



2026 Annual Action Plan

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Executive Summary

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

1. Introduction

Fulton County receives funding annually from the U.S. Department of Housing and Urban Development under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. The Department of Health & Human Services, Fulton County Department of Community Development is the County's designated department responsible for the federal grant programs. One of the requirements for receiving these funds is the development of a five-year Consolidated Plan for Housing and Community Development (CP) to provide policy direction for the next five years of funding decisions. The County prepared a new Five-Year Consolidated Plan for FY 2025-2029. The Consolidated Plan is the basis for allocation priorities and actions for FY 2026.

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.

Goals were established in the Five-Year Plan to meet the identified needs as follows:

Increase Access to/Quality of Affordable Housing

- Develop and Preserve Affordable Rental Housing
- Affordable Homeownership Opportunities
- Housing Rehabilitation Assistance for Homeowners
- Rental Assistance and Homelessness Prevention

These needs will be met by:

- Providing safe affordable residential opportunities for low- and moderate-income households, including projects located near employment, transportation, and other community resources.
- Supporting the development of affordable rental housing for seniors, veterans, people with disabilities, or other special needs households, such as people who are formerly homeless or at risk of homelessness. Increase the number of first-time home buyers through down payment and closing cost assistance.
- Providing funding for residential rehabilitation to preserve the existing affordable housing stock by assisting income-eligible individuals. Rehabilitation will include energy efficiency improvements and issues as they relate to health and safety.

Public Services

- Fund eligible public services to serve low- and moderate-income residents, youth, seniors, people with disabilities, and other special needs populations.

Fair Housing Education and Services

- Provide assistance to eligible households which might include but is not limited to fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. Provide fair housing complaint investigation services. Consumer education and awareness around predatory lending fraudulent mortgages, and other housing scams.

Public Facilities/Infrastructure

- Street Improvement
- Sidewalk Improvements
- Water/Sewer Improvements
- Parks/Recreation Improvements
- Removal of Architectural Barriers

These needs will be met by:

- Funding infrastructure improvements and public facilities such as sidewalks, street lighting, pedestrian facilities, ADA improvements, and community centers in income-eligible areas.
- Partnering with other County departments, cooperating cities within Fulton County, and non-profit agencies.
- Assisting community service organizations in improving or expanding physical structures to serve homeless residents, low- and moderate-income households, and other special needs populations.

Program Administration

- Program administration related to the planning and execution of community development, housing, and homelessness activities assisted with funds provided under the CDBG and HOME programs.

3. Evaluation of past performance

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

Each year, Fulton County reports its progress in meeting its five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is due to HUD within 90 days of the start of the new program year. The annual block grant allocation for Fulton County directly benefits Fulton County residents who reside in Fulton County but outside the jurisdictional boundaries of the Cities of Atlanta, John's Creek, Roswell and 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, Mountain Park, Palmetto, and Union City.

The CAPER for 2025 will be produced and available for public display in March 2026. During FY 2025, the County managed two federal grant programs: CDBG and HOME. In 2024, the CDBG program served 68,460 persons through area benefit activities including park improvements and water line improvements that were completed during the year. Note: Housing rehabilitation is reported by household and there were 12 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.

HOME funds were used to provide homeownership opportunities through down payment and closing cost assistance. There were 28 households who received financial assistance to purchase a home through the County's Homeownership Program during the 2024 Program Year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Fulton County consulted with residents, County staff, government agencies, nonprofit agencies, housing and homeless service providers, and others to develop this Annual Action Plan (AAP). The County held the first public meeting on October 20, 2025, to receive Citizen input on the needs of the County that could be met with federal grant funds and to provide a summary of the past use of funds. The second public meeting was held on February 23, 2026, and interviews with key stakeholders to develop its strategy for 2026. The 30-day public comment period ran from February 18, 2026, to March 19, 2026. Applications were solicited from local municipalities for CDBG funds. HOME funds were allocated to an on-going homeownership program and Tenant-Based Rental Assistance.

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.

The County held the first public meeting on October 20, 2025. The second public meeting was held on February 23, 2026. Both public meetings were hybrid with in-person and virtual options to attend. No members of the public attended, and no public comments were received.

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

There were no public comments received. No comments were not accepted.

7. Summary

No comments were received.

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Mia Redd, Deputy Director, Health & Human Services
Fulton County Department of Community Development
Central Library
Attn: Community Development
One Margaret Mitchell Square
7th Floor
Atlanta, GA 30303
Phone: 404-613-3643

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Fulton County conducted a variety of public outreach to gather input from County and City staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and county residents in preparing the 2025-2029 Consolidated Plan. The County relied on more limited outreach to municipalities to inform this Annual Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Fulton County works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The County has representatives on many non-profit agency boards and/or advisory committees. The County works with various housing, health, mental health, and service agencies to gather data and identify gaps in services.

In developing the Consolidated Plan in 2025 and the 2025 Annual Plan, the County strived to include input from housing providers and health, mental health, and other service agencies. A variety of assisted housing providers and health, mental health, and service agency stakeholders were invited to attend the public meeting held October 20, 2025. Stakeholders included city elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, an agency representing persons with limited English-speaking ability, senior services, workforce development organizations, and others.

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 falls within the Fulton County Georgia-502 Homeless Continuum of Care (CoC), which was formed to provide a more focused approach to issues of homelessness within the County. The CoC was formed in 2014 to carry out the planning responsibilities for homeless people within the political boundaries of Fulton County. It coordinates housing, services, and funding streams; promotes community-wide commitment to goals of ending homelessness; analyzes homeless needs in the county; and coordinates the housing and services systems to align resources & functions.

From a regional perspective, the County collaborates with the State of Georgia, City of Atlanta, and DeKalb County to facilitate service coordination, client referrals and the collection of data through a shared Homeless Management Information System (HMIS).

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 Emergency Solutions Grant Program is designed to identify sheltered and unsheltered homeless persons, as well as those at risk of homelessness, and provide the services necessary to help those persons to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. The program focuses on assisting people to regain stability and move to permanent housing. Fulton County will not receive an allocation of ESG funds for 2026.

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	Agency/Group/Organization	CITY OF COLLEGE PARK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	College Park is a subrecipient of funding.
2	Agency/Group/Organization	CITY OF EAST POINT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of East Point is a subrecipient of funding.
3	Agency/Group/Organization	CITY OF HAPEVILLE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Hapeville is a subrecipient of funding.
4	Agency/Group/Organization	CITY OF FAIRBURN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Fairburn is a subrecipient of funding.

5	Agency/Group/Organization	CITY OF UNION CITY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Union City is a subrecipient of funding.
6	Agency/Group/Organization	CITY OF PALMETTO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Palmetto is a subrecipient of funding.

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

The County consulted Broadband providers in preparation of the 2025 Consolidated Plan. No further consultation was conducted for the 2026 AAP preparation.

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	Continuum of Care members assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services, which align with goals and priorities identified in the Strategic Plan.

