



# SUBSTANTIAL AMENDMENT 2019 Annual Action Plan

**DRAFT**  
**January 2021**

Amended Jan. 2021 to reprogram funds from prior years and 2019 funds to create 8 new activities. In June, 2020, the County advertised an amendment to create 6 new activities using funds federal CDBG Funds left over from 2014-2018. Of those projects, two will be canceled, Demolition of the Kathleen Mitchell School, and improvements to Tom E. Morris Sports Complex. In addition, the County will cancel a 2013 activity, the DeLowe Demolition. There is an additional \$250,000 from 2018 and 2019 funds that will also be allocated to new activities.

The 8 additional activities to reprogram funds from 2013 to 2019. College Park, Charles E. Philips Park \$584,000; South Fulton, Burdette Recreation Center, \$250,000; Hapeville John R. Lewis Memorial Park and Dog Park \$300,000; Demolition - Airway Motel (blight removal) \$265,708.16; Palmetto Water Supply \$300,000; East Point Colonial Hills Unity Park Improvements, \$162,487; Fairburn, Cora Robinson Park \$200,000; Union City sidewalk improvements \$422,500.

## **Executive Summary**

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

#### **1. Introduction**

Each year Fulton County submits an Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) in relation to the substantial grant agreement it enters annually for federal financial resources through HUD's Community Planning and Development (CPD) Office. The Action Plan is a one-year implementation plan that targets goals and allocations to achieve successes of its overall HUD required Five-Year Consolidated Plan.

This 2019 Plan document is the County's fifth and final Annual Action Plan related to the 2015-2019 Five-Year Consolidated Plan. The Consolidated Plan highlights overall housing and community development needs identified in Fulton County, and the Annual Action Plan identifies broad activities the County plans to undertake in the given year. This 2019 Action Plan also describes the resources available, the programs and project types to be funded, and the proposed accomplishments.

The goals of the Consolidated Plan and Annual Action Plan are specific to needs of low and moderate income residents and households in Fulton County. More specifically, the funding associated with the Plans are for services provided directly to Fulton County residents who reside in the County but outside the jurisdictional boundaries of the City of Atlanta, the City of Roswell, and the City of Sandy Springs. The excluded cities listed administer separate HUD- CPD funded programs specifically for residents in their jurisdictions.

The Action Plan, developed with the input of citizens serves four major functions:

Annual Action Plan  
2019

1. It is the County's application for funds available through the three HUD Formula Programs: Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG);
2. It is the annual planning document, built through public input and participation, and an open request For Application (RFA) process;
3. It lays out expected annual funding resources, the method of fund distribution, and the actions the County will follow in administering HUD Programs; and,
4. It provides accountability to citizens for the use of the funds and allows HUD to measure program performance

The CDBG, HOME, and ESG programs support HUD's three (3) priority goals annually for low-to-moderate income individuals and /or families: decent housing, suitable living environment and provision of economic opportunities in the County specifically including cooperative partnerships with the cities of Alpharetta, Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Milton, Mountain Park, Palmetto and Union City.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The goals and outcomes identified in this Action Plan are taken from the Consolidated Plan's Strategic Plan which describes how federal funds and other resources are allocated and list other actions that will be taken to address community development and affordable housing needs. 2019 goals will be achieved with a focus on projects that support:

1. Decent Affordable Housing
2. Decent Affordable Housing (Affordable Housing Supply Homeownership)
3. Affordable Housing Supply Homeownership/ Rehab
4. Affordable Home Access and Support Homeownership
5. Decent Housing - Homeless Prevention
6. Decent Housing - Rental Housing
7. Suitable Living Environment Facility/ Public Facility Improvements
8. Suitable Living Environment Facility/ Public Infrastructure

## 9. Suitable Living Environment - Youth Services

## 10. Planning and Program Administration

### **3. Evaluation of past performance**

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

Fulton County has made consistent progress in meeting its five-year goals. The areas in the Consolidated Annual Performance and Evaluation Report (CAPER) where the County did not make significant progress were:

- Rental unit rehabilitation: No contracts were executed for rental unit rehabilitation. Staff continues to monitor the previously funded multi-family units under the affordability period.
- Homeless Prevention/Beds: Fulton County has adopted a continuum of care ("CoC") approach to address the needs of its homeless and special needs population.
- Expand Opportunities/Jobs: No job creation projects were funded in 2018.
- Suitable Living Environment — Demolition: Ongoing program and outcomes are based on need and the identification of projects

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The department has adopted a Citizen Participation Plan to provide for and encourage citizen participation in CDBG, HOME, ESG, and other Federal funded programs. The primary goal of the Plan is to provide citizens with adequate opportunities to participate in the planning, implementation, and assessment of the County's federal programs. The Plan identifies policies and procedures that are designed to maximize citizen participation in the community development process. The 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 public hearings, 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.

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. Notices of public hearings are 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. The advertisements are "display ads" or "legal ads" which appear in the sections of the newspaper most likely to be read by citizens. Additionally, the viewing of advertisements can be found on the County's website at [www.fultoncountyga.gov](http://www.fultoncountyga.gov).

The department took a two-step approach prior to the finalizing of the Annual Action Plan document.

