

Executive Summary

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

1. Introduction

Fulton County Housing and Community Development Department is the recipient of three annual entitlement grants from HUD which are the CDBG; HOME and ESG. CDBG, HOME and ESG funds will be used to serve low-to-moderate income individuals and/or families in Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton Mountain Park, Palmetto and Union City. Fulton County's 5-year Consolidated Plan for FY 2015-2019 primarily identifies and addresses HUD's 3 priority goals: decent housing, suitable living environment and providing economic opportunity. The County's ability to attain these goals using CDBG, HOME and ESG funds can be identified through the following performance measures: Decent Housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing, retains the existing units in the housing stock; increases the availability of permanent housing in standard condition and at affordable costs to low- and moderate income families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently and provides affordable housing to low-to- moderate income persons which are accessible to job opportunities. Suitable Living Environment: The provision of a suitable living environment improves the safety and livability of neighborhoods, increases access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by

offering housing opportunities for persons of lower income and revitalizes deteriorating or deteriorated neighborhoods; restores, enhances, and preserves natural and physical features of special value for historic, architectural or aesthetic reasons; and conserves energy resources. Provide Economic Opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses; provides jobs to low income persons; makes available mortgage financing for low income persons at reasonable rates using nondiscriminatory lending practices, provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally-assisted public housing. Fulton County was formed from DeKalb County in 1853. In 1932, Milton and Campbell counties were consolidated with Fulton County, resulting in its current elongated shape. Three new cities were recently created out of the entire unincorporated eastern part of north Fulton: Chattahoochee Hills, Johns Creek, and Milton. Fulton County is comprised of 528.7 square miles and includes Alpharetta, Atlanta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Roswell, Sandy Springs and Union City. However, for reporting purposes for

Fulton County's Consolidated Plan, the Cities of Atlanta, Sandy Springs and Roswell are excluded. Fulton County is home to The Georgia Institute of Technology, Georgia State University, Spelman College, Morehouse College, Clark Atlanta University, Oglethorpe University, Atlanta Christian College, and Mercer University. In Fulton County, 24.4% of the county's residents were age 18 or younger, while 8.5% were age 65 or older. Statewide, 26.5% were age 18 or younger and 9.6% were age 65 or older. The 2000 Census reports 9.7% of Fulton County's households were headed by females with children under 18 years of age, compared with 9.0% statewide. Total households with children under 18 represented 28.7% of all households in the county, compared to 35.0% statewide.

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

Overview

Based on identified needs and market conditions as well as on consultation with the community stakeholders and other interested entities, Fulton County will focus on the following objectives that

were obtained through surveys conducted during the Consolidated Planning Process: Increase access to affordable housing; provide senior facilities and facilities for the homeless; assist homeless persons to move towards stable, economically sustainable, long-term housing; support the revitalization of low-moderate income persons and provide workforce housing and active adult (senior) housing in the northern part of Fulton County. The surveys and the communities expressed improving substandard housing in the southern part of the County.

3. Evaluation of past performance

During 2009-2014, Fulton County successfully used Community Development Block Grant funds, HOME and ESG funds to accomplish the following by providing: Homeless persons with shelter or transitional housing, Single Family homes were rehabilitated, Homeless persons with supportive services, Households with rental assistance, Households received down payment assistance, Family self-sufficiency services, Tenant Based Rental Assistance (TBRA), Non-housing community development activities/economic development

4. Summary of citizen participation process and consultation process

Fulton County has taken specific actions to provide for and encourage increased participation in its housing and community development programs to include:(a) identification of geographic areas in the County with concentrations of low- and moderate-income persons and concentration of minorities; (b) Preparation of project proposal application forms and the Annual Action Plans of affected citizens the opportunity to examine its contents and comments to Fulton County. (c) Informing the citizens through newspapers, articles and advertisements, radio, public service announcements, local contact persons, public hearings, cable television announcements, etc. Review of all citizen comments and incorporation of such comments into the Consolidated Plan, as applicable; Analysis of the impact of Consolidated Plan program activities on neighborhood residents, particularly those of very low-, low- and moderate-

incomes; Conducting needs assessments as a means to best serve low- and moderate-income residents of the County with federal funding before submission in the Proposed Consolidated Plan; Meetings with neighborhoods and groups. Fulton County will continue to provide a forum for open communication with its citizens. The county will continue to utilize various public notification techniques, including but not limited to: attendance at church and neighborhood meetings, civic associations, public hearings, newspaper articles and advertisement, radio and television announcements, feature stories and individual personal contacts. Fulton County will strive to continuously increase citizen participation. and make special efforts to provide timely and accurate information about housing and community development program participation to all the participating municipalities. Active participation in the Fulton County's programs is a means to insure that all residents can participate in these activities. Fulton County provides reasonable and timely access to all public hearings. All information and records relating to Fulton County Housing and Community Development program activities are made available to the public for review and comments as required by Federal, State and local laws and regulations. CDBG projects for the small municipalities in Fulton County are submitted by the respective cities as a part of the annual CDBG application process. Fulton County then advertises those proposed projects in local newspapers prior to submission to the BOC for approval. Citizens provide their comments on the proposed projects during the public comment period. Notices of public hearings are widely publicized throughout the County. Before the hearings occur, at least one advertisement appears in a local newspaper of general circulation; advertisement appears on Fulton County's website, and postings occur at the North & South Service Center, and at additional libraries and governmental buildings. . For the year 2015-2019 Consolidated Plan Annual Action Plan, the following newspapers were available for advertisement: Atlanta Journal Constitution, Fulton County Daily Report, Atlanta Daily World, Atlanta Voice, Atlanta Inquirer, Marietta Daily Journal & Neighbor, Mundo Hispanico, Atlanta North Fulton Neighbor, South Fulton Neighbor. Copies of public hearing notices, descriptive information concerning the HUD-assisted programs, the Interim Consolidated Plan, any amendments, IDIS Financial Reports or other information is available from Fulton County to permit public review and comment. .Before Fulton County adopts a Consolidated Plan or amendment, information will be made available to citizens, public agencies and other interested parties that include the amount of financial assistance the County expects to receive from HUD

5. Summary of public comments

Fulton County will consider any comments or views of citizens, agencies or other interested parties received in writing or orally at public hearings in preparing the final Consolidated Plan, amendment to the plan or performance report. A summary of these comments, or views not accepted, and the reasons for no acceptance will be attached to the final Consolidated Plan, plan amendment or performance report. Non-Discrimination Policy/Complaint Review Process. As a recipient of federal funds, Fulton County must adhere to all federal requirements imposed by or pursuant to Title VI and Title VII of the Civil Rights Acts, as amended; the Age Discrimination in Employment Act; the Americans with Disabilities Act of 1990, as amended; the Fair Housing Act, as amended; and other applicable Acts which prohibit discrimination on the grounds of race, color, religion, sex, age, national origin, handicap, disability or familial status. No person shall be excluded from participating in, denied the benefit of or be subjected

to discrimination in the receipt or administration of the federal funds covered by this Consolidated Plan. In addition to these federal acts, Fulton County maintains an affirmative action policy of inclusion and does not discriminate based upon race, age, gender, religion, color, national origin, sexual orientation or disability.

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

All comments received were accepted and were considered during the development of the 2015-2019 Consolidated Plan.

7. Summary

Pending comments from all public hearings scheduled in May and June 2015.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
Lead Agency	FULTON COUNTY	
CDBG Administrator	FULTON COUNTY	
HOME Administrator	FULTON COUNTY	
ESG Administrator	FULTON COUNTY	

Table 1 – Responsible Agencies

Narrative

The Fulton County Consolidated Plan and the Annual Action Plan are jointly prepared by the Fulton County Department of Housing and Community Development (CDBG, HOME and ESG) Programs and the Housing Authority of Fulton County. The Department of Housing and Community Development is the lead entity responsible for overseeing the development of the documents. The County actively works to establish and support relationships with other County departments, federal and state agencies, local governments as well as non-profit, for-profit and private sector partners, to identify the affordable housing, community development and supportive service needs in Fulton County and develop strategies to meet these needs with combined resources. Multiple Fulton County departments, non-profit organizations and eleven (11) municipalities in Fulton County (Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto and Union City), are primarily responsible for implementing programs and services covered by the Consolidated Plan, under the direct supervision of the County. Consolidated Plan Public Contract Information: Michael Rowicki, Deputy Director, Fulton County Department of Housing and Community Development, 137 Peachtree Street, SW, Suite 300, Atlanta, Georgia 30303. Phone: 404-612-7187

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Citizens, numerous governmental agencies and non-profit agencies participated in the development of the 2015-9Fulton County Consolidated Plan through public hearings and informal meetings. Agencies such as Department of Health & Human Services, Atlanta/Fulton County Library System, Housing Authority of Fulton County and Fulton County's Ryan White Program were consulted in the preparation of this plan. As far as the fair housing component of the plan, Metro Fair Housing has provided valuable information on the fair housing services in the County. The Fulton County Human Services Department has also been a valuable partner in addressing the chronically homeless issue in the County. Non-profit agencies within Fulton County were identified as homeless systems of care directly providing emergency shelter, supportive services and transitional housing men, women and children through our community partners.

Each year a minimum of three Needs Assessment Public Hearings are conducted for the Consolidated Plan/Annual Action Plan. Additionally, multiple Public Hearings are held for Notice of Funding Availability. Meeting locations are geographically disbursed throughout the County to offer opportunities for all citizens and agencies to participate.

There was also information gathered from Consolidated Plan Surveys submitted by service providers, municipalities, public housing agencies and Fulton County departments.

Through meetings and consultations with numerous Fulton County departments and non-profit service providers, (such as Housing Authority of Fulton County, Mental Health, Health and Wellness, Superior Court, Human Services, Police, Parks & Recreation, Libraries, and non-profit homeless providers), there was indication of a lack of transitional and affordable housing as the primary obstacle in successfully serving clients. As a result, the Fulton County Board of Commissioners established Housing related activities as the number one priority for the 2015/2016/2017 CDBG funding cycle.

Fulton County consulted with various entities for data relative to housing and community development needs. The Board of Commissioners will review this information for approval. Consultations with Fulton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county wide needs. Fulton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

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)).

Fulton County participates in seminars conducted county-wide by the Fulton County Tax Assessors' Office to discuss Property Tax Exemptions for seniors. The County continues its outreach to the Hispanic community by providing information in Spanish and English; continues its predatory lending education and outreach program by providing seminars and workshops given on fair housing and related issues including predatory lending, pre-purchase counseling and loss mitigation. Fulton County participates in the Atlanta Regional Housing Forums held quarterly presented by the Atlanta Regional Commission (ARC).

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

Consultations with Fulton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county wide needs. Fulton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted to provide training/seminar on eliminating barriers to fair housing. Goals related to addressing housing needs.
2	Agency/Group/Organization	The Center for Pan Asian Community Services Inc.
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency participated in the County's Consolidated Plan process by providing informative/referral services for the Pan Asian Community.
3	Agency/Group/Organization	FRIENDS OF DISABLED ADULTS AND CHILDREN TOO, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the Consolidated Plan process by providing informative/referral information concerning disabled adults and children.
4	Agency/Group/Organization	Fulton County Office of Equal Employment Opportunity & Disability Affairs
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Department was consulted to provide ADA awareness under the American with Disabilities Act.

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

Goals related to defining priority needs of the Community

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

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

Fulton County consulted with other county departments, citizens and non-profit agencies to access community wide needs. Fulton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

Narrative (optional):

PR-15 Citizen Participation

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

Fulton County has taken specific actions to provide for and encourage increased participation in its housing and community development programs, particularly by persons of low- and moderate-incomes. These actions include: (a) Identification of geographic areas in the County with concentrations of low- and moderate-income persons and concentration of minorities; (b) Preparation of project proposal application forms and the Annual Action Plans in a manner to afford low- and moderate-income persons and other affected citizens the opportunity to examine its contents and comments to Fulton County; (c) Informing the citizens through newspapers, articles and advertisements, radio, public service announcements, local contact persons, public hearings, cable television announcements, etc., concerning the long and short term objectives to be utilized, the anticipated amount of HUD grant funds available for proposed activities, the potential activities to be funded, the actual projects chosen for funding, the annual progress in project implementation, and the availability of the Proposed Annual Action Plan for public review and comments; (d) Review of all citizen comments and incorporation of such comments into the Consolidated Plan, as applicable; (e) Analysis of the impact of Consolidated Plan program activities on neighborhood residents, particularly those of very low-, low- and moderate-incomes; (f) Conducting needs assessments as a means to best serve low- and moderate-income residents of the County with federal funding before submission in the Proposed Consolidated Plan; (g) Meetings with neighborhoods and groups to apprise them of the Consolidated Planning process, project eligibility, project selection, funding and implementation methods; (h) Fulton County will continue to provide a forum for open communication with its citizens, particularly very low-, low- and moderate-income persons concerning its HUD funded programs, and the ways these individuals might benefit from these programs. The county will continue to utilize various public notification techniques, including but not limited to: attendance at church and neighborhood meetings, civic associations, public hearings, newspaper articles and advertisement, radio and television announcements, feature stories and individual personal contacts. Fulton County will strive to continuously increase citizen participation in its housing and community development programs, particularly for persons of the targeted income groups and (i) Fulton County also makes special efforts to provide timely and accurate information about housing and community development program participation to all the participating municipalities. Many of the heaviest concentrations of low- and moderate-income persons reside within the boundaries of these municipalities—particularly College Park, East Point, and some sections of Fairburn, Hapeville, Union City and Palmetto. Active participation in the Fulton County Housing and Community Development programs is a means to insure that all low- and moderate-income city residents can participate fully in these HUD-assisted activities.

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	Public Hearing advertised in Neighbor Newspapers on technical assistance workshops conducted on April 21, 2014; April 28, 2014 and May 5, 2014 for the 2015/2016/2017 NOFA.	Comments focused on the grant process and schedule, eligibility, funding, and instructions for completing and submitting applications.	All comments were accepted	Neighborhood Newspapers.com and fultoncountyga.gov

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)
2	Public Hearing	Non-targeted/broad community	Public Notice advertised in the Neighbor Newspapers for public hearings and comments for meetings conducted on July 17, 2014; July 24, 2014, July 29, 2014 and July 31, 2014.	Comments focused on setting priorities for the 5-year plan. Most comments consistently referred to senior centers, youth centers, housing and homeless facilities, mental health care facilities.	All comments were accepted	Neighborhood Newspapers.com and fultoncountyga.gov

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)
3	Public Meeting	Fulton County citizens, organizations, groups	Additional public hearings were conducted and advertised on the county's website for comments conducted on August 5, 11, 12, 14 and Sept. 24, 2015.	Comments focused on setting priorities for the 5-year plan. Most comments referred to ADA accessibility, street improvements, parks improvements, youth services, facilities for those abused and abandoned, homeless and housing.	All comments were accepted	fultoncountyga.gov
4	Public Meeting	Non-targeted/broad community	30-day Public Notice for Citizen Review and Public Comments advertised Nov. 1, 2014 concerning FY 2015 Proposed Activities	No comments were received	Any comments received would have been accepted	Neighborhood Newspapers.com and fultoncountyga.gov

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Fulton County is one of the ten counties that comprise the metropolitan Atlanta region as defined by the Atlanta Regional Commission, the metropolitan area's regional planning agency. According to ARC, when the organization was conceived in 1947, the Metropolitan Planning Commission served Fulton and DeKalb counties and the City of Atlanta. Since then, the ARC membership has grown to its current size of 10 counties and 70 municipalities. Fulton County's population in 2000 was 233,117 persons and increased by 13% in 2011 to 263,144 persons. The County's households in 2000 were 85,103 and increased in 2011 to 97,539 which is a 15% increase over that period. During the same time, the Median income for Fulton County rose from 47,321 in 2000 to 57,582 in 2011 – a 22% increase. As shown in the chart above, Fulton County's population is comprised of 41% Non-Hispanic White, 44% Non-Hispanic Black while the remaining population consist of 8% Hispanic/Latino, 6% Non-Hispanic Asian and 2% classified as Other.

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

Summary of Housing Needs

The affordable housing priority areas for Fulton county includes programs and services directed at the development and maintenance of affordable housing units; both rental and owner occupied, and direct assistance to families and individuals to assist with rental payments and homeownerships.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	233,117	263,144	13%
Households	85,103	97,539	15%
Median Income	\$47,321.00	\$57,582.00	22%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	10,570	9,385	13,450	8,655	55,505
Small Family Households *	4,650	4,023	5,869	2,944	30,789
Large Family Households *	905	919	1,410	880	5,144
Household contains at least one person 62-74 years of age	1,355	1,266	1,884	1,176	6,634
Household contains at least one person age 75 or older	730	1,211	1,197	600	2,184
Households with one or more children 6 years old or younger *	2,842	2,265	3,023	1,426	9,033
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	110	175	80	455	25	15	50	20	110
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	230	50	70	0	350	15	19	0	0	34
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	320	230	360	150	1,060	40	45	105	30	220
Housing cost burden greater than 50% of income (and none of the above problems)	5,195	2,719	785	10	8,709	1,879	2,204	2,140	415	6,638
Housing cost burden greater than 30% of income (and none of the above problems)	525	2,100	3,560	1,050	7,235	140	849	2,064	2,375	5,428

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	710	0	0	0	710	450	0	0	0	450

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,830	3,109	1,385	235	10,559	1,959	2,294	2,295	465	7,013
Having none of four housing problems	1,230	2,510	5,795	3,750	13,285	389	1,470	3,954	4,200	10,013
Household has negative income, but none of the other housing problems	710	0	0	0	710	450	0	0	0	450

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,219	2,625	2,149	7,993	640	1,244	1,871	3,755
Large Related	660	625	330	1,615	130	159	640	929
Elderly	763	589	574	1,926	695	1,015	985	2,695

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	1,624	1,333	1,485	4,442	585	703	827	2,115
Total need by income	6,266	5,172	4,538	15,976	2,050	3,121	4,323	9,494

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,989	1,480	194	4,663	625	1,090	773	2,488
Large Related	580	220	70	870	110	85	255	450
Elderly	633	399	270	1,302	611	597	620	1,828
Other	1,499	718	345	2,562	545	434	523	1,502
Total need by income	5,701	2,817	879	9,397	1,891	2,206	2,171	6,268

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	515	155	315	145	1,130	35	64	75	30	204
Multiple, unrelated family households	35	80	95	45	255	20	0	30	0	50
Other, non-family households	0	45	20	0	65	0	0	0	0	0
Total need by income	550	280	430	190	1,450	55	64	105	30	254

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

The 2010 Census found that the Atlanta Metro area has the highest percentage of single person households at 44% of the total households which is due in part to the high number of colleges and universities throughout the County with students living alone in small and studio apartments and the increase in single senior households. The 2013 point in time count of homeless persons in Fulton County found that the County's homeless population is comprised largely of single adult males between the ages of 45-64, totaling over 4,000 homeless single adults in unsheltered or temporary housing. On an annual basis, approximately 16,000 single persons are homeless in Fulton County and all of these need affordable housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Among homeless families in Fulton County, approximately 44% qualify as chronic homeless, meaning that a family member has a long term disability and the family is in need of supportive housing. Approximately 490-550 persons in chronic homeless families need housing per year. The Partnership Against Domestic Violence has a shelter in Fulton County which provides approximately 250 women and children housing annually who are victims of domestic violence. The ACS data show that approximately 30,000 of Fulton County's population aged 18-64 and 18,000 of those 65 and older have a disability. The exact number of disabled Fulton County residents who need housing is not known because accessibility is emphasized in Fulton County's Ordinance to meet the accessibility requirements of the Fair Housing Amendments Act of 1968.

What are the most common housing problems?