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

Fulton County's Citizen Participation Plan provides the steps to be taken to ensure that the public and stakeholders in the federal grant programs have a say in the development of the Action Plan. This process includes outreach to municipalities and organizations. Such outreach included:

1. Informing the municipalities and organizations of the availability of funds, application deadline.
2. The first public meeting was held on October 20, 2025. The hearing was advertised in the local newspaper and a blast emailed to a cross section of organizations, municipalities, state agencies, as well as advocacy organizations focused on fair housing, and language barriers to inform them of the hearing.
3. The Action Plan was disseminated by email to the participating jurisdictions as well as organizations that represent low- and moderate-income persons and those with limited English proficiency. The second public hearing announcement was included in this communication.
4. The plan was available for public comment for 30 days and available on the county website.
5. A second hearing was held on February 23, 2026, and advertised with the availability of the Action Plan for display. Notice was disseminated through agencies that have contact with low- and moderate-income persons and those with limited English proficiency.
6. No public comments were received.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	County staff and consultant	No comments were received	None	
2	Newspaper Ad	Non-targeted/broad community	The newspaper ads were used to inform the public of the first and second public hearings as well as the availability of the plan.		None	
3	Public Hearing	Non-targeted/broad community	TBD	TBD	TBD	
4	Letters /Emails	Municipalities and Agencies	Sent to inform entities of process and encourage participation by constituent groups		None	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The table below shows the County's grant allocations for the 2026 program year. All grant funds will be used to support the Fulton County Department of Community Development's goals to provide decent affordable housing, a suitable living environment, and expanded economic development. 2026 is the

second year of the current Consolidated Plan period.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Projected Amount Available Year 2				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	1,333,423			1,333,423	4,000,269	CDBG funds may be used to carry out activities related to housing rehabilitation, demolition and community revitalization, public infrastructure improvements, park improvements, public services, and program administration.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	599,301.51			599,301.51	1,797,904.53	HOME funds may be used for homebuyer assistance, TBRA, homeowner rehab, affordable housing development, CHDO activities, and program administration.

Table 5 – Projected 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, which typically also include a combination of private and other public funds.

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 through a mix of match carryovers from prior years as well as other eligible sources. The County provides matching funds of twenty-five cents from the County's General Fund for each HOME dollar expended for the Home Ownership Program (HOP). Also, in the Home Ownership Program, the difference between the appraised value and the sales price is acknowledged to be a donation to affordable housing and counted toward the match requirement. Interest forgone on below market loans issued through the HOP program are also considered sources of eligible match

If appropriate, describe publicly 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 owned properties to include parks, recreational facilities, and community centers in low- and 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 use such as routes commonly used by school children or people walking to public transportation and shopping.

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	Increase Access to/Quality of Affordable Housing	2026	2027	Affordable Housing	Countywide	Affordable Housing	CDBG: \$190,000.00 HOME: \$531,000	Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 13 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted Rental Units Constructed: 2 Housing Units
2	Public Facility Improvements	2026	2027	Non-Housing Community Development	Countywide	Public Facilities Improvements	CDBG: \$390,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 34,815 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure Improvements	2026	2027	Non-Housing Community Development	Countywide	Infrastructure Improvements	CDBG: \$500,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,855 Persons Assisted
4	Program Administration	2026	2027	Administration	Countywide	Program Administration	CDBG: \$193,423.00 HOME: \$59,930.15	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Access to/Quality of Affordable Housing
	Goal Description	The County will utilize funds to provide safe affordable residential opportunities, including rental housing, housing for homeownership, TBRA and direct assistance to homebuyers, for low- and moderate-income households, including projects located near employment, transportation, and other community resources.
2	Goal Name	Public Facility Improvements
	Goal Description	The County will use CDBG funds to make improvements to streets, sidewalks, stormwater infrastructure facilities, and water and sewer infrastructure in communities throughout the County, as needed over the next five years.
3	Goal Name	Infrastructure Improvements
	Goal Description	Recreation improvements in the County are important to support the quality of life by providing adequate open space and recreation opportunities. The County will continue to support its various community development needs through upgrades to existing recreation amenities and creating new opportunities.

4	Goal Name	Program Administration
	Goal Description	Support administration and delivery of HOME and CDBG activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below represent the activities Fulton County plans to undertake during the 2026 program year to address the goals of providing decent affordable housing, promoting a suitable living environment, and encouraging economic opportunity. The allocation of funding for the 2026 projects has been determined based on overall priority needs of county residents and community input received during the planning process.

Projects

#	Project Name
1	College Park Badgett Stadium Complex Improvement
2	East Point Watermain Initiative – West Hamilton Phase II
3	Fairburn West Campbellton Pedestrian Improvements
4	Hapeville John Lewis Park Improvements Phase I
5	Palmetto Fayetteville Church & Johnson Road Lift Station Improvements
6	Union City Shannon Parkway Improvements Phase III
7	Housing Rehabilitation Program for Seniors
8	CDBG Program Administration
9	HOME Program Administration
10	Home Ownership Program
11	Tenant Based Rental Assistance
12	HOME Program CHDO

Table 7 - Project Information

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

In allocating funding, Fulton County prioritized affordable housing, homelessness, and community revitalization (including facility, park, and infrastructure improvements), which emerged as critical needs during the Consolidated Planning process. Fulton County does not designate specific areas for allocation of funds as part of its strategic use of HUD grant funds. Instead, the County's programs are designed to serve eligible individuals and households throughout the County's service area.

Obstacles to meeting underserved needs include limited funding availability, limited affordable housing development opportunities and shovel-ready projects, and increased development costs.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$193,423
	Description	Program administration costs related to the overall planning and execution of CDBG assisted community development activities, in accordance with the CDBG administrative cap. Up to 20 percent of each year's CDBG grant plus program income can be obligated for planning and administrative costs.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Fulton County Department of Community Development, Fulton County Central Library Community Development Department One Margaret Mitchell Square – 7 th Floor Atlanta, GA 30303
	Planned Activities	Costs related to overall planning and execution of CDBG-assisted activities. Matrix Cod 21A
	Project Name	Housing Rehabilitation Program

2	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing
	Needs Addressed	Housing Rehabilitation Assistance for Homeowners
	Funding	CDBG: \$250,000
	Description	Program to provide minor home repairs for senior citizens.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Housing units rehabbed: 20
	Location Description	Specific locations within the Fulton County entitlement jurisdiction to be determined during the program year
	Planned Activities	Housing rehabilitation for senior households. Matrix code 14A
3	Project Name	College Park: Badgett Stadium Complex Improvements
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$130,000
	Description	Construction, rehabilitation, or installation of public facility improvements to Badgett Stadium Complex for energy efficient environment installation of HVAC system and windows to provide increased operation hours and community utilization, energy conservation, and comfortable work environment.
	Target Date	08/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Citywide – City of College Park 61.5% (8,890 LMI individuals)
	Location Description	3636 College St, College Park, GA 30337
	Planned Activities	Public Facility Improvements. Matrix code 03E
4	Project Name	East Point: Water Main Initiative – West Hamilton Phase II
	Target Area	
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$195,000
	Description	Upgrade undersized water mains and increase water pressure for water distribution and to ensure water pressure is up to firefighting activities at W. Hamilton
	Target Date	08/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	BG 3 CT 112.02 – 86% LMI; 400 LMI individuals, BG 4 CT 112.02 – 29.80% LMI; 225 LMI individuals, BG 6 CT 112.02 – 71.1% LMI; 345 LMI individuals
	Location Description	2025 Hamiton Ave - 1757 Park St (West End of the Project / 1700 Hamilton Ave (Center Point of Project / 2957 Main St (East End of the Project).
	Planned Activities	Infrastructure Improvement Matrix Code 03J
5	Project Name	Fairburn: West Campbellton Pedestrian Improvements
	Target Area	Countywide
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community Improvements

