



2025 Consolidated Annual Performance Report

March 2026

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Program Year (PY) 2025 Consolidated Annual Performance and Evaluation Report (CAPER) illustrates Fulton County Georgia's Department of Community Development collaboration to coordinate funding to enhance community development activities and services to its citizens. This report summarizes how Fulton County funds were invested and reimbursed by federal funds between January 1, 2025, through December 31, 2025, to support the goals and objectives identified in the 2025-2029 Fulton County Community Development Consolidated Plan.

This report is the first assessment under the 2025-2029 Five Year Consolidated Plan. During the past year, the County worked to expend the funds available from prior grant years for the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME). The County also continued to expend funds received through the CARES Act to address the need to prepare, prevent and respond to the Coronavirus pandemic.

During the preparation of the five-year plan in 2025, the County established several goals related to affordable housing. The Fulton County Board of Commissioners allocated general fund dollars to supplement the County's Homeownership Program, and the County was able to assist five households with down payment assistance in 2025. The County's homeowner rehab program assisted 11 housing units in 2025. Lastly, the County revamped its TBRA program in 2024; while funds were allocated to the program, none were expended.

A significant portion of the County's CDBG allocation is awarded to participating municipalities for infrastructure improvement projects. In 2025, several projects were completed serving over 14,795 County residents throughout six (6) cities.

The County also continued to spend CDBG-CV funds for rent, utility and mortgage assistance in the Cities of East Point and South Fulton. There were 41 beneficiaries in South Fulton. East Point completed their program in 2024; final drawdowns were made in 2025 with no new beneficiaries.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal | Category | Source / Amount | Indicator | Unit of Measure | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|--------------------|-----------------------------|--|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Fair Housing Education and Services | Affordable Housing | CDBG: \$20,012.90 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 30 | 0 | 0.00% | 30 | 0 | 0.00% |
| Increase Access to/Quality of Affordable Housing | Affordable Housing | CDBG: \$ / HOME: \$ | Rental units constructed | Household Housing Unit | 0 | 0 | 0.00% | 2 | 0 | 0.00% |
| Increase Access to/Quality of Affordable Housing | Affordable Housing | CDBG: \$20,925.31/ HOME: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 0 | 11 | | 20 | 11 | 55.00% |
| Increase Access to/Quality of Affordable Housing | Affordable Housing | CDBG: \$/ HOME: \$75,375.00 | Direct Financial Assistance to Homebuyers | Households Assisted | 65 | 5 | 7.69% | 13 | 5 | 38.46% |

| | | | | | | | | | | |
|--|-----------------------------------|--|---|---------------------|--------|------|---------|-------|------|---------|
| Increase Access to/Quality of Affordable Housing | Affordable Housing | CDBG: \$ / HOME: \$ | Tenant-based rental assistance / Rapid Rehousing | Households Assisted | 125 | 0 | 0.00% | 25 | 0 | 0.00% |
| Infrastructure Improvements | Non-Housing Community Development | CDBG: \$424,000 | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 100000 | 7070 | 7.07% | 28000 | 7070 | 25.25% |
| Program Administration | Administration | CDBG: \$217,836.10 / HOME: \$42,613.43 | Other | Other | 10 | 2 | 0.00% | 1 | 2 | 200.00% |
| Public Facility Improvements | Non-Housing Community Development | CDBG: \$324,963.71 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted | 3500 | 7725 | 120.71% | 8890 | 7725 | 86.89% |
| Public Services | Non-Homeless Special Needs | CDBG: \$99,328.17 | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 50 | 41 | 82.00% | | 41 | |

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Department of Community Development is responsible for administering and implementing the County's Community Development Block Grant (CDBG) and HOME programs. The CDBG allocation utilized by Fulton County is for services and activities that directly benefit Fulton County residents who reside in Fulton County but outside the jurisdictional boundaries of the Cities of Atlanta, John's Creek, Roswell, Sandy Springs and South Fulton. Specific cities in Fulton County that partnered through a Cooperative Agreement for the Urban Entitlement resources are the cities of Alpharetta, , College Park, East Point, Fairburn, Hapeville, Milton, Palmetto, and Union City.