1. Notices of the public comment period for this Action Plan were published October 29, 2018 Marietta Journal newspapers, distributed by email blast to the Department's email list; Fulton County's web site, community centers and libraries.
  2. Public Hearings were held in three locations:
  3. Sign in sheets were used at each public hearing and were in both English and translated into Spanish. Citizens needing reasonable accommodations due to a disability, including communications in an alternative format were provided – assistance through Georgia Relay Access and information on how to contact the Disability Services Liaison in the Housing and Community Development Department in order to accommodate special requests.
- Thursday, November 8, 2018, North Fulton Service Center, 7741 Roswell Road, Sandy Springs, GA 30350, Room 232, 1 to 3 pm
  - Friday, November 9, 2018, South Fulton Service Center, 5600 Stonewall Tell Road, College Park, GA 30349, Auditorium, 1 to 3 pm
  - Thursday, November 15, 2018, 137 Peachtree Street, SW, Atlanta, GA 30303, 1st Floor Conference Room, 1 to 3 pm

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were provided during the three (3) meetings held to address the 2019 Action Plan initiative.

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

No public comments were provided during the three (3) meetings held to address the 2019 Action Plan initiative.

## **7. Summary**

There were no public comments that were rejected during the public comment period.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	FULTON COUNTY	Department of Community Development
HOME Administrator	FULTON COUNTY	Department of Community Development
ESG Administrator	FULTON COUNTY	Department of Community Development

**Table 1 – Responsible Agencies**

### Narrative (optional)

The Fulton County Consolidated Plan and the Annual Action Plan are jointly prepared by the Fulton County Department of Community Development (CDBG, HOME and ESG) Programs. The Department of 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 ten (10) municipalities in Fulton County (City of Alpharetta, City of Chattahoochee Hills, City of College Park, City of East Point, City of Fairburn, City of Hapeville, City of Milton, City of Mountain Park, City of Palmetto and City of Union City), are primarily responsible as partners for implementing programs and services covered by the Consolidated Plan, under the direct coordination of the County.

### **Consolidated Plan Public Contact Information**

Dawn Butler, Division Manager, Department of Community Development, 137 Peachtree Street, SW Atlanta, GA 30303



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

### **1. Introduction**

Citizens, governmental agencies, and non-profit agencies participated in the development of the 2019 Fulton County Consolidated Plan/Annual Action Plan through public hearings and informal meetings. Agencies such as the Department of Health Services, Atlanta/Fulton County Library System, Housing Authority of Fulton County and Fulton County Ryan White Program were consulted in the preparation of this plan.

Metro Fair Housing has provided valuable information on the fair housing services in the County and continues to be a critical partner.

The Department of Senior Services is a valuable partner with providing supportive services to homeless seniors.

Non-profit agencies within Fulton County were identified and provide varied community services to the County's low to moderate income citizens.

Fulton County's Continuum of Care is a critical community partner and addresses the needs of the 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. The County addresses 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 Department of Community Development administers ESG funds through its Homeless Assessment Centers and also awards grant funds to sub-recipients to carry out eligible activities in compliance with all applicable federal regulations. HUD monitors the County on its administration of the ESG program.

Through the Department of Community Affairs and the Fulton County Department of Community Development, HMIS data standards are reviewed and evaluated to ensure compliance with meeting performance standards, data entry, and data quality.

**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 programs by facilitating and supporting workshops on Fair Housing and related issues, including, predatory lending, pre-purchase counseling and loss mitigation. Fulton County also participates in the Atlanta Regional Commission meetings that are held quarterly.

**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.**

Fulton County is the recipient of the ESG grant allocation. Fulton County Department of Community Development administers the ESG program and serves as the collaborative applicant on behalf of the CoC and provides administrative support to the CoC.

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

The County consults with the CoC during the development of the Consolidated Plan, annual Action Plans, COC's NOFA process, CoC board meetings, and the final ESG grant recommendations. The Department of Community Development administers ESG funds through its Homeless Assessment Centers and also awards grant funds to sub-recipients to carry out eligible activities in compliance with all applicable federal regulations.

Also, the GA Dept. of Community Affairs and the Fulton County Department of Community Development in consultation with the CoC's HMIS committee develop HMIS data standards. These standards are reviewed and evaluated to ensure compliance with meeting performance standards, data entry, and data quality.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	The Center for Pan Asian Community Services Inc.
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency participated in the County's Consolidated Plan process by providing informative/referral services for the Pan Asian Community. The anticipated outcome of the Agency is to increase the marketing and decimation of program services and resources.
2	<b>Agency/Group/Organization</b>	Metro Fair Housing Services, Inc.
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted to provide training/seminar on eliminating barriers to fair housing. The anticipated outcome is 1) increased awareness of fair housing laws and regulations, 2) increased knowledge on how to identify fair housing violations, and 3) increased discussion on the need for equal opportunity in housing.
3	<b>Agency/Group/Organization</b>	Fulton County Office of Equal Employment Opportunity & Disability Affairs
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was consulted to provide ADA awareness under the American with Disabilities Act. The anticipated outcome is to remain compliant with the ADA requirements and to maintain a working relationship to ensure the Department's activities are aware of all updates related to the regulations and maintains compliance with the rules.
4	<b>Agency/Group/Organization</b>	Ryan White Program of Fulton County
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted to provide services/programs for Fulton County residents using HOPWA funds. The Fulton County Ryan White program provides resources through a continuum of HIV/AIDS care through a comprehensive range of core services. The anticipated outcome is to remain abreast of the related resources in the community and to broaden the partnership of local housing providers addressing special needs populations.
5	<b>Agency/Group/Organization</b>	Housing Authority Fulton County
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was consulted to determine issues relating to housing units for low-income residents of Fulton County to address the need for decent, safe, sanitary and affordable housing in Fulton County. The anticipated outcome is to remain abreast of the related resources in the community and to broaden the partnership of local housing providers addressing specific needs of extremely low income families and individuals.

6	<b>Agency/Group/Organization</b>	FULTON COUNTY DEPARTMENT OF HUMAN SERVICES
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was consulted to provide for actions to reduce the number of poverty level families in the County. The anticipated outcome is to develop initiatives, leverage resources, and collaborate to the decrease the increase in the number of poverty stricken households.

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

All available agencies pertaining to the plan were contacted and consulted.

### 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	Fulton County	Fulton County enthusiastically supports and partners with the GA 502 Fulton Country CoC approach to addressing the needs of the homeless and those at risk of becoming homeless. Our shared vision and commitment is focused on rooting out the causes of homelessness and aiding individuals and families in their successful reintegration into the community.

**Table 3 – Other local / regional / federal planning efforts**

### Narrative (optional)

## **AP-12 Participation – 91.105, 91.200(c)**

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

The citizen participation process for the Consolidated Plan set the goals and priorities for the five-year period. Barring any emerging urgent issues that could change the existing goals and priorities, there should be no changes to the current goals and priorities as identified in the Consolidated Plan. The Department conducted a thorough process for this Action Plan. The first step included four public meetings throughout November 2018. The 2019 Annual Action Plan was available for review, with written comments due November 29, 2018. Comments were accepted starting on November 1, 2018. Fulton County staff advised a total of approximately \$1,916,230 under the Community Development Block Grant program. These funds will be used for a variety of activities and services that will benefit citizens, with the exception of those residing in Fulton County but outside the jurisdictional boundaries of the cities of Atlanta, Johns Creek, Roswell, and Sandy Springs.

The process included having copies of the draft documents available for review at several locations such as Libraries and Government buildings and on the Fulton County website. The County also has the use of translators through the Office of Employment and Equal Opportunity and Disability Affairs. Press releases announcing the comment period and public hearings were sent to several media outlets and advertisements completed with a local paper of circulation. Sign- in sheets were used at each public hearing and were in both English and Spanish. These sheets are included as attachments. Additionally, notices were also sent to the departments' mailing list including homeless housing and service providers, and other interested parties to share with their constituents and/or place on their websites. Reasonable requests of an alternative format were offered along with Technical Assistance for citizens. If needed, applicable meeting(s) could be arranged for individuals or group as necessary to explain project eligibility, application and approval processes or implementation requirements for all funding programs administered by the county.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	None received	None received	n/A	
2	Public Meeting	Non-targeted/broad community	None received	None received	None received	

**Table 4 – Citizen Participation Outreach**

## **Expected Resources**

### **AP-15 Expected Resources – 91.220(c)(1,2)**

#### **Introduction**

All Federal funding allocations will be used in a manner which supports the major goals of Fulton County's Consolidated Plan, which are to provide decent affordable housing and a suitable living environment to principally benefit low and moderate income persons in Fulton County.

The anticipated resources identified in this section include Community Development Block Grant (CDBG) program funds for Fulton County, the HOME Investment Partnerships Program funds for the Fulton County HOME program Consortium and the Emergency Solutions Grant program. They are based on the most recent allocations for these programs from the U.S. Department of Housing and Urban Development



(HUD).

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,896,494	0	2,422,836.93	4,319,930.93	0	These CDBG funds will be used to support planning, homeowner housing rehabilitation, demolition, public services, public facilities, and public improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	793,500	0	0	793,500	0	These HOME funds are used towards homeowner rehabilitation, preservation, TBRA and homebuyer assistance. They are also used towards CHDO set-aside activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	162,596	0	0	162,596	0	1. Emergency Shelter Services (Provides immediate shelter) 2. Homeless Prevention (Provides rental/utility assistance to allow the consumer to remain housed.) 3. Rapid Re-Housing (Provides rental /utility assistance to allow the homeless to be quickly rehoused.)
Other	public - federal	Other	3,628,431	0	0	3,628,431	0	ESG CV funds to prepare, prevent and respond to the Corona virus pandemic.

**Table 5 - Expected Resources – Priority Table**

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

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, the 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 publicly 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**

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, the 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.

## 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	HOME: \$119,025	Rental units constructed: 4 Household Housing Unit
2	Affordable Housing Supply Homeownership/Rehab	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	CDBG: \$214,747 HOME: \$215,125	Homeowner Housing Rehabilitated: 20 Household Housing Unit
3	Affordable Housing Access and Support Homeownershi	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing	HOME: \$200,000	Direct Financial Assistance to Homebuyers: 20 Households Assisted
4	Decent Housing-Homeless Prevention	2015	2019	Homeless	Affordable Housing	Homeless Prevention	ESG: \$150,399	Homelessness Prevention: 300 Persons Assisted
5	Decent Housing - Rental Housing	2015	2019	Affordable Housing	Affordable Housing	Affordable Housing Access and Support	HOME: \$180,000	Tenant-based rental assistance / Rapid Rehousing: 18 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	Community Facilities, Infrastructure	CDBG: \$887,974	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 60000 Households Assisted
7	Neighborhood Stabilization	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing Access and Support	CDBG: \$142,237	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
8	Suitable Living Environment - Youth Services	2015	2019	Non-Housing Community Development	Affordable Housing	Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families	CDBG: \$142,237	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Planning and Program Administration	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Affordable Housing	Affordable Housing Affordable Housing Access and Support Assistance for Currently Homeless Persons/Families Homeless Prevention Community Facilities, Infrastructure	CDBG: \$379,299 HOME: \$79,350 ESG: \$12,195	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 60000 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Rental units constructed: 4 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 20 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 18 Households Assisted Homelessness Prevention: 300 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions



<b>1</b>	<b>Goal Name</b>	Decent Affordable Housing
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	Affordable Housing Supply Homeownership/Rehab
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	Affordable Housing Access and Support Homeownership
	<b>Goal Description</b>	
<b>4</b>	<b>Goal Name</b>	Decent Housing-Homeless Prevention
	<b>Goal Description</b>	
<b>5</b>	<b>Goal Name</b>	Decent Housing - Rental Housing
	<b>Goal Description</b>	
<b>6</b>	<b>Goal Name</b>	Suitable Living Environment -Facility/Infrastructure
	<b>Goal Description</b>	
<b>7</b>	<b>Goal Name</b>	Neighborhood Stabilization
	<b>Goal Description</b>	
<b>8</b>	<b>Goal Name</b>	Suitable Living Environment - Youth Services
	<b>Goal Description</b>	
<b>11</b>	<b>Goal Name</b>	Planning and Program Administration
	<b>Goal Description</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

CDBG funding will be used to support affordable housing development, develop public facilities for public purposes using existing publicly 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.

HOME funds will be used to increase the affordable housing supply stock and provide decent affordable housing. The HOME program will continue to serve a variety of activities such as owner-occupied housing assistance, homebuyer assistance, tenant-based rental assistance, and rental housing development assistance. The County will determine the AMI benefit on a project-by-project basis. The County proposes to operate the following five programs:

The Single-Family Housing Rehabilitation assists citizens with home improvements and the correction of code violations through a deferred payment loan.

Provide rental assistance to residents utilizing various qualified programs to include, Tenant-Based Rental Assistance Program (TBRA) in partnership with the Housing Authority of Fulton County, Georgia.

Fulton County's Home Ownership Program (HOP) provides a deferred payment loan for down payment and or closing cost not to exceed the required mortgage down payment amount in accordance with the first mortgage lending guidelines. Closing costs are determined and provided based on need in accordance with any contributions. The County's program provides assistance up to 6% of the sales price, not to exceed \$10,000.

Fulton County supports the development of the following types of activities: New Construction, Acquisition and Rehabilitation of both Single and Multi-Family Housing Development. The County works with Developers, For-Profit, and Non-Profit Entities, through a competitive process, to support the development of affordable rental housing, promote housing opportunity and choice, ensure the greatest number of quality affordable housing units are produced or preserved; contribute to the development of housing that serves seniors and people with disabilities with the appropriate levels of operating and service supports; promote homeownership opportunities for those that have barriers to affordability; and promote cost-effective sustainable design.

ESG funds are used to provide overnight shelter for homeless persons and assist in

preventing individuals/families from becoming homeless and also by providing Rapid Re-housing

CDBG and ESG funds from the CARES act were added in August 2020

## Projects

#	Project Name
1	Non-Profit Public Service Activities
2	Infrastructure Improvements & Public Facility Improvements
3	CDBG Owner Occupied Housing Rehab Stabilization Grant
4	Demolition and Clearance
5	CDBG Planning and Program Administration
6	HOME Administration
7	HOP - HOME Ownership Program
8	HOME (DPL) Housing Rehabilitation
9	Rental Subsidy
10	CHDO Set-Aside and Affordable Housing Development
11	Project Delivery - Inspections
12	ESG CV and 2020
13	CDBG CV Union City park facilities
14	CDBG CV Union City - PPE
15	CDBG CV Palmetto Testing
16	CDBG CV Palmetto PPE
17	CDBG CV Fairburn Rehab Covid testing center
18	CDBG CV Fairburn Food to Seniors
19	CDB CV Fairburn Student PPE Kits
20	CDBG CV Park improvements
21	CDBG CV East Point
22	CDBG CV College Park
23	CDBG CV Fairburn First Responders PPE
24	2013-2019 Reprogrammed Funds

**Table 7 - Project Information**

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

The Fulton County Department of Housing and Community Development allocate and invest 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. Â

The primary obstacle to meeting underserved needs is the limited availability of local, state, and federal funding. Another obstacle is the limited number of affordable housing development opportunities, as the economy has improved, there is increased competition for available sites and costs of development are higher. Also, there are a limited number of qualified nonprofit affordable housing developers who have shovel-ready projects. Lastly, the Lending Institutions still have tight loan standards thereby, loan demand for lower-income borrowers have deteriorated.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Non-Profit Public Service Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Suitable Living Environment - Youth Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$284,474
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	Infrastructure Improvements & Public Facility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$887,974
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	CDBG Owner Occupied Housing Rehab Stabilization Grant
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Supply Homeownership/Rehab
	<b>Needs Addressed</b>	

	<b>Funding</b>	CDBG: \$214,747
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Demolition and Clearance
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	CDBG Planning and Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$379,299
	<b>Description</b>	
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	HOP - HOME Ownership Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	



	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	HOME (DPL) Housing Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	Rental Subsidy
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	CHDO Set-Aside and Affordable Housing Development
	<b>Target Area</b>	

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	Project Delivery - Inspections
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$130,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>12</b>	<b>Project Name</b>	ESG CV and 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	Assistance for Currently Homeless Persons/Families Homeless Prevention
	<b>Funding</b>	ESG: \$161,641 ESG CV: \$2,529,828

	<b>Description</b>	ESG funds to address homelessness and persons at risk of homelessness. ESG 2020 allocation \$166,641 and ESG CV allocations 1 and 2 totaling: \$2,529,828. The first allocation of ESG CV will be used as follows: (ESG CV-1 \$574,624) Administration, \$57,462; Emergency Shelter, \$154,716; Homeless Prevention, \$188,864; Outreach, \$86,790; and Rapid Rehousing, \$86,792. The 2nd tranche of ESG funds, (ESG CV-2 \$1,955,204), will be used for Administration \$195,520, Emergency Shelter (\$429,616), Homeless Prevention (482,933), Outreach (\$364,201), and Rapid Rehousing (\$482,934). The ESG 2020 allocation (ESG 2020 \$166,641) will be used to provide emergency shelter operations and services; HMIS support; homelessness prevention / rapid rehousing; street outreach; and program administration.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>13</b>	<b>Project Name</b>	CDBG CV Union City park facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$13,603
	<b>Description</b>	Sanitizing Stations at Ronald Bridges Park & The Gathering Place- \$13,603
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

14	<b>Project Name</b>	CDBG CV Union City - PPE
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$60,000
	<b>Description</b>	PPE Equipment 1st Responders
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
15	<b>Project Name</b>	CDBG CV Palmetto Testing
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$80,000
	<b>Description</b>	Covid Testing Kits
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
16	<b>Project Name</b>	CDBG CV Palmetto PPE
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	

	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$40,000
	<b>Description</b>	COVID PPE Equipment first responders
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	CDBG CV Fairburn Rehab Covid testing center
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$200,000
	<b>Description</b>	Rehabilitate an existing facility & acquire an empty lot located at 40 Washington Street & 43 Washington Street for COVID testing site.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>18</b>	<b>Project Name</b>	CDBG CV Fairburn Food to Seniors
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$10,000
	<b>Description</b>	Food distribution through Senior Centers.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>19</b>	<b>Project Name</b>	CDBG CV Fairburn Student PPE Kits
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$10,000
	<b>Description</b>	Fulton County Schools starting on August 17th, and students having a choice of virtual or in-class instructions, teachers will need the toolkits to address COVID impacts and digital inequities. Our focus will be on Campbell Elementary School. Campbell Elementary is the school attended by the most of the school age children who reside in the Lightning Community. It is also walking distance from the Lightning Neighborhood.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>20</b>	<b>Project Name</b>	CDBG CV Park improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$15,000
	<b>Description</b>	Installation of handwashing stations in parks to prevent the spread of covid

	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>21</b>	<b>Project Name</b>	CDBG CV East Point
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$155,000
	<b>Description</b>	Student PPE Tool Kits for low income public school students to help flatten the COVID-19 curve.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>22</b>	<b>Project Name</b>	CDBG CV College Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$500,000
	<b>Description</b>	subsistence payments - assistance for Utilities, Rent and Mortgage
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>23</b>	<b>Project Name</b>	CDBG CV Fairburn First Responders PPE
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-CV for CDBG CARES Act funding: \$15,000
	<b>Description</b>	Provide PPE to first responders in Fairburn
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>24</b>	<b>Project Name</b>	2013-2019 Reprogrammed Funds
	<b>Target Area</b>	
	<b>Goals Supported</b>	Facilities and Infrastructure
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG-\$2,484,695.16
	<b>Description</b>	The 8 additional activities to reprogram funds from 2013 to 2019. College Park, Charles E. Philips Park \$584,000; South Fulton, Burdette Recreation Center, \$250,000; Hapeville John R. Lewis Memorial Park and Dog Park \$300,000; Demolition - Airway Motel (blight removal) \$265,708.16; Palmetto Water Supply \$300,000; East Point Colonial Hills Unity Park Improvements, \$162,487; Fairburn, Cora Robinson Park \$200,000; Union City sidewalk improvements \$422,500.



	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Public Infrastructure and Facilities, Demolition

## **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**

Fulton County's programs are not specifically targeted to areas of minority concentration or ethnic group, but designed principally for low to moderate income persons through decent housing, suitable living environment, and expanded economic activity. All of Fulton County Department's programs are designed to serve Fulton County 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. Other general fund supported programs supports additional community needs that add to the quality of life. The department will utilize the HUD funding to support a County wide community approach with the goal of leveraging federal, state, local and private funding.

Fulton County programs adheres to Sec. 5309.\* Nondiscrimination in programs and activities [\* Section 109 of the Act. Fulton County programs and services are available county wide with the exception of residents living in jurisdictions receiving HUD funds directly for its residents. Minority beneficiary data for race, ethnicity and female head-of household will be summarized in each year's CAPER.

When considering the minority population of Fulton County, it is important to note the County is inclusive of the Cities of Atlanta, Sandy Springs, and Roswell, all of which receive entitlement funds. Additionally, Fulton County funds eleven municipalities, each with a different demographic make-up. Fulton County population is forty six (45%) while and forty five (45%) Black/African American and the reminder of the population consist of Asian, American Indian, Hispanic/Latino and Native Hawaiian and Other Pacific Islander population. The department staff coordinates internally with Fulton County Government GIS Land Data Staff to ensure that the low to moderate and minority concentration maps are updated. Staff uses the maps as a tool to determine the structure of programs, services and activities along with coordinating with specific Entities to partner.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Affordable Housing	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The Fulton County Department of Community Development allocates and invest 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 that include low to

moderate-income individuals.

Because Fulton County's priority needs are broadly defined based on the distribution of funds for local cities located in Fulton County and other recipients throughout the county's jurisdiction, the allocating of funds is not generally based on geography alone. Each program has a unique method of geographic distribution. The County's CDBG and HOME programs are application and RFP based and therefore; the geographic distribution of assistance cannot be predicted. Multiple Fulton County departments, non-profit organizations and eleven municipalities in Fulton County are primarily responsible for implementing programs and services covered by the Consolidated Plan. Consequently, local interest and initiative in developing and carrying out activities and/or programs and projects generally controls the geographic distribution of the County's investments in housing and community development assistance. The department will consider in funding decisions that all programs, initiatives, activities, and services meet the following:

- Beneficiaries are income eligible;
- Meet a goal or priority in the Five Year Consolidated Plan;
- Affirmatively further fair housing;
- Leverage funding;
- Sustainable over time;
- Address the underserved including the elderly, youth, poverty-stricken, disabled, and the disenfranchised such as the homeless or near homeless; and
- Maximize impact and reduce administrative cost.

## **Discussion**

The chart of the targeted area reflects that all of the received federal funds will be used in the county's jurisdictional area.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	800
Non-Homeless	300
Special-Needs	0
Total	1,100

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	18
The Production of New Units	4
Rehab of Existing Units	24
Acquisition of Existing Units	4
Total	50

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

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Fulton County's Community Development Department partners with the Fulton County Housing Authority to help address the housing needs of low and extremely low income households in the Fulton County jurisdiction. The HOME funded Tenant Based Rental Assistance (TBRA) Program has been a thriving partnership among the entities. In addition, through various County event, marketing materials, and invites, Fulton County ensures that the Housing Authority is notified of available resources, programs, and opportunities for all of its participants; especially those assisted by TBRA and those working through the Housing Authority's various self-sufficiency initiatives.

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

The goals and objectives for FY 2019 continue to include:

- Expanding the supply of assisted housing through leveraged private and private partnerships.
- Improving the quality of assisted housing by enforcement and implementation of effective public housing management.
- Providing feedback that could help maintain or increase the PHA's SEMAP scores.
- Increase marketing efforts that promote and educate on the need for various affordably priced housing option.
- Fostering a work environment that values and encourages individual and team commitment to HAFC goals and objectives.
- Developing and maintaining affordable housing programs by aggressively pursuing all funding announcements and actively promoting the participation of Fulton County's rental property owners in these programs.
- Encourage the participation of families in HAFC's Housing Choice Voucher (HCV) in the Fulton County Workforce Development Office's job training and educational programs.
- Collaborating with the private sector to develop mixed-use housing.

### **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 help to create sustainability. 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 are assisted in the home buying process by the funds that they 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. 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 the family.

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

N/A. The Housing Authority of Fulton County is not troubled.

**Discussion**

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

### **Introduction**

Fulton County is covered by the Fulton County Continuum of Care, a network of service providers covering Fulton County (not including the City of Atlanta). The Fulton County Continuum of Care brings together housing and service providers to meet the needs of homeless individuals and families. Fulton County is in the process of developing a Homeless Plan that will seek to align existing planning efforts related to homelessness to foster a more consistent approach to homelessness and affordable/low-cost housing.

### **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**

##### **Coordinated Intake and Assessment System**

Coordinated Intake and Assessment System (CIAS) refers to a single process for the citizens of Fulton County to receive prevention, housing, and/or other services. The core components provide:

- Information through outreach/ recruitment and multi-media advertising so that people will know where or how to access coordinated intake and assessment services.
- A place or means to request assistance.
- A screening and assessment process and tools to gather and verify information about a person's housing and service needs and program eligibility and priority.
- Enrollment/admission decision criteria.
- Electronic connectivity and confirms housing and/or services

##### **Design**

The CIAS is designed to outreach and recruit homeless individuals and families throughout the 76.6-mile geographic area of Fulton County, to assess their individual needs and facilitate access to services in response to those identified needs. CIAS utilizes a multi-tiered approach that requires the operation of

an Assessment Center centrally located in both the south and north areas of Fulton County.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

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

Transitional Housing will be provided through partnerships with the following agencies:

Antioch Urban Ministries, Inc.

DBA Matthew's Place

Gilgal, Inc. - Gilgal Inc.

Homestretch

Housing Initiative of North Fulton

Mary Hall Freedom House

Elizabeth's Place and Travelers Aid

The department staff, County Leaders, Police, and community organizations volunteered on January 24, 2019, for the 2019 Point In Time (PIT) Count. The final results of the PIT are used to determine the amount of Federal funding to support the development of programs.

In cold inclement weather, Fulton County offers short-term warming stations at Fulton County Fire Stations.

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

The department will continue its transitional housing and permanent supportive housing with the



following providers:

Transitional Housing

- Antioch Urban Ministries, Inc. DBA Matthew's Place
- Gilgal, Inc. - Gilgal Inc.
- Homestretch - Housing Initiative of North Fulton
- Mary Hall Freedom House - Elizabeth's Place
- Travelers Aid Permanent Supportive Housing
- Caring Works
- Covenant House - Rights of Passage
- Fulton County Board of Commissioners - Scattered Site Program
- Jerusalem House - Scattered Site I
- Jerusalem House - Scattered Site II
- Mary Hall Freedom House - Mary's Heart
- Mary Hall Freedom House -Village of Hope
- Mary Hall Freedom House - Higher Ground III
- Travelers Aid - Fulton PSH
- Zion Hill Community Development - PSH

Also, Fulton County Department of Community Development's Youth Commission program supports this initiative through the H.O.P.E. (Helping Other People Every day) campaign that addresses homelessness, primarily amongst families by providing resources and guidance needed to overcome systemic circumstances. The project disseminates essential services offered through various Fulton County departments and local service providers to low income and impoverished areas.

Participants receive the following:

- Referrals for shelters, rehabilitation, employment, sexual exploitation, childcare, etc.

- Vouchers for food, clothing, utility assistance via HFTH, Love Beyond Walls - Mobile Unit
- On-site health services (i.e. dental, health screenings, hygiene, etc.)
- On-site employer recruiting
- Non-perishable foods
- Hygiene Products/household cleaning supplies

**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 Fulton County Housing and Youth Services Department staff and the GA 502 CoC uses both ESG and SHP funding to support rapid re-housing options for eligible individuals, families and youth.

## **Discussion**

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

### **Introduction:**

Fulton County is committed to making decent affordable housing available to all County residents.

Realizing some barriers to affordable housing are beyond governmental control, and as such, Fulton County recognizes and works to assist the public with the following barriers and others as identified:

- Credit available to buyers
- Strict underwriting standards
- Increasing the cost of land for purchase, use, and development
- Local building codes and zoning regulations that create cost burdens to moderately budgeted projects
- Lack of accessible incentive programs for private investments
- Reduction of federally funded programs to supplement housing growth

Fulton County's strategies include continuation of existing programs that promote a stable living environment with the goal of reducing dependency. To address these obstacles, Fulton County will take the following actions in 2019:

- Continue housing programs targeted for owner-occupied rehab, down payment assistance and Emergency Solutions Grant Program activities.
- Continue efforts with the County's Workforce Development Division to provide job training and employment opportunities

**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**

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Fulton County Housing and Community Development programs are designed to serve Fulton County citizens which includes the underserved, children and youth, economically disadvantaged, elderly, seniors, female headed households, homeless, those threatened with homelessness, all ethnicities, minorities and special needs populations.

### **Actions planned to address obstacles to meeting underserved needs**

Programs and services offered under the County's ESG, CDBG and HOME programs are directed at providing and maintaining safe, decent, and sanitary affordable housing. In addition to programs funded with HUD grants, in 2019 Fulton County will provide the following Housing Informational Sessions.

- FULTON COUNTY HOME OWNERSHIP PROGRAM
- HOUSING RESOURCES FOR YOUR HOME
- PROPERTY TAX EXEMPTIONS FOR SENIOR CITIZENS
- GUARDING AGAINST HOUSING SCAMS

### **Actions planned to foster and maintain affordable housing**

To address these obstacles, Fulton County plans to take the following actions in 2019:

- Continued partnerships with HUD-certified housing counseling agencies
- 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 Department of Community Development has incorporated its' lead base paint program in accordance with the Department of Housing and Urban Development (HUD). All federally funded activities covered by the HUD Lead Safe Home regulations are carried out in accordance with the requirements of the Final Rule, including the Uniform Relocation Act.

Housing Rehabilitation Inspectors have completed Lead-Based Paint training and obtained certifications. The inspectors continue to have their certifications renewed as required. 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 are conducted in accordance with the Housing Quality Standards (HQS) protocol. Owners and buyers participating in the Housing Rehabilitation Emergency Assistance Grant and Home Ownership Programs sign lead-based paint hazard forms and each party receives a lead hazard information pamphlet, evaluation results and disclosure information depending on the year the home was built. The seller also receives 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 2019, 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 is 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.

Fulton County's public service programs and owner-occupied housing rehabilitation programs are the primary output-oriented vehicles for reducing the number of poverty-level households in the County.

Associated goals outlined in the 2019 Action Plan include the provision of supportive services for homeless Persons and families (ESG) as well as providing support to projects that implement strategies from the Annual Action Plan 2019.

### **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 2019 to provide a comprehensive approach to addressing the County's housing and community development needs.

There are strengths in the institutional delivery system. Collaboration, coordination, and communication are strong in Fulton County, with relationships and advocacy in groups such as the Fulton County Housing Authority, Fulton County's Community Services Program, and many other public service organizations. These groups work to ensure there is a continuum of housing and services for lowincome households, the homeless and populations with special needs. Additionally, referrals are made between agencies for collaborative support.

### **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 countywide 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.

During 2019, the County will continue conducting meetings and consultations with numerous Fulton County departments, municipalities and non-profit service providers, to include, but not limited to, Health Services, Superior Court, Aging and Youth, Police, Parks & Recreation, Libraries, and nonprofit homeless providers.

More importantly, within Fulton County, there is a focus on connecting the homeless with mainstream services, such as health, mental health, and employment services. This is due to a countywide resource and referral network that includes 211 information and the centralized assessment centers for homeless and at-risk households operated by a county-wide Coordinated Intake and Assessment System. These agencies serve as entry points for homeless persons to access mainstream resources. Households seeking assistance are assessed for participation in mainstream resources, including TANF, SNAP, public health plans, employment and housing services, and referred to programs for which they may be eligible.

In addition, the Department of Community Development collaborates with the County's Workforce Division to assist with supporting job skills development and placement for individuals who are under or not employed.

## **Discussion:**

## Program Specific Requirements

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

#### Introduction:

The following is a description of the program-specific requirements under the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) program, and the Emergency Solutions Grant (ESG) program.

As a result of both federal mandate and local policy, each of the County's entitlement programs requires or encourage some level of "match" or "leveraging" - financing from other sources in addition to the requested entitlement funds. For instance, locally adopted policies for the HOME program require that 25% of the project cost be accounted for by matching funds. In addition, the County's CDBG funding process awards a higher point value to project proposals that leverage additional resources. Under the ESG program, federal regulations require that there be a dollar-for-dollar match from other public and private sources.

#### 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	19,328
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
<b>Total Program Income:</b>	<b>19,328</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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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(l)(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

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:

1. 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:  $A = \frac{\text{HOME Recapture amount}}{\text{HOME Recapture amount} + \text{homeowner investment}} \times \text{Net proceeds}$ ;  $B = \frac{\text{Amount to homeowner}}{\text{Amount to homeowner} + \text{HOME investment}} \times \text{Net proceeds}$ . 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 annually sends a Home buyer **Certification** document to each HOP second mortgage beneficiary (currently in the affordability period) terms of the second mortgage loan to include existing primary residency **requirement**. Recipients are requested to verify receipt of the certification document by including the respective borrower's signature and date of the document, then return to the signature and date of the document, then return to the County via facsimile or U.S. Post Master. To ensure that the home buyer certification documents 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:

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)

Fulton County enthusiastically supports and partners with the GA 502 Fulton County CoC approach to addressing the needs of people who are homeless or at risk of becoming homeless. Our shared vision and commitment are focused on rooting out the causes of homelessness and aiding individuals and families in their successful reintegration into the community. Fulton County and the GA 502 Fulton County CoC work collaboratively to identify and serve the chronically homeless, youth, families, and veterans through the GA 502 Coordinated Intake and Assessment System (CIAS). The staff of the Fulton County's Homeless Division provides administrative support to the GA 502 Board of Directors. Utilizing ESG and other jurisdictional allocations coupled with the CoC Supportive Housing Program grant funds, Fulton County implement strategies to address the 7 performance measures targeting the groups identified above and measures, using HMIS performance data, the impact of the strategies on the intended population. Fulton County's ESG written standards are included as an attachment to this plan.

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

The Coordinated Intake and Assessment System (CIAS) is designed to complete outreach and recruit homeless individuals and families throughout the geographic area of Fulton County, to assess their individual needs and facilitate access to services in response to those identified needs. CIAS utilizes a multi-tiered approach that is required for the operation of an Assessment Centers centrally located in both the south and north areas of Fulton County. To satisfy eligibility criteria for participation in the Emergency Solutions Grant program, applicants must be below 30% AMI, according to the current HUD income limits (for homelessness prevention assistance), or homeless or at risk of becoming homeless (for rapid re-housing assistance), and lacking sufficient resources and support networks necessary to retain housing without ESG assistance. All ESG participants receive an initial consultation to determine eligibility and assistance.

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).

In accordance with HUD 24 CFR 576.3 (Allocation of Funding), regulations mandate that 7.5% of funds should be spent on administrative activities, a maximum of 60% of Fulton County's ESG funds are to be spent on shelter activities, and the remaining 40% are to be spent on homeless prevention and rapid rehousing activities proposed by organizations. The Department of Community Development administers ESG funds through its Homeless Assessment Centers and also awards grant funds to sub-recipients to carry out eligible activities in compliance with all applicable federal regulations. The ESG written standards attached to this plan outline the County's process for allocating ESG funds.

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 meets homeless participation requirements.

5. Describe performance standards for evaluating ESG.

ESG performance standards are measured through review of monthly or quarterly reports determined by the designated ESG Project Manager depending on the project or service to the County. It is imperative that the reports are submitted as scheduled. The County is responsible for reporting program accomplishments to HUD, who in turn submits the information in congressional reports. Each Project Manager responsible for technical support of the subrecipient will provide reporting formats prior to commencement of the ESG-funded project or service. Project Manager(s) will visit the site of each project or service delivery location no less than annually to assess progress. Additional site visits may be required depending on the subrecipient's need for technical support. Each ESG subrecipient must keep records of fund expenditures; a copy of the ESG contract executed with Fulton County; and all other project or service information important to the administration of the project for a minimum of four (4) years. The County will monitor ESG subrecipient files and record keeping procedures at least annually. Each agency receives notification in writing prior to the anticipated monitoring date. The HMIS database is also reviewed to review performance.