	Funding	CDBG: \$195,000
	Description	This project entails the demolition of existing curb, gutter, and installation of sidewalk with ADA handicap ramps on both sides of West Campbellton Street, from Mullis Street to Magaret Street in the Lightning Neighborhood.
	Target Date	10/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	BG 2 CT 105.35 – 30% LMI; 240 low-mod individuals BG 1 CT 105.19 – 87.90% LMI; 1,600 low-mod individuals
	Location Description	City of Fairburn – West Campbelltown Street (both sides) from Mullis Street to Magaret Street.
	Planned Activities	Infrastructure Improvement Matrix Code 03L
6	Project Name	Hapeville: John Lewis Park Improvements Phase I
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$90,000
	Description	Project will consist of installation of new playground equipment at the John R. Lewis Memorial Park. Additional equipment will enhance visitor experience by providing children & families more locations to play and exercise.
	Target Date	10/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	Citywide – City of Hapeville 60.9% LMI (4,000 LMI individuals)
	Location Description	488 King Arnold Street
	Planned Activities	Park improvements Matrix Code 03F

7	Project Name	Palmetto: Fayetteville Church & Johnson Road Lift Station Improvements
	Target Area	
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$110,000
	Description	Lift station upgrades to correct brittle panes, failing relay sockets, corroded wiring connections, improper seal against hydrogen sulfide gas and aging motor starters.
	Target Date	10/31/2027
	Estimate the number and type of families that will benefit from the proposed activities	BG 3 CT 104.01 – 18.30% LMI; 205 LMI Individuals BG 1 CT 104.01 – 53.80% LMI; 840 LMI individuals
	Location Description	Fayetteville/Church Road and Johnson Road in Palmetto, Georgia
	Planned Activities	Water/Sewer Improvements. Matrix Code 03J.
8	Project Name	Union City: Shannon Parkway Improvements Phase III
	Target Area	
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community Improvements
	Funding	CDBG: \$170,000
	Description	Provide an open green space that will create a generous collective landscape for community to gather, recreate and enjoy a natural environment. Project will service as the second segment of Union Station Greenway Trail. Features include play area, pavilion, restrooms, boardwalks, parking, and related infrastructure.
	Target Date	10/31/2027

	Estimate the number and type of families that will benefit from the proposed activities	Citywide – City of Union City 64.4% LMI (21,925 LMI individuals)
	Location Description	0 Shannon Blvd. Union City GA
	Planned Activities	Park improvements Matrix Code 03F
9	Project Name	HOME Program Administration
	Target Area	Countywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$59,930.15
	Description	Program administration costs related to the overall planning and execution of HOME-assisted affordable housing activities, in accordance with the HOME administrative cap. Up to 10 percent of each year's HOME grant plus program income can be obligated for planning and administrative costs.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Program administration costs related to the overall planning and execution of HOME-assisted affordable housing activities.
10	Project Name	Home Ownership Program
	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing

	Needs Addressed	Affordable Homeownership Opportunities
	Funding	HOME: \$118,000
	Description	Loans to eligible first-time homebuyers to assist with down payment costs related to eligible home purchases in Fulton County.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Direct financial assistance to homebuyers: 13 households assisted
	Location Description	Specific locations within the Fulton County entitlement jurisdiction to be determined during the program year
	Planned Activities	Down payment assistance to first time homebuyers.
11	Project Name	Tenant-Based Rental Assistance
	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing
	Needs Addressed	Rental Assistance and Homelessness Prevention
	Funding	HOME: \$331,476.13
	Description	Reimbursement to contracted partner(s) to provide tenant-based rental assistance programs for extremely low- and low-income households.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Tenant based rental assistance / rapid rehousing: 25 households assisted
	Location Description	Specific locations within the Fulton County entitlement jurisdiction to be determined during the program year

	Planned Activities	Tenant-based rental assistance for extremely low- and low-income households.
12	Project Name	HOME Program CHDO
	Target Area	Countywide
	Goals Supported	Increase Access to/Quality of Affordable Housing
	Needs Addressed	Develop and Preserve Affordable Rental Housing
	Funding	HOME: \$89,895.23
	Description	Set aside funds for CHDO activities.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Rental Units Constructed; 2 units
	Location Description	Countywide
	Planned Activities	CHDO eligible activities

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

The Fulton County entitlement jurisdiction covers unincorporated Fulton County, as well as the cities of Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, and Union City, who executed a cooperation agreement with Fulton County during urban county requalification process. The cities of Atlanta, Roswell, Sandy Springs, and South Fulton do not participate through Fulton County and receive their own HUD grant allocations. Chattahoochee Hills and Milton do not participate in the Urban County, and do not receive HUD entitlement funds on their own.

Geographically, the Fulton County entitlement jurisdiction is divided into disparate north and south portions by the cities of Atlanta, Roswell, and Sandy Springs, which lie in the middle of the county. While HUD-funded activities that qualify on an area basis may be located in any income-eligible areas with the entitlement jurisdiction, all of Fulton County's low- and moderate-income census tracts are located in southern Fulton County. Thus, CDBG-funded public facility and infrastructure improvements completed over the current Consolidated Plan will be targeted to the southern portion of Fulton County, unless they serve a population that is specifically eligible for assistance (e.g., seniors, people with disabilities, victims of domestic violence).

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Fulton County does not designate specific areas for allocation of funds as part of its strategic use of HUD grant funds. Instead, the County's programs are designed to serve low- and moderate-income individuals and households throughout the County's service area.

The County chooses not to designate specific geographic target areas so that it may concentrate on priority needs for services and improvements based on eligibility, availability of funds, and readiness to proceed.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the 2026 program year, Fulton County will assist 60 households with housing needs. Using HOME funds, the County anticipates providing tenant-based rental assistance to 25 households and assisting 13 homebuyers purchase homes. Two affordable housing units are expected to be created utilizing CHDO funds. CDBG funds will be used to rehab 20 owner occupied housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	35
Special-Needs	0
Total	60

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	2
Rehab of Existing Units	20
Acquisition of Existing Units	13
Total	60

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

Discussion

The above goals are based on the accomplishment goals set in the Projects section AP 35 and prior year performance.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority of Fulton County (HAFC) operates Public Housing and Housing Choice Voucher programs in Fulton County. As of 2023, the HAFC operates or assists 1,958 total units of affordable housing. 960 assisted families utilize housing choice vouchers, 132 units are Low Income Housing Tax Credits, 212 units are project-based vouchers (of which 100 resulted from a RAD conversion), and 654 are port vouchers.

The Housing Authority of the City of East Point (EPHA) operates two public housing developments, 35 units at Hurd Homes, and 150 units at Martel Homeless. In addition, the authority subsidizes 12 public housing units as part of the Norman Berry Village development, which managed along with the rest of the development by Northsouth

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

The goal of the HAFC is to provide decent, safe, and sanitary rental housing for eligible families, to provide opportunities, promote self-sufficiency and economic independence for Housing Choice Voucher (HCV) participants. The Mission Statement is "To provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and community revitalization."