A significant portion of the County's CDBG allocation is awarded to these participating municipalities for infrastructure improvement projects. These projects are high priority projects for the County in order to maintain adequate community amenities, including infrastructure and recreation opportunities. In 2025, the projects listed below were completed:

- City of College Park Charles E Phillips Park Improvements
- City of East Point Water Main Infrastructure Replacement
- City of Fairburn-Mullis Street Pedestrian Improvements
- City of Hapeville: John Lewis Memorial Park Improvements
- City of Union City: Shannon Parkway Phase I
- City of Palmetto: Johnson Road & Church Street Basin Collection System CCTV Project

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

| | CDBG | HOME |
|---|-----------|----------|
| White | 0 | 0 |
| Black or African American | 52 | 5 |
| Asian | 0 | 0 |
| American Indian or American Native | 0 | 0 |
| Native Hawaiian or Other Pacific Islander | 0 | 0 |
| Total | 52 | 5 |
| Hispanic | 0 | 0 |
| Not Hispanic | 52 | 5 |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The County did not receive ESG funds for 2025.

The CDBG program served 14,795 persons through area benefit activities including park improvements, water line improvements, and street improvements that were completed during the year. Note: Housing rehabilitation is reported by household and there were 11 households served. The CDBG program is designed to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low to moderate income persons. Funds were used for municipal infrastructure and facilities projects. There were 41 citizens assisted through CDBG-CV funds in South Fulton for rent and mortgage assistance.

HOME funds were used to provide homeownership opportunities through down payment and closing costs. Five (5) households received financial assistance to purchase a home with help from the County's Homeownership Program in 2025.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

| Source of Funds | Source | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG | public - federal | 1,254,161 | \$917,738.02 |
| HOME | public - federal | 590,862 | \$152,975.93 |

Table 3 - Resources Made Available

Narrative

During 2025, Fulton County received formula allocations totaling \$1,070,713.95 of federal funds. Contracts awarded or commitments made during this program year for CDBG activities utilized funds from previous federal funding years and program income.

CDBG disbursed \$917,738.02 for project activities for administrative costs, municipality partnerships for improved public infrastructure and facilities, fair housing education services, and housing rehabilitation activities.

CDBG CV disbursed \$2,808,992.68 to date with a \$470.32 balance to expend.

HOME funds were expended totaling \$152,975.93 during the program year for first-time homebuyer assistance. The County received \$19,136 in recaptured funds in 2025. These will be programmed in 2026 for reuse.

Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|--|
| Countywide | 100 | 100% | Fulton County's programs are not specifically targeted to areas of minority concentration nor ethnic groups but designated principally for low to moderate income persons in our participating Urban Partners. |

Table 4 – Identify the geographic distribution and location of investments

Narrative

Fulton County's programs are not specifically targeted to areas of minority concentration nor ethnic groups but are designed principally for low-to-moderate income persons with the participating Urban Partners. Because the County's priority needs are broadly defined based on the distribution of funds for local cities located within the county and other recipients throughout the county's jurisdiction, the allocation of funds is not generally based on geography alone. The county allocates funds according to demand and does not prioritize the categories.

Consequently, local interest and initiative in developing and carrying out activities and/or programs and activities generally control the geographic distribution of the County's investments. All Fulton County Department's programs are designed to serve eligible citizens including the underserved, children and youth, economically disadvantaged, elderly, seniors, female-headed households, homeless, those threaten with homelessness, all ethnicities, minorities, and special needs populations.



The County realizes it cannot meet all the housing and non-housing needs but can strategically invest its limited resources to assist with the alleviation of community, non-community, and housing problems. Multiple Fulton County departments, various organizations and eleven municipalities in the County are primarily responsible for implementing programs and services that add to the quality of life. The department utilized HUD funding to support a Countywide community approach which leverages and maximizes federal, state, local and private funding for the cities that are inclusive of Fulton County's Cooperation agreement. Also, the department's funding decisions are based on activities that are outlined in the Five-Year Consolidated Plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG: Fulton County has been successful in leveraging additional resources to maximize the impact of its CDBG funds. Local government participants provide funding for projects.

HOME: Matching funds were generated in 2025 from the interest forgone on reduced rate first mortgage loans that clients received in connection with the County's HOP program. In addition, the County committed local funds toward the Down Payment Assistance program, which also provided match. The County incurred \$47,315 match liability in 2025. The County was able to meet its 25% matching requirement with contributions made during the 2025 program year. Note that the Excess match from prior year noted below differs than the 2024 ending balance. This is due to minor reporting errors on the match log for 2024 picked up during the County's audit.

Additionally, the County committed General Fund dollars in 2025 to three programs to support the County's efforts to assist special needs populations and youth experiencing homelessness.

