090 renter households and 230 owner households in the City of Brunswick are cost burdened.

In general, elderly family households have less difficulty in affording housing costs than other household types. Elderly non-family households have the greatest difficulty finding affordable housing. With regards to other housing problems, overcrowding is the second most common problem, but only among renters; no owners are overcrowded as reported in the data.

To address the identified needs, the City has established the following goals and outcomes to be achieved through the investment of its HUD resources during FY 2024:

- Housing Rehabilitation (including Accessibility Improvements) - \$227,874 (10 housing units rehabilitated)
- Improve Public Facilities/Infrastructure - \$8,040 (Improvements to a transitional housing facility for homeless veterans, to include installation of mailboxes)
- Provide Public Services - \$60,000 (6 non-profits)
- Remove Slum & Blight - \$70,000 (4 buildings demolished)
- Planning and Administration of the CDBG Program – \$47,000

3. Evaluation of past performance

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

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Plan Evaluation Report completed for the FY 2022 and submitted to HUD.

- Rehabilitation of thirteen (13) homes in 2022. In addition, funds were used by Rebuilding Together of Glynn County to install handicap ramps in three (3) homes to improve accessibility for people with disabilities.
- The City of Brunswick demolished nine (9) blighted properties in an effort to improve neighborhood conditions and prevent further deterioration in residential neighborhoods.
- Three public service agencies in the City were funded to provide services to low- to moderate-income persons and families provided by the following human services agencies: Coastal Outreach Academies, Foster Love Ministries, Roosevelt Lawrence Community Youth Center, and Safe Harbor Childrens Center.

Additionally, the City completed two (2) activities using 2020 CDBG-CV funding, including:

- Public Services- FaithWorks Ministries operated a steady supply of nutritious food to homeless individuals and LMI households in the City. The grantee set up surplus of homeless people in hotels and provided cleaning supplies, medicine, and food.

- Public Facilities Improvements- Funds were used for improvements to the Roosevelt Senior Center, to expand the outdoor recreation and social space, which is used for outdoor activities including meal distribution.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Several housing, social service agencies, and other organizations serving the City of Brunswick were consulted during the development of the 2024 Annual Action Plan. The City held a public needs hearing on February 27, 2024, and a second public hearing on April 10, 2024. The Annual Plan was made public for a period of 30 days, from March 29, 2024, through April 29, 2024. The City consulted with various agencies including affordable housing providers, neighborhood organizations and City Departments.

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.

Placeholder- Comments received will be summarized here for submission to HUD.

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

Placeholder- A summary of comments or views not accepted will be summarized here for submission to HUD.

7. Summary

The 2024 Annual Action Plan has been developed with community input and reflects the needs of the City. It is consistent with the priority needs and goals outlined in the 2020-2024 Five-Year Consolidated Plan.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	BRUNSWICK	Department of Neighborhood and Community Services

Table 1 – Responsible Agencies

Narrative (optional)

The lead agency for the Consolidated Plan is the City of Brunswick Department of Neighborhood and Community Services which administers the CDBG program and Georgia’s SHP Housing program. Several City departments are active stakeholders in community development projects and improvements, including Engineering and Inspections and Code Enforcement.

Consolidated Plan Public Contact Information

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

1. Introduction

The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, stakeholder meetings and published meeting notices carried out for the annual CDBG allocation.

Several housing, social services agencies, and other organizations serving the City of Brunswick were consulted during the development of this 2024 Annual Plan. The City held a public needs hearing on February 27, 2024, and another public meeting on April 10, 2024, while the Annual Plan was on display. The City consulted with various agencies including affordable housing providers, neighborhood organizations, homeless and social service providers, economic development organizations and City departments.

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 encourages a high level of public communication and agency consultation in an effort to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and non-profit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and non-profit organizations whose missions included the provision of affordable housing and human services to low-and-moderate-income households and persons. These stakeholders were provided with a questionnaire to generate input on the needs of the community for the purpose of informing and developing the 2024 Annual Plan. A list of stakeholders and participating agencies is included in the table below. The following is a summary of comments received during the 2024 outreach process:

Greatest Needs in the Community:

- Jobs do not match the cost of living for both homeowners and renters.
- Lack of safe and decent affordable housing.
- Lack of public transportation which creates a barrier to accessing jobs and limits housing options, especially for those without their own forms of transportation.
- Not enough housing choices in the current housing market for Housing Choice Voucher holders.