The HAFC will continue to offer Homebuyer Education Workshops to help prepare voucher holders to become homebuyers for the first time. In addition, the Housing Authority runs a 5 Year Self-Sufficiency Program that provides tenants with individualized training and supportive services to help prepare the family to transition out of assisted housing.

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

HAFC residents have several opportunities to receive assistance with the home buying process.

- The HAFC is a HUD Certified Housing Counseling Center, which offers Homebuyer Education Workshops to prepare residents to become first-time homebuyers.
- HAFC offers the Family Self-Sufficiency Program – a 5-year program that provides tenants with individual training and supportive services to help the family prepare to transition out of assisted housing programs. The program encourages participants' families' self-sufficiency and helps expand family opportunities that address educational, socio-economic, recreational, and other human service needs.

The EPHA offers the Family Self-Sufficiency Program as well.

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

provided or other assistance

None of the housing authorities in Fulton County are designated as “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 completing 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

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

Over the next year, the CoC and other homeless housing and service providers in Fulton County will continue reaching out to homeless persons, including unsheltered persons, through emergency shelter, meals, transportation, counseling, and case management. One of the objectives of Fulton County's draft Homeless Plan is to prioritize unsheltered and vulnerable households, with strategies that include training and support for service providers and integrated services with behavioral health and healthcare systems. The GA 502 Fulton County CoC and Fulton County established Homeless Assessment Centers at the North and South Fulton Annex offices in an effort to establish a collective community and county approach to supporting and providing solutions to homelessness and homeless prevention.

The GA 502 CoC hosts six CoC membership meetings a year to discuss homeless issues and strategies; provide ongoing updates through a newsletter and public announcements. Additionally, the CoC sponsors periodic workshops.

Hope through Soap provides outreach primarily in the North Fulton County area. They send referrals to the County Assessment Center for follow-up.

Addressing the emergency shelter and transitional housing needs of homeless persons

According to the 2025 HIC, there are 72 year-round emergency shelter beds in the County. Of these, the majority are for families with children. There are also 109 Transitional Housing units, 148 rapid rehousing beds available, and 586 permanent supportive housing beds available. The 2025 PIT counted 138 total sheltered, 56 in emergency shelters and 82 in transitional housing. There were 103

unsheltered individuals, implying shelter beds were available on the night of the PIT.

Based on the information provided from the 2025 HIC, not all individuals who are unsheltered were utilizing the available resources of emergency shelter beds and transitional housing units. While there was not enough available to house every unsheltered individual during the 2025 HIC, the beds were not utilized to their capacity. A lack of knowledge of available housing resources amongst the unsheltered population could be a cause of this. The CoC and other homeless housing and service providers in Fulton County will continue reaching out to homeless persons, including unsheltered persons, through emergency shelter, meals, transportation, counseling, and case management

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 County will work to increase the availability of affordable housing in Fulton County by using HOME funds to support the development of new affordable rental housing.

The GA 502 Fulton County CoC and Fulton County established Homeless Assessment Centers at the North and South Fulton Annex offices in an effort to establish a collective community and county approach to supporting and providing solutions to homelessness and homeless prevention.

A focus for the County is to increase the inventory of diversion, rapid rehousing, and permanent supportive housing to successfully divert or quickly rehouse all eligible households.

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.

Over the next year, housing and service providers in Fulton County will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. Organizations and resources to prevent homelessness that will be in place during the 2026 program year in Fulton County include:

- North Fulton Community Charities provides emergency financial assistance, thrift shop, food bank, government benefits screening, and rapid rehousing.
- The Community Assistance Center provides rental assistance, food, clothing and education

resources for homelessness prevention.

- LIFT Community Development Corp. provides housing and shelter referrals, life and financial skills training, food and clothing giveaways, transportation assistance, education and employment referrals, and mental health and wellness assessments.
- HOPE Atlanta (Travelers Aid) provides rental and security deposit assistance, housing search assistance, one-on-one support, and rapid rehousing, as well as emergency services, crisis intervention, transitional and permanent supportive housing for persons living with HIV/AIDS. HOPE Atlanta's Supportive Services for Veterans and their Families Program funds rapid rehousing and prevention assistance to homeless veteran households.

Discussion

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

Introduction:

During the 2026 program year, Fulton County will provide HOP – Homeownership program funds to help lower income households become homeowners.

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

In January 2019, the Fulton County Board of Commissioners passed a resolution urging municipalities in Fulton County to implement affordable housing policies. The resolution allows the Development Authority of Fulton County to apply local affordable housing ordinances to any multi-family projects completed through the Development Authority.

The Analysis of Impediments to Fair Housing Choice (AI) completed for Atlanta and Fulton County in September 2020 identified barriers to affordable housing and homeownership. One primary barrier is the shortage of available units in areas of economic opportunity. The lack of investment in neighborhoods where there is affordable housing that are high concentrations of racial and ethnic concentrations, and a concentration of poverty creates further barriers. For persons with disabilities, the problems are magnified. There is a shortage of housing served by transit and other amenities. Zoning in many communities defines “family” in restrictive way that prevents development of shared housing and make it difficult to work with the ordinances that rely on variances and SUPs rather than reasonable accommodation. Language also creates a barrier to access to housing.

Programs that are funded by Fulton County that seek to overcome these barriers include HOP and a willingness to fund rental developments through the HOME Program. Public facility improvements in lower income areas alleviate some of the investment barriers in these areas.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section details Fulton County's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

Fulton County identified the underserved needs as: affordable housing and homeownership opportunities, rehabilitation assistance for low-income homeowners, homeless prevention and rapid rehousing, supportive services for persons experiencing homelessness and special needs populations, fair housing enforcement and education and community revitalization (including facility, park, and infrastructure improvements).

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. Fulton County will provide funding to address underserved needs through CDBG, HOME, and general fund commitments in support of programs that address these needs. Such programs include:

- Housing development and homeownership
- Tenant Based Rental Assistance
- Community projects to improve parks, remove handicap barriers, improve sidewalks, water and sewer facilities

The Analysis of Impediments to Fair Housing Choice (AI) completed for Atlanta and Fulton County in September 2020 identifies obstacles to having a more equitable housing choice as well as institutional obstacles. Lack of knowledge of fair housing protection and redress results in lack of reporting. Lack of knowledge also presents obstacles facing persons with disabilities from seeking protection through fair housing laws. Training has been offered and will continue to be offered to advocacy groups and individuals seeking to address the needs of persons with disabilities.

Actions planned to foster and maintain affordable housing

Fulton County will continue to offer their core programs – including home purchase assistance and tenant-based rental assistance – in order to foster housing affordability. HOME funds will also be used to support the development of new affordable housing, including multifamily rental developments and homeownership opportunities. The County will continue to use HOME funds to support the development of affordable housing by a local CHDO.

In addition to specific programs designed to foster and maintain affordable housing, the County will encourage participating jurisdictions to review their zoning ordinances for prospective barriers to

affordable housing development, and to make amendments as needed.

Actions planned to reduce lead-based paint hazards

In its implementation of the housing rehabilitation program, Fulton County will conduct lead-based paint inspections associated with the housing rehabilitation and homeownership programs and, if a hazard is found, remediation will be completed, or interim controls applied. These actions will both reduce lead exposure risk and help to maintain the county's older, lower, and moderately priced housing. Any housing rehabilitation activities conducted using HOME and CDBG funds will continue to be monitored closely for any potential lead exposure.