- Veterans Service Program (\$1,000,000) – Funding was provided to nonprofit organizations that provide services to veterans. This program is entering its third year.
- Youth Homelessness (\$1,000,000) – Funding was provided to nonprofit organizations to assist in mitigating and addressing the issue of youth homelessness within the County. The funds supported initiatives and programs to assist youth service providers to prevent and end youth homelessness.
- Summer Youth Job Training Program (\$500,000) – The 2025 Summer Youth Job Training Program provided funding to qualified non-profit 501(c)3 organizations to provide services for Fulton County youth to gain professional skills and hands-on paid summer work experience. This program is entering its fourth year.

| Fiscal Year Summary – HOME Match | |
|--|-------------|
| 1. Excess match from prior Federal fiscal year | \$1,991,182 |
| 2. Match contributed during current Federal fiscal year | \$68,764 |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2) | \$2,059,946 |
| 4. Match liability for current Federal fiscal year | \$47,315 |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | \$2,012,631 |

Table 5 – Fiscal Year Summary - HOME Match Report

| Match Contribution for the Federal Fiscal Year | | | | | | | | |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|--------------|
| Project No. or Other ID | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
| 2259 | 4/29/2025 | \$ 3,750.00 | \$ 313.25 | | | | | \$ 4,063.25 |
| 2269 | 7/17/2025 | \$ 5,625.00 | \$ 17,346.49 | | | | | \$ 22,971.49 |
| 2270 | 9/19/2025 | \$ 4,500.00 | \$ 24,845.23 | | | | | \$ 29,345.23 |
| 2271 | 11/26/2025 | \$ 5,625.00 | \$ 6,759.02 | | | | | \$ 12,384.02 |

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

| Program Income – Enter the program amounts for the reporting period | | | | |
|---|---|---|--------------------------------|--|
| Balance on hand at beginning of reporting period \$ | Amount received during reporting period \$ | Total amount expended during reporting period \$ | Amount expended for TBRA \$ | Balance on hand at end of reporting period \$ |
| \$347,928.58 | \$19,136.00 | \$0 | \$0 | \$367,064.58 |

Table 7 – Program Income

| Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period | | | | | | |
|---|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| | Total | Minority Business Enterprises | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Contracts | | | | | | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |
| Sub-Contracts | | | | | | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |
| | Total | Women Business Enterprises | Male | | | |
| Contracts | | | | | | |
| Number | 0 | 0 | 0 | | | |
| Dollar Amount | 0 | 0 | 0 | | | |
| Sub-Contracts | | | | | | |
| Number | 0 | 0 | 0 | | | |
| Dollar Amount | 0 | 0 | 0 | | | |

Table 8 - Minority Business and Women Business Enterprises

| Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted | | | | | | |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| | Total | Minority Property Owners | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Dollar Amount | 0 | 0 | 0 | 0 | 0 | 0 |

Table 9 – Minority Owners of Rental Property

| Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition | | | | | | |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Parcels Acquired | 0 | | | | | |
| Businesses Displaced | | | | | | |
| Nonprofit Organizations Displaced | | | | | | |
| Households Temporarily Relocated, not Displaced | | | | | | |
| Households Displaced | Total | Minority Property Enterprises | | | | White Non-Hispanic |
| | | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic | |
| Number | 0 | 0 | 0 | 0 | 0 | 0 |
| Cost | 0 | 0 | 0 | 0 | 0 | 0 |

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

| | One-Year Goal | Actual |
|--|---------------|-----------|
| Number of Homeless households to be provided affordable housing units | 0 | 0 |
| Number of Non-Homeless households to be provided affordable housing units | 60 | 57 |
| Number of Special-Needs households to be provided affordable housing units | 0 | 0 |
| Total | 60 | 57 |

Table 11 – Number of Households

| | One-Year Goal | Actual |
|--|---------------|-----------|
| Number of households supported through Rental Assistance | 25 | 41 |
| Number of households supported through The Production of New Units | 2 | 0 |
| Number of households supported through Rehab of Existing Units | 20 | 11 |
| Number of households supported through Acquisition of Existing Units | 13 | 5 |
| Total | 60 | 57 |

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The annual goal for homeless units includes only HOME TBRA units. As the County is in the process of restructuring its TBRA program, no funds were expended nor were households assisted with TBRA funds in 2025. However, 41 households received rent/mortgage assistance through the CDBG-CV program. Non-homeless assistance is a goal for new production and housing rehabilitation programs. The housing rehabilitation program completed 11 units.

Down Payment Assistance: Five (5) households were assisted with downpayment assistance to secure homeownership in 2025.

Discuss how these outcomes will impact future annual action plans.

We have reviewed the County's overall accomplishments and addressed the challenges through the new Consolidated Plan for FY2025-2029.

