

HOUSING ELEMENT

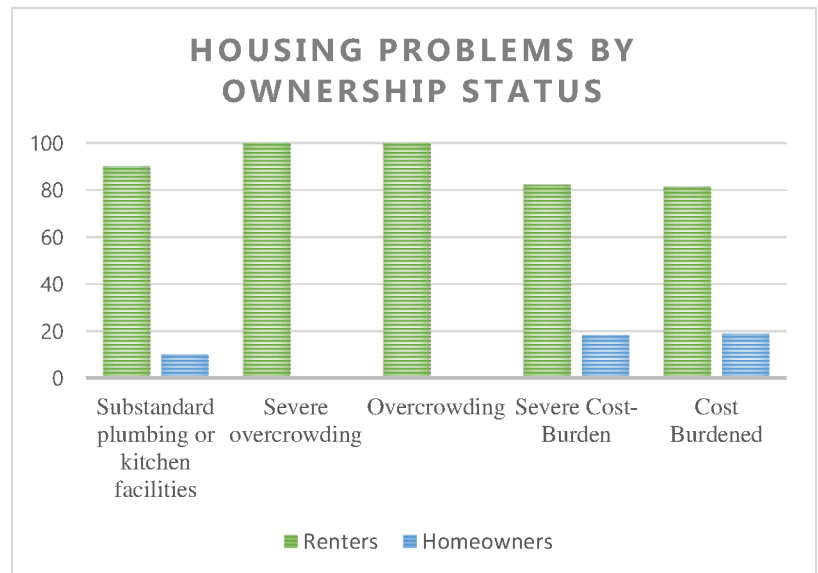
This element of the 2026 Comprehensive Plan is required for the City of Valdosta as it is a CDBG Entitlement Community. The City of Valdosta elects to use its 2025-2029 Consolidated Plan as the Housing Element of the 2026 Comprehensive Plan Update.

The 2025-2029 Consolidated Plan discusses the City of Valdosta's housing needs, housing market, a strategic plan to address the specified needs, as well as goals and objectives of the plan. Housing needs and housing market assessments also included sections about **homelessness, special needs, public housing, barriers to affordable housing, hazard mitigation, broadband, and other actions.**

Housing Concerns

Community Housing Affordability Strategy (CHAS) data found four (4) main housing needs for the City of Valdosta per Housing and Urban Development (HUD) criteria³:

- Lack of complete plumbing
- Lack of complete kitchen facilities
- Overcrowding
- Cost Burden⁴



Data from the Consolidated Plan provides evidence that renters experience these housing problems more at every Area Median Income (AMI); however, overcrowding is not an issue for homeowners no matter the AMI based on the data presented. While the most common problem is

³ 2013-2017 ACS data was used because the newest data (2018-2022) was not released until December 23, 2025, well after the Consolidated Plan was completed: [Consolidated Planning/CHAS Data | HUD USER](https://www.huduser.gov/portal/datasets/cp.html)(<https://www.huduser.gov/portal/datasets/cp.html>)

⁴ Overcrowding and cost-burden are further divided into severe overcrowding and severe cost burden due to conditions exceeding standard definitions of the terms. Overcrowding refers to 1 to 1.5 persons per room while severe overcrowding refers to more than 1.5 persons per room. Cost-burdened households spend 30% of their income on housing expenses (rent/mortgage) while severely cost-burdened households spend over 50% of their income on housing expenses.