Actions planned to reduce the number of poverty-level families

Over the FY 2026 program year, Fulton County will continue its workforce development programs through WorkSource Fulton to connect individuals with job skills and employment. Homeless service providers will continue to offer job search and resume assistance. A focus on improving the jobs/housing balance in existing and emerging job centers in Fulton County will aim to help poverty-level families access more employment opportunities, while potentially lowering transportation and housing costs.

CDBG and HOME funds will continue to enforce the provisions of Section 3 providing Employment Opportunities to low-income residents of Fulton County. To the extent possible, Section 3 gives priority to hiring workers for federally funded projects over \$200,000 and to contracting and subcontracting with businesses that are Section 3 certified.

Actions planned to develop institutional structure

Fulton County has developed a robust administrative structure to manage its CDBG and HOME funds. The County's Department of Community Development offers technical assistance sessions for potential subrecipients, CHDOs, and contractors to learn how to effectively administer funding from the CDBG and HOME programs. In addition to working with organizations, the County's citizen participation process is designed to keep constituents abreast of funding plans and make engaged and informed citizens another vital part of the institutional structure.

The CoC hosts 6 board meetings and 4 membership meetings a year to discuss homeless issues and strategies; provide ongoing updates through a newsletter and public announcements. Additionally, the COC sponsors periodic workshops. These venues allow the County to be involved in the overall system to address homelessness.

The AI pointed to the need to address education and knowledge of Fair Housing protections. Metro Fair Housing Services, Inc., a nonprofit fair housing advocacy organization whose service area includes Fulton County and the City of Atlanta, was awarded grant funding under HUD's Fair Housing Initiatives Program (FHIP) in 2020. Under the FHIP, HUD awards grant money to local fair housing advocacy organizations who assist persons believed to have been harmed by discriminatory housing practices; to help people

identify government agencies that handle complaints of housing discrimination; to conduct preliminary investigation of claims; to carry out testing and enforcement activities to prevent or eliminate discriminatory housing practices; and to educate the public and housing providers about equal opportunity in housing and compliance with the fair housing laws. Both HUD and the Georgia Department of Justice adjudicate complaints. CDBG funding is also granted to Metro Fair Housing Services, Inc.

The County will continue to strengthen its outreach to limited-English speaking persons in accordance with the Language Access Plan.

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

Fulton County will continue to be an active participant in the Fulton County Continuum of Care. The CoC promotes community-wide commitment to its goals of ending homelessness; quickly re-housing 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.

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

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 in the County's Citizen Participation Plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

If direct subsidy is given to a homebuyer HOME funds shall be subject to Recapture. If no direct

subsidy is given to a homebuyer, the purchase shall be subject to Resale.

The amount of subsidy to recapture is limited to the direct homebuyer assistance that was provided. If a homebuyer sells the home before the HOME affordability period has expired, the owner must repay HOME funds in accordance with the County's program guidelines as follows:

Federal regulations for the HOME Program specify certain requirements for recapture provisions when HOME funds are used to assist with homeownership purchase. The housing unit must be the principal residence of the household throughout the affordability period. To ensure affordability, the County has imposed the recapture mechanism to collect all of the direct HOME funds when the recipient decides to sell the house within the affordability period or no longer resides in the home as their principal residence. The following is exercised: (1) the homebuyer may sell the property to any willing buyer; (2) the sale of the property during the affordability period triggers repayment of the direct HOME funds that the buyer received when he/she originally purchased the home.

A lien will be placed on the property and recorded with the County Recorder to assure the First Time Homebuyer Program deferred loan is repaid in the event of a default under the loan terms and conditions during the loan's affordability period. Full repayment of the HOME funds is required when a resale occurs during the affordability period, or the homeowner no longer occupies the home as their principal residence. However, if there are no net proceeds or insufficient proceeds to recapture the full amount of HOME funds invested, the amount subject to recapture will be limited to what is available from net proceeds (net proceeds are the sales price minus superior loan repayments and any closing costs).

Once the HOME funds are repaid, the property is no longer subject to any HOME restrictions. Recaptured funds must be used to carry out HOME eligible activities in accordance with the HOME guidelines and are not considered proceeds.

The Resale Provision restricts the homebuyer's ability to resell. If a homebuyer sells the home before the HOME affordability period has expired, the owner must resell the home to a low-income buyer whose household income does not exceed 80% of area median income. If the house is in the NSP Program the homebuyer's income can go up to 120% of area median income.

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:

Federal regulations for the HOME Program specify certain requirements for resale. The affordability period is based on total HOME investment in the property. The housing unit must be the principal residence of the household throughout the affordability period. To ensure affordability, the County has imposed the resale mechanism to keep the house affordable to low-income homebuyers when

the recipient decides to sell the house within the affordability period or no longer resides in the home as their principal residence. The following is exercised: (1) the homebuyer may sell the property to a willing buyer that meets HUD's low-income eligibility; (2) the seller must receive a "fair return" on original investment plus improvements. A restrictive covenant will be placed on the property and recorded with the County Recorder to assure the home remains affordable.

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:
5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Fulton County does not plan to use HOME funds to refinance existing debt and has not established refinancing policy guidelines for the use of HOME funds.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Fulton County did not establish preferences or limitations in the HOME ARP Allocation Plan. Not applicable.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Fulton County did not establish preferences or limitations in the HOME ARP Allocation Plan. Not applicable.

SF424s and Certifications

1 **RESOLUTION AUTHORIZING THE ADOPTION AND SUBMITTAL OF 2026 ANNUAL**
2 **ACTION PLAN AND AMENDMENTS TO THE DEPARTMENT OF HOUSING AND**
3 **URBAN DEVELOPMENT (HUD) FOR THE FEDERAL CDBG AND HOME**
4 **PROGRAMS; AUTHORIZING THE CHAIRMAN OF THE FULTON COUNTY BOARD**
5 **OF COMMISSIONERS TO DISBURSE THE FUNDS AND EXECUTE AND**
6 **ADMINISTER THE CONTRACTS AND RELATED DOCUMENTS CONSISTENT WITH**
7 **THESE FEDERAL PROGRAMS; AND FOR OTHER PURPOSES**

8
9 **WHEREAS**, the provision of services to address the needs of low- and moderate-
10 income residents of Fulton County is a vital activity necessary to the maintenance and
11 continued growth and development of both the County and the region; and

12 **WHEREAS**, Fulton County maintains an active partnership with the U.S.
13 Department of Housing and Urban Development (“HUD”) to promote development and
14 provide services to address the needs of low-and moderate-income citizens through
15 the Community Development Block Grant (“CDBG”), HOME Investment
16 Partnership (“HOME”), and their amendments; and

17 **WHEREAS**, HUD regulations require that such jurisdictions submit an Annual
18 Action Plan to document the projects and services to be provided with CDBG, and HOME
19 funds; and

20 **WHEREAS**, the Fulton County Board of Commissioners supports the submittal of
21 the 2026 Annual Action Plan and Amendments to secure federal funds supporting
22 projects and services needed by its low- and moderate-income citizens.