Include the number of extremely low-income, low-income, and moderate-income persons

served by each activity where information on income by family size is required to determine the eligibility of the activity.

| Number of Households Served | CDBG Actual | HOME Actual |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income | 3 | 0 |
| Low-income | 4 | 5 |
| Moderate-income | 4 | 0 |
| Total | 11 | 5 |

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Fulton County supported its outreach efforts by ensuring that full-time coordinated entry and outreach workers were embedded within the County's Homeless Assessment Centers. These centers are operated by the Gateway Center as a contracted vendor for Fulton County, and all staff performing coordinated entry, outreach, and assessment functions at the centers are funded through this contract. Through this arrangement, Gateway provides the personnel and day-to-day management needed to conduct outreach, assessments, engage individuals experiencing homelessness, and facilitate referrals to shelter, housing, and supportive services, while Fulton County maintains oversight of program performance and system coordination.

The outreach system operated within a broader network of collaborations across the Continuum of Care. Outreach teams, shelter providers, behavioral health partners, and coordinated entry access points worked together to ensure that individuals experiencing homelessness were consistently identified, engaged, and connected to services. Street outreach teams shared information with the Gateway-operated Homeless Assessment Centers so that individuals encountered in the field could be directed to assessment and referral services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Emergency Shelter beds were removed, as the provider stopped receiving county funding and is now reported under the City of Atlanta. Additionally, two emergency shelters closed in January 2024, and one Transitional Housing provider, U Hope, scaled back operations. These factors contributed to the countywide reduction in reported capacity.

There are approximately 181 emergency shelter or transitional housing beds in Fulton County (outside the City of Atlanta) available as reported on the 2025 Housing Inventory Chart (HIC). On January 28th, 2025, there were 56 households in emergency shelters and 82 households in transitional housing.

Supply exceeds demand for households with children. While 181 beds were available across Emergency Shelter and Transitional Housing, only 60 individuals in family households occupied them, resulting in utilization rates of 28% for Transitional Housing and 42% for Emergency Shelter. For child-only households, 5 beds were available in Emergency Shelter, falling short of the 6 individuals identified in the PIT Count, indicating that demand slightly exceeded supply for this group.

The Fulton County 2025 Point in Time report was conducted by Department staff, County Leaders, Police and community organizations. In January 2025, during the PIT count, there were 241 persons experiencing homelessness.

With the loss of ESG funds in the County, the County relies on general funds and a network of nonprofit and regional partners to ensure that residents were able to access safe, temporary housing. These partners operated emergency shelters, transitional housing programs, and supportive services that helped individuals stabilize and transition toward permanent housing.

The County's Homeless Assessment Centers functioned as the coordinated entry access points for residents experiencing homelessness in North and South Fulton. They provided housing assessments, emergency shelter placement, diversion services, and referrals to long-term housing resources. This system ensured that individuals and families were connected to the most appropriate shelter or transitional housing option based on need and vulnerability. The centers also linked clients to prevention services when possible.

Community Services Program (CSP) funding strengthened the County's homelessness response by supporting nonprofit partners that provided stabilization, recovery, and supportive services. In 2025, CSP allocated \$827,000 to support homeless services. CSP's broader investment in health, economic stability, and youth services also reduced the risk of homelessness and supported individuals exiting shelter by addressing underlying barriers to housing.

Together, Fulton County, external partners, Homeless Assessment Centers, and CSP-funded programs create a coordinated system that:

- Provided access to emergency shelter and transitional housing.
- Ensured consistent assessment and placement through coordinated entry.
- Worked to strengthen the overall safety-net system to reduce returns to homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Fulton County helped low-income individuals and families avoid homelessness by focusing on early intervention, stabilization, and coordinated support across multiple systems of care. Prevention efforts included short-term financial assistance, case management, and referrals to employment, behavioral health, and benefits programs. These supports were designed to stabilize extremely low-income households before a crisis escalates into homelessness, with the goal of reducing the number of people entering emergency shelter.

Fulton County worked with public and private agencies that provided health, social services, youth programming, and employment support to identify at-risk households early. CSP-funded community organizations offered a variety of wraparound services—that helped residents maintain housing while addressing underlying challenges. This cross-agency coordination strengthened the County's safety-net system and ensured that vulnerable residents received the support needed to remain housed.

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's homeless response system focused on targeted strategies for chronically homeless individuals, families with children, veterans and their households, and unaccompanied youth. Through coordinated entry, rapid re-housing, and housing-first practices, the County's goal was to shorten the length of time households experience homelessness. These efforts helped ensure that the most vulnerable households were prioritized for permanent housing placements.

Access to affordable housing was strengthened through working with housing location services, landlord engagement, partnerships with local housing authorities, permanent supportive housing, transitional housing partners, etc. Housing location services helped individuals and families identify units more quickly, while supportive services—such as employment assistance, benefits enrollment, application and utility assistance, and transportation—helped households secure and maintain housing.