Other Identified Needs in the Community:

- Public Housing is having issues getting qualified people to apply for maintenance positions to improve the housing units.
- Contractors are having difficulties finding workers and are therefore less willing to commit to jobs.
- The cost of items needed to upkeep and improve public housing units, such as appliances, have been in short demand. Local stores are no longer carrying item in stock.

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 Brunswick staff actively participate in the Point in Time Count by assisting homelessness providers in surveying persons experiencing homelessness. The City of Brunswick has also allocated \$8,000 of CDBG funding for FY 2024 to Safe Harbor Children’s Center, Inc. whose primary constituents are minors and unaccompanied youth.

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

Stakeholders working with those experiencing homelessness provided input during stakeholder interviews and in the project selection process. The City of Brunswick does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BRUNSWICK HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The organization participated in a stakeholder meeting to discuss the current housing and community development needs.
2	Agency/Group/Organization	Safe Harbor Children's Shelter, Inc.
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a stakeholder meeting held to discuss the current housing and community development needs.
3	Agency/Group/Organization	Rebuilding Together of Glynn County Georgia Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a stakeholder meeting to discuss the current housing and community development needs.
4	Agency/Group/Organization	Second Harvest of Coastal Georgia
	Agency/Group/Organization Type	Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a stakeholder meeting to discuss the current housing and community development needs.
5	Agency/Group/Organization	St. Marks Towers
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in a stakeholder session during the development of the plan.

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

There were no groups or agency types purposely not consulted. Broadband providers and agencies that address hazard mitigation were consulted during the Five-Year Consolidated Plan process and did not participate in the development of this annual plan.

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	Safe Harbor Children's Center, Inc.	The goals are aligned, though the City does not receive ESG funding.
2020-2024 Consolidated Plan	City of Brunswick	The goals are aligned.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	A newspaper advertisement was published to announce the public meetings and availability of the draft Annual Action Plan.	N/A	N/A	
2	Public Hearing	Non-targeted/broad community				

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	412,914	0	0	412,914	354,026	The expected amount remaining is approximately one time the 2023 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

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

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

The Land Bank currently does not have any vacant parcels in its possession. However, when there are parcels available to the Land bank, there is potential to build single family units on these lots.

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 rehabilitation incl. accessibility improve	2020	2024	Affordable Housing	Citywide	Preserve Existing Affordable Units	CDBG: \$227,874	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Improve public facilities/infrastructure	2020	2024	Non-Housing Community Development	CDBG Eligible Areas	Improve Public Facilities and Infrastructure	CDBG: \$8,040	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted
3	Provide public services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Provide Public Services	CDBG: \$60,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted
4	Remove slum and blight	2020	2024	Non-Housing Community Development	Citywide	Remove and Prevent Spread of Blighting Factors	CDBG: \$70,000	Buildings Demolished: 4 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and administration of the CDBG program	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Planning/Administration & Furthering Fair Housing	CDBG: \$47,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing rehabilitation incl. accessibility improve
	Goal Description	Activities related to the preservation and rehabilitation of renter and owner-occupied affordable housing (single and multi-family). This includes making emergency repairs to housing and minor/moderate/major rehabilitation including accessibility improvements.
2	Goal Name	Improve public facilities/infrastructure
	Goal Description	Infrastructure improvements such as water and sewer lines, streets, and sidewalks; public facility improvements related to senior centers, libraries, parks, playgrounds and trails and other public community assets; facilities for formerly sex trafficked persons; architectural barrier removal.

3	Goal Name	Provide public services
	Goal Description	Support for public services in a variety of areas including: transportation; mental health and substance abuse; childcare and youth services; after-school programs; elderly services; wraparound services for the homeless/at risk populations; legal services; victims of domestic violence and/or child abuse; food security; access to broadband for low- and moderate-income persons; job training services; services for formerly incarcerated persons; services for veterans and services for formerly sex-trafficked persons.
4	Goal Name	Remove slum and blight
	Goal Description	Spot demolition of blighted properties
5	Goal Name	Planning and administration of the CDBG program
	Goal Description	Administrative and planning costs to operate the CDBG program successfully and provide outreach and education of fair housing laws.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City proposes the following activities for 2024 funding.