23 **NOW, THEREFORE, BE IT RESOLVED**, the Fulton County Board of
24 Commissioners hereby authorizes the adoption and submission of the 2026 Annual
25 Action Plan and Amendments and list of proposal activities for 2026 to HUD and directs
26 the application of all funds secured by this submittal to activities that benefit low- and
27 moderate-income residents of Fulton County as directed by the Board of

Commissioners and HUD; and

BE IT FURTHER RESOLVED, that the Chairman of the Fulton County Board of Commissioners is hereby authorized to disburse all CDBG and HOME funds for the purposes of implementing said projects and to execute on behalf of Fulton County all supplemental intergovernmental agreements, contracts, and related documents and papers, as necessary and consistent with these programs, program amendments and this Resolution.

BE IT FINALLY RESOLVED, that the County Attorney is hereby authorized to approve as to form and substance and make any modifications thereof, all supplemental intergovernmental agreements, contracts, and related documents and papers, as necessary, regarding these CDBG and HOME funds, prior to execution by the Chairman.

SO PASSED AND ADOPTED, this 15 day of July, 2026.

FULTON COUNTY, GEORGIA

Robert L. Pitts

By: Robert L. Pitts, Chairman
Fulton County Board of Commissioners

ATTEST:

Tonya R. Grier

Tonya R. Grier
Clerk to the Commission



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APPROVED AS TO FORM:

Y. Soo Jo

Y. Soo Jo County Attorney

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: Mr.

*First Name: Robert

Middle Name: L.

*Last Name: Pitts

Suffix:

*Title: Chairman, Board of Commissioners

*Applicant Organization: Fulton County, GA

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

*Signature:

Robert L. Pitts

*Date:

07/10/2026 | 1:05 PM EDT

[View Burden Statement](#)

OMB Number: 4040-0004

Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

07.17.2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

County of Fulton

* b. Employer/Taxpayer Identification Number (EIN/TIN):

586001729

* c. UEI:

J3Y1XYZYUFQ5

d. Address:

* Street1:

One Margaret Mitchell Square

Street2:

7th Floor- Community Development Department

* City:

Atlanta

County/Parish:

* State:

GA: Georgia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

30303

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Stanley

Middle Name:

* Last Name:

Wilson

Suffix:

Title:

Director

Organizational Affiliation:

* Telephone Number:

404-612-1243

Fax Number:

* Email:

stanley.wilson@fultoncountyga.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Assistance Listing Number:

14.239

Assistance Listing Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:

2026 HOME Program

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	599,301.51
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	599,301.51

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:



* Date Signed:

[View Burden Statement](#)

OMB Number: 4040-0004

Expiration Date: 03/31/2029

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

07.17.2026

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

County of Fulton

* b. Employer/Taxpayer Identification Number (EIN/TIN):

586001729

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J3Y1XYZYUFQ5

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Province:

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USA: UNITED STATES

* Zip / Postal Code:

30303-3444

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

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Stanley

Middle Name:

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Wilson

Suffix:

Title:

Director

Organizational Affiliation:

* Telephone Number:

404-612-1243

Fax Number:

* Email:

stanley.wilson@fultoncountyga.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Assistance Listing Number:

14.218

Assistance Listing Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2026 CDBG Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	1,333,423.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,333,423.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

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☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Robert L. Pitts

Signature of Authorized Official

07/10/2026 | 1:05 PM EDT

Date

Chairman, Board of Commissioners

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2026 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Robert L. Pitts

07/10/2026 | 1:05 PM EDT

Signature of Authorized Official

Date

Chairman, Board of Commissioners

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Chairman, Board of Commissioners
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Robert L. Pitts
Signature of Authorized Official

07/10/2026 | 1:05 PM EDT
Date

Chairman, Board of Commissioners
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Citizen Participation

FULTON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Technical Assistance workshop for:
Community Development Block Grant

October 2, 2025



**FULTON
COUNTY**

AGENDA

- Overview- Urban Entitlement Community
- Application Funding Levels
- CDBG National Objectives
- Project Activity Requirements
- Application Requirements
- Determining Service Area for Eligibility
- Environmental Review Process
- 2026 Action Plan Process & Public Hearing Input

FULTON COUNTY (1987-PRESENT): URBAN COUNTY ENTITLEMENT COMMUNITY

- The County qualifies as an urban county having a population of at least 200,000
- As an entitlement community, HUD allocates funding to Fulton County and other communities on an annual basis.
- Participating municipalities: Alpharetta, College Park, East Point, Fairburn, Hapeville, Mountain Park, Palmetto, Union City
- The primary objection for utilizing CDBG funds is the development of healthy communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.

CDBG PROGRAM BASICS

CDBG PROGRAM ELIGIBILITY vs INELIGIBILITY... WHO IS ELIGIBLE FOR FUNDING?

- ✓ Municipalities
- ✓ Private non-profits that are corporations, associations, agencies or with non-profit status under the Internal Revenue Code 501 c3.

PROJECT MUST

- ✓ Be an eligible CDBG activity
- ✓ Provide benefits to low-and moderate-income persons.
- ✓ Prevent or eliminate slum and blight.
- ✓ Meet an urgent need that threatens the health and welfare of residents.

BASIC CDBG ELIGIBLE ACTIVITIES



Housing
Rehabilitation



Homeownership
Assistance



Public Facilities and
Improvements



Blight Removal
Demolition/Site
Preparation



Code Enforcement



Economic
Development



Acquisition /
Disposition of Real
Property

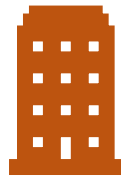


Public Services

ELIGIBLE COSTS



Personnel / staff
(salary and benefits).



Office / facility rental
or lease costs.



Materials and
supplies.



Communications.

INELIGIBLE ACTIVITIES

Political activities/Lobbying

Construction of housing units by a unit of local government

Fundraising

Expenses required to carry out regular responsibilities or functions of local government

Income Payments

Building or portion thereof, used for general conduct of government (except for the removal of architectural barriers)

Purchase of equipment, fixtures, motors, vehicles, furnishings or other personal property

Maintenance and operating expenses not associated with an eligible service

MEETING NATIONAL OBJECTIVES

Each activity must meet one of the
THREE NATIONAL OBJECTIVES:



Benefit Low- and
Moderate-
Income Persons
(at least 70% of
grant amount)



Prevent or
Eliminate Blight
(not more than
30% of grant
amount)



Meet **Urgent
Needs** when
health and
welfare are
threatened

LOW TO MODERATE INCOME BENEFIT

Area Benefit

Must serve a primarily residential geographic area in which at least 51% low/moderate income persons live

Applicant must describe how the service area of the project was identified. What population will be served or what area will benefit?



DETERMINING SERVICE AREA

Consider the *actual* users of your project when determining service area

Does your project serve a broader area than the local community?

Does your project serve as a connector to a business district, major transportation thoroughfare?

Who is most likely to frequent your park? Will the park host large events/sporting tournaments.

LOW-MOD LIMITED CLIENTELE BENEFIT

Project must EXCLUSIVELY benefit people presumed to be low/mod

Documentation is required to determine eligibility by household income and size

Nature and Location of activity is such that LMI persons will benefit

Activity removes material or architectural barriers to accessibility for elderly persons or “severely disabled” adults

OTHER FEDERAL REQUIREMENTS



Environmental Review



Federal Prevailing Wage (Davis Bacon)/ Labor Compliance



Section 3 contracting



BABA

ENVIRONMENTAL REVIEW

All federal agencies are required to comply with the National Environmental Policy Act.

HUD Implements their compliance with NEPA through 24 CFR Part 58.

Pre-planning tool to ensure the most environmental, social and economic benefit is achieved for the project (avoids wasted dollars)

All planned activities at HUD assisted or to be assisted project sites must receive environmental clearance.

Must be completed prior to any expenditure of funds or choice-limiting action

Projects located in the Floodplain will not be considered

LABOR COMPLIANCE

Federal wage rates (Davis-Bacon Act) apply to all CDBG funded construction or renovation projects. All prime and subcontractors are required to abide by the DBRA

The municipality/engineer **must let the County know when work has begun so labor interviews/progress site inspections can be conducted**

The County must conduct labor interview for each class of worker on the project (foreman, laborer, operator etc.) This takes about 5 minutes of their time.

When we come out to inspect, we expect the Davis Bacon Wage compliance signs to be visible to all workers on site

Payrolls will be required weekly for all work weeks during contract period, even if no work week

When the final voucher is submitted, DCD compares the “Locked in” Davis Bacon/Prevailing Wage schedules to the submitted certified payrolls – THEY HAVE TO MATCH

Payrolls will be reviewed to ensure proper worker classification compared to duties observed on-site

A Final Inspection is required when all punch list items have been completed and release of lien has been submitted.

LABOR COMPLIANCE RECORDKEEPING



EMPLOYEE RIGHTS

UNDER THE DAVIS-BACON ACT

FOR LABORERS AND MECHANICS EMPLOYED ON FEDERAL OR FEDERALLY ASSISTED CONSTRUCTION PROJECTS

PREVAILING WAGES

You must be paid not less than the wage rate listed in the Davis-Bacon Wage Decision posted with this Notice for the work you perform.

OVERTIME

You must be paid not less than one and one-half times your basic rate of pay for all hours worked over 40 in a work week. There are few exceptions.

ENFORCEMENT

Contract payments can be withheld to ensure workers receive wages and overtime pay due, and liquidated damages may apply if overtime pay requirements are not met. Davis-Bacon contract clauses allow contract termination and debarment of contractors from future federal contracts for up to three years. A contractor who falsifies certified payroll records or induces wage kickbacks may be subject to civil or criminal prosecution, fines and/or imprisonment.

APPRENTICES

Apprentice rates apply only to apprentices properly registered under approved Federal or State apprenticeship programs.

PROPER PAY

If you do not receive proper pay, or require further information on the applicable wages, contact the Contracting Officer listed below:

O.C. OFFICE OF COMMUNITY DEVELOPMENT
40 MATTHEWS STREET, SUITE 307A
GOSHEN, NY 10924

Attention: Sheri Engelman

U.S. Department of Labor
Wage and Hour Division

PAYROLL

(For Contractor's Optional Use; See Instructions at www.dol.gov/whd/forms/wh347instr.htm)

Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number.



NAME OF CONTRACTOR ☐ OR SUBCONTRACTOR ☐		ADDRESS		OMB No.: 1235-0008 Expires: 02/28/2018	
PAYROLL NO.		FOR WEEK ENDING		PROJECT AND LOCATION	

2		3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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While completion of Form WH-347 is optional, it is mandatory for covered contractors and subcontractors performing work on Federally financed or assisted construction contracts to respond to the information collection contained in 29 C.F.R. §§ 3.3, 5.5(a). The Copeland Act (40 U.S.C. § 3145) contractors and subcontractors performing work on Federally financed or assisted construction contracts to "furnish weekly a statement with respect to the wages paid each employee during the preceding week." U.S. Department of Labor (DOL) regulations at 29 C.F.R. § 5.5(a)(3)(ii) require contractors to submit weekly a copy of all payrolls to the Federal agency contracting for or financing the construction project, accompanied by a signed "Statement of Compliance" indicating that the payrolls are correct and complete and that each laborer or mechanic has been paid not less than the proper Davis-Bacon prevailing wage rate for the work performed. DOL and federal contracting agencies receiving this information review the information to determine that employees have received legally required wages and fringe benefits.

Public Burden Statement

We estimate that it will take an average of 55 minutes to complete this collection, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. If you have any comments regarding these estimates or any other aspect of this collection, including suggestions for reducing this burden, send them to the Administrator, Wage and Hour Division, U.S. Department of Labor, Room 53502, 200 Constitution Avenue, N.W., Washington, D.C. 20210

(over)

REVIEWING PAYROLLS

1. Name and address of Contractor or subcontractor;
2. Payroll number (and indicate “initial” and “final”);
3. Date of the week the payroll reports;
4. Worker’s name and identifying number;
5. The exact job classification that exists on the General Decision or was added with a HUD-4230A approval
6. Report the date and hours worked for each day of the week, must also always start on the same day of the week;
7. How many hours did the employee work during that week?
8. How much was the employee being paid per hour?
9. Are these standard deductions?
10. If there are “other” deductions, what are they for? Did the employee acknowledge the deduction(s)? Are they legitimate deductions?
11. Total the employee took home for that week.

SECTION 3

Submit the Section 3 Intent to Comply with bid

Include the Section 3 clause in all
bids/advertisements for subcontractors

Post hiring opportunities with local workforce
development agencies and public housing authorities

Documents to demonstrate Section 3 status of
worker(s) or business(es)

Records demonstrating labor hours worked on
project, labor hours worked by Section 3 Worker and
labor hours worked by Targeted Section 3 Workers

- Have all employees complete the Self-Certification (or,
employer can complete certification on behalf of employee)
- If employee meets definition of Section 3 Worker, hours
reported on payroll can be counted toward benchmarks

SECTION 3

Benchmarks

- 25% of all labor hours worked on project are worked by Section 3 Workers
- 5% of all labor hours worked on project are worked by Targeted Section 3 Workers

Recordkeeping

- Employee may self certify, or Employer may certify annual income of Worker

BABA

Buy American preference for the following materials:

- Iron and Steel
- Lumber
- Composite building materials
- Plastic pipe and tubing
- Glass
- Fiber optic
- Engineered wood
- Drywall

Include in Bid Documents language that establishes this preference

All iron, steel, manufactured products, and construction materials used in the implementation of this project must be produced in the United States, unless a waiver is in place requiring otherwise. Bidders shall submit evidence of materials produced in the United States as part of the submission.

CDBG APPLICATION KEY AREAS

2026-2027 ALLOCATIONS

These figures are used as estimates for planning purposes for 2026 and 2027

Estimated Award Amount for two years
\$2,500,000

CDBG SET ASIDE AMOUNT FOR HUD PROJECTS AND ACTIVITIES:

\$1,000.000 per year, dependent on HUD allocation



Submission Requirements

The applicant must be registered to conduct business in the State of Georgia at the time of application. (Not applicable to governmental agencies)

The applicant must have an audit or audited financial statements prepared by a qualified accountant or accounting service, covering the last two most recent reporting periods of operation. Copies of each audited financial statement must be submitted with the application. Reviews and Compilations will not be accepted. Audit findings will make the applicant ineligible to receive assistance. (Not applicable to governmental agencies)

The applicant must have at least twelve (12) months experience directly related to the proposed project or program.

The applicant must agree to abide by all policies, regulations, ordinances, or statutes as required by HUD or Fulton County.

Each applicant must submit proof of insurance for the following types of insurance: General Liability, Auto Liability, and Worker's Compensation

Each applicant must submit proof that the organization has registered with the U.S. System for Award Management. Visit www.sam.gov

An Environmental Review will be conducted by Fulton County

The applicant must submit its procurement policy compliant to CDBG federal regulations at 2 CFR Part 200.

Documentation

Provide a copy of current certification from the GA Secretary of State. For assistance, please visit: www.sos.ga.gov

Provide one copy each of the last two most recent audited financial statements that meet the criteria described. Include management letters if applicable.
If the organization's operational budget is greater than \$25,000, submit 1 COPY of your organization's single audit.
If the organization's operational budget is less than \$25,000, submit 1 COPY of your audited financial statements.

Provide funding commitments displayed on letterhead, resumes of principal staff and personnel directly working on the project, and include descriptions of the applicant's previous related program activities.

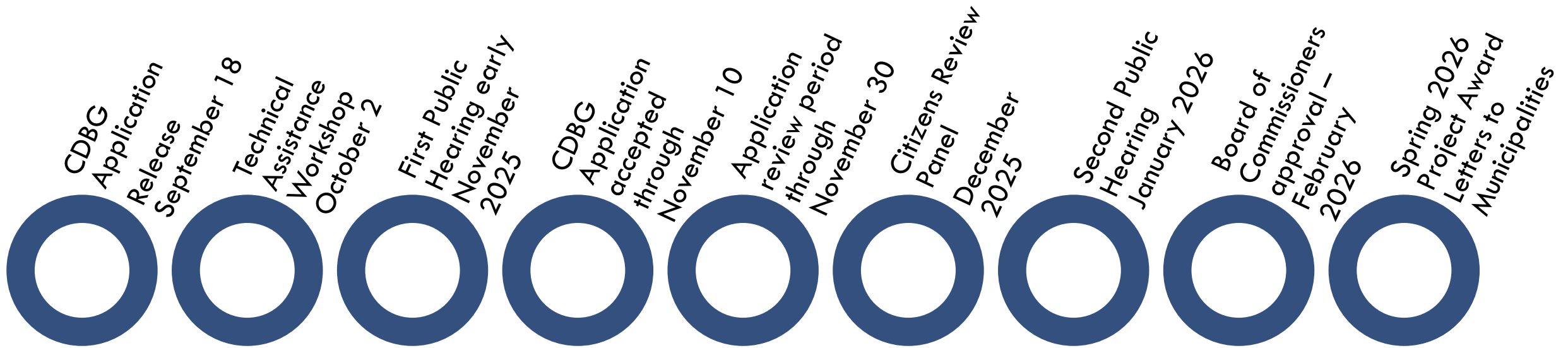
Provide a signed statement that the organization acknowledges its responsibilities in the Certification.

Provide a copy of Certificate of Insurance

Provide proof of registration with the U.S. System for Award Management.

Provide Phase I Environmental Report, if applicable
Provide a complete description of proposed project.

Provide copy of the entity's procurement policy compliant to CDBG federal regulations.



FY 2026 ANNUAL ACTION PLAN TIMELINE

FULTON
COUNTY

COMMUNITY
DEVELOPMENT
BLOCK GRANT
TEAM

Miranda Barney

Division Manager

miranda.barney@fultoncountyga.gov

Kim Benjamin

Community Development Manger

Kim.Benjamin@fultoncountyga.gov

Charles Arthur

Community Development Specialist

Charles.arthur@fultoncountyga.gov

The Atlanta Journal-Constitution

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Before the undersigned authority personally appeared , who on oath says that he/she is a Legal Advertising Representative of the Atlanta Journal-Constitution, a Daily newspaper published in said City and State that is a newspaper of general circulation in Barrow, Bartow, Carroll, Chattooga, Cherokee, Clarke, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Floyd, Forsyth, Fulton, Gwinnett, Hall, Heard, Henry, Jackson, Jasper, Meriweather, Morgan, Newton, Paulding, Polk, Rockdale, Walton, White, Banks, Butts, Dawson, Franklin, Gilmer, Gordon, Habersham, Haralson, Lamar, Lumpkin, Madison, Monroe, Murray, Oconee, Pickens, Pike, Spalding, and Whitfield Counties, and State of Georgia, and that the attached copy of Legal Advertising was published 1 time(s) in said newspaper on 11/28/2025 and last date of Publication 11/28/2025.

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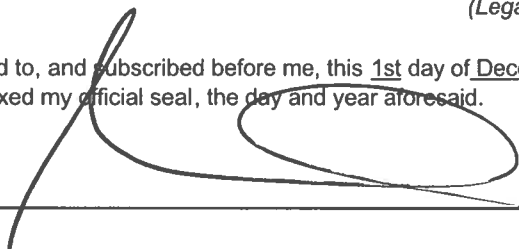
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 1st day of December, 2025 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)

Please see Ad on following page(s).

Tyshawn Harrison
Notary Public - State of New York
No. 01HA0005298
Qualified in Erie County
Commission Expires 04/07/2027

FULTON COUNTY DEPARTMENT OF
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137 PEACHTREE STREET SW, STE. 300
ATLANTA, GA 30303

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NOTICE OF PUBLIC HEARING
FULTON COUNTY, GA
FY 2026 ANNUAL ACTION PLAN

Notice is hereby given that Fulton County, GA (County) is in the process of preparing its 2026 Annual Action Plan for the Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. Feedback from the community is requested to inform the housing, community and economic development needs for the County. For FY 2026, Fulton County expects to receive the following amounts CDBG: \$1,250,000; HOME: \$600,000.

These amounts are estimates only and final allocations to the County are dependent on Congressional budget and appropriations. The Annual Plan document will describe how changes to these amounts will be treated should the County receive more or less than anticipated. These funds will be used for a variety of eligible activities and services that will benefit Fulton County citizens, with the exception of activities located in the city limits of Atlanta, Roswell, South Fulton and Sandy Springs.

The County will hold a public hearing to discuss the needs of the County on Tuesday December 16, 2025, at 6:00 p.m. at the Fulton County College Park Library 3647 Main St, College Park, GA 30337. Persons wishing to participate virtually may join via Join Zoom Meeting <https://zoom.us/j/98105714228> Meeting ID: 981 0571 4228

The public is invited to attend this meeting and provide input on the plan. The purpose of the public needs meeting is to:

1. Obtain the views and comments of individuals and organizations concerning the County's housing and community development needs. The information gathered will be used in the preparation of the Annual Plan elements for Fiscal Year 2026 Community Development Block Grant and related Programs.
2. Provide an opportunity for citizens and organizations, non-profits and County Departments to make requests for funding for projects or suggest activities that could be funded with CDBG and HOME funds that would meet community needs.
3. Review the County's CDBG and HOME Programs and provide an opportunity for the public to comment on program performance.

All interested individuals and organizations are invited to attend this hearing and offer their views and comments on the housing and community development needs of the County. Fulton County will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the County at least 72 hours in advance by calling (404) 612-7390. For TDD/TTY or Georgia Relay Service Access, dial 711.

Written comments can be emailed to communityfeedback@fultoncountyga.gov.

La información será proporcionada en español por petición.
11-28-25

0000885511-01

2026 ACTION PLAN

Community Development Block Grant
HOME Investment Partnerships Program