Fulton County Department of Community Development partners with the following agencies to provide Transitional Housing and Permanent Supportive Housing.

Transitional Housing

- Mary Hall Freedom House
- The Drake House

Permanent Supportive Housing

- Caring Works RISE
- Caring Works MOVE
- Mary Hall Freedom House, Mary's Heart
- Mary Hall Freedom House, Higher Ground Phase III
- Travelers Aid of Metropolitan Atlanta aka Hope Atlanta
- Georgia Center for Youth Excellence
- U Hope CDC, Inc.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of Fulton County (HAFC), a separate agency, owns and manages public housing developments. The Fulton County Department of Community Development continues to support the efforts of the Fulton County PHA and other local Public Housing Authorities (PHAs) within the County Consolidated Planning Area. While not funded in 2025, the County has in past provided TBRA funds to the Housing Authority.

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

During the past year, HAFC continued initiatives to increase home buying activity. The HAFC encouraged cooperative efforts between builders, developers, non-profits, and participating lenders. Efforts were made to utilize the same lenders as the GA Dream and Fulton County homeownership programs to ensure consistency.

The HAFC continues the Family Self Sufficiency Program. Participating families are assisted by the funds that they may accumulate in an FSS escrow account. The escrow account is established when an increase in the family portion of their rent is triggered by an increase in income earned from work. Once the head-of-household completes all of the goals listed in their individual Training and Services Plan, and all of the program requirements, the funds accumulated in the escrow account are disbursed to them. Families are guided by a Family Self Sufficiency Coordinator. Coordinated services including, but all not limited to, childcare, transportation, education, job training and employment counseling, substance abuse/alcohol abuse treatment or counseling, household skill training, and homeownership counseling were offered.

Community Resources were also offered, and the funding amount depends on if the Agency used outside second loan sources. HAFC has partnering relationships with various organizations and government agencies who administer community seconds programs.

Actions taken to provide assistance to troubled PHAs

The PHA is not troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The County is committed to making affordable housing available and institute a wide variety of initiatives. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified. The primary barriers were 1) limited credit available to buyers and 2) tighter underwriting standards, land costs, and the reduction of federally funded programs.

To mitigate the cost of housing and reduction of credit, the Department made progress by undertaking the following actions:

- Continued its efforts to increase Lender participation, and funds for single-family housing rehabilitation
- The HAFC encouraged self-sufficiency of its participants and assisted in the expansion of family opportunities
- The HAFC, through the administration of the Conventional and HCV Programs, provided affordable units. Further, through its modernization program, units were maintained to a high standard
- The HAFC provides a list of affordable housing developments on their website.
- Providing down payment and closing costs assistance to make homeownership possible for low-income homebuyers

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

To help remove obstacles to meeting underserved needs and improve service delivery, Fulton County supports the continued development of the Fulton County Continuum of Care, a collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.

The Community Services Program (CSP) is the County's principal avenue for funding social services programs pursuant to the County's Strategic Plan. In 2025, the Fulton County Board of Commissioners awarded General Fund dollars to support community-based agencies through the Community Services Program. Funds included those for a Summer Youth Job Training Program designed to provide youth on the job professional skills while offering paid summer work experience.

Housing inventory continues to be a challenge in the County. While the County reserves funds for housing development, identification of developers and CHDOs continues to present obstacles for the creation of affordable housing in the county.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 in Fulton County with lead-based paint hazards. As a result, Fulton County has incorporated its lead-based paint program in accordance with the Department of Housing and Urban Development. All of the County federal funded activities covered by the HUD Lead Safe Housing regulations were carried out in accordance with the requirements of the Final Rule.

Fulton County continued to strive toward lead-safe housing. For activities involving housing rehabilitation, Fulton County 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 with the Housing Quality Standards (HQS) protocol and the lead regulations. Where chipping or peeling paint is present that exceeds the de minimis levels are found on homes being purchased that were built before 1978, the eligible home buyer and the seller are notified in accordance with Title X, Sec. 1018. Owners and buyers participating in the Housing Rehabilitation Emergency Assistance Grant and Home Ownership Programs signed lead-based paint hazard disclosure forms. Each party receives lead hazard information pamphlet, evaluation results and disclosure information. The seller also received the seller certification form.