Affordability is a critical issue for very low- and low-income households in Fulton County. Affordable rental properties are critical to the stability of the community. At least one-third of current households cannot reasonably afford to purchase a home and almost one-fourth cannot afford to rent decent housing, More than three-fourths (77%) of all renters earning 0-30% of the median family income experience a cost burden for housing (cost>30% of income). A full two-thirds have a severe cost burden,

paying more than 50% of their income for housing costs. Very low-income renter households earning 31-50% of median family income face cost burdens also. Eighty-seven percent (87%) of this group experience a cost burden, with 34% experiencing a severe cost burden. Other low-income renters (earning 51-80% of the median family income) also experience housing affordability problems. Almost half (48%) report a cost burden and 3% report a severe cost burden for housing costs.

From statistics, it is clear that there are not enough affordable rental units available. Large affordable rental units with 3-4 bedrooms are particularly difficult to locate in the County; however, at the same time, many apartment complexes are struggling to manage high vacancy rates. This mismatch results in overcrowding in some cases, deteriorating housing stock in others and an overall increase in evictions and homelessness. The percentages of households with cost burdens are generally higher for elderly and large households in every income category.

In addition to scarce affordable rental units, most of the recent housing development in the County has been for higher-priced units. Escalating land and construction costs have priced the low- and moderate-income family out of the marketplace. Potential low- and moderate-income homebuyers often face the challenge of having enough cash at closing for the down payment and closing costs. Credit is also an issue for many who live paycheck to paycheck and lack budgeting skills.

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

The needs of low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered is based on statistics gathered during Fulton County's participation in the Homeless Prevention and Rapid Re-Housing Program (HPRP). Fulton County was one of a group of 11 local governments that received assistance under the HPRP Program.

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

Single mothers with school-aged children are at risk of becoming homeless. Family problems are contributing factors such as domestic violence and abuse, divorce and death of a family member. Approximately one-fourth of homes families qualify as chronically homeless and over half of heads of families have a substance addiction that needs treatment before the family is ready for permanent housing. For individuals, risk factors include being single, male African-American and middle-aged with addictive disorders, health issues and disabilities that indicate a higher risk of these individuals who are at imminent risk of becoming homeless. For individuals and families, unemployment and past history of homelessness are the primary risk factors. Formerly homeless persons are more likely to stabilize in permanent housing with financial support from Rapid Re-housing programs with

move-in and rental assistance, case management, budgeting counseling and life skills. Persons with substance abuse need therapeutic support, while those with mental health issues benefit from ongoing medical care.

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

In calendar year 2011, there were approximately 34,500 persons at risk of homelessness in the Tri-Jurisdictional area according to data available through the Homeless Management Information System managed by Pathways Community Network. In terms of demographic characteristics, the at-risk population has a somewhat lower proportion of African American than the homeless population (77% v. 84%) and slightly higher share of Hispanic/Latinos (7% v 3%). In terms of the age of at risk population, there is a much higher number of children and youth in the at risk population than the homeless population (42% v. 23%).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the most recent surveys of homeless individuals conducted as part of the Tri-Jurisdictional Continuum of Care's point-in-time homeless census, which were administered in 2009-2011, the most frequently cited primary reason as to why people became homeless in Fulton County was economic factors. In 2009, nearly 9 out of 10 respondents cited economic factors as the primary reason for their homelessness; 40% cited they lost their job and 19% cited that their SSI or SSD benefits had been cut off or cancelled as factors that triggered their homelessness.

Discussion

The 2011 Tri-J Collaborative homelessness survey reported a slight decline in the percentage of respondents who cited economic factors as the primary reason they became homeless. After economic factors, the second most frequent cause of homelessness among Fulton County respondents was related to housing factors as a primary reason for becoming homeless, with about 15% noting that they lost their housing due to foreclosure.

Family, substance abuse, and health factors were the next highest cited factors that led to homelessness based on the surveys.

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As shown in Tables below, the incidence of housing problems by income group and racial and ethnic groups is fairly comparable for very low income households (0-30% AMI). As a whole, very low income households reported one or more housing problems. Among very low income households, Whites and Asian households were slightly less likely to report housing problems and Black/African American and Hispanic were slightly more likely to note a housing problem. A similar pattern held for low income households.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,233	919	990
White	1,544	558	100
Black / African American	6,573	340	775
Asian	115	4	20
American Indian, Alaska Native	15	10	0
Pacific Islander	0	0	0
Hispanic	890	0	55

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,824	1,908	0
White	1,580	810	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	5,233	957	0
Asian	183	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	744	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,315	6,655	0
White	2,055	2,180	0
Black / African American	6,389	3,568	0
Asian	218	104	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	35	0
Hispanic	605	684	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,445	5,803	0
White	854	1,833	0
Black / African American	2,274	3,547	0
Asian	85	69	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	184	260	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

Fulton County is unique in its configuration. In 1932 due to financial concerns stemming from the Great Depression, Milton (to the north) and Campbell (to the south) merged into Fulton. According to 2012 Census estimates, it is the most populous county in Georgia at 529 square miles. Fulton County's northern end of the county includes Alpharetta, Johns Creek, Milton and Mountain Park. The southern end of the county includes Chattahoochee Hills, College Park,

East Point, Fairburn, Hapeville, Palmetto and Union City.

The housing problems are not the same for the entire Fulton County. The northern part of the county's housing problems are identified into two categories which are (1) lack of affordable workforce housing and (2) lack of affordable senior housing. The southern part of the county's housing problems are identified as (1) housing that's sub-standard and (2) insufficient housing for the homeless.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As shown in Tables below, the incidence of severe housing needs by income group and racial and ethnic groups is fairly comparable for very low income households (0-30% AMI). Overall, the distributional patterns regarding the incidence of severe housing needs among income and racial or ethnic groups is very similar to that reported for housing needs, with White households reporting a lower incidence than the Fulton County wide rate while Black and Hispanic households reporting rates slightly higher than that for the county as a whole. In addition, the incidence of severe housing needs among racial and ethnic groups in the very low income category (0-30% AMI) was slightly lower than that reported for housing problems while white households, however, had a much lower incidence of severe housing needs.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,368	1,783	990
White	1,294	812	100
Black / African American	6,008	900	775
Asian	115	4	20
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	860	30	55

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,289	5,433	0
White	924	1,460	0
Black / African American	2,709	3,472	0
Asian	77	129	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	499	365	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,448	13,505	0
White	523	3,705	0
Black / African American	1,577	8,390	0
Asian	4	320	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	35	0
Hispanic	350	929	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	649	8,599	0
White	165	2,523	0
Black / African American	360	5,483	0
Asian	35	119	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	79	370	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The predominant housing problem facing low-and moderate-income families and individuals in Fulton County is housing cost burden. Overall, Fulton County households are paying more than 30% of their income toward their housing costs. The incidence of housing cost burden is highest amount those households with very low income (less than 30% of area wide median) and those with low income (between 30% and 50% of area wide median income). About two-thirds of the very-low income households in Fulton County face a housing cost burden of 50% or higher.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	54,328	19,494	14,810	1,080
White	22,721	4,690	3,015	100
Black / African American	26,824	13,158	10,238	810
Asian	1,765	610	193	35
American Indian, Alaska Native	40	25	0	0
Pacific Islander	35	0	0	0
Hispanic	2,505	875	1,170	95

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. HUD defines housing costs burden as households that pay more than 30% of their household income on housing-related costs. Households that pay less than 30% of their income towards housing related costs have no cost burden. Those that pay between 30 and 50% of their income towards housing related costs are considered to be cost burdened and those that pay more than 50% of their income toward housing related costs are considered severely cost burdened. As indicated in the chart above, Pacific Islander disproportionately experienced the greater need with a severe housing cost burden.

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

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

All racial and ethnic groups in the low income category (30-50% AMI) experienced housing problems with the higher incidence among very low income racial and ethnic groups for housing needs. There were no dramatic differences in housing that stands out across the major racial and ethnic groups in regards to the incidence of severe housing needs.

If they have needs not identified above, what are those needs?

Needs identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

South Fulton, on the other hand, has had considerably slower growth in households. Between 1990 and 2000, an additional 3,305 households were formed in South Fulton, reflecting an increase of only 7.3%. By 2007, South Fulton is projected to have an increase of 6.6% to reach a total of 51,586 households. Consequently, the relative proportion of households in South Fulton decreased from 39.4% in 1990 to 30.3% in 2000, and is projected to decline to 29.3% between 2007 and 2011.

According to the U. S. Census data for 2013, the communities with the highest poverty levels are in South Fulton County while the lowest poverty levels are in North Fulton County as indicated in the chart below:

NA-35 Public Housing – 91.205(b)

Introduction

Fulton County Housing and Community Development does not operate, own, or manage any public housing units. In Fulton County, a separate agency owns and manages public housing developments. As such, the County does not undertake public housing resident management or ownership initiatives. Instead, Fulton County Housing and Community Development continues to support, through financing or technical assistance, the efforts of local Public Housing Authorities (PHAs) within the County’s Consolidated Planning Area that are consistent with the objectives of Federal programs that encourage homeownership, self-sufficiency, and Youth development. Fulton County and the Housing Authority of Fulton County continue to strengthen their partnership as they work together in addressing the county’s housing needs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	193	2,001	0	1,978	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,524	12,339	0	12,242	0	0
Average length of stay	0	0	5	5	0	4	0	0
Average Household size	0	0	1	3	0	3	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	87	127	0	126	0	0
# of Disabled Families	0	0	33	278	0	273	0	0
# of Families requesting accessibility features	0	0	193	2,001	0	1,978	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	67	72	0	72	0	0	0
Black/African American	0	0	119	1,927	0	1,904	0	0	0
Asian	0	0	5	0	0	0	0	0	0
American Indian/Alaska Native	0	0	1	2	0	2	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	18	0	18	0	0	0
Not Hispanic	0	0	188	1,983	0	1,960	0	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority of Fulton County cited self-sufficiency, job training, childcare, transportation, health related assistance, after school programs, adult education, and child educational enrichment as major needs among their assisted households. The Housing Authority also cited employment opportunities and employment readiness services as main needs expressed by residents and applicants as well as activities of daily living.

The HAFC waiting list for vouchers is currently closed. There are more than 500 people on the Housing Choice Voucher waiting list. The list was opened on September 13, 2014 for one day and applications were taken first come- first serve via telephone and online (www.hafc.org) until the 600th application was taken. The following four numbers were used: (404) 462-7243, (404) 462-7226, (404) 462-7264, (404) 462-7265 and (404) 696-0499 tty.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

HAFC has designated the Housing Choice Voucher program as the key to resident mobility, designed to move families not only beyond dependence on public assistance, but out of high poverty neighborhoods. To that end, families are given assistance in identifying units located in all areas of unincorporated Fulton County. The Housing Choice Voucher program is the Federal Government's major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Currently, the Housing Authority of Fulton County administers over 2,000 Housing Choice Vouchers serving residents living in incorporated Fulton County. Through the portability feature of vouchers (the ability to move from one jurisdiction and/or state to another jurisdiction and/or state with Voucher assistance), the number of clients that has moved into unincorporated Fulton County from other states and jurisdictions has risen.

How do these needs compare to the housing needs of the population at large

By administering and developing housing opportunities for citizens of low to moderate incomes, the Fulton County Housing Authority has been able to provide not only housing stock, but also essential self-sufficiency skills crucial to assisting residents in moving up and out of public housing. The HAFC works to strengthen the families served in Fulton County by helping them to obtain employment that will lead to economic independence and self-sufficiency. By improving the status of our families we then in turn change the face of our communities, thereby eliminating communities that carry a stigma. Families are guided through the Family Self Sufficiency Program by a Family Self Sufficiency Coordinator. According the Fulton County Housing Authority, the housing needs of the County are largely identical to those in the same economic groups in the population at large which are prevalent nationally.

Discussion

The Housing Authority of Fulton County cited self-sufficiency, job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education and child educational enrichment as major needs among their assisted households.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In previous years, Fulton County participated in the Tri-Jurisdictional Collaborative on Homelessness (Tri-J) in collaboration with the City of Atlanta and DeKalb County. Previously, counts and estimates concerning homelessness were performed on a continuum basis and data was not separated by jurisdiction. The jurisdictions are now forming separate continuums of care. Information on the number of persons experiencing homelessness on a given night and experiencing homelessness in a given year are based on the Point-In-Time count that was conducted January 2013. All other estimates are based on discussions with agency representatives.

The homeless population in the Atlanta/DeKalb/Fulton Tri-Jurisdictional area, Atlanta has the highest concentration of temporary housing, particularly shelters, within the City. Fulton County's homeless population is comprised largely of single adult males who are African-American between the ages of 45 and 64. The 2013 survey found that approximately less than 20% of Fulton County's homeless are veterans with four years of service in the Army. Almost a third of the homeless veterans served in a war zone, with as many serving in Vietnam.

Unsheltered unaccompanied teens are very difficult to find during the census counts and the 2013 street count did not identify any unsheltered homeless under the age of 18. However, the 2014 street count did find 17 persons under the age of 18.

In the 2014 homeless survey, 37% of the respondents cited alcohol or drug addiction as the primary cause of their homelessness. Family issues (divorce, death of a family member, violence in the home) were also reported by 44% and physical/mental health issues were reported by 40%. Almost two-thirds of the respondents indicated that they experienced one or more disabilities on a daily basis. The problems they reported included substance abuse, debilitating depression, bipolar disorder, post-traumatic stress disorder, schizophrenia, physical disability including HIV/AIDS, asthma, arthritis, and high blood pressure. Thirty five (35%) percent had been prescribed medication for mental illness, but only a third of them were currently taking their medication. Among homeless veterans, 46% are disabled.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	39	536	1,265	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	1,734	3,262	16,233	0	0	0
Chronically Homeless Individuals	796	582	0	0	0	0
Chronically Homeless Families	6	47	0	0	0	0
Veterans	328	655	0	0	0	0
Unaccompanied Child	173	266	0	0	0	0
Persons with HIV	135	472	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2011 Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care Homeless Census showed 536 persons in 175 families staying in emergency shelter or transitional housing and 39 persons in 12 families in unsheltered locations. the 2014 count showed the number of homeless families in Fulton County saw only a small increase. Approximately 96% of the county's homeless families in 2013 were headed by an adult female mother or guardian, 1% by an adult male and 6% by 2 parents. Average family size was 3 persons consisting of a mother and 2 school-aged children.

Veterans Families: According to the 2011 Tri-J survey, about one in four homeless persons in Fulton county served in the military. Overall, 21.7% of the homeless in the Tri-J indicated they were veterans. Veteran homelessness in Fulton County is a problem affecting single adults more than families. For the majority of individuals, families with children and veterans cited the most common reason for homelessness is unemployment (55%), with alcohol and/or drug use in a distant second (39%), and lack of money as third (29%). In the homeless survey conducted in 2011, also listed unemployment as the top cause of homelessness. However, in 2007, drug and/or alcohol abuse was the most often reason cited for homelessness.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial: The 2014 sheltered count reported the racial breakout as 88.4% Black, 10.2% White and 1.4% other multi-racial. ESG funded providers showed the racial breakout as 88.1% Black, 6.9% White, 0.2%

Asian, 0.1% American Indian/Alaskan, and 0.1% Pacific Islander and 3.5% other multi-racial. The 2014 unsheltered count reported 86.3% Black, 7.7% White, 0.9% Asian, and 5% multi-racial. Homeless veterans data indicated 13.3% White, 84.3% Black, 0.1% Asian, 0.3% American Indian, and 1.9% multi-racial.

Ethnicity: The 2014 sheltered count reported 98.7% non-Hispanic and 1.3% Hispanic. ESG client reporting from providers showed 96.7% non-Hispanic and 1.3% Hispanic. ESG client reporting from providers showed 96.7% non-Hispanic and 1.3% Hispanic. The 2014 unsheltered count reported 98.8% non-Hispanic and 1.3% Hispanic. Homeless veterans data indicated 98.6% non-Hispanic and 1.4% Hispanic.

For the majority of individuals, families with children and veterans, the most common reason cited for homelessness is unemployment (55%) with alcohol and/or drug use in a distant second (39%) and lack of money as third (29%). In the homeless survey conducted in 2011 also listed unemployment as the top cause of homelessness. However, in 2007, drug and/or alcohol abuse was the most often reason cited for homelessness.

One finding indicates that when the specific factors are grouped into major categories family (44%) and health (40%) issues are reported more often than substance abuse. By grouping family issues together, the impact of families on becoming homeless is demonstrated.

According to the 2011 Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care Homeless Census, the profile of the homeless population in Fulton County is fairly similar to the overall homeless population in the Metro Atlanta Tri-Jurisdictional CoC. Fulton County's homeless were more likely to be African American and also somewhat more likely to be older.

On average, families are homeless for shorter periods than individuals. Families are homeless four to six months as compared to individuals who are reported homeless for ten to twelve months. However, the length of homelessness in Fulton County has been increasing over time. At least one third of the homeless in Fulton County have been homeless for two years or longer.

The rate of chronic homelessness in Atlanta has increased over time and by 2013, more than one fourth of the homeless individuals on the streets or in shelters were estimated to be chronically homeless. For homeless families, the rate of chronic homelessness was estimated at twenty percent.

Roughly 93% of Fulton County's homeless families in 2013 were headed by an adult female mother or guardian, 1% by an adult male, and 6% by two parents.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Within the last 12 months, Fulton County Office of Emergency and Transitional Housing has seen an increase of more than 30% of consumers requesting housing or supportive services. The needs of Fulton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two unit households (male and female with children)

An increase in assisting homeless individuals to assessing mainstream benefits.

Discussion:

For the first 3 quarters of 2014, Fulton County continued to serve as the coordinating entity for the Atlanta Metropolitan Tri-Jurisdiction Continuum of Care (Tri-J). The Tri-Jurisdictional Collaborative is a working partnership of government representatives, service providers within Fulton County, the City of Atlanta and DeKalb County. The last quarter of 2014, Fulton County served as the collaborative applicant for the GA 502 – Fulton County Continuum of Care. In partnership with the CoC governance body, it oversees and administers the local NOFA process for HUD’s McKinney/Vento Act which offers Federal assistance to homeless providers. A broad range of stakeholders participate in the CoC, including local and state governmental agencies, non-profit and faith based service providers, issue-oriented coalitions and working groups, and the Regional Commission on Homelessness. In addition, the CoC works with community stakeholders to oversee the existing continuum of care for homeless services and works collaboratively to create and facilitate a planning process to address the ongoing challenges of homeless intervention programs and homeless prevention strategies. As part of this effort, the CoC gathers and studies census data, Annual Progress Reports- (APR), Annual Housing Assessment Report-AHAR, Housing Inventory, and client service data, and population statistics through the Homeless Management Information System (HMIS). The Collaborative meets regularly throughout the year with both called and scheduled meetings.

Fulton County has adopted a continuum of care approach to address the needs of its homeless and special needs population. The county’s vision to combat homelessness and assist persons with special needs requires that the root economic causes of homelessness (insufficient numbers of decent, safe, and sanitary low-cost housing units combined with limited financial capacity) and individual obstacles (chemical addictions, mental illness, and developmental disabilities) be addressed.

