

Valdosta has expanded the four HUD housing conditions by combining the housing the “lack of complete kitchen facilities” and “lack of complete plumbing facilities” into one category, and adding more definition to the overcrowding and cost burden categories to create a five-category measure outlined as following:

1. Lack of complete plumbing or kitchen facilities
2. Overcrowding (1.01 to 1.5 persons per room)
3. Severe Overcrowding (more than 1.5 persons per room)
4. Cost Burden (paying more than 30% of household income on housing)
5. Severe Cost Burden (paying more than 50% of household income on housing)

Cost Burden has been determined to be the greatest identified problem for the special needs population in Valdosta with Severe Cost Burden not far behind. The following statistics outline the percentages of the population affected.

- 58% of Home Renters earn less than 30% AMI and pay more than 50% income on housing.
- 62% of Home Owners earn less than 30% AMI and pay more than 50% income on housing.
- 69% of Home Renters earn less than 100% AMI and pay more than 30% income on housing.
- 62% of Home Owners earn less than 100% AMI and pay more than 30% income on housing.

A review of housing stock in Valdosta revealed that the largest sector of housing units in Valdosta are single-family detached structures at 65%. With no homes priced at a level affordable to those earning below 30% of the AMI, rental properties are their only option. The data show that 10% of the rental units are affordable to those earning less than 30% of the AMI. It was concluded that the use of single-family structures for rental housing does address some of the need for larger housing units for renter households. Still, however, the vast disparity of larger units between renter (45%) and owner (89%) households suggest the need for new housing development aimed specifically toward larger renter households requiring three or more bedrooms.

The Valdosta Housing Authority operates 534 public housing units in four developments. According to the housing needs assessment, there is a small number of people on a waiting list for accessible units, but there is no waiting list for public housing in Valdosta.

Although there are noted disparities in the Hispanic and Asian American populations in Valdosta, the percentage of the population these groups make up is small compared to the two major racial/ethnic groups, White and African American, which comprise more than 96.7 percent of the population of Valdosta. CHAS data show the majority of the housing disparity issues in Valdosta arise within the very-low and low-income African American Households.

In addition to the housing needs assessment, a non-housing community development needs survey was conducted to determine if additional public improvements were needed that could be addressed with CDBG funding. The results of the survey concluded that utilities upgrades of obsolete and deteriorated utilities, water and sewer, streets, sidewalks, curb and gutter in both downtown and low-moderate income neighborhoods will be needed in order to improve existing