In addition, part of the responsibility of the HAFC is to protect residents of public housing and those utilizing Housing Choice Vouchers, particularly children ages six and under, from the health risks of lead-based paint. The HAFC ensured that the Agency itself and landlords protect these families by complying with HUD lead-based paint regulations. Landlords must meet the lead-based paint requirements and inspection for deteriorated and peeling paint is conducted in conjunction with HQS inspections.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Department of Community Development administered General Fund programs that directly and indirectly impact its services to the community alongside the HUD-funded programs. The CSP program is the County's principal avenue for funding social services programs pursuant to the County's Strategic Plan. As part of Fulton County's commitment to ensuring the self-sufficiency of the people of Fulton County, a number of specific objectives and related key performance indicators have been established as a way to measure our success over time.

1. Economic Stability/Poverty – Programs and services in this category address outcomes and performance measures that demonstrate positive change toward self-sufficiency, improved living conditions, increased disposable income and/or quality of life for individuals or families experiencing 'hardships' due to the economy and are at or below 200% of the poverty level as indicated by the Federal Poverty Guidelines.
2. Homelessness – Programs and services in this category address outcomes and performance measures that demonstrate positive change toward the County's goal of ending homelessness, assisting runaways and/or the victims of domestic violence. This could include Community-based runaway and domestic violence services, identifying and improving service quality and performance.

3. Health and Wellness – Programs and services in this category relate to chronic disease prevention and treatment, behavioral health and other medical conditions, and related wellness services, including those stemming from inadequate financial capacity. According to the Centers for Disease Control and Prevention, chronic diseases such as: diabetes, heart disease, hypertension, stroke, HIV/AIDS, and cancer are the leading causes of death and disability of Americans, with six in ten Americans living with at least one chronic disease. Mental and behavioral health services include the treatment and support of individuals with severe and persistent mental illness and substance abuse. Other medical and preventative care services include yearly check-ups, screenings, and immunizations, all of which are important to getting and staying healthy and which can help avoid health problems and prevent minor issues from becoming major health concerns. Financial wellness involves the process of learning how to successfully manage financial expenses to limit financial stress, which is found to be a common source of stress, anxiety, fear, and other adverse health related issues.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Fulton County will continue to be an active participant in the Fulton County Continuum of Care. The CoC promotes community-wide commitment to goals of ending homelessness; quickly rehousing homeless individuals and families; effective utilization of mainstream resources; optimizing consumer self-sufficiency. Membership includes emergency, transitional, and permanent housing providers, nonprofit social service organizations, and government agencies. In 2022, the CoC underwent Board Development activities in order to strengthen the composition of the CoC Board, as well as begin strategic planning.

Consultation with different departments and agencies continued in 2025. Gaps and overlaps in services were identified and the County continued to work to create equity through Public Policy and Community Engagement work.

Additionally, the County continued initiatives to increase home buying activity. The county encouraged cooperative efforts between Builders, Developers, Non-Profits, and Participating Lenders. County staff provided training and technical support to Fulton County lending community in an effort to encourage operational efficiency. Fulton County directly administers the program through a network of 34 Participating Lenders, who are responsible for originating, underwriting, closing, and funding mortgage loans. The loans are underwritten as soft second deferred payment loans, and the participating lenders provide first mortgage financing. Efforts in 2025 included ways to consolidate the HOP program under one administering agency to streamline the process and provide more effective, efficient underwriting and lending.

In addition, the County revamped its TBRA program, again in an effort to streamline the implementation and provide more effective service to County residents.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The County staff continued to work on increasing administrative efficiencies achieving:

- Participated in GA ACT events and meetings.

- Continued participation in the quarterly ARC Forums
- Continued to attempt to reduce homelessness by facility monthly forums, which affords information sharing and networking opportunities to the County's service providers with a focus on prevention and intervention strategies. The Collaborative was opening to nonprofit organizations, public agencies, advocates, concerned citizens and other interested community stakeholders.

Overall, the County undertook:

- In partnership with a variety of network service providers the Youth Commission was able to assist individuals to overcome homelessness. Staff participated county wide in events such as Not Even Once Drug Prevention Workshops, St. Patrick's Day Youth Festival & Resource Fair, College and Career Workshops, FCYC Recruitment Event, Georgia Law Workshop, Parent and Teacher Resource Fair, My Brother's Keeper Taskforce Forum, MLK Day Youth Symposium, Toy Collection and Sorting, Toy Wrapping Event and Life skills Workshop, Community Cares Event and Toy Distribution, H.O.P.E Box Set-up and Distribution – Homelessness Initiative, Park Beautification Project, Fulton Industrial Day Community Resource Fair, Healthy Cooking Demonstration, Gang/Violence Prevention Workshops, Easter Homeless Feeding – Hosea Feed the Hungry, Team Building Retreat and Overnight Think Tank, and Thanksgiving Day Feeding and Service for Hosea Feed the Hungry highlighting their volunteerism, promoting healthy living, obtaining life and leadership skills, and in awareness of pertinent issues.
- Work Source Fulton used an innovative approach to meet the needs of employers. Key stakeholders were identified, and partnerships were developed to foster long-term business alliances. Also, to increase coordination and encourage the formation of partnerships Work Source Fulton continues their relationship with FDIC's Community Affairs Office to assist in staff training, innovative facilitation ideas, and material acquisition.
- The Department of Senior Services through partnerships and contracts with community-based organizations, in conjunction with the Older Americans Act Program, offered several programs: Adult Day Care, Case Management, In-Home Services, Volunteer Services, Minor home repair for rehabilitation projects, Indigent burial, Senior Transportation (MOST), Home delivered meals, providing the Senior Information and Assistance STARline, and Congregate Meals. Programs were offered at three types of senior facilities: fifteen -Neighborhood Senior Centers, four-Senior Multipurpose Facilities, and Career Center Locations.
- The County government continued the Fulton Family Care Network, which consists of several organizations that are dedicated to providing comprehensive wrap-around services to children and youth.
- The Metropolitan Atlanta HIV Health Services Planning Council, the legislatively mandated Planning Body for the Ryan White Part A Program plans for the comprehensive delivery of services and allocation of resources for the Atlanta Eligible Metropolitan Area. Actions taken by the Planning Council included the Housing Committee served as an advisory group for Atlanta's HOPWA Program.

Identify actions taken to overcome the effects of any impediments identified in the

jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During 2020 Fulton County worked to complete an updated Analysis of Impediments to Fair Housing (AI). The AI was released to the public in June 2020. Impediments found to Fair housing and actions taken in 2025 include:

Impediment 3: Continued Need for Investment in Neighborhoods and Human Capital in Areas with High Racial and Ethnic Concentrations of Poverty

There is a need to concentrate investments focused on economic mobility in RECAPs, including workforce development and associated facilities and services, improvements to public facilities, job creation, and efforts to improve school quality and food security. Fulton County has continued to provide a range of services as identified above to reduce poverty.

Impediment 4: Need for Fair Housing Education and Enforcement

The county has allocated funds for Fair Housing in 2020, 2021, 2022, 2023, 2024, and 2025 Annual Plans. Metro Fair Housing provides fair housing services with a primary purpose to prevent housing discrimination. The Agency also enforces the laws through investigation and resolution of housing discrimination. Investigations and monitoring of housing are through systemic and complaint-based testing. Complaints are filed with HUD and/or Georgia Equal Opportunity Office.

Impediment 6: Need for Programs and Resources Accessible to People with Limited English Proficiency

During 2021 the County updated its plan for providing access for persons with Limited English speaking ability. The Department outlined its role in providing translation services and the availability of services to translate essential documents to Spanish, and continued publishing notices in both English and Spanish in 2025.

Impediment 7: Limited Access to Homeownership for Minorities

The Homeownership Opportunities Program (HOP) provides down payment and closing costs assistance to low- and moderate-income households purchasing a home in Fulton County. Of the 4 citizens that received assistance, all were African American.

Fulton County Government's Office of Diversity and Civil Rights Compliance assists with adhering Fair Housing Compliance, training, certifications, and workshops.

CR-40 - Monitoring 91.220 and 91.230

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

The Department of Community Development staff has developed and put into place a complete system for monitoring its sub-recipients for all programs. In general, monitoring emphasizes the evaluation of progress, performance, and compliance with applicable regulations and procedural requirements, Staff provided hands-on assistance to program recipients, answered questions and helped solve problems. Annual, the County hosts a Technical Assistance workshop that provided subrecipients on opportunity to discuss projects and challenges.

Fulton County requires sub-recipients to submit monthly status reports on their projects. The County also conducts an annual independent third-party review under the uniform rule that may select one of the HUD formula programs. These audits are coordinated through the County's Finance Department. In addition, the County adheres to having an independent audit firm in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities are completed each year. This firm may select any of the department's federal programs based on an assessment of the audit. Periodically, the County's Internal Audit Department conducts program audits.

Ongoing compliance reviews are performed during implementation of construction projects, including progress inspections, labor compliance reviews, employee interviews, etc. Financial monitoring occurs with each invoice processing.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizen participation is an integral part of Fulton County's consolidated planning process. The department has adopted a Citizen Participation Plan to provide for and encourage citizen participation. The primary goal of the Citizen Participation Plan is to provide all citizens of our community with adequate opportunities to participate in the planning, implementation, and assessment of the County's federal programs. During each calendar year, Fulton County notifies citizens and all participating municipalities of the availability of the Consolidated Plan as adopted, any amendments and/or its associated performance reports (Annual Action Plan & CAPER), as these documents are developed, to afford citizens a reasonable opportunity to examine their content.