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

Introduction:

Based on information on services provided by the Fulton Regional Mental Health, Mental Retardation and Substance Abuse Board, the estimated special needs population requirements include the following, Mental Illness. There are 51,048 individuals considered mentally ill in the County or 6.9% of the population. Of those estimated, 17,412 are in need of public sector services and 9,132 of this population were served by all public sector providers in Fulton County. Developmentally Disabled in addition to those in need of services from the public sector estimates of the population classified as mentally retarded/developmentally disabled include an estimated 9,541 of the total County population; 1,147 of that population were served by all public sector providers in Fulton County; 316 were served by Fulton County Department of Mental Health, Mental Retardation and Substance Abuse; and the estimated unmet need in Fulton County is 8,394 of the population to be served. Substance The Fulton County Alcohol and Drug Treatment Center has a total of 87 beds for homeless drug and alcohol abusers. Of an estimated population of 32,186 substance abusers in Fulton County, 83% are in need for public sector services. Data from the Fulton County Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA) indicates that the department's SLP served an average of 195 clients per month, with 100% of those served classified as mentally ill. Of this number, 20-25% also were substance abusers with 90% having no income and 5% classified as low income. All referrals to the SLP were in need of housing assistance. Other data concerning MH/MR/SA programs indicate that most clients referred to the SLP are homeless with an average of 40 admissions per month. SLP residential placements include 5 group homes (2 for individuals in crisis and 3 for intermediate care.) Others with mental disabilities seek service at homeless shelters and personal care homes; African American females have a much greater need for supportive living services than African American males, who require more services than either white males or females; most new admissions (80-85%) to the SLP are currently homeless with 15-20% seeking services while owning a home but need assistance with housing and living expenses; Average cost for housing is 500/month, with few housing options available to meet the demand; Most housing is in poor, substandard condition with high rental rates. Most available housing is in low income, high crime, high drug use areas with minimal to poor furnishings; the priority need for this special needs population is for affordable apartments in safe, accessible areas. There is also the need for emergency funds for respite and temporary housing for the homeless; and Most funding to meet the needs of this population comes from the federal government and State of Georgia funding. The SLP of Fulton County provides residential living services for persons experiencing severe and persistent mental illness or chemical dependency. It allows for alternatives to institutional care for persons who are able to live in the community with clinical support and management assistance. The average length of stay is 10 to 18 months. Over half of the clients are dually diagnosed with two or more MH/MR/SA disabilities. Rehabilitation services such as medication monitoring, vocational training, independent living skills training, and counseling are available to all residents.

Describe the characteristics of special needs populations in your community:

For individuals living with HIV/AIDS, living conditions have changed greatly in recent years. These individuals are living significantly longer and are far healthier than in the past. As we continue to assist and improve the quality of life for those living with HIV and AIDS, we can also see the need to provide more assistance to individuals battling chemical dependency and individuals transitioning from incarceration. Many of the facilities that assist these individuals are located in communities of temptation that creates an undesirable environment for success in recovery due to existing criminal activity in the area. These group homes and facilities should be located in more desirable locations to promote success.

The senior population will continue to increase substantially in the next five years. Affordable senior housing and the facilities to support these individuals are critical to meet the demand of this increasing population. Maintaining the level of services currently provided to this increasing senior population is something that will need to be addressed.

Based on the most recent data concerning the income levels and assistance needs (as defined by HUD) for the elderly in Fulton County, the elderly households comprised approximately 15% (14,773) of total households in Fulton County. Of all elderly households, the majority (56%) were considered low to moderate-income. Approximately 30% of all elderly households were very low-income (0-50%AMFI) and 15% were considered extremely low-income (0-30% AMFI). Moderate-income (51-80% AMFI) and middle-income (81-95% AMFI) elderly households comprised 19% and 8% of all elderly households.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing condition and assistance needs of elderly persons in Fulton County are reflective of the national trends. The majority of very low-income elderly households are in need of housing assistance. Overall, 28% of all elderly households (renters and homeowners) had housing problems in 2011. However, 62% of the extremely low-income elderly households had housing problems, 61% had a housing cost burden of 30% or more, and 40% had a housing cost burden of 50% or more. Just under one-half (49%) of low-income elderly households had housing problems and housing cost burdens of 30% or more, and approximately one-third had a housing cost burden of 50% or more. The majority of elderly households were homeowners and the remaining were renters. Housing problems and high housing cost burdens were more concentrated among renter households. In general, 54% of all elderly renter households experienced housing problems, while only 19% of elderly homeowners experienced any housing problems. In all low-income categories, over two-thirds of elderly renter households had housing problems and housing cost burdens of 30% or more. Approximately one-third of low and moderate-income elderly homeowners had housing problems and housing cost burdens of 30% or more. However, among extremely low-income elderly homeowners, 57% had housing problems, and 55% had a housing cost burden of 30% or more. Among middle-income elderly households, 41% of elderly renters and 17% of elderly homeowners had housing problems and housing cost burdens of 30%

or more. These data indicate that a high percentage of low and middle-income elderly households, particularly elderly renters need some kind of housing assistance. The frail elderly are most in need of personal assistance and medical care, either in their own homes or in an assisted living facility.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

As of 2012, the total number of persons living with HIV infection in Georgia was 50,436. Almost two-thirds (64%) of persons living with HIV infection in 2012 resides in the Atlanta Metropolitan Statistical Area. Among the 18 Public Health Districts of Georgia, Fulton had the highest numbers and rates of persons living with HIV and AIDS. 78% of those diagnosed with HIV in Georgia were male and 22% female; occurring in persons 30-39 and 40-49 years of age for both males and females. Incarcerated persons and those who have been released are disproportionately affected by HIV. There were over 60,000 inmates in Georgia correctional facilities with nearly 1,000 individuals affected with HIV. Ryan White data found 230 individuals known to be infected were released who were 93% male and 91% African-American. Data suggest that only 40% received HIV related services.

The fear of being stigmatized keeps many people living with HIV/AIDS from seeking mental health care services. HIV infected individuals with severe mental illness typically lack access to health care, substance abuse treatment, HIV primary care, and new antiretroviral therapies. As a result, persons with severe mental illnesses are likely to have shortened HIV-related survival, severely impaired quality of life and more complications from HIV and other medical problems that disproportionately affect persons who are marginalized in health care systems. The cost and complexity of providing mental health services to persons living with HIV are impacted by the ongoing and long-term treatment needs of clients. Individuals with severe mental illnesses are also among the hardest to reach populations, requiring targeted services, expanded outreach programs and increased case management services. Some clients will need access to free or affordable transportation to attend appointments. Others will require additional supportive services such as housing, food and child care assistance. The EMA HIV/AIDS mental health needs assessment, reported the five highest rated services needed by persons living with HIV in the EMA as follows: individual therapy, support and education groups, HIV mental health services, services for children and adolescents, and substance abuse treatment with mental health treatment.

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

Substantial renovations or adaptations are needed for a number of older facilities in Fulton County such as interior/exterior painting, roof repairs, HVAC upgrades, electrical and plumbing upgrades to comply with current code standards and ADA accessibility. Many non-profits and community-based organizations help carry out the goals of the Consolidated Plan through their programs. Some of the organizations own their own buildings, which may need upgrades or expansions for more effective services delivery and operational. Most of these facilities need accessibility improvements. Fulton County has an aging population and has focused a significant percentage of its resources on the development of intergenerational and senior community facilities with programming focused primarily on the County’s aging population. The aging population in Fulton County should be well served by facilities improvements. In order to attract young families and a stronger tax base to the County, there is a need for Parks and Recreation to renovate existing recreation centers that are outdated and modify them to meet the needs of current and future populations. There is also the need for additional centers and facilities within the county to have better connectivity to and from surrounding residential neighborhoods. Connectivity and walkability are reoccurring themes within many of these communities to increase accessibility to parks, recreational centers, libraries and schools to provide residential neighborhoods to local amenities would improve the overall quality of life for low to moderate income residences while allowing residents to more active, reducing health disparities prevalent among these populations. Streetscape improvements and retrofitting once suburban, now urban communities, to be more walkable and bikeable through complete street programs and enhanced streetscapes, multi-use paths and roadways has become a more desirable environment to live, work and play.

How were these needs determined?

Identifying and addressing non-housing community development needs has historically been done by the County in collaboration by gathering community input through a series of community meetings, surveys and data collection techniques that established the primary focus within these low and moderate income areas. The eligible communities, municipalities, and nonprofit organizations were involved in developing strategies to address the most pressing issues directly affecting the quality of life their communities.

Describe the jurisdiction’s need for Public Improvements:

Identifying and addressing non-housing community development needs has historically been done by the County in collaboration by gathering community input through a series of community meetings, surveys and data collection techniques that established the primary focus within these low and moderate income areas. The eligible communities, municipalities, and nonprofit organizations were

involved in developing strategies to address the most pressing issues directly affecting the quality of life their communities.

How were these needs determined?

Fulton County Housing and Community Development Department was directly involved in conducting various community planning efforts that determined the needs of the community. The planning efforts included conducting public community meetings which gave community members the opportunity to express the needs in their community as well as the distribution of surveys.

Describe the jurisdiction's need for Public Services:

Fulton County has seen an increase in the need for public services surrounding the increasing senior population. The County has also seen a need for more public services surrounding youth for enrichment and recreational programs. Communities have expressed concerns that a lack of job opportunities and a major need for more programming for our older youth is critical to reduce crime rates and allow youth to get engaged in community projects that would have a direct positive impact on the communities in which they live.

How were these needs determined?

Fulton County's Department of Housing and Community Development in collaboration with community partners worked together to establish a plan of action to gather pertinent information and analyze, federal, state and county data to assist with the development of the Consolidated Plan. This collaborative effort led to the development of the 2015-2019 Consolidated Plan for HUD Programs. The objectives address the housing and non-housing community development and public service needs of Fulton County.

Fulton County's CDBG program has incorporated a Citizen Review Panel who is charged with the responsibility of reviewing CDBG applications for funding and making funding recommendations to the Board of Commissioners for approval.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing is an essential need for all citizens of Fulton County. Many families are not able to find the type of housing that meets their needs at a reasonable cost. Others cannot afford to live in areas of the county where jobs are located. Still others experience changing housing needs but cannot find the appropriate housing that is not the substandard type in their area or cannot afford to change housing types or locations.

Housing needs change as the population of the County changes. This applies not only to population size but also characteristics such as age and household income. Many senior citizens desire smaller homes or need homes that meet their changing physical abilities. By contrast, many young families who have lived their lives in certain communities cannot afford to become homeowners in that area or move to larger living spaces. In addition, as new families move to the County, they often must make a choice between housing that is affordable and a commute that is manageable. The two are mutually exclusive in many cases.

The demands for innovative housing strategies in metro Fulton County will continue to increase as the County grows and changes. Between 2000 and 2010, metro Atlanta led the nation in housing production, yet today Fulton County suffers from a persistent lack of housing appropriate to critical needs, including workforce housing near employment centers and housing that is affordable without being substandard.

During the 2015-2019 Consolidated Plan period Fulton County plans to address the need for affordable housing through the development of affordable housing using federal funds to address Substandard Housing and the need for workforce and senior housing. In the southern part of Fulton County, the incidence of substandard housing that lacked complete plumbing or kitchen facilities for the low income households was high while the lack of affordable workforce housing and affordable senior housing were the primary issues on the northern part of the Fulton County.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There were 437,105 housing units in Fulton County according to the 2010 decennial census, an increase of 7.9 percent since 2000. Among the 321,242 occupied units in 2010, 154,123 were renter-occupied and 167,119 were owner-occupied units.

Owner occupied units increased in 2010 by 8.2 percent from 2000 and renter occupied units increased in 2010 by 8.8 percent from 2000.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	71,572	62%
1-unit, attached structure	7,350	6%
2-4 units	5,419	5%
5-19 units	21,972	19%
20 or more units	7,889	7%
Mobile Home, boat, RV, van, etc	768	1%
Total	114,970	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	73	0%	587	2%
1 bedroom	279	0%	8,246	22%
2 bedrooms	6,158	10%	15,454	42%
3 or more bedrooms	54,124	89%	12,618	34%
Total	60,634	99%	36,905	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

Fulton County experienced an increase of 12% in owner-occupied housing between 2000 and 2010. Several factors appear to be driving these changes, most notably the desire

among young adult households and empty nesters for residence in areas near the region's core which offer a greater variety for the diversity of activities, as well as decisions by

other households to move closer to employment, retail and entertainment options. Fulton County's housing stock is distinctive compared with the Atlanta Region's 10-county area. Fulton County's homeownership rate in 2010 was 53.7%). The County will assist approximately 1,215 people with rental assistance, rehabilitate 250 single-family owner

occupied homes, create or maintain approximately 192 affordable housing units, provide 125 households with down payment assistance, assist 1,000 public housing residents, and create or maintain 913 public housing units.

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

The Affordable Housing Baseline Conditions study noted that Fulton county loses 9% of its housing inventory each year who were expected to have their subsidies expire during 2012-2017. The analysis of properties with housing subsidies is based on data available through the National Housing Preservation Database, created and maintained by the Public and Affordable Housing Research Corporation and the National Low Income Housing Coalition. In addition to subsidies expiring, the Atlanta Metro Area had approximately 19,000 foreclosures in the past year.

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

According to the Needs Assessment surveys, the demand for affordable housing is apparent for seniors and low-moderate income. Availability of workforce housing is extremely low. The supply of affordable rental units falls short of the demand. Particularly acute is the supply of units affordable to extremely low-income households earning 30% and below the HUD Adjusted Median Family Income (AMFI). On average, there were approximately 4.2 extremely low-income households for every unit that is affordable. North Fulton, in particular, has a very short supply of low-cost units renting for this amount with almost 8 households per affordable housing unit.

Describe the need for specific types of housing:

The greatest need is for affordable rental housing units that are affordable to households with income at or below 50 percent of the area wide median income.

Discussion

Recent trends show an increase in the proportion of non-family households which historically consist primarily of renters. Future growth is projected to be among households with heads at the opposite ends of the age spectrum: less than 35 years and more than 55 years of age. The demand for multi-

family type dwellings tends to be higher among these households. Data indicates that the number of households occupied by people whose age is 75 or more will increase by 13.5%. During the same time period, the number of households headed by persons under the age 35 will increase by 10.1 %.

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

Introduction

Housing costs and housing affordability are the biggest challenges facing low- and moderate-income families and individuals in Fulton County. The most acute housing need in Fulton County is the availability of affordable rental housing. Based on the 2013 American Community Survey, of 368,184 occupied units, 2,053 were lacking complete plumbing facilities, 3,024 were lacking complete kitchens and almost 10,000 had not telephone service available.

The data also indicates that 67,803 households gross rent as a percentage of household income was almost 35.0 percent or more.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	175,800	250,300	42%
Median Contract Rent	612	786	28%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	5,083	13.8%
\$500-999	24,974	67.7%
\$1,000-1,499	5,932	16.1%
\$1,500-1,999	706	1.9%
\$2,000 or more	210	0.6%
Total	36,905	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,630	No Data
50% HAMFI	6,402	2,530
80% HAMFI	22,957	10,351
100% HAMFI	No Data	15,660
Total	30,989	28,541

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	676	737	874	1,158	1,406
High HOME Rent	703	764	896	1,138	1,250
Low HOME Rent	608	653	788	911	1,017

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The most acute housing need in Fulton County is the availability of affordable rental housing units for very low income (less than 30% of area wide median income) and low income (30%-50% of area wide median income) households in Fulton County.

Figure I-4[1] illustrates the distribution of housing units in Fulton County by structure type in 2000. As can be seen, Fulton County's housing inventory is dominated by single-family units. In 2000, approximately two-thirds (62.7%) or 112,059 units were single-family homes. Multi-family units comprised 37.0% (66,052) of the total housing units. Mobile homes comprised a minute share of the housing units at .3% or 496 units and are primarily (86%) located in South Fulton. Single-family units comprise approximately three-fourths (74%) of the housing inventory in North Fulton and just under two-thirds (63.3%) in South Fulton. In Sandy Springs, however, multi-family units comprise over one-half (58.8%) of the housing inventory. Mobile homes comprise less than 1% of the housing inventory in all areas.

How is affordability of housing likely to change considering changes to home values and/or rents?

Data collected by the Atlanta Regional Commission (ARC) indicates that in 2000, Fulton County had a housing inventory of 178,607 units and 158,805 households. Over 58% of the housing units are owner-occupied. A little over 63% of the units are single family and 37% are multi-family units. Of the housing stock, 90 % are occupied and 10% vacant. The demand for single-family home ownership is projected to increase to nearly 66,515 by 2007 among household heads 35 to 64 years of age. The demand for smaller units and condominium type ownership is greater among household heads age 65 and older. Only one-third of the households in Fulton County could afford to purchase the median price home selling for \$199,120 in 2000. Nearly 30% of homeowners have extremely low-income and 30% of middle income owners reported a housing cost burden greater than 30%. Two-third of extremely low-income homeowners spends more than 30% of their income on housing. One-half of homeowners with extremely low-incomes experience a severe housing cost burden.

Almost three-fourths of this growth occurred in North Fulton. Since 1990, the housing inventory in North Fulton increased by 91.6% (38,727 units), while housing units in South Fulton increased 23.7% (8,354 units) and 6.9% (3,486 units), respectively.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As shown in Table 31, HOME Rents and Fair Market Rents are roughly equivalent to the median contract rent for efficiency and one bedroom units. As bedroom size increases, the ratio of HOME and Fair Market Rents to median contract rent rises. When dealing with rental housing type and given these findings, Fulton County will focus on providing two, three and four bedroom rental units to close the gap of affordability as a Strategy for both creating affordable housing and transitioning renters to homeownership where appropriate.

Discussion

The supply of affordable rental units falls short of the demand. Particularly acute is the supply of units affordable to extremely low-income households earning 30% and below the HUD Adjusted Median Family Income (AMFI). On average, there were approximately 4.2 extremely low-income households for every unit that is affordable. North Fulton, in particular, has a very short supply of low-cost units renting for this amount with almost 8 households per affordable housing unit.

The major housing problem faced by many low-moderate income households in the United States today is that of affordable housing. According to HUD, affordable housing is defined as housing where the occupant is paying no more than 30% of their gross income for housing costs, including utility costs. Housing costs that exceed this threshold are considered high housing cost burdens. Further examination of housing costs data indicate that approximately 35.2% of renter households and 24% of owner households in Fulton County have housing cost burdens greater than 30% of household income. Nearly one-half (46.6%) of homeowners and one-third (32.1%) of renters reported spending less than 20% on housing costs.

Lower income households often face high housing cost burdens. Data shows that approximately three-fourths (73%) of extremely low-income households have a housing cost burden of 30% or more and about two-thirds (60%) have a housing cost burden of 50% or more. Among low-income households, one-fourth have a housing cost burden of 30% or more and over one-third (35%) of households pay over 50% on housing. One-half (49%) of moderate-income households have a housing cost burden of 30% or more, while slightly under one-third (29%) of middle-income households have a housing cost burden of 30% or more. Among extremely low and low-income households, a much greater proportion of renter

households, relative to homeowners (65%), experience housing cost burdens of 30% or more. However, among moderate and middle-income households, a higher proportion of owners experience cost burdens greater than 30%.

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

Introduction

According to the housing conditions that HUD tracks (substandard housing – lacking complete plumbing or kitchen facilities; overcrowded housing – 1.10-1.5 people per room; severely overcrowded housing – more than 1.5 persons per room; housing cost burden – 30-50% of income; and housing cost burden greater than 50%), the incidence of housing units with conditions problems is much higher for renter-occupied units than owner-occupied units. However, the vast majority of housing units with “conditions” in Fulton County are units with conditions related to cost burden and physical deficiencies (lacking plumbing or kitchen facilities) or overcrowding.

As shown in Table 32 – Conditions of Units, 67% of Fulton County’s owner-occupied units and 49% of its renter-occupied units have none of the 4 conditions. However, 33% of owner units and 47% of the renter units have on 1 condition with the vast majority of these being housing cost burdens. Less than 1% of the County’s owner-occupied units and 3% of renter-occupied units have 2 or more conditions.

Definitions

Definitions

A property is considered to be “substandard condition” when one or more property conditions exist that do not conform to local building code or housing code.

A property is considered to be “substandard but suitable for rehabilitation” when one or more property conditions exist that do not conform to local building or housing code but economic and environmental factors render the property suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,801	33%	17,471	47%
With two selected Conditions	378	1%	1,236	3%
With three selected Conditions	32	0%	63	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	40,423	67%	18,135	49%
Total	60,634	101%	36,905	99%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	23,853	39%	9,805	27%
1980-1999	19,609	32%	11,606	31%
1950-1979	14,129	23%	13,360	36%
Before 1950	3,043	5%	2,134	6%
Total	60,634	99%	36,905	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,172	28%	15,494	42%
Housing Units build before 1980 with children present	8,936	15%	5,258	14%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Fulton County currently operates The Housing Stabilization Grant (HSG) Program and Deferred Payment Loan Program (DPL) which were funded to assist homeowners who are low to moderate income citizens make needed repairs to their home to abate the “substandard condition” conditions of their property to comply with housing code. For both programs, there is a “wait list” which validates the need for the owner rehabilitation. Additionally, there is a relatively high percentage of multi-family units that are in poor or fair condition which indicates a need for rental rehabilitation. When one considers the age of the housing stock, along with the number of substandard owner occupied properties, the need for owner occupied repair and rehabilitation is needed. Fulton County works with homeowners and local jurisdictions to implement these programs.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As shown in Table 34 – Risk of Lead Based Paint, the risk of lead-based paint hazard is slightly higher for the owner-occupied households at 15% or 8,036 units as compared to renter-occupied at 14% or 5,258 units. These older units are concentrated in the eleven small cities of the County, excluding the cities of Atlanta, Sandy Springs and Roswell and in unincorporated Fulton County.

Fulton County has incorporated the requirements of the Final Rule on Lead-Based Paint, published by HUD on September 15, 1999 as an integral part of project implementation. Program modifications include revisions to the housing rehabilitation general specifications, standards, work specifications, and operating procedures. In addition, all HOME and CDBG funded activities covered by the HUD Lead Safe Homes regulations will be carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act.

Housing Rehabilitation Senior Housing Inspectors have completed Lead-Based Paint training and obtained Certification. The inspectors continue to have their certifications renewed periodically.

Discussion

It has been conclusively established that lead is a toxin that affects the central nervous system and is particularly damaging to the developing nervous system of young children and fetuses. High blood lead levels (BLLs) can result in convulsions, mental retardation, and death. Research has shown that even low BLLs can have serious health consequences. These include reduced intelligence and short-term memory, slower reaction times, poorer hand-eye coordination, reduced height, hearing problems and multiple behavior problems. While public health agencies and organizations such as the Centers for Disease Control and Prevention (CDC) have specifically targeted the elimination of lead poisoning above certain BLL thresholds, there is no “safe” amount of lead in a child’s bloodstream, and damage caused by lead poisoning is permanent and irreversible.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Fulton County Housing and Community Development does not operate, own, or manage any public housing units. In Fulton County, a separate agency owns and manages public housing developments. As such, the County does not undertake public housing resident management or ownership initiatives. Instead, Fulton County Housing and Community Development continues to support, through financing or technical assistance, the efforts of local Public Housing Authorities (PHAs) within the County’s Consolidated Planning Area that are consistent with the objectives of Federal programs that encourage homeownership, self-sufficiency, and Youth development. Fulton County and the Housing Authority of Fulton County continue to strengthen their partnership as they work together in addressing the county’s housing needs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			231	847			0	0	0
# of accessible units			0						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HAFC has designated the Housing Choice Voucher program as the key to resident mobility, designed to move families not only beyond dependence on public assistance, but out of high poverty neighborhoods. To that end, families are given assistance in identifying units located in all areas of unincorporated Fulton County. The Housing Choice Voucher program is the Federal Government's major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. Currently, the Housing Authority of Fulton County administers over 2,000 Housing Choice Vouchers serving residents living in incorporated Fulton County. Through the portability feature of vouchers (the ability to move from one jurisdiction and/or state to another jurisdiction and/or state with Voucher assistance), the number of clients that has moved into unincorporated Fulton County from other states and jurisdictions has risen.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Each year, Housing Authorities must complete a PHA Action plan. This Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. Annually, the HAFC adheres to this regulation. Some of the goals and objectives identified for the 2012 -2014 HAFC Plan included:

1. Implementing practices and procedures conducive for effective agency administration.
2. Expanding the supply of assisted housing through applying for additional rental vouchers; leveraging private or other public funds to create additional housing opportunities; and acquiring or building units in non-impacted areas throughout Fulton County.
3. Increasing assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential voucher landlords; increasing voucher payment standards as applicable; and implementing homeownership programs. Promote home ownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs.
4. Providing an improved living environment by implementing measures to deconcentrate poverty; implementing public housing security improvements; and designating developments or buildings for particular resident groups (elderly, persons with disabilities).
5. Promoting self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assistance recipients’ employability; and provide or attract supportive services to increase independence for the elderly or families with disabilities.
6. Ensuring equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing, a suitable living environment for families living in assisted housing and accessible housing regardless of race, color, religion national origin, sex, familial status, and disability.
7. Developing additional affordable housing opportunities for the community by continuing to expand HAFC’s public housing inventory through new construction as part of mixed-income developments (including HOPE VI), development of replacement housing units and/or acquisition of existing rental housing.
8. Developing and maintaining affordable housing programs such as HAFC’s Rental Assistance Payment Programs (i.e. Housing Choice Vouchers, TBRA, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Fulton County’s rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HAFC is serving the maximum number of

families. Recycle a percentage of the families in HAFC's Rental Assistance Program (HCV) per year through resident job training and educational programs so that others on our waiting list can access our Assistance programs.

9. Utilizing local foundations, corporation and other private entities to expand housing and revenue sources not generally available to, nor specifically designed for, "public" housing authorities. Assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The HAFC works to strengthen the families that we serve by helping them to obtain employment that will lead to economic independence and self-sufficiency. By improving the status of our families we then in turn change the face of our communities, thereby eliminating communities that carry a stigma. Families are guided through the Family Self Sufficiency Program by a Family Self Sufficiency Coordinator. The head-of-household of each participating family must sign a Contract of Participation with the HAFC FSS Program. An Individual Training and Services Plan is developed for the Head of Household and any household member on the lease, 18 years or older, interested in participating in the program. The plan outlines the participant's goals, activities and services. According to the plan, participants are referred to community resources and provided with personal counseling services to assist them in dealing with the many issues that may be obstacles to their success. Coordinated services may include, but are not limited to, child care, transportation, education, job training & employment counseling, substance abuse / alcohol abuse treatment or counseling, household skill training, and homeownership counseling.

Participating families may be further assisted in the home buying process by the funds that they may accumulate in an FSS escrow account. The escrow account is established when an increase in the family's portion of their rent is triggered by an increase in income earned from work. As long as the family's rent portion exceeds what their portion was at the time that they joined the program, the HAFC makes a monthly deposit into their escrow account that equals a portion of the increase. Once the head-of-household completes all of the goals listed in her/his Individual Training and Services Plan, and all of the program requirements, the funds accumulated in the escrow account are disbursed to them.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	474	42	168	626	126
Households with Only Adults	1,221	1,057	1,301	1,138	126
Chronically Homeless Households	0	0	0	913	118
Veterans	0	0	160	52	8
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The HAFC works to strengthen the families that we serve by helping them to obtain employment that will lead to economic independence and self-sufficiency. By improving the status of our families we then in turn change the face of our communities, thereby eliminating communities that carry a stigma. Families are guided through the Family Self Sufficiency Program by a Family Self Sufficiency Coordinator. The head-of-household of each participating family must sign a Contract of Participation with the HAFC FSS Program. An Individual Training and Services Plan is developed for the Head of Household and any household member on the lease, 18 years or older, interested in participating in the program. The plan outlines the participant's goals, activities and services. According to the plan, participants are referred to community resources and provided with personal counseling services to assist them in dealing with the many issues that may be obstacles to their success. Coordinated services may include, but are not limited to, child care, transportation, education, job training & employment counseling, substance abuse / alcohol abuse treatment or counseling, household skill training, and homeownership counseling.

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List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following are areas of focus for the Continuum of Services in Fulton County:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;
- Transitional housing with various supportive services
- Permanent housing or permanent supportive housing.
- Employment training and accessing mainstreams benefits

There are nine (9) homeless housing/shelter programs located in Fulton County. (Outside the City of Atlanta):

Emergency Shelters

- Another Chance operates an emergency shelter for single females located in South Fulton County. This shelter has a bed capacity of eight (8).
- The Partnership Against Domestic Violence operates an emergency shelter for battered women located in South Fulton County. This shelter has a bed capacity of forty-one (41).
- The Drake House operates an emergency shelter for females with children located in North Fulton County. This shelter has a bed capacity of fifty-four (54).
- The Fulton County Housing & Community Development Department operates Jefferson Place Men's Emergency Shelter. This shelter has a bed capacity of 150. The shelter is operated within the City of Atlanta.

Fulton County CoCs:

Covenant House

Dekalb CSB

Fulton County Planning Application

Fulton HMIS Renewal 1

Fulton HMIS Renewal 2

Fulton SHP

Higher Ground - Phase III

HomeStretch Transitional Housing Program 2015

Jerusalem House

LL Permanent Supportive Housing Program

MOVE SHP

Reaching New Heights

Scattered Site Permanent Housing Program

Supportive Housing Program

U Hope CDC Permanent Housing Program

Village Of Hope

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

In its report, “Housing our Elders: A Report Card on the Housing Conditions and Needs of Older Americans” (HUD PD&R, 2000), HUD states that older Americans have made great strides toward economic security, experiencing the fastest income growth of any age group in recent decades. Nevertheless, many elderly households, particularly women, minorities and renters, still live in a precarious financial position, with approximately 10% living in poverty. Similarly, the National Low Income Housing Coalition reports that the elderly are more likely than other adults to be poor or near poor.

With fixed and/or reduced incomes, the affordability of elderly-occupied housing is an important issue. HUD (2000) estimates that 30% of elderly households pay more than 30% of their income for housing and 14% pay more than 50% toward housing. A contributing factor to these high cost burdens is that of over-housing: a significant proportion of elderly homeowners often live in homes where the number of bedrooms is greater than the number of household members. The cost of maintaining their homes, both physically and financially, can prove to be a significant burden, especially for poor and frail seniors.

HUD reports that millions of elderly households live in housing that is in substandard condition, or fails to accommodate their physical capabilities or assistance needs. Lower-income elderly households in particular are more likely to live in physically substandard housing. In part, this is due to the fact that seniors tend to live in relatively older homes than younger people. According to HUD, one-half of all seniors tend to live in dwellings built before 1960. Older housing is positively correlated with physical problems, demands more maintenance and can be expensive to operate. Due to limited or reduced incomes, nearly one-half of all elderly households living in units with physical problems may not have the financial resources to correct them (HUD PD&R, 2000).

Elderly households age 85 and over are particularly vulnerable to the above mentioned housing problems. In its report on the elderly, HUD states that the fastest growing segment of the older population are those 85 years old and over or the “oldest old”. The majority live in isolation (outside a family setting) and are much more likely to live in poverty, as well as have some mobility or self-care limitation. Approximately two-thirds of this group are homeowners, and approximately 15% reside in nursing home facilities. In addition, housing problems among older, frail and minority seniors is much higher than younger seniors.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Based on information on services provided by the Fulton Regional Mental Health, Mental Retardation and Substance Abuse Board, the Supportive Living Program (SLP) of Fulton County provides residential living services for persons experiencing severe and persistent mental illness or chemical dependency. It allows for alternatives to institutional care for persons who are able to live in the community with clinical support and management assistance. The program includes supervised and independent apartment living, crisis group homes, intermediate care group homes, and special group home placements for emotionally disturbed homeless persons. Residential placements throughout the County are coordinated with clinical treatment for mental illness and substance abuse. Adequate residential aftercare following hospitalization is necessary to facilitate stabilization and access to a better quality of life in the community. In 1977, Georgia mandated the removal of persons from hospitals and required community-based residential services for this population. St. Therese House, supported with federal funds, provides housing for homeless mentally ill adult men who need a safe place to live. Ninety percent of the residents had previously been homeless for more than 90 days. The average length of stay is 10 to 18 months. Over half of the clients are dually diagnosed with two or more MH/MR/SA disabilities. Rehabilitation services such as medication monitoring, vocational training, independent living skills training, and counseling are available to all residents.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Fulton County intends to continue collaboration with non-profit agencies and local municipalities to continue to assist with the development and/or redevelopment of facilities for senior citizens, including senior centers and adult day care facilities. Additionally, the county plans to increase the availability of affordable permanent rental housing units for elderly households and special needs populations. The County will continue to fund non-profit agencies to provide day services to assist frail and elderly persons at risk of premature institutionalization. Legal services and prevention aid will help at-risk groups avoid eviction. The County will continue providing supportive housing options through TBRA.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Fulton County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds. HOPWA funded programs serving Fulton County residents are administered through the City of Atlanta. The City of Atlanta is the largest recipient in GA and receives a formula share for the Atlanta "Metropolitan Statistical Area" (MSA) and makes numerous sub-grants. The City of Atlanta collaborates with the

Community Development offices of the City of Marietta, Cobb County, DeKalb County, Fulton County, and Gwinnett County. Local government representatives participated in the assessment of housing and support service needs and long-range planning for the HOPWA program. While HOPWA funds are intended for use throughout 28 metropolitan Atlanta area counties, the City of Atlanta is the metro area's designated grantee and is responsible for final decisions regarding the HOPWA Program.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The impact of local government codes, zoning regulations and administrative procedures on housing affordability has been a recurring theme in the national debate. It is historically one of the major tools with which government can influence the supply of housing. Land prices contribute substantially to development costs. Tax policy is an indirect method that jurisdictions can use to reduce the cost of building affordable housing.

Fulton County's Objective:

To reduce the negative effects that public tax policy has on access, development and maintenance of affordable housing.

Obstacles:

Taxes are a sizable component of the maintenance and operation of a home; therefore, providing tax benefits can enhance the feasibility of affordable housing developments. The County recognizes that taxation can penalize long-term, low-income residents (especially the elderly) and others needing affordable housing. Political realities, the slow response rate of bureaucracies and lack of cooperation between jurisdictions poses major obstacles to altering public policies that affect the provision of affordable housing.

Fulton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives has been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with Metro Fair Housing and submitted a copy to HUD's Atlanta Office of Fair Housing and Equal Opportunity. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Fulton County were:

- Limited credit available to buyers and tighter underwriting standards
- Land costs
- Local building codes and zoning regulations
- Lack of sufficient incentive programs for private investments

- Reduction of federal funded programs

The county's strategies include continuation of existing programs that promote a stable living environment and reduce dependency.

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

Introduction

Fulton County’s Top Ten largest employers in 2013 were AT&T, Delta Airlines, Georgia State Institute of Technology, Georgia State University, Grady Health System, Northside Hospital, Saint Joseph Hospital, Sun Trust Bank, The Coca Cola Company and Turner Sports. Fulton County’s unemployment rate during 2013 was 7.8%.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	120	94	0	0	0
Arts, Entertainment, Accommodations	11,988	18,961	14	10	-4
Construction	2,653	3,277	3	2	-1
Education and Health Care Services	13,738	12,883	16	7	-9
Finance, Insurance, and Real Estate	7,759	16,753	9	9	0
Information	5,041	15,638	6	8	2
Manufacturing	4,958	9,614	6	5	-1
Other Services	2,918	4,661	3	2	-1
Professional, Scientific, Management Services	11,197	17,968	13	10	-3
Public Administration	3	0	0	0	0
Retail Trade	10,850	16,022	13	9	-4
Transportation and Warehousing	7,417	53,915	9	29	20
Wholesale Trade	6,421	18,683	8	10	2
Total	85,063	188,469	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	139,118
Civilian Employed Population 16 years and over	124,107
Unemployment Rate	10.79
Unemployment Rate for Ages 16-24	25.70
Unemployment Rate for Ages 25-65	7.47

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	36,867
Farming, fisheries and forestry occupations	5,220
Service	9,973
Sales and office	32,745
Construction, extraction, maintenance and repair	7,480
Production, transportation and material moving	6,063

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	61,156	53%
30-59 Minutes	41,257	36%
60 or More Minutes	12,015	11%
Total	114,428	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,645	1,423	4,256
High school graduate (includes equivalency)	20,717	3,098	7,144
Some college or Associate's degree	29,979	3,781	6,751

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	52,016	2,718	8,611

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	546	1,253	1,519	1,940	1,647
9th to 12th grade, no diploma	3,981	2,773	1,664	3,175	1,920
High school graduate, GED, or alternative	7,048	8,000	8,416	14,688	6,120
Some college, no degree	6,728	8,787	8,877	13,737	3,350
Associate's degree	446	2,593	2,759	3,884	733
Bachelor's degree	1,420	10,658	12,700	18,084	2,921
Graduate or professional degree	199	4,886	7,666	9,486	2,143

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,962
High school graduate (includes equivalency)	25,595
Some college or Associate's degree	32,563
Bachelor's degree	54,857
Graduate or professional degree	76,554

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The sectors in Fulton County with the most total growth are arts, entertainment, educational and health care services; professional, scientific and management services; retail services; finance, insurance and real estate; transportation and warehousing followed by wholesale trade.

Describe the workforce and infrastructure needs of the business community:

The business community requires a workforce that will be able to support its competitive advantage and meet the demands of its competition. As with the trend of the region, there has been a noticeable decline in technically skilled workers, gaps with soft skills, graduates requiring remediation after high school and a significant disconnect with occupational options for students entering the workforce. To that end, many businesses lack the capital and resources to train and/or retrain new hires due to inexperience or skill erosion as a result of extended unemployment.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Fulton County Workforce Partnership Collaboration members have been offered the opportunity to participate in the Money Smart Train-the-Trainer sessions to educate themselves about financial literacy and to assist these workforce agencies/programs in their own organizational capacity building and development. The Development also supported employee development and encouraged certification upgrades through the Georgia Work Ready initiative. The County operated four (4) testing locations to offer easy certification access. Georgia Work Ready was launched by the Governor's Office of Workforce Development to improve the job training and marketability of Georgia's workforce and enhance future economic growth for the state.

The Office of Workforce Development (OWD) continues their relationship with FDIC's Community Affairs Office to assist in staff training, innovative facilitation ideas, and material acquisition. The Housing and Community Development Department and Office of Workforce Development have partnered with Capital City Bank to offer free checking accounts to customers that successfully complete the Money Smart modules

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Georgia Department of Labor asserts in their "Long Term Occupational Projects" that 11 out of 15 fastest growing occupations are health care related occupations. Those occupations require some degree or some level of post-secondary vocational training or On-the-Job training, while almost half require at least an Associate's Degree. The Atlanta Regional Committee forecasts that the 20 county Atlanta region will add approximately 1.6 million jobs by 2040. The healthcare and social assistance sector are expected to be the leading growth industries.

While employment looks strong for the Metro-Atlanta area in regards to healthcare and social assistance, there continues to be a skills gap in this area from the employer's perspective.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

On-The-Job Training Program: Fulton County's Office of Workforce Development can assist employers with On-the-Job training for job candidates.

Incumbent Training Program: Fulton County's Office of Workforce Development's core mission via the Workforce Investment Act (WIA) is to provide employment and training services to the unemployed/underemployed that leads to self-sufficiency and sustainable wages. Incumbent Worker Training (IWT) is designed to provide resources to companies in order to train current employees. It supports not just under-employed workers but also current workers with outdated skills.

Work Experience: Fulton County's Office of Workforce Development can assist jobseekers with Occupational Skills Training in high growth industries. Title I of the Workforce Incentive Act allows qualified jobseeker candidates to establish Individual Training Accounts (ITA) for occupational skills training from approved training providers, in order to successfully re-enter the workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration is defined to mean those areas where 17% or more of the households experience two or more housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

There are areas in Fulton County that are predominately Black and predominately of low- to moderate-income families are concentrated. Based on 2013 Census Data for Fulton County, the County has a greater concentration of low- to moderate-income residents in the southern part of the county as follows:

The Cities in the southern part of the County with the highest percentage of Black population and with the highest percentage of residents below the poverty rate are College Park, 79% Black; East Point 74.6% Black; Fairburn 69.9% Black; and Union City 82.0% Black.

What are the characteristics of the market in these areas/neighborhoods?

Many of the areas in the southern part of the county experienced the greatest decline in home values. There are many foreclosed and vacant residential properties throughout the low and moderate income areas in the southern part of the county. Majority of the substandard properties are located in the southern part of the County with the highest concentration of minority and low income residents.

Are there any community assets in these areas/neighborhoods?

There are many golf courses, lakes, parks, schools and open green spaces around low and moderate income areas of Fulton County. The southern part of the County is home of the Wolf Creek Amphitheatre, Libraries, Parks and Recreations Facilities, Fire Stations, Police Stations, Southwest Arts Center, Abernathy Arts Center, Aviation Community Cultural Center, South Fulton Arts Center, Health Centers and Senior Centers.

Are there other strategic opportunities in any of these areas?

Access to transit is a key for many of Fulton County's neighborhoods. The Metropolitan Atlanta Rapid Transit Authority (MARTA) operates throughout Fulton County and particularly in the low-to moderate-income neighborhoods. MARTA has recently made transit oriented development (TOD) a high priority

and collaboration among community development stakeholders. Each transit station has been evaluated for development potential of being included in a master planned affordable housing component.

There is a need for more robust housing inspections in the County to stem spreading aesthetic blight and neighborhood decline and to assist in reducing the number of substandard housing.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

During the 2015 through 2019 Consolidated Plan period, Fulton County will use funds to provide:

Affordable Housing Supply including Permanent Supportive Housing and moderate single family housing rehabilitation: **Tenant Based Rental Assistance (TBRA):** Fulton County operates the Tenant-based Rental Assistance Program (TBRA) with HOME funding through with an annual contract with the Housing Authority of Fulton County (HAFC). The HAFC acts as a sub-recipient of the County in its administration of the program. **Affordable Housing Access - Home Ownership Program:** Fulton County's Home Ownership Assistance Program (HOAP) is administered by the Fulton County Housing and Community Development Department and provides down payment and closing cost assistance to income-eligible first-time homebuyers and those who have not owned a home in the last three years. The program provides up to \$10,000 for down payment and closing costs in the form of a 5-year deferred payment loan. **Homeless Assistance:** Fulton County will provide assistance to homeless persons to move towards stable, economically sustainable, long-term housing as rapidly as possible. **Increase Affordable Housing Supply-CHDO Activities:** Fulton County will provide funds for eligible proposed projects by non-profit and/or for-profit affordable housing developers. CHDO activities will involve rehabilitation of existing single family or multi-family housing units, land acquisition, housing construction and other affordable housing development activities. **Public Facilities Improvement:** Fulton County will provide funds for the acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements. **Public Services:** Fulton County will provide funds for resources necessary to improve the community public service needs to include, but not limited to, employment, crime prevention, child care, health care, drug abuse, senior services, energy conservation and recreation needs. **Housing Stabilization:** Assist low/moderate income persons to avoid homelessness and remain housed. **Potential services:** homelessness prevention assistance including financial aid and/or supportive housing services to remain in their homes or to relocate to more affordable housing and assistance, and services such as budget counseling and legal assistance, support newly housed, formerly homeless persons to remain stable through aftercare and supportive services, including short to medium term rental assistance as needed. **Neighborhood Stabilization:** Fulton County supports the revitalization of low/moderate income neighborhoods including demolition of blighted structures; code enforcement; capital project support (acquisition, rehabilitation, accessibility improvements) for community facilities used for Consolidated Plan eligible purposes. **Economic Development:** Support economic development efforts that benefit low/moderate income persons and neighborhoods. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services, expand Economic Opportunities for low- and moderate-income persons.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Affordable Housing
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Area Benefit projects and county-wide activities. Area benefit projects under the Fulton County CDBG program are located county-wide excluding Atlanta, Roswell and Sandy Springs. Through the urban county process to qualify for CDBG funds, the cities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto and Union City entered into an executed cooperation agreement with Fulton County during the requalification period.
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Under the cooperation agreement between Fulton County and local jurisdictions, authority is given to Fulton County to undertake essential community development and housing assistance activities in their localities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto and Union City.
Identify the needs in this target area.	Over the next five years, Fulton County Community Development's efforts will be concentrated on priority of need for services based on eligibility, availability of funds and readiness to proceed.	

<p>What are the opportunities for improvement in this target area?</p>	<p>Emphasis, however, will be placed on increasing the quality of standard housing units in the southern part of the County while increasing the number of affordable workforce housing units and affordable units for seniors in the northern part of the County.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Funding to supply affordable housing's demands.</p>

General Allocation Priorities

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

Area Benefit projects and county-wide activities: Area-benefit projects under the Fulton County Community Development Block Grant program (CDBG) are located county-wide excluding the cities of Atlanta, Roswell and Sandy Springs. Through the Urban County process to qualify for CDBG funds, the Cities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto and Union City entered into an executed Cooperation Agreement with Fulton County during the requalification period. The 3-year qualification period for the Cooperation Agreements covers Program Years 2015, 2016 and 2017. Under the Cooperation Agreement between Fulton County and local jurisdictions, authority is given to Fulton County to undertake essential community development and housing assistance activities in their localities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto and Union City.

Over the next five years, Fulton County Community Development’s efforts will be concentrated on priority of need for service based on eligibility, availability of funds and readiness to proceed. Emphasis, however, will be placed on increasing the quality of standard housing units in the southern part of the County while increasing the number of affordable workforce housing units and affordable units for seniors in the northern part of the County.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	<p>Decent Affordable Housing Affordable Housing Supply Homeownership/Rehab Affordable Housing Access and Support Homeownership Decent Housing-Homeless Prevention Decent Housing - Rental Housing Suitable Living Environment-Facility/Infrastructure Neighborhood Stabilization Suitable Living Environment - Youth Services Suitable Living Environment - Demolition Expand Economic Opportunities-Jobs Planning and Program Administration</p>
	Description	<p>Fulton County will use community development block grant funds to develop viable communities principally benefitting low to moderate income persons countywide.</p>
	Basis for Relative Priority	<p>The Target Areas are defined as Census Tracts that are made up of primarily low and moderate income residents. Some of the programs are county-wide such as housing rehabilitation programs and the emergency home repair program. However, most projects are within target areas. The Community Development Department promotes the creation of an environment which ensures a desirable quality of life that integrates all elements of the community: physical, social and economic.</p>
2	Priority Need Name	<p>Affordable Housing Access and Support</p>
	Priority Level	<p>High</p>

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Affordable Housing
	Associated Goals	Decent Affordable Housing
	Description	Down payment assistance for first time homebuyers Rapid Rehousing options for various population groups, including single adults and families TBRA to support families with children as well as families and individuals with HIV/AIDS Housing placement, move-in financial aid, furnishings and essential household items for homeless persons who are ready for independent living
	Basis for Relative Priority	
3	Priority Need Name	Assistance for Currently Homeless Persons/Families
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Decent Housing-Homeless Prevention
	Description	Emergency shelter Emergency shelter to house unsheltered population Domestic violence shelter and services Very short-term housing options including hotel/motel vouchers Supportive services: services directed to securing unstainable income, physical/mental health services, affordable child care for homeless families, assistance targeted to single individuals, treatment targeted to homeless with chronic substance abuse problems, treatment services and supportive housing, street outreach, day service centers and programs to address immediate and crisis needs.
	Basis for Relative Priority	The levels of homelessness in Fulton County and the high level of chronic homelessness and the large number of persons living with HIV/AIDS.
4	Priority Need Name	Homeless Prevention
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Decent Housing-Homeless Prevention
	Description	Services to prevent homelessness or avoid premature institutionalization, especially for frail elderly and disabled, including persons with HIV/AIDS.
	Basis for Relative Priority	The development of more affordable housing and the provision of re-housing aid for homeless persons are more direct method of addressing the causes of housing stability than prevention services.
5	Priority Need Name	Community Facilities, Infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate

Geographic Areas Affected	
Associated Goals	Neighborhood Stabilization
Description	Renovation/adaptation of recreational/community facilities ADA accessibility improvements at recreational and community facilities Sidewalks and handicapped accessible curb ramps Demolition of blighted structures, code enforcement and demolition of vacant/foreclosed properties
Basis for Relative Priority	ConPlan grant resources enable needed projects in low/moderate income areas to be completed.

Narrative (Optional)

The following maps shown below are areas where Fulton County will use Community Development Block Grant funds to develop viable urban communities principally benefitting low- to moderate-income persons. Fulton County’s Housing and Community Development Department will work collaboratively with nonprofit agencies, governmental entities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto and Union City at all levels, the business community, the faith community, residents and schools.

The Target Areas are defined as Census Tracts that are made up of primarily low and moderate income residents. Some of the programs are County-wide, such as the Housing Rehabilitation Programs and the Emergency Home Repair Program. However, most projects are within Target Areas. The Community Development Department promotes the creation of an environment, which ensures a desirable quality of life that integrates all elements of the community: physical, social and economic.

The Fulton County Housing and Development Department encourages and supports community partnerships that provide and encourages the development of viable quality affordable housing. Efforts will be made as much as possible to develop and support programs and projects that serve all segments of the populations in Fulton County.

Fulton County defines the Minority Concentration as more than 50% of minority population within one Census Tract. Minority population is defined as population of one or more races other than the population of one race, such as, white alone. The following maps display the Census Tracts within Fulton County that have a minority concentration and 51% low and moderate income persons. These Census Tracts are the focal point for the usage of CDBG funds, especially public service and housing.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	A scarcity of standard, affordable two, three and four rental housing units for families will influence the decision to use HOME funds for Tenant Based Rental Assistance. A high incidence (in comparison to state and national averages) of costs-burdened households may also trigger the use of funds for TBRA. Additionally, given Fair Market Rent levels in high cost areas of North Fulton where the need for subsidy is greatest, Fulton County is limited in its capacity to provide the level of subsidy needed to assist more than a relatively small number of residents.
TBRA for Non-Homeless Special Needs	The use of funds for TBRA for non-homeless special needs will be linked to the identification of the special needs population that is living in non-standard long-term housing or an unsuitable environment due to unavailability of affordable, suitable standard housing.
New Unit Production	The availability of standard, affordable units for low-to-moderate income or homeless households, coupled with developers' lack of desire to produce new units without the investment of County funds will influence the use of funds for new unit production. As the Needs Assessment and Market Analysis Survey have shown, there is a need for new affordable units within close proximity to jobs, schools, shopping and transit.
Rehabilitation	Fulton County will consider using funds for rehabilitation in circumstances where economic conditions do not foster the rehabilitation of single-family, owner occupied and/or multi-family rental units. For owner-occupied units, repair services may be deployed as an alternative to single-family, owner occupied rehabilitation. Based on Surveys conducted during the 2015-2019 Consolidated Plan process, rehabilitation of both rental and homeownership units is a high priority. That same Survey indicated a need for facility/infrastructure renovations in the community.
Acquisition, including preservation	Fulton County's funds will be used for acquisition when a long-term use that is consistent with the objectives of this Consolidated Plan are identified. Typically, the County supports acquisition jointly with rehabilitation particularly where rehabilitation has already been identified as a high priority for the County. A focus on acquisition, rehabilitation and preservation are top priorities in Fulton County.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,979,106	0	0	1,979,106	7,916,424	Eligible funds expended for planning, public services, housing rehab, job creation, demolition, public improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	621,172	0	0	621,172	2,484,688	Eligible funds used for administrative cost, closing cost, deferred loans, rents, housing development.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	149,475	0	0	149,475	597,900	Planning and administration, homeless prevention, shelter services, rapid rehousing, HMIS and outreach.

Table 50 - Anticipated Resources

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

Fulton County will use federal funds to leverage additional private, state and local funds where applicable. Fulton County funding serves as gap-financing for housing development projects. The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. These are anticipated to be satisfied with a mix of match carryover from prior years as well as other eligible sources. Likewise, Emergency Solutions Grant Program (ESG) match requirements will be met by using County general funds. These funds are matched on a dollar-for-dollar basis.

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

CDBG funding will be used to develop public facilities for public purposes using existing public owned properties to include parks, recreational facilities and community centers in low to moderate income areas of the County. Sidewalks, including accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by school children or by persons walking to public transportation and shopping.

Discussion

CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Housing, Public Improvements, Economic Development and Public Services.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FULTON COUNTY	Government	Economic Development Homelessness Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Housing Authority of Fulton County	PHA	Public Housing	Jurisdiction
Metro Fair Housing Services, Inc.	Non-profit organizations	public services	Jurisdiction
Atlanta Legal Aid Society, Inc.	Non-profit organizations	Homelessness	Jurisdiction
YOUNG ADULT GUIDANCE CENTER, INC.	Non-profit organizations	Homelessness public services	Jurisdiction
THE DRAKE HOUSE, INC.	Non-profit organizations	Homelessness public services	Jurisdiction
North Fulton Chamber of Commerce Foundation DBA Progress Partners of North Fulton	Non-profit organizations	Economic Development	Jurisdiction
Ryan White Program of Fulton County	Regional organization	Homelessness Non-homeless special needs public services	Region
FULTON COUNTY DEPARTMENT OF HUMAN SERVICES	Government	Homelessness public services	Jurisdiction
CITY OF ALPHARETTA	Government	public facilities	Jurisdiction
CITY OF COLLEGE PARK	Government	public facilities	Jurisdiction
City of Chattahoochee Hills	Government	public facilities	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF EAST POINT	Government	public facilities	Jurisdiction
CITY OF FAIRBURN	Government	public facilities	Jurisdiction
CITY OF HAPEVILLE	Government	public facilities	Jurisdiction
JOHNS CREEK	Government	public facilities	Jurisdiction
Milton	Government	public facilities	Jurisdiction
CITY OF MOUNTAIN PARK	Government	public facilities	Jurisdiction
CITY OF PALMETTO	Government	public facilities	Jurisdiction
CITY OF UNION CITY	Government	public facilities	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths:

- Partnering with non-profit agencies/developers
- Partnering with local municipalities (Cities of Alpharetta, College Park, Chattahoochee Hills, East Point, Fairburn, Hapeville, Johns Creek, Milton, Mountain Park, Palmetto, Union City)
- Periodically meeting with partners to share ideas, problem-solve and strategize
- Partnering with other agencies, County Departments, Housing Authority and Community Based Organizations
- Develop new partnerships

Gaps:

- Partnerships to save at-risk affordable housing stock
- Capacity of non-profit organizations

Improving communication and coordination with internal and external customers for programs administered through different agencies

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The county addressed these issues by supporting projects to help combat the causes of homelessness, and through funding public and non-profit organizations that provide services that assist individuals in achieving self-sufficiency. The following are areas of focus for the Continuum of Services:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;
- Transitional housing with various supportive services
- Permanent housing or permanent supportive housing.
- Employment training and accessing mainstreams benefits

There are nine (9) homeless housing/shelter programs located in Fulton County. (Outside the City of Atlanta):

1. Emergency Shelters

- Another Chance operates an emergency shelter for single females located in South Fulton County. This shelter has a bed capacity of eight (8).
- The Partnership Against Domestic Violence operates an emergency shelter for battered women located in South Fulton County. This shelter has a bed capacity of forty-one (41).
- The Drake House operates an emergency shelter for females with children located in North Fulton County. This shelter has a bed capacity of fifty-four (54).
- The Fulton County Housing & Community Development Department operates Jefferson Place Men's Emergency Shelter. This shelter has a bed capacity of 150. The shelter is operated within the City of Atlanta.

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

Fulton County works with its partners in the community to collaborate on projects to ensure that chronically homeless individuals and families are housed and provided necessary supportive services. The collaborating agencies will coordinate funding and resources to make additional permanent housing beds available for the chronically homeless community. Efforts include increasing outreach to chronically homeless families and veterans and streamlining the assessment and referral process for programs that serve the homeless.

The strength of the service delivery system is that the metro Atlanta area which includes Fulton County has been identified as a critically important community in ending homelessness by HUD which provides an opportunity to make substantial local progress to ending homelessness. Due to this recognition, HUD provides technical assistance resources has helped guide and focus the County's planning toward ending homelessness in our community. The gap in the service delivery system for the special needs populations has proven to be the lack of funding needed to create the addition of needed beds and services that have not been provided. There is also a gap in the services delivery for the difficult to place special needs clients.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Fulton County employs a strategic partnership and leveraging strategy to implement the Consolidated Plan activities. This method brings together a variety of entities with the most appropriate skills to address the County's most critical needs which include: Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services and Human Services for low- and moderate-income persons. The role of Fulton County's Housing and Community Development Department is to initiate strategic planning for the development of viable urban communities, to evaluate proposals and recommend appropriate HUD funding to ensure that the appropriate implementation strategy is in place, and to

specify and monitor appropriate regulatory compliances. The Department is also responsible for certifying consistency with the Consolidated Plan for any housing-related activities receiving HUD funds.

In collaborating with the Continuum of Care (CoC) and with guidance from HUD, Fulton County has begun mapping its service delivery system. Through the mapping process, the County will identify and eliminate gaps in the institutional structure and delivery system. The County will use information gathered in this process, along with the HMIS data, to identify Continuum priority needs, and target funding towards closing gaps and to satisfying priority needs.

All Fulton County partners have at some point had a specific role in the implementation of the Consolidated Plan programs and activities. To implement the non-housing portions of the Consolidated Plan such as Public Facilities and Improvements, Fulton County will generally use its own workforce and the workforce of the local municipalities who have entered into a Cooperation Agreement with the County. Most public services activities are undertaken by non-profit agencies under contract with the County. Many of the affordable housing development activities will be carried out by non-profit and for-profit developers. The developers will compete for Fulton County's Housing and Community Development CDBG funds. The Housing Authority of Fulton County will provide affordable housing units through a contract with Fulton County. The Board of Commissioners appoints the members to the Fulton County Housing Authority Board. This partnership has worked well in the past and has resulted in the provision of housing for residents of the County.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Decent Affordable Housing	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing Affordable Housing Access and Support	CDBG: \$424,848 HOME: \$165,879	Homeowner Housing Rehabilitated: 42 Household Housing Unit
2	Affordable Housing Supply Homeownership/Rehab	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	HOME: \$93,176	Homeowner Housing Added: 70 Household Housing Unit
3	Affordable Housing Access and Support Homeownership	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	Decent Housing-Homeless Prevention	2015	2019	Homeless	Affordable Housing	Affordable Housing Assistance for Currently Homeless Persons/Families Homeless Prevention	CDBG: \$73,832 ESG: \$149,475	Homeless Person Overnight Shelter: 47000 Persons Assisted Homelessness Prevention: 1018 Persons Assisted
5	Decent Housing - Rental Housing	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	HOME: \$200,000	Tenant-based rental assistance / Rapid Rehousing: 39 Households Assisted
6	Suitable Living Environment-Facility/Infrastructure	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$801,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 56168 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Neighborhood Stabilization	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing Community Facilities, Infrastructure	CDBG: \$102,402	Public service activities other than Low/Moderate Income Housing Benefit: 1875 Persons Assisted
8	Suitable Living Environment - Youth Services	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$91,203	Public service activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
9	Suitable Living Environment - Demolition	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$40,000	Housing Code Enforcement/Foreclosed Property Care: 4 Household Housing Unit
10	Expand Economic Opportunities-Jobs	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$50,000	Jobs created/retained: 15 Jobs
11	Planning and Program Administration	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$395,821 HOME: \$62,117 ESG: \$22,421	Other: 11 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Affordable Housing
	Goal Description	Lack of Affordable Housing of quality standard; provide home repairs and HUD Admin Cost
2	Goal Name	Affordable Housing Supply Homeownership/Rehab
	Goal Description	Expand affordable housing through renovation, and/or adaptive re-use to create housing; and encouraging workforce housing development to improve residents access to job opportunities, creating/improving permanent supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners; providing development of affordable senior housing. HUD Admin cost.
3	Goal Name	Affordable Housing Access and Support Homeownership
	Goal Description	Increase access to affordable housing. Potential activities include down-payment assistance for first time homebuyers. HUD Admin Cost
4	Goal Name	Decent Housing-Homeless Prevention
	Goal Description	Homeless Prevention -continuum of Care
5	Goal Name	Decent Housing - Rental Housing
	Goal Description	Affordable Rental Housing Units. HUD Admin Cost
6	Goal Name	Suitable Living Environment-Facility/Infrastructure
	Goal Description	Sidewalk, Public Facility and Community Centers. HUD Admin Costs
7	Goal Name	Neighborhood Stabilization
	Goal Description	Public Service Activities - Education and Counseling, Foreclosure Prevention, Legal Services. HUD Admin Costs

8	Goal Name	Suitable Living Environment - Youth Services
	Goal Description	Public Service Activities - Recreational based youth activities, senior therapeutic activities, education and counseling, quality affordable childcare, after school care, GED preparation, special needs services. HUD admin costs.
9	Goal Name	Suitable Living Environment - Demolition
	Goal Description	Slum/Blight Demolition. Hud Admin Cost
10	Goal Name	Expand Economic Opportunities-Jobs
	Goal Description	Job Creation Assistance. HUD Admin Cost
11	Goal Name	Planning and Program Administration
	Goal Description	Homeless Prevention-Continuum of Care, Education and Counseling, Sidewalk, Community Center and Public Facility, Job Creation, Support/Services/Seniors, other quality Affordable Childcare, Recreational Youth Activities, Therapeutic Senior Activities, Affordable Rental Housing units, Housing-rehabilitation of single family unit, Administration, homebuyer-homeowner assistance, training, demolition of dilapidated structures, job creation, revitalization of neighborhoods.

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

Affordable Housing will be provided as shown below:

- 110 additional units affordable of quality standard
- 53 Households provided First time homebuyer assistance to 106 households
- 195 Units Obtained through TBRA
- 100 Homeowner units rehabilitated
- Housing for 240,090 Homeless or at-risk

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

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

Not Applicable

Activities to Increase Resident Involvements

Housing Authority of Fulton County provides support for resident associations, conducts a public hearing on its Annual Plan each year at which time public comments are received. Public meetings of its Board are held as well. The Housing Authority provides services and enrichment programs that enhance the lives and economic vitality of Fulton County residents.

H AFC has fully implemented “The Renaissance Center”, a “One Stop Homeownership Shop”. The Center houses a non-profit social enterprise- Renaissance Realty and the H AFC Mortgage Lending Services, which includes pre and post-purchase education (inclusive of default counseling and foreclosure prevention programs), counseling, mortgage lending, realty, and other supportive, services all “under one roof”.

Community Opportunity Centers, Inc., an affiliate non-profit of the H AFC will continue to receive in-kind support (non-financial) from the Authority and will seek supplemental funding to strengthen its’ capacity for providing resident services and self-sufficiency initiatives. It is the intent of the H AFC to continue to prioritize all Housing Choice Voucher and homeownership initiatives as foundations for creating economic self-sufficiency opportunities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The Housing Authority of Fulton County is not designated as “troubled”

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The impact of local government codes, zoning regulations and administrative procedures on housing affordability has been a recurring theme in the national debate. It is historically one of the major tools with which government can influence the supply of housing. Land prices contribute substantially to development costs. Tax policy is an indirect method that jurisdictions can use to reduce the cost of building affordable housing.

Fulton County's Objective:

To reduce the negative effects that public tax policy has on access, development and maintenance of affordable housing.

Obstacles:

Taxes are a sizable component of the maintenance and operation of a home; therefore, providing tax benefits can enhance the feasibility of affordable housing developments. The County recognizes that taxation can penalize long-term, low-income residents (especially the elderly) and others needing affordable housing. Political realities, the slow response rate of bureaucracies and lack of cooperation between jurisdictions poses major obstacles to altering public policies that affect the provision of affordable housing.

Fulton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives has been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with Metro Fair Housing and submitted a copy to HUD's Atlanta Office of Fair Housing and Equal Opportunity. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Fulton County were:

- Limited credit available to buyers and tighter underwriting standards
- Land costs
- Local building codes and zoning regulations
- Lack of sufficient incentive programs for private investments

- Reduction of federal funded programs

The county's strategies include continuation of existing programs that promote a stable living environment and reduce dependency.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Fulton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives has been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with Metro Fair Housing and submitted a copy to HUD's Atlanta Office of Fair Housing and Equal Opportunity. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Fulton County are:

- Limited credit available to buyers and tighter underwriting standards
- Land Costs
- Local building codes and zoning regulations
- Lack of sufficient incentive programs for private investments
- Reduction of federal funded programs

The county's strategies include continuation of existing programs that promote a stable living environment and reduce dependency the following initiatives:

- Continued funding for HUD-approved counseling agencies to deal with the foreclosure and housing crisis.
- Fulton County will continue its efforts to increase lender participation in homeownership assistance programs and market the programs.
- Continue down payment assistance to potential homeowners.
- Continued providing housing rehabilitation and home repairs to help the low to moderate-income remain in their homes. This program not only promotes a stable living environment and reduces dependency, but prevents homelessness, financial hardships, and possibly institutionalization. Continue efforts with The Office of Grants and Community Partnership to provide Human Services Grant dollars to ensure every person in Fulton County is equipped with the resources and skills necessary to obtain and maintain their own permanent residence through: Providing homeless families (women and children) receiving housing assistance

services; Providing clients receiving services that provided affordable housing options;
Providing homeless individuals and families receiving supportive services

SP-60 Homelessness Strategy – 91.215(d)

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

In Fulton County Homeless outreach, assessing mainstream services and prevention were critical steps in engaging, connecting homeless individuals and families to needed housing and supportive services. Furthermore, it was determined that housing provided to the homeless must have an accompanying array of supportive services to address the comprehensive needs of the homeless. The Jefferson Place and City of Refuge Assessment Center are centralized locations for the coordination of housing for homeless women and women with children services. Four case managers funded by Fulton County and the staff of the City of Refuge are able to connect these women to needed services in the community, including entitlement benefits. Additionally, community nonprofits continued to be encouraged to establish mainstream and self-sufficiency programs and other innovations that get away from increasing shelter capacity. This would lead to the creation of programs and services which meet the special set of demands created by homelessness, thereby allowing decision makers for the homeless to fill the gaps that exist in meeting the needs of the homeless. The primary focus of service providers and advocates should consist of the elimination of the need for shelters by removing the barriers to affordable housing, prevention initiatives and addressing the underlying social problems through comprehensive community development efforts and collaboration of major entities. Eliminating Chronic Homelessness: Homeless Prevention Institutional Structure: Discharge Coordination Policy.

Addressing the emergency and transitional housing needs of homeless persons

Fulton County entered into an agreement in 2015 for the provision of emergency shelter, case management and related supportive services for homeless families, women, and single unattached men with the Salvation Army of metro Atlanta. Fulton County provided emergency and transitional housing needs to homeless persons through: The Atlanta Step-Up Society operated two transitional housing programs for single men with substance abuse challenges. A four (4) bedroom house is located in College Park and a five (5) bedroom house is located in East Point. Families First operated two (2) transitional housing programs. Weaver Gardens is a twenty-eight (28) bed facility for young mothers with one infant. The Second Chance Home is an eight (8) bed facility serving single mothers and children under the age of one. Housing Initiatives of North Fulton operated a transitional housing program for families with a bed capacity of fifty-six (56). Mary Hall Freedom House operated transitional and permanent housing programs-Reaching New Heights TH (32 beds) and Higher Ground PH (60 beds) for a total of ninety-two (92) beds for homeless women (and their children) with substance abuse problems. The Fulton County Human Services Department operated the County's Jefferson Place transitional facility. The facility provided transitional housing and support services for homeless men with drug addiction issues and has a bed capacity of fifty (50). The facility is operated within the City of Atlanta.

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.

Fulton County attempts to reduce homelessness by providing quarterly forums, which provides information sharing and networking opportunities to Fulton County service providers with a focus on homeless prevention and intervention strategies. The Collaborative is open to nonprofit organizations, public agencies, advocates, concerned citizens and other interested community stakeholders that address the issue of homelessness in Fulton County. There is representation from many sectors of the homeless service/shelter system – information and referral, emergency shelters, transitional housing, permanent supportive housing, HOPWA providers, domestic violence shelters, and service-only agencies.

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

The County will use a portion of its ESG funding to support rapid rehousing options for various populations sub-groups, including single adults and families, through rental assistance, utility deposits and utility payments, for up to 9 months. Rent assistance is paid in full during the time of the client's enrollment. TBRA funding will support families with children. The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Fulton County has seen an increase of more than 30% of consumers requesting housing or supportive services. The needs of Fulton County included: An increase of housing/shelter programs for the unsheltered homeless, An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income. An increase of housing programs for single males, single females, single female with children, two unit households (male and female with children)

SP-65 Lead based paint Hazards – 91.215(i)

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

HUD regulations regarding lead based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Many residential properties built before 1978 contain lead-based paint. Unfortunately, it is difficult to measure the exact number of housing units with lead-based paint hazards. Lead is a toxic metal that was used for many years in products found in and around our homes. Although lead improves paint performance, it is a dangerous substance and may lead to a number of health problems. It is especially damaging to children under age six whose bodies are still developing. Lead causes nervous system damage, stunted growth, delayed development behavioral problems, learning disabilities, seizures. At high levels, lead can cause coma, convulsions, and in extreme cases, death. It can cause kidney damage and affects every organ system of the body. It also is dangerous to adults, and can cause reproductive problems for both men and women. Most people poisoned by lead occur in and around their home when they are exposed the harmful levels of lead contaminated dust, deteriorated lead-based paint, and lead-contaminated soil.

According to Scorecard, which provides a web's based resource for information about pollution problems, toxic chemicals and other relevant information about a variety of lead hazard indicators. Scorecard provides maps at the national, state, county, and census tract level that spotlight areas with housing that is at high risk of lead contamination. Scorecard uses housing and demographic measures from the 2000 Census as indicators of potential lead hazards. Other sources are used to characterize lead hazards include the CDC report Surveillance for Elevated Blood Lead Levels Among Children - US, 1997-2001 (Sept. 2003) and The Second National Report on Human Exposure to Environmental Chemicals.

Fulton County has ranked in the highest US number of housing units with potential hazards and hazard indicators.

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

Without grant funding, many primary prevention opportunities would be missed to repair lead hazards due to the families lack of financial resources to repair defects or to hire contractors to perform the work in a lead safe manner. The program targets properties occupied by families with children under age 6 for lead hazard control.

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

HUD's lead-based paint regulations and requirements are fully incorporated into all of Fulton County's rehab and homeowner activities. All units of appropriate age have rehabilitation performed according to safe work practices, and clearance testing is performed on all completed units.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

Fulton County's Anti-Poverty Strategy will reduce the number of poverty level families by promoting programs that will move families from welfare dependency to economic-sufficiency. The Strategy will prevent low and moderate income persons from becoming welfare dependency by promoting public awareness of predatory lending, financial literacy and home ownership counseling before and after the purchase of a home.

Many of Fulton County's Consolidated Plan objectives directly support the Anti-Poverty Strategy through partnerships, referrals and linkages to other agencies and service providers. The County will make an ongoing effort to help serve specific populations and meet their needs.

Many agencies throughout Fulton County actively pursue the elimination of poverty. A solution to assisting the significant number of Fulton County residents living in poverty are beyond the scope of the three HUD formula programs covered by Fulton County's Consolidated Plan. The County administers other assistance programs and received a variety of funding which, together, strategically addresses the goals of reducing poverty and improving the self-sufficiency of low-income residents. It is the goal of the County to assist families facing the hardship of poverty by improving their standard of living, lack of jobs and deteriorated neighborhoods.

According to census data updated January 2014, Fulton County is experiencing below the Georgia's average. Percentage of residents living in poverty:

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

Fulton County will take the following action in 2015-2019 to reduce the number of poverty level families in the County:

1. Encourage and support job skills training provided by the County and non-profit agencies. (i.e. the Office of Workforce Development. The Fulton County Office of Workforce Development offers an array of services to the unemployed and underemployed of Fulton County).
2. Continue the allocation of HOME and CDBG funds for new construction of affordable single-family and multi-family housing, acquisition, and rehabilitation of affordable housing for purchase or rent and to house the homeless. (i.e. Habitat for Humanity, Housing Authority of Fulton County as well as other organizations.)
3. Continue the allocation of HOME funds to develop senior housing.
4. Continue the allocation of HOME funds for home ownership loans to low-income families.
5. Allocate funds for qualifying first-time homebuyers.

6. Support full implementation of the Housing Authority of Fulton County de-concentration efforts through the Housing Choice Voucher Program and implementation of a comprehensive homeownership development strategy, including the Housing Choice Voucher Homeownership Program.
7. Support the collaboration of the County and numerous service providers participating in the Pathways network to eliminate duplication of efforts and streamline assistance to individuals.
8. Continue to implement the HUD approved Family Self-Sufficiency Program, which provides case management for Housing Choice Voucher families, to include increased economic independence opportunities for special and targeted populations, and work with the Community Opportunity Centers (COC), Inc. that will secure the partnerships necessary for service coordination for the benefit of these families.
9. Provide in-kind support (non-financial) to Community Opportunity Centers, Inc., (COC) an affiliate non-profit of the HAFC who will facilitate the provision of resident services and self-sufficiency initiatives for HAFC residents. The restructuring of COC as a “fundraising arm” will secure resources to sustain services and programs to include, but not be limited to providing resident services.
10. To promote and fully implement the activities established through the “Pathways to Homeownership” Initiative. The programs and activities are now incorporated through the Renaissance Homeownership Center, which offers homeownership as a viable choice alternative to the metro area’s low-to-moderate and other workforce citizens, including public servants such as police, firefighters, teachers, nurses, clerks, etc. It is the intent of the HAFC to continue to prioritize all homeownership initiatives as foundations for creating economic self-sufficiency opportunities.
11. Continue the collaboration with the Fulton County Office of Aging that offers a number of programs of direct services and social actions focused on changing conditions related to the needs of seniors.
12. Collaboration with the Fulton County Office Grants and Community Partnerships will continue as the Department uses federal dollars to ensure that every person living or working in Fulton County possesses the skills and knowledge necessary for employment that allows self-sufficiency.
13. The Office Children and Youth provide programs to reach a wide array of needs from childhood development, inclusion programming and youth advocacy, counseling and conflict resolution.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The programs proposed in Fulton County's 2015-2019 Consolidated Plan Annual Action Plan will be carried out principally by sub-recipients of CDBG, HOME, ESG, and other HUD funds, with the County acting as administrator/monitor. The Department of Housing and Community Development has developed and put into place a complete system for monitoring its sub-recipients for all programs. In general, monitoring will emphasize evaluations of progress, performance, and compliance with applicable regulations and procedural requirements. As in previous years, the County will carry out housing rehabilitation and business loan activities, and some homeownership and homeless assistance programs, directly. Monitoring shall encompass compliance with applicable Federal and state laws and regulations, to include but not be limited to: 24 CFR Part 570 (Entitlement Grants Regulations, OMB Circular A-87, OMB Circulars (OMB) Circular A-122, "Cost Principles for Nonprofit Organizations," and with OMB Circular A-110, "Uniform Administrative Requirements for Grants and Agreements With Universities, Hospitals and Other Nonprofit Organizations". Performance will be measured against project timetables and objectives specified in contracts or cooperation agreements executed between the County and each sub-recipient. Monitoring activities will be carried out by the Department of Housing and Community Development. Individual staff from this department will be assigned as project managers to each sub-recipient of the County's Federal program funds. **CDBG**-Fulton County completes on-site monitoring of its CDBG projects at least one time per year. HOME Monitoring is conducted annually to ensure that HOME funds are used in accordance with all applicable Federal requirements. Fulton County will follow the guidelines indicated below for all HOME Loans both during and after the affordability period associated with the HOME assistance: Sale, Transfer or Foreclosure, Buy downs, Assumption of the First Mortgage, Subordination of the HOME Loan, The net proceeds will be divided proportionally as set forth herein by mathematical formula: $A = \text{HOME Recapture amount}$, $B = \text{Amount to homeowner}$, $\text{Direct HOME investment}$, $\text{Direct HOME investment} + \text{homeowner investment} \times \text{Net proceeds} = A$; ESG-The Fulton County Department of Housing and Community Development administers the ESG funds which are awarded to sub-recipients to carry out eligible homeless activities. All activities are carried out in compliance with applicable Federal regulations. HUD monitors the County on its administration of the ESG program.

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 Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,979,106	0	0	1,979,106	7,916,424	Eligible funds expended for planning, public services, housing rehab, job creation, demolition, public improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	621,172	0	0	621,172	2,484,688	Eligible funds used for administrative cost, closing cost, deferred loans, rents, housing development.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	149,475	0	0	149,475	597,900	Planning and administration, homeless prevention, shelter services, rapid rehousing, HMIS and outreach.

Table 54 - 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

Fulton County will use federal funds to leverage additional private, state and local funds where applicable. Fulton County funding serves as gap-financing for housing development projects. The County will comply with all HOME matching fund contribution requirements as outlined in 92.218 of the HOME regulations. These are anticipated to be satisfied with a mix of match carryover from prior years as well as other eligible sources. Likewise, Emergency Solutions Grant Program (ESG) match requirements will be met by using County general funds. These funds are matched on a dollar-for-dollar basis.

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

CDBG funding will be used to develop public facilities for public purposes using existing public owned properties to include parks, recreational facilities and community centers in low to moderate income areas of the County. Sidewalks, including accessibility improvements for sidewalks and curbs, may be

installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by school children or by persons walking to public transportation and shopping.

Discussion

CDBG funds will be used to carry out activities related to Acquisition, Administration and Planning, Housing, Public Improvements, Economic Development and Public Services.

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	Decent Affordable Housing	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	CDBG: \$424,848 HOME: \$165,879	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Affordable Housing Supply Homeownership/Rehab	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	HOME: \$93,176	Homeowner Housing Added: 14 Household Housing Unit
3	Affordable Housing Access and Support Homeownership	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 10 Households Assisted
4	Decent Housing-Homeless Prevention	2015	2019	Homeless	Affordable Housing	Affordable Housing	CDBG: \$73,832 ESG: \$138,266	Overnight/Emergency Shelter/Transitional Housing Beds added: 470 Beds Homelessness Prevention: 5090 Persons Assisted
5	Decent Housing - Rental Housing	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	HOME: \$200,000	Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Suitable Living Environment-Facility/Infrastructure	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$801,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 56168 Persons Assisted
7	Neighborhood Stabilization	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$102,402	Public service activities other than Low/Moderate Income Housing Benefit: 1875 Persons Assisted
8	Suitable Living Environment - Youth Services	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$91,203	Public service activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted
9	Suitable Living Environment - Demolition	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$40,000	Buildings Demolished: 5 Buildings
10	Expand Economic Opportunities-Jobs	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$50,000	Jobs created/retained: 25 Jobs
11	Planning and Program Administration	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Affordable Housing	Affordable Housing	CDBG: \$395,821 HOME: \$62,117 ESG: \$11,209	Other: 11 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Decent Affordable Housing
	Goal Description	Lack of Affordable housing of quality standard Providing home repairs
2	Goal Name	Affordable Housing Supply Homeownership/Rehab
	Goal Description	Expand affordable housing through renovation, and/or adaptive re-use to create housing; and encouraging workforce housing development to improve residents' access to job opportunities, creating/improving permanent supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners; providing development of affordable senior housing.
3	Goal Name	Affordable Housing Access and Support Homeownership
	Goal Description	Increase access to affordable housing. Potential activities include down-payment assistance for first time homebuyers.
4	Goal Name	Decent Housing-Homeless Prevention
	Goal Description	Homeless Prevention-Continuum of Care
5	Goal Name	Decent Housing - Rental Housing
	Goal Description	Affordable Rental Housing Units
6	Goal Name	Suitable Living Environment-Facility/Infrastructure
	Goal Description	Sidewalk, Public Facility and Community Centers

7	Goal Name	Neighborhood Stabilization
	Goal Description	Education and Counseling, Foreclosure Prevention, Legal Services
8	Goal Name	Suitable Living Environment - Youth Services
	Goal Description	Recreational Based Youth Activities Senior Therapeutic Activities Education and Counseling Quality Affordable Childcare, After school care/ GED Preparation Special Needs Services
9	Goal Name	Suitable Living Environment - Demolition
	Goal Description	Slum/Blight Demolition
10	Goal Name	Expand Economic Opportunities-Jobs
	Goal Description	Job Creation Assistance
11	Goal Name	Planning and Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

1. Africa's Children Fund
2. Atlanta Legal Aid Society, Inc.
3. In His G.R.E.A.T. Name Ministry - PS
4. North Fulton Community Charities
5. Senior Services North Fulton
6. YMCA/Ed Isakson Family Branch
7. Drake House
8. Metro Fair Housing Services
9. YMCA/Andrew & Walter Young Family Branch
10. Young Adult Guidance
11. North Fulton Community Charities-Johns Creek
12. Drake House - Johns Creek
13. Senior Services North Fulton - Johns Creek
14. Progress Partners of North Fulton
15. In His G.R.E.A.T. Name Ministry-PF
16. Demolition
17. City of Alpharetta
18. City of College Park
19. City of Chattahoochee Hills
20. City of East Point
21. City of Fairburn
22. City of Hapeville
23. City of Johns Creek
24. City of Milton
25. City of Mountain Park
26. City of Palmetto
27. City of Union City
28. Housing Rehabilitation
29. Housing Rehabilitation Delivery
30. CDBG Program Administration
31. HOME Ownership Assistance (HOAP)
32. Housing Rehabilitation
33. Multi-Family Housing
34. HOME CHDO Project
35. HOME Administration
36. Emergency Solutions Grant (ESG) Activities

37. The Salvation Army
38. Travelers Aid of Metropolitan Atlanta
39. HOPE Through Divine Intervention
40. Partnership Against Domestic Violence (PADV)
41. North Fulton Community Charities
42. LIFT CDC Prevention Rapid Rehousing
43. Emergency Solutions Grant (ESG) Administration

Projects

#	Project Name
1	HOME Program Administration
2	Homeownership
3	HOME Housing Rehabilitation Program
4	Tenant Base Rental Assistance (TBRA)
5	Community Housing Development Organizations (CHDOs)
6	Africa's Children Fund
7	Atlanta Legal Aid Society
8	In His Great Name Ministry-PS
9	North Fulton Community Charities
10	Senior Services North Fulton
11	YMCA-Ed Isakson Alpharetta Branch
12	Drake House-PS
13	Metro Fair Housing
14	YMCA/Andrew & Walter Young Branch
15	Young Adult Guidance Center
16	North Fulton community Charities-Johns Creek
17	Senior Services North Fulton-Johns Creek
18	Progress Partners of North Georgia
19	In His Great Name Ministry-PF
20	Fulton County-Demolition
21	City of Alpharetta
22	City of College Park
23	City of Chattahoochee Hills
24	City of East Point
25	City of Fairburn

#	Project Name
26	City of Hapeville
27	City of Johns Creek
28	City of Milton
29	City of Mountain Park
30	City of Palmetto
31	City of Union City
32	Drake House-Johns Creek
33	Fulton County Housing Stabilization
34	CDBG Program Administration
35	ESG Program Administration
36	The Salvation Army
37	Travelers Aide
38	HOPE Through Divine Intervention
39	Partnership Against Domestic Violence
40	North Fulton Community Charities
41	LIFT Community Development Corp

Table 56 – Project Information

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

In Fulton County, the largest group with underserved needs is comprised of those individuals and households with incomes at or below 50% AMI. Typically, this population has limited access to affordable housing and lack employment that supports a sustainable income stream. Barriers that prevent serving this population include the following: large segments of the population possess an inadequate knowledge of budgeting, history of poor credit, limited financial resources, limited access to job training, life skills education, economic pressures from foreclosures and predatory lending, and the more importantly, the scarcity of standard housing that is affordable to households at or below 50% AMI.

To address these obstacles, the County will take the following actions through the allocation of funding activities and projects to address them in 2015:

- Support agencies that provide supportive services aimed at low-moderate income population.
- Housing Counseling, landlord-tenant and pre-and post-purchase counseling.
- Legal services for those in danger of losing their homes, especially senior citizens.
- Continue housing programs targeted to low-mod of owner-occupied rehab, down payment assistance, and Emergency Solutions Grant Program
- Continue efforts with the County’s Workforce Development Division to provide job training and employment readiness education.
- Support the Development of affordable housing.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME Program Administration
	Target Area	
	Goals Supported	Planning and Program Administration
	Needs Addressed	
	Funding	HOME: \$62,117
	Description	Management and oversight of HOME Program activities (10%) of total projected federal allocation.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	Administrative Cost
2	Project Name	Homeownership
	Target Area	
	Goals Supported	Affordable Housing Access and Support Homeownership
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000
	Description	Loans for low-income homebuyers to purchase homes in Fulton County.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	10 proposed households
	Location Description	County-wide excluding cities of Atlanta, Roswell and Sandy Springs
	Planned Activities	Deferred loans for homebuyers
3	Project Name	HOME Housing Rehabilitation Program
	Target Area	Affordable Housing
	Goals Supported	Affordable Housing Supply Homeownership/Rehab
	Needs Addressed	Affordable Housing
	Funding	HOME: \$165,879

	Description	Deferred payment loans to low- and very-low income homeowners with housing repairs to address code violations.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 households will benefit from the program
	Location Description	County-wide excluding the Cities of Atlanta, Roswell and Sandy Springs
	Planned Activities	Deferred payment loans for home repairs to address code violations.
4	Project Name	Tenant Base Rental Assistance (TBRA)
	Target Area	Affordable Housing
	Goals Supported	Decent Housing - Rental Housing
	Needs Addressed	Affordable Housing Access and Support
	Funding	HOME: \$200,000
	Description	Assistance with rent payments
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	50 low income families
	Location Description	Assistance with rent payments for low and very low income families for up to 24 months.
	Planned Activities	Assistance with rent payments
5	Project Name	Community Housing Development Organizations (CHDOs)
	Target Area	
	Goals Supported	Decent Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$93,176
	Description	Funds for non-profit housing developers to create affordable housing
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	14 low income families will benefit from the project
	Location Description	County-wide excluding Cities of Roswell, Atlanta and Sandy Springs.
	Planned Activities	Development activities undertaken by the CHDO for housing development. Funds for non profit developers to provide affordable housing.
6	Project Name	Africa's Children Fund
	Target Area	Affordable Housing
	Goals Supported	Suitable Living Environment - Youth Services
	Needs Addressed	
	Funding	CDBG: \$46,203
	Description	to increase the number of pre-adjudicated youth who are involved in therapeutic intervention programs (mentoring, counseling, etc.) and are thereby reconnected with their families and the community.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	144 individuals will benefit from the project
	Location Description	County-wide
	Planned Activities	Activities will benefit low income by using funds for operations costs of the program
7	Project Name	Atlanta Legal Aid Society
	Target Area	
	Goals Supported	Affordable Housing Access and Support Homeownership
	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$25,000
	Description	Legal Representation and counseling to low income households on cases that affect the ability to maintain their housing.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	100 low income households
	Location Description	County-wide
	Planned Activities	Legal representation and counseling to low income residents on cases that have a direct relationship on their ability to maintain their housing.
8	Project Name	In His Great Name Ministry-PS
	Target Area	
	Goals Supported	Neighborhood Stabilization
	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$25,000
	Description	The project will allow for expansion of services referred by the United Way and local churches in Fulton County to assist low income residents
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	75 low income persons assisted
	Location Description	County-wide
	Planned Activities	Referral services, food pantry, GED preparation, services to seniors and the community
9	Project Name	North Fulton Community Charities
	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$16,200
	Description	Emergency assistance for residents to prevent becoming homeless.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	3152 households

	Location Description	North Fulton County	
	Planned Activities	Emergency assistance to prevent becoming homeless	
10	Project Name	Senior Services North Fulton	
	Target Area		
	Goals Supported	Neighborhood Stabilization	
	Needs Addressed	Homeless Prevention	
	Funding	CDBG: \$16,200	
	Description	To provide services that will allow seniors to remain in their homes	
	Target Date	12/31/2015	
	Estimate the number and type of families that will benefit from the proposed activities	100 low income seniors	
	Location Description	County-wide	
	Planned Activities	Transportation services for seniors	
	11	Project Name	YMCA-Ed Isakson Alpharetta Branch
		Target Area	
Goals Supported		Neighborhood Stabilization	
Needs Addressed			
Funding		CDBG: \$21,202	
Description		Funds will be used to provide adapted sports, recreation and therapeutic opportunities to physically disabled, mentally challenged or low income youth/children and seniors	
Target Date		12/31/2015	
Estimate the number and type of families that will benefit from the proposed activities		300 low income persons will benefit from the project	
Location Description		Alpharetta and Milton areas	
Planned Activities		Funds will be used to provide adapted sports, recreation and therapeutic opportunities to physically disabled, mentally challenged or low income youth/children and seniors	
12	Project Name	Drake House-PS	

	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Assistance for Currently Homeless Persons/Families
	Funding	CDBG: \$7,632
	Description	Case Management services and supportive housing
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	24 low income persons
	Location Description	Alpharetta and Milton
	Planned Activities	Case Management, emergency assistance and supportive housing
13	Project Name	Metro Fair Housing
	Target Area	
	Goals Supported	Neighborhood Stabilization
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$30,000
	Description	Provide low income residents with support with multi-jurisdictional fair housing, tenant/landlord, and predatory lending enforcement projects.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	125 low income families
	Location Description	County-wide
	Planned Activities	Joint ventures in Fair Housing projects and continue to expand Fulton County's participation in the multi-jurisdictional fair housing, tenant/landlord and predatory lending enforcement projects. Project will provide counseling on tenant/landlord issue and education/outreach referrals.
14	Project Name	YMCA/Andrew & Walter Young Branch
	Target Area	
	Goals Supported	Neighborhood Stabilization

	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$20,000
	Description	Funds under this project will be used for youth programs
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	300 low income youth
	Location Description	County-wide
	Planned Activities	Workshops for at risk teenagers
15	Project Name	Young Adult Guidance Center
	Target Area	
	Goals Supported	Suitable Living Environment - Youth Services
	Needs Addressed	Assistance for Currently Homeless Persons/Families
	Funding	CDBG: \$20,000
	Description	Funds will be used for operation costs of the program to provide 24 hour transitional and emergency shelter, counseling, meals, transportation for homeless and runaway adolescent males
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	100 homeless male youth
	Location Description	County-wide
	Planned Activities	Funds will be used for operation costs of the program to provide 24 hour transitional and emergency shelter, counseling, meals, transportation for homeless and runaway adolescent males between the ages of 13-21.
16	Project Name	North Fulton community Charities-Johns Creek
	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$28,000

	Description	Case Management services for residents of Johns Creek
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	3152 low income residents
	Location Description	Johns Creek area
	Planned Activities	Emergency assistance to include case management services
17	Project Name	Senior Services North Fulton-Johns Creek
	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$10,000
	Description	Transportation services for seniors
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	65 low income seniors
	Location Description	Johns Creek
	Planned Activities	Transportation services for seniors
18	Project Name	Progress Partners of North Georgia
	Target Area	
	Goals Supported	Expand Economic Opportunities-Jobs
	Needs Addressed	
	Funding	CDBG: \$50,000
	Description	Expand Economic Opportunities - Job creation
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	24,201 low income veterans will benefit
	Location Description	County-wide

	Planned Activities	Job Creation
19	Project Name	In His Great Name Ministry-PF
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	
	Funding	CDBG: \$75,000
	Description	Renovate facility located at 81Dodd Street to make the facility more functional and safe
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	400 individuals will benefit
	Location Description	South Fulton county
	Planned Activities	Facility renovation to improve quality of neighborhood facility
20	Project Name	Fulton County-Demolition
	Target Area	
	Goals Supported	Suitable Living Environment - Demolition
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$40,000
	Description	Single family demolition to address blight
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	5 homes will be demolished
	Location Description	South Fulton County
	Planned Activities	Demolition
21	Project Name	City of Alpharetta
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure

	Funding	CDBG: \$55,000
	Description	ADA Improvements to sidewalks
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	120,000 individuals will benefit
	Location Description	Alpharetta
	Planned Activities	ADA Sidewalk improvements to accommodate walkers, wheelchairs, crutches and canes
22	Project Name	City of College Park
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	Recreation Center Improvements to benefit low and moderate income
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	6,000 low income people will benefit
	Location Description	Godby Road, College Park, Georgia
	Planned Activities	Recreation Center Improvements to the Godby Road/Church Precinct Recreation Facility
23	Project Name	City of Chattahoochee Hills
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	Repair bridges with then City that were cited by DOT as needing repairs.
	Target Date	3/1/2016

	Estimate the number and type of families that will benefit from the proposed activities	6,000 individuals
	Location Description	City-wide of Chattahoochee Hills
	Planned Activities	Repair bridges with then City that were cited by DOT as needing repairs.
24	Project Name	City of East Point
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	Park Improvements
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	5000
	Location Description	City of East Point
	Planned Activities	Park Improvements
25	Project Name	City of Fairburn
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	Sidewalk Improvements
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	1000 low income
	Location Description	City of Fairburn
	Planned Activities	Sidewalk Improvements

26	Project Name	City of Hapeville
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	Recreation Center Improvements
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	6373 low income people
	Location Description	City of Hapeville
	Planned Activities	Recreation Center Improvements
27	Project Name	City of Johns Creek
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$176,000
	Description	ADA Park improvements
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	1000 persons
	Location Description	City of Johns Creek
	Planned Activities	ADA Park Improvements
28	Project Name	City of Milton
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	ADA sidewalks improvements

	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	1000
	Location Description	City of Milton
	Planned Activities	ADA sidewalk improvements
29	Project Name	City of Mountain Park
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	Pool Rehabilitation
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	500
	Location Description	City of Mountain Park
	Planned Activities	Pool rehabilitation
30	Project Name	City of Palmetto
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Community Facilities, Infrastructure
	Funding	CDBG: \$55,000
	Description	Water/sewer/street sidewalk improvements
	Target Date	3/1/2016
	Estimate the number and type of families that will benefit from the proposed activities	4000
	Location Description	Palmetto, GA
	Planned Activities	Water/sewer/street sidewalk improvements

31	Project Name	City of Union City
	Target Area	
	Goals Supported	Suitable Living Environment-Facility/Infrastructure
	Needs Addressed	Assistance for Currently Homeless Persons/Families
	Funding	CDBG: \$55,000
	Description	Multi-phase project to upgrade the existing street system in Union City.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	1429 people
	Location Description	Union City, GA
	Planned Activities	Multi-phase project to upgrade the existing street system in Union City.
32	Project Name	Drake House-Johns Creek
	Target Area	
	Goals Supported	Neighborhood Stabilization
	Needs Addressed	
	Funding	CDBG: \$2,000
	Description	Services that will allow seniors to remain in their home
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	4 families will benefit
	Location Description	North Fulton County
	Planned Activities	Case Management Services
33	Project Name	Fulton County Housing Stabilization
	Target Area	Affordable Housing
	Goals Supported	Affordable Housing Supply Homeownership/Rehab
	Needs Addressed	Affordable Housing Access and Support
	Funding	CDBG: \$424,848
	Description	Housing Rehab and Program Administration

	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	25 households
	Location Description	County-wide
	Planned Activities	Housing Rehab and Project Delivery Admin Costs
34	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	Planning and Program Administration
	Needs Addressed	
	Funding	CDBG: \$395,821
	Description	Management and oversight of the CDBG program activities
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County-wide
	Planned Activities	Administrative Costs
35	Project Name	ESG Program Administration
	Target Area	
	Goals Supported	Planning and Program Administration
	Needs Addressed	Homeless Prevention
	Funding	ESG: \$11,209
	Description	Management and oversight of the ESG program
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	County-wide
	Planned Activities	Administrative Cost

36	Project Name	The Salvation Army
	Target Area	Affordable Housing
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	ESG: \$50,000
	Description	Assistance for currently homeless persons/families
	Target Date	12/1/2015
	Estimate the number and type of families that will benefit from the proposed activities	70 beds will be provided
	Location Description	County-wide
	Planned Activities	70 beds will be provided to shelter homeless individuals/families
37	Project Name	Travelers Aide
	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Assistance for Currently Homeless Persons/Families
	Funding	ESG: \$12,500
	Description	The project will enable 50 people to acquire emergency assistance and supportive housing.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	County-wide
	Planned Activities	Temporary housing assistance and case management for 50 people
38	Project Name	HOPE Through Divine Intervention
	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	
	Funding	ESG: \$5,000

	Description	Homeless Prevention
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	70 families
	Location Description	County-wide
	Planned Activities	Homeless prevention
39	Project Name	Partnership Against Domestic Violence
	Target Area	
	Goals Supported	
	Needs Addressed	Assistance for Currently Homeless Persons/Families
	Funding	ESG: \$33,548
	Description	Supportive housing
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	800 women will benefit
	Location Description	county-wide
	Planned Activities	homeless prevention
40	Project Name	North Fulton Community Charities
	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	ESG: \$18,600
	Description	Rapid Rehousing
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	300 people
	Location Description	North Fulton

	Planned Activities	Rapid Rehousing
41	Project Name	LIFT Community Development Corp
	Target Area	
	Goals Supported	Decent Housing-Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	ESG: \$18,618
	Description	Homeless Prevention
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	60 people
	Location Description	County-wide
	Planned Activities	Home prevention and Rapid Rehousing

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

Over the next year, Fulton County Community Development Department will focus concentrated efforts in Target Areas of the Southern part of the County to providing quality standard affordable housing as well as addressing homelessness. Emphasis will be placed on the Northern part of the County to addressing the lack of affordable workforce housing and lack of affordable active adults (senior) housing. However, this will not prevent the Community Development Department from funding and exploring other projects county-wide.

The Target Areas are defined as Census Tracts that are made up of primarily low and moderate-income residents. Some programs are County-wide such as the Emergency Solutions Grant (ESG) activities. However, most projects are within the Target Areas. The Housing and Community Development Department promotes the creation of an environment, which ensures desirable quality of life that integrates all elements of the community: physical and social. The Fulton County Housing and Community Development Department also fosters a spirit of unity that encourages and supports community partnerships that provide hope for all people and encourages the development of quality affordable housing.

Fulton County defines the Minority Concentration as more than 50% of minority population within one Census Tract. Minority population is defined as population of one or more races other than the population of one race, such as White alone.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Fulton County Department of Housing and Community Development allocates and invests resources throughout the County. The majority of low-and moderate-income Census Block Groups are located within the Southern part of the County. Fulton County has a policy of addressing all areas of need.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	240,000
Non-Homeless	60
Special-Needs	2,500
Total	242,560

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	12
Rehab of Existing Units	5
Acquisition of Existing Units	12
Total	89

Table 59 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

Some of the goals and objectives identified for the 2012 -2014 HAFC Plan that will also be used for 2015 are:

1. Implementing practices and procedures conducive for effective agency administration.
2. Expanding the supply of assisted housing through applying for additional rental vouchers; leveraging private or other public funds to create additional housing opportunities; and acquiring or building units in non-impacted areas throughout Fulton County.
3. Increasing assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential voucher landlords; increasing voucher payment standards as applicable; and implementing homeownership programs. Promote home ownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs.
4. Providing an improved living environment by implementing measures to deconcentrate poverty; implementing public housing security improvements; and designating developments or buildings for particular resident groups (elderly, persons with disabilities).
5. Promoting self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assistance recipients' employability; and provide or attract supportive services to increase independence for the elderly or families with disabilities.
6. Ensuring equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing, a suitable living environment for families living in assisted housing and accessible housing regardless of race, color, religion national origin, sex, familial status, and disability.
7. Developing additional affordable housing opportunities for the community by continuing to expand HAFC's public housing inventory through new construction as part of mixed-income developments (including HOPE VI), development of replacement housing units and/or acquisition of existing rental housing.
8. Developing and maintaining affordable housing programs such as HAFC's Rental Assistance Payment Programs (i.e. Housing Choice Vouchers, TBRA, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Fulton County's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HAFC is serving the maximum number of families. Recycle a percentage of the families in HAFC's Rental Assistance Program (HCV) per year through resident job training and educational programs so that others on our waiting list can access our Assistance programs.

9. Utilizing local foundations, corporation and other private entities to expand housing and revenue sources not generally available to, nor specifically designed for, “public” housing authorities. Assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients.

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

The HAFC works to strengthen the families that we serve by helping them to obtain employment that will lead to economic independence and self-sufficiency. By improving the status of our families we then in turn change the face of our communities, thereby eliminating communities that carry a stigma. Families are guided through the Family Self Sufficiency Program by a Family Self Sufficiency Coordinator. The head-of-household of each participating family must sign a Contract of Participation with the HAFC FSS Program. An Individual Training and Services Plan is developed for the Head of Household and any household member on the lease, 18 years or older, interested in participating in the program. The plan outlines the participant's goals, activities and services. According to the plan, participants are referred to community resources and provided with personal counseling services to assist them in dealing with the many issues that may be obstacles to their success. Coordinated services may include, but are not limited to, child care, transportation, education, job training & employment counseling, substance abuse / alcohol abuse treatment or counseling, household skill training, and homeownership counseling.

Participating families may be further assisted in the home buying process by the funds that they may accumulate in an FSS escrow account. The escrow account is established when an increase in the family's portion of their rent is triggered by an increase in income earned from work. As long as the family's rent portion exceeds what their portion was at the time that they joined the program, the HAFC makes a monthly deposit into their escrow account that equals a portion of the increase. Once the head-of-household completes all of the goals listed in her/his Individual Training and Services Plan, and all of the program requirements, the funds accumulated in the escrow account are disbursed to them.

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 characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Within the last 12 months, Fulton County Office of Emergency and Transitional Housing has seen an increase of more than 30% of consumers requesting housing or supportive services. The needs of Fulton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two unit households (male and female with children)

The following are areas of focus for the Continuum of Services in Fulton County:

- Outreach and assessment to identify the needs of individuals and families and to connect them to facilities and services;
- Emergency shelter as a safe, decent alternative to life on the streets of the community;
- Transitional housing with various supportive services
- Permanent housing or permanent supportive housing.
- Employment training and accessing mainstreams benefits

Addressing the emergency shelter and transitional housing needs of homeless persons

Fulton County entered into an agreement in 2015 for the provision of emergency shelter, case management and related supportive services for homeless families, women, and single unattached men with the Salvation Army of metro Atlanta.

Fulton County provided emergency and transitional housing needs to homeless persons through:

- The Atlanta Step-Up Society operated two transitional housing programs for single men with substance abuse challenges. A four (4) bedroom house is located in College Park and a five (5) bedroom house is located in East Point
- Families First operated two (2) transitional housing programs. Weaver Gardens is a twenty-eight (28) bed facility for young mothers with one infant. The Second Chance Home is an eight (8) bed facility serving single mothers and children under the age of one.
- Housing Initiatives of North Fulton operated a transitional housing program for families with a bed capacity of fifty-six (56).
- Mary Hall Freedom House operated transitional and permanent housing programs-Reaching New Heights TH (32 beds) and Higher Ground PH (60 beds) for a total of ninety-two (92) beds for homeless women (and their children) with substance abuse problems.
- The Fulton County Human Services Department operated the County's Jefferson Place transitional facility. The facility provided transitional housing and support services for homeless men with drug addiction issues and has a bed capacity of fifty (50). The facility is operated within the City of Atlanta.

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

Fulton County attempts to reduce homelessness by providing quarterly forums, which provides information sharing and networking opportunities to Fulton County service providers with a focus on homeless prevention and intervention strategies. The Collaborative is open to nonprofit organizations, public agencies, advocates, concerned citizens and other interested community stakeholders that address the issue of homelessness in Fulton County.

There is representation from many sectors of the homeless service/shelter system – information and referral, emergency shelters, transitional housing, permanent supportive housing, HOPWA providers, domestic violence shelters, and service-only agencies.

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 County will use a portion of its ESG funding to support rapid rehousing options for various

populations, sub-groups, including single adults and families, through rental assistance, utility deposits and utility payments, for up to 9 months. Rent assistance is paid in full during the time of the client's enrollment. TBRA funding will support families with children.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the economy which leads to continuous low-paying jobs or the lack of employment availability, the lack of affordable housing, and the increasing costs of housing or healthcare necessities. Fulton County has seen an increase of more than 30% of consumers requesting housing or supportive services. The needs of Fulton County included:

- An increase of housing/shelter programs for the unsheltered homeless
- An increase of permanent supportive housing programs for those individuals and families who are homeless or at-risk of homeless, but do have some form of income.
- An increase of housing programs for single males, single females, single female with children, two unit households (male and female with children)

Discussion

Fulton County operates the Tenant-based Rental Assistance Program (TBRA) with HOME funding through with an annual contract with the Housing Authority of Fulton County (HAFC). The HAFC acts as a sub recipient of the County in its administration of the program. HAFC selects households for the program from participants in its Housing Choice Voucher waiting list or from those HAFC tenants who may be involuntarily displaced from units due to demolition or rehabilitation. In addition, referrals of those needing emergency rental assistance may be received from the Housing and Community Development or Human Services Departments.

The HOME will provide funds for Community Housing Development Organizations (CHDO), Non-Profits or Developers undertaking projects that provide innovative and sustainable affordable housing opportunities in Fulton County's jurisdictional areas that maximizes use of local partnerships and resources. As a whole, this program seeks to advance the following goals:

- Provide affordable rental housing, promote housing opportunity and choice, and ensure the greatest number of quality affordable housing units are produced or preserved.
- Contribute to County's efforts to end homelessness by providing housing that serves individuals and families who are homeless or at risk of homelessness.
- Advance the development of sustainable, transit oriented communities that give low-income residents access to transportation, services, and economic opportunity in areas with high capacity transit stations or high frequency transit service.
- Promote cost-effective sustainable design, construction, rehabilitation, and operations of

affordable housing.

- Promote preservation of affordable housing, and prevent displacement of low-income residents, through purchase and rehabilitation of existing housing.
- Contribute to the revitalization of communities through development and preservation of affordable housing, including mixed-income housing and housing for existing low-income residents at risk of being displaced by redevelopment and rising housing costs.
- Contribute to the development of housing that serves low-income seniors and people with disabilities with the appropriate levels of operating and service supports.

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

Introduction:

The impact of local government codes, zoning regulations and administrative procedures on housing affordability has been a recurring theme in the national debate. It is historically one of the major tools with which government can influence the supply of housing. Land prices contribute substantially to development costs. Tax policy is an indirect method that jurisdictions can use to reduce the cost of building affordable housing.

Fulton County's Objective:

To reduce the negative effects that public tax policy has on access, development and maintenance of affordable housing.

Obstacles:

Taxes are a sizable component of the maintenance and operation of a home; therefore, providing tax benefits can enhance the feasibility of affordable housing developments. The County recognizes that taxation can penalize long-term, low-income residents (especially the elderly) and others needing affordable housing. Political realities, the slow response rate of bureaucracies and lack of cooperation between jurisdictions poses major obstacles to altering public policies that affect the provision of affordable housing.

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

Fulton County is committed to making decent affordable housing available to all the residents of the County. A wide variety of policy and program initiatives has been instituted to move toward this goal. The County completed the Analysis of Impediments document through a contract with Metro Fair Housing and submitted a copy to HUD's Atlanta Office of Fair Housing and Equal Opportunity. The document recognized the impediments to fair housing and action steps that the county will take to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing in Fulton County are:

Limited credit available to buyers and tighter underwriting standards

- Land costs
- Local building codes and zoning regulations
- Lack of sufficient incentive programs for private investments
- Reduction of federal funded programs

The county's strategies include continuation of existing programs that promote a stable living environment and reduce dependency.

To address these obstacles, Fulton County plans take the following actions in 2015:

- Continued funding for housing counseling
- Continued funding Atlanta Legal Aid to assist those in danger of losing their home
- Continue efforts with the County's Workforce Development Division to provide job training and employment
- Continued housing programs targeted for owner-occupied rehab, down payment assistance and Emergency Solutions Grant Program activities.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

All of Fulton County Housing and Community Development programs are designed to serve all Fulton County Citizens including the underserved, children and youth, economically disadvantaged, elderly, seniors, female headed households, homeless, those threatened with homelessness, all ethnicities, minorities, all special needs populations. Other supported programs promote other community amenities which add to the quality of life. All recipients of federal program funding are mandated to collect beneficiary information. This collection of data allows the County to verify the level of services, calculate those that are served, measure progress of which we are serving and refine programs and services based on the data analysis. All programs and services offered under the County's HOME Program are directed at providing and maintaining safe, decent, and sanitary affordable housing. Additionally, the program continued to focus on four principal areas: Homeownership, Tenant Based Rental, Community Housing Development Organizations (CHDOs); Housing Rehabilitation with loans to promote the improvement for low and very low-income families and rental assistance through a contract with the Fulton County Housing Authority to avert homelessness. In addition funding beyond the scope of the three HUD formula programs covered by the Consolidated Plan assist in fostering and maintain housing.

In 2015, Fulton County will provide the following:

- Sponsored housing workshops for homeownership and foreclosure prevention.
- The HAFC prioritizes programs and activities that support Fulton County's Housing and Community Development Consolidated Plan. Through the administration of the Conventional and Housing Choice Voucher Programs, units are affordable. Further, through its modernization program, units are maintained to a high standard, which ensures that the County has qualified affordable rental units. The HAFC will continue to provide a listing of affordable housing developments on their website

Actions planned to foster and maintain affordable housing

To address these obstacles, Fulton County plans take the following actions in 2015:

- Continued funding for housing counseling
- Continued funding Atlanta Legal Aid to assist those in danger of losing their home
- Continue efforts with the County's Workforce Development Division to provide job training and employment
- Continued housing programs targeted for owner-occupied rehab, down payment assistance and

Emergency Solutions Grant Program activities.

Actions planned to reduce lead-based paint hazards

Fulton County Housing and Community Development has incorporated its' lead base paint program in accordance with the Department of Housing and Urban Development. All federal funded activities covered by the HUD Lead Safe Home regulations were carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act. The Department will continue to strive toward lead-safe housing where these sources of funds are used. Housing Rehabilitation Senior Housing Inspectors have completed Lead-Based Paint training and obtained Certification. The inspectors continue to have their certifications renewed periodically. For activities involving housing rehabilitation Fulton County Housing inspects all units subject to the Final Rule for lead-based paint hazards. Where lead-based paint is found, actions are taken to eliminate the hazards. Under the Home Ownership Program (HOP), lead-based paint inspections were conducted in accordance to Housing Quality Standards (HQS) protocol. Where chipping or peeling paint is present that exceed the de minimis levels is found on homes being purchased that were built before 1978, the eligible home buyer and the seller are notified in accordance to Title X, Sec. 1018. Owners and buyers participating in the Housing Rehabilitation Emergency Assistance Grant and Home Ownership Programs signed lead-based paint hazard forms and each party received a lead hazard information pamphlet, evaluation results and disclosure information. The seller also received the seller's certification form.

In addition, the Housing Authority of Fulton County (HAFC) conducts lead-based paint inspections in conjunction with Housing Quality Standards (HQS) inspections on all new units available under Section 8. In 2015, HAFC will continue to make these inspections a mandatory component of HQS procedures.

Actions planned to reduce the number of poverty-level families

Many agencies throughout Fulton County actively pursue the elimination of poverty. While a solution to assisting the significant number of Fulton County residents living in poverty are beyond the scope of the three HUD formula programs covered by Fulton County's Consolidated Plan. The County administers other assistance programs and received a variety of funding which, together, strategically addresses the goals of reducing poverty and improving the self-sufficiency of low-income residents. It is the goal of the County to assist families facing the hardship of poverty by improving their standard of living, lack of jobs and deteriorated neighborhoods.

Actions planned to develop institutional structure

In addressing the County's housing and community development needs, the County coordinates the efforts of different departments and agencies. Consultation with different departments and agencies continued in 2015 to provide a comprehensive approach to addressing the County's housing and community development needs. Gaps and overlaps in services to Fulton County's low- and moderate-income residents were identified and the County continues the Common Ground: *Creating Equity*

through Public Policy and Community Engagement approach. This is a multi-departmental approach to examine the social determinants of health and address inequities and disparities in the system that prevent or discourage health equity for certain demographic groups in the County. It is expected that the resources coming to the County through HUD will play an important role in assisting these populations as affordable housing and supportive services both continue to be critical needs for these populations.

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

Consultations with Fulton County departments, citizens and non-profit agencies will continue to occur on an on-going basis to assess community and county wide needs. Fulton County is committed to enhancing coordination and developing collaborative partnerships between public, non-profit and private organizations to more efficiently address the goals and objectives of the consolidated plan.

Each year a minimum of three Needs Assessment Public Hearings are held. Meeting locations are geographically dispersed throughout the County to offer opportunities for all citizens and agencies to participate. Information is gathered from Consolidated Plan Surveys submitted by service providers, municipalities, public housing agencies and Fulton County departments.

During 2015, the County will continue conducting meetings and consultations with numerous Fulton County departments and non-profit service providers, (such as Housing Authority of Fulton County, Mental Health, Health and Wellness, Superior Court, Human Services, Police, Parks & Recreation, Libraries, and non-profit homeless providers.

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
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.	100.00%

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:

Fulton County does not anticipate investing HOME funds in other forms than described in 24 CFR Section 92.205(b) of the HOME Investment Partnerships Final Rule regulations effective October 1,

1996 and as subsequently amended. The County will notify HUD as appropriate if any changes are proposed and follow the applicable substantial amendment process as outlined in the County's Citizen Participation Plan.

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:

The design of the HOP program is direct assistance to the homebuyer towards the purchase price of the home. Currently, this provision is secured and enforced through a mortgage deed and a note. The mortgage deed is filed for recordation with the Fulton County Clerk of Superior Courts, and these requirements places a lien on the property thereby should trigger any action related to the sale, transfer, assumption or foreclosure of the HOME-assisted property. The mortgage and note clearly define the dollar amounts and the loan terms; contain default provisions and stipulation that the Borrower is responsible for maintaining the home in good repair. If conditions of the note are met, the principal balance will be reduced by 20% each year beginning after the first year of occupancy, for the duration of the loan. If there is an occurrence of default, the outstanding principal balance will become due and payable. These funds will be remitted to Fulton County HCD and will be utilized for HOME-eligible activities only. The applicant(s) must occupy the property as his/her primary residence for the period of affordability as set forth by the loan amount. The HOP loan agreement is signed by the homebuyer at the time of financing to ensure that the homebuyer is committed to this obligation. The borrower is also required to sign the acknowledgement of rights form certifying that they understand certain program restrictions. The policy of Fulton County for the recapture of HOME investments in cases where the borrower does not occupy the house for the full term of the affordability period is derived from the HOME program regulations at 92.254(a)(5)(ii)(A) and section 215(b)(3)(B) of the National Affordable Housing Act. Fulton County has selected option number three, shared net proceeds, as set forth in paragraph 92.254(a) (5) (ii) (A)(3) of the program regulations. Net proceeds means the sales price minus the first loan repayment, standard real estate commissions, if any, real estate taxes and closing costs. If the net proceeds are not sufficient to recapture the full amount of the investment plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvement investment made by the homeowner since purchase, the County must share the net proceeds with the homeowner. Fulton County's policy of proportional return of investment is to encourage the purchaser to participate in the program and provides a fair return to both the purchaser and Fulton County at the time of the sale. Because it is impossible to dictate the sales market condition at the time of the actual sale, Fulton County has elected to set the following policy: The net proceeds will be divided proportionally as set forth herein by mathematical formula: $A = \frac{\text{HOME Recapture amount}}{\text{HOME Recapture amount} + \text{homeowner investment}} \times \text{Net proceeds} = A$; $B = \frac{\text{Amount to homeowner}}{\text{Amount to homeowner} + \text{HOME Recapture amount}} \times \text{Net proceeds} = B$. The Home Investment is the amount of funds that the owners made for improvements to the property over time. If there are no net proceeds, repayment of the note is not required. In the event the net proceeds exceed the amount

necessary to repay both the homeowner's investment, the excess proceeds will be paid to the homeowner.

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:

Fulton County's HOME program has adopted the use of the recapture provision to achieve the goal of continued affordability and annually certifies that the homeowner maintains the assisted unit as their primary resident. The County mails each recipient a letter reminding them of the second mortgage loan, the amount of assistance, the term that the primary residency remains in effect based on the affordability table, and their acknowledge of receiving these funds. To ensure that the letters are sent and not forwarded to any other address the County uses a stamp stating the following: "Return Service Requested Do Not Forward".

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:

Refinancing is not an eligible activity under any of its federally funded HOME programs Therefore, Fulton County has not established refinancing policy guidelines for the use of HOME funds

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

Written Policy Attached

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Applicants must satisfy the criteria to be eligible for participation in the Emergency Solutions Grant Program must be: Below 30% AMI, according to the current HUD income limits (homelessness prevention assistance), or homeless or at risk of becoming homeless (Rapid Re-housing assistance). Lacking sufficient resources and support networks necessary to retain housing without ESG assistance. All ESG participants must receive an initial consultation to determine eligibility and assessment of client needs. The appointment will include assessment of eligibility, risk for homelessness or homelessness status, barriers, potential service area.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Fulton County makes sub-awards through a competitive process in response to the County's solicitation for proposals for funding.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

N/A. Fulton County successfully meet the homeless participation requirements.

5. Describe performance standards for evaluating ESG.

The programs proposed in Fulton County's 2015 Consolidated Plan Annual Action Plan will be carried out principally by subrecipients of CDBG, HOME, ESG, and other HUD funds, with the County acting as administrator/monitor. The Department of Housing and Community Development has developed and put into place a complete system for monitoring its subrecipients for all programs.

Discussion:

Appendix - Alternate/Local Data Sources

1	Data Source Name Surveys
	List the name of the organization or individual who originated the data set. Fulton County Department of Housing and Community Development
	Provide a brief summary of the data set. Surveys were distributed to solicit information as part of the consolidated planning process.
	What was the purpose for developing this data set? The surveys were developed to collect data to assist Fulton county in establishing priorities for the consolidated plan.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The comprehensive coverage for data collection was county-wide.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014
	What is the status of the data set (complete, in progress, or planned)? Complete for developing the Consolidated Plan, however, soliciting community input for using federal funds in their communities is ongoing.