Projects

#	Project Name
1	Administration
2	Coastal Outreach Academies
3	Brunswick Rocks
4	Roosevelt Lawrence Community Center
5	Rebuilding Together of Glynn County
6	Foster Love Ministries
7	Safe Harbor Children Center, Inc.
8	Youth Enrichment Learning Center
9	Golden Isles Veterans Village
10	Spot Demolition
11	Minor/Major Home Repair Program

Table 7 - Project Information

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

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

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

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

programs.

The primary obstacle to addressing underserved needs continues to be lack of resources to fully rehabilitate and revitalize the housing stock. Additionally, public transit remains a significant barrier for residents, particularly low- and moderate-income households without access to a private vehicle. The solution to a public transit system requires countywide support and while the City can continue to advocate for a solution it is beyond the jurisdiction of the City alone.

AP-38 Project Summary
Project Summary Information

1	Project Name	Administration
	Target Area	Citywide
	Goals Supported	Planning and administration of the CDBG program
	Needs Addressed	Planning/Administration & Furthering Fair Housing
	Funding	CDBG: \$47,000
	Description	General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	Citywide
	Planned Activities	General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; developing Annual Plans and grant administration, Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards. Matrix Code 21A
2	Project Name	Coastal Outreach Academies
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$12,000

	Description	Coastal Outreach Academies programs serve 160 students from low income areas in Brunswick. Their programs provide a fun way to engage the students, provide an exercise outlet in a safe environment, provide positive reinforcement from mentors and improve school attendance and performance. The programs serve children ages four to eleven. The goal is to keep pre-teen and teen girls involved in physical fitness, cultural enrichment and empowerment activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	178 students
	Location Description	Altama Elementary School, Arco Community at Paulk Field and Howard Coffin Park
	Planned Activities	The amount requested will help pay for salaries of a Director, P/T Trainers (4), Summer PT Trainers (3), referees, and a bus driver. Public Services Matrix Code 05D
3	Project Name	Brunswick Rocks
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,000
	Description	Funds a public services activity with provides recreational programs to low- and moderate-income persons to promote health, fitness, and personal growth.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	150 persons
	Location Description	Citywide
	Planned Activities	Funds will be used for the purchase of fitness equipment for the recreational programs.

4	Project Name	Roosevelt Lawrence Community Youth Center
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$16,000
	Description	The After-School Program provides a place where children can do their homework, be part of recreational activities and use the computer lab, while their parents or caregivers are at work. Most of the children are from low- to moderate-income families and most come from the Brunswick Housing Authority complexes in the City. The goal of the summer camp program is to achieve academic success. All the children enrolled in the program attend field trips and receive swimming lessons. They also have recreational activities. The children are provided with a breakfast, lunch, and snack. Recently, the Center added another program called Read Together 20 Minutes Every Day. This program will promote reading tools, such as early literacy, math, and social-emotional skills.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	130-140 Youth per year
	Location Description	Roosevelt Lawrence Community Youth Center
	Planned Activities	The funding will pay for the staff salaries and benefits. Matrix Code: 05D
5	Project Name	Rebuilding Together of Glynn County
	Target Area	Citywide
	Goals Supported	Housing rehabilitation incl. accessibility improve
	Needs Addressed	Preserve Existing Affordable Units
	Funding	CDBG: \$8,000
	Description	Funds will be used for the construction of three wheelchair ramps, and the salaries of a director, coordinator, construction manager, and contract services which includes labor and supplies.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	3 households needing accessibility modifications will benefit
	Location Description	Scattered sites
	Planned Activities	Funds will be used to pay salaries of those providing assistance installing ramps in the homes of elderly and/or disabled persons. Matrix Code: 14A
6	Project Name	Foster Love Ministries
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$5,000
	Description	Funds will be used to provide salaries of staff to provide training for foster parents
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	100 foster children per year
	Location Description	Foster Love Ministries, Inc.
	Planned Activities	Funds will be used to provide salaries of their director, family advocate, and office manager. Matrix Code: 05D
7	Project Name	Safe Harbor Children Center, Inc.
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$8,000

	Description	Since 1991, Safe Harbor Childrens Center has provided the children of Golden Isles and from across Georgia with a safe haven from abuse and neglect. They provide services that promote security and stability for at risk families, children and individuals. They offer the community's children a safe and supportive emergency shelter, where they can heal from trauma and transition towards lives as regular kids. The center provides seven important services that includes: emergency shelter, residential facilities, drop-in centers, outreach programs, advocacy for children, family preservation services and sexual assault counseling services.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	100 youth
	Location Description	Safe Harbor Children's Center, Inc.
	Planned Activities	Funding will help pay for the salaries of an Outreach Program Director and three staff members. Matric Code: 03T
8	Project Name	Youth Enrichment Learning Center
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$3,000
	Description	Funds will be used to implement a STEM program titled "Bank Their Bucks" which will enhance financial literacy, math, reading and use of technology for youth through an innovative kinesthetic learning approach.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	32 students from low-income areas in Brunswick
	Location Description	Citywide

	Planned Activities	Their grant request is for implementing a STEM program titled "Bank Their Bucks" which will enhance financial literacy, math reading and use of technology through an innovative kinesthetic learning approach. Matrix Code 05D
9	Project Name	Golden Isles Veterans Village
	Target Area	CDBG Eligible Areas
	Goals Supported	Improve public facilities/infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$8,040
	Description	Project will complete improvements to a transitional shelter facility that serves homeless veterans, to include the installation of 30 mailboxes.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	30 homeless veterans per year
	Location Description	Scattered sites
	Planned Activities	Project will provide for the installation of mailboxes at the 30 home transitional housing facility at the Golden Isle Veterans Village
10	Project Name	Spot Demolition
	Target Area	Citywide
	Goals Supported	Remove slum and blight
	Needs Addressed	Remove and Prevent Spread of Blighting Factors
	Funding	CDBG: \$70,000
	Description	Spot demolition of blighted structures
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	7 buildings demolished
	Location Description	Scattered sites

	Planned Activities	Spot demolition of blighted structures. Matrix Code: 04
11	Project Name	Minor/Major Home Repair Program
	Target Area	Citywide
	Goals Supported	Housing rehabilitation incl. accessibility improve
	Needs Addressed	Preserve Existing Affordable Units
	Funding	CDBG: \$227,874
	Description	Provide Emergency Housing Repairs and Moderate-Minor to Major Rehabilitation, to improve the habitability of owner-occupied housing and Programs Delivery Support. Eligible applicants are low- and moderate-income at 80% or below the median income citywide.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	7 households
	Location Description	Scattered sites
	Planned Activities	Provide Emergency Housing Repairs and Moderate-Minor and Major Rehabilitation, to improve the habitability of owner-occupied housing and Program Delivery Support. Matrix Code: 14A

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

Priority CDBG funding areas in Brunswick include areas where the percentage of low- to moderate-income persons is 51% or higher.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100
CDBG Eligible Areas	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

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

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	9
Special-Needs	0
Total	9

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

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

Discussion

The affordable housing needs will be supported through housing rehabilitation programs for owner occupied homes for low- and moderate-income households. These activities will help preserve affordable housing through the completion of repairs that ensure the habitability of homes.

AP-60 Public Housing – 91.220(h)

Introduction

The following is related to public housing in the City of Brunswick. The Brunswick Housing Authority operates all public housing.

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

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

The Public Housing Authority has started receiving model units and is in the process of getting contracts in place to assist in getting these ready to rent. The Public Housing Authority is currently managing 634 public housing units—28 of which are available for persons with mobility disabilities (ADA) and 29 for elderly persons.

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

Residents are involved with management and operations of public housing developments through participation on resident councils. Brunswick Housing Authority looks for opportunities to hire residents for contract work through its Section 3 obligations. The Public Housing Authority will be continuing the FSS Program which currently has 15 participants. The Brunswick Housing Authority currently administers a homeownership program with 88 households signed up for NACA.

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

Brunswick Housing Authority is not designated as a troubled agency.

Discussion

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

Introduction

This section was developed after consulting with service providers during the outreach process.

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

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

In addition to conducting street outreach activities to identify unsheltered individuals, Saved By Grace provides walk-in services for unsheltered homeless men and women in the area. Services include, but are not limited to, showers, laundry, food, social services, help finding a job, etc. In addition, Saved By Grace has an on-site men's transitional work program, which can occupy 14 men. In this program, the men are required to work, attend recovery meetings, maintain curfew and four additional pages of rules.

Saved By Grace partners with Safe Harbor, Coastal Community Action, Gateway and private landlords to help provide housing for men in their program and those that walk-in for services. Saved By Grace partners with re-entry programs like Gateway Crisis Center and other similar organizations to help those that are coming out of institutions, crisis centers, etc.

Saved By Grace currently refers all homeless families to Safe Harbor but intends to provide family units in the future.

Safe Harbor Children's Center's Street Outreach Program provides homeless individuals with the emergency services and referrals they need to find safe housing solutions. The Street Outreach program will serve 210 homeless individuals per year in Glynn County, Georgia, and surrounding areas. The Street Outreach Program activities include: finding, tracking, communicating with, and building trusting relationships with homeless individuals; addressing the immediate needs of homeless with food, clothing, emergency shelter, and hygiene; providing crisis intervention needs 24 hours a day, 7 days a week; encouraging participants to improve their behavioral and physical health; and providing case management services to address health care needs and individual housing plans.

Safe Harbor has an MOU with the Glynn County Homeless Coalition to provide services for individuals and families. Street Outreach workers complete the VI-SPDAT assessment. If the assessment tool indicates a high priority for housing, staff makes the appropriate referral to a service provider or housing

provider in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Safe Harbor's admission policies ensure low-barrier shelter for individuals in the City. Adult housing providers are the Glynn Community Crisis for domestic violence, Gateway Community Service Board for mental health, hotel/motel vouchers, supportive housing, Salvation Army, Grace House, Heather House, and the Brunswick Housing Authority. Youth emergency housing and Transitional Housing for girls ages 16 to 22 are provided by Safe Harbor Children's Center. Adult Day services, financial assistance and food bank services are provided by FaithWorks.

Safe Harbor Children's Center provides seven important services that includes: emergency shelter, residential facilities, drop-in centers, outreach programs, advocacy for children, family preservation services and sexual assault counseling services. Saved by Grace offers transitional housing for men, which includes a work program and requires recovery services.

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

The following is a list of actions being taken and comments received during the outreach process to:

Shorten the time that persons experience homelessness

- Adult housing providers are the Glynn Community Crisis for domestic violence, Gateway Community Service Board for mental health, hotel/motel vouchers, supportive housing, Salvation Army, Grace House, Heather House, and the Brunswick Housing Authority

Facilitating access to affordable housing

- Safe Harbor Children's Center's Street Outreach Program provides homeless individuals with the emergency services and referrals they need to find safe housing solutions. The Street Outreach program will serve 210 homeless individuals per year in Glynn County, Georgia, and surrounding areas
- Local public housing and other low-income housing options are discussed with clients, however,

there is not enough affordable housing in the community.

Preventing a return to homelessness

- Safe Harbor Children's Center provides seven important services that includes: emergency shelter, residential facilities, drop-in centers, outreach programs, advocacy for children, family preservation services and sexual assault counseling services.

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

The following are some things being done to help low-income individuals and families from becoming homeless:

- The hospital and FaithWorks have a working relationship and occasionally meet to discuss issues.
- A case manager prioritizes helping guests get a birth certificate and an ID to access Salvation Army, Saved by Grace, and local health care and housing providers.
- Saved By Grace has an on-site men's transitional work program, which can occupy 14 men. In this program, the men are required to work, attend recovery meetings, and maintain curfew.

Discussion

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

Introduction:

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

In the fifth year of the Consolidated Plan, the City of Brunswick will continue to focus on education and outreach to the public, real estate professionals, property managers, landlords, lenders and elected officials regarding fair housing laws as the landscape remains changed since COVID-19. The City continues to review zoning ordinances, as prescribed in the AI as part of the Fair Housing Action Plan.

Discussion:

Barriers to affordable housing identified by stakeholders include lack of affordable inventory, increasing rents that are not commensurate with increases in income. In addition, transportation is a barrier to employment opportunities for individuals needing affordable housing. The City will utilize CDBG for home repair programs that preserve existing housing stock and will support infrastructure investments to create new affordable housing for Veterans.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

The City will foster affordable housing through the housing rehabilitation program as well as infrastructure investments for affordable housing for Veterans.

Actions planned to reduce lead-based paint hazards

The City's goal is to increase the inventory of housing units that are lead safe. The City is committed to taking the following actions:

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

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

Brunswick does lead-based paint hazard screening on all housing projects funded by the City using CDBG funds. Where defective paint is observed, surfaces are prepared and repainted following abatement

guidelines provided by HUD.

Actions planned to reduce the number of poverty-level families

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

The Brunswick Housing Authority will continue to implement the Family Self Sufficiency Program to encourage and support growth in earned income and self-sufficiency.

Actions planned to develop institutional structure

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

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

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

Discussion:

Program Specific Requirements

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

Introduction:

This section describes program specific requirements for CDBG funds

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	79%