The 2025 CAPER was placed on display on March 12, 2026. A fifteen-day comment period was provided. No comments on the CAPER were received during the comment period.

The Draft CAPER is available online for review and comment www.fultoncountyga.gov

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

While creating the new FY2025-2029 Five Year Consolidated Plan the County focused on streamlining its priorities into more realistic, achievable goals.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The County has identified three developments that require ongoing monitoring through the affordability period. Delowe Village was completed and inspected in 2018. This property was scheduled for inspection in 2022, but due to COVID restrictions an on-site inspection did not take place. The inspection of the property was still pending in 2025 due to staff turnover at the County.

Palmetto Preserves was inspected in 2019. This property was scheduled for inspection in 2022, but due to ongoing COVID restrictions an on-site inspection did not take place. The inspection of the property was still pending in 2025 due to staff turnover at the County.

The scattered site units developed by Housing Initiatives of North Fulton require an on-site inspection of four units and closeout of two units. The inspection of the property was still pending in 2025 due to staff turnover at the County.

The County intended to monitor all projects in 2025 to catch up with inspection and monitoring requirements; however, staff turnover at the County prevented the inspection and monitoring from occurring.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Concerned efforts continued to be made to inform local governments, nonprofits, for-profit developers, public housing authorities and others about the affirmative marketing requirements of all the federal funded programs.

Fulton County monitors the implementation of any Affirmative Marketing Plans developed by HOME recipients to ensure full compliance with the County's affirmative marketing goals. Fulton County conducts routine site visits to funded projects. An integral part of the visit is the on-site review of the documentation of the project's participation in the Affirmative Marketing Plan. Documentation is required and submitted to confirm that the required marketing efforts are taking place. No new developments requiring affirmative marketing were completed in 2025.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Reconciliation of the program income and program funds revenue between Fulton County Grants Management and the Department of Community Development was completed so that all expenses to

the HOME program were accounted for and properly recorded for Grant-based accounting. Expenditures will continue to be reviewed by the Project Manager prior to submitting a draw request. The Grants Management staff will provide a second review prior to entering the draw request in HUD IDIS. There were several draws under the HOME program using program income.

No HOME Program Income was used in 2025 for activities.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Fulton County undertook the following actions in 2025:

- Continued partnerships with HUD-certified housing counseling agencies.
- Continued housing programs targeted for owner-occupied rehab, down payment assistance.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

| Total Labor Hours | CDBG | HOME | ESG | HOPWA | HTF |
|---------------------------------------|-------------|-------------|------------|--------------|------------|
| Total Number of Activities | 0 | 0 | 0 | 0 | 0 |
| Total Labor Hours | | | | | |
| Total Section 3 Worker Hours | | | | | |
| Total Targeted Section 3 Worker Hours | | | | | |

Table 14 – Total Labor Hours

| Qualitative Efforts - Number of Activities by Program | CDBG | HOME | ESG | HOPWA | HTF |
|---|-------------|-------------|------------|--------------|------------|
| Outreach efforts to generate job applicants who are Public Housing Targeted Workers | | | | | |
| Outreach efforts to generate job applicants who are Other Funding Targeted Workers. | | | | | |
| Direct, on-the job training (including apprenticeships). | | | | | |
| Indirect training such as arranging for, contracting for, or paying tuition for, off-site training. | | | | | |
| Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching). | | | | | |
| Outreach efforts to identify and secure bids from Section 3 business concerns. | | | | | |
| Technical assistance to help Section 3 business concerns understand and bid on contracts. | | | | | |
| Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns. | | | | | |
| Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services. | | | | | |
| Held one or more job fairs. | | | | | |
| Provided or connected residents with supportive services that can provide direct services or referrals. | | | | | |
| Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation. | | | | | |
| Assisted residents with finding child care. | | | | | |
| Assisted residents to apply for, or attend community college or a four year educational institution. | | | | | |
| Assisted residents to apply for, or attend vocational/technical training. | | | | | |
| Assisted residents to obtain financial literacy training and/or coaching. | | | | | |
| Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns. | | | | | |
| Provided or connected residents with training on computer use or online technologies. | | | | | |
| Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses. | | | | | |
| Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act. | | | | | |

| | | | | | |
|--------|--|--|--|--|--|
| Other. | | | | | |
|--------|--|--|--|--|--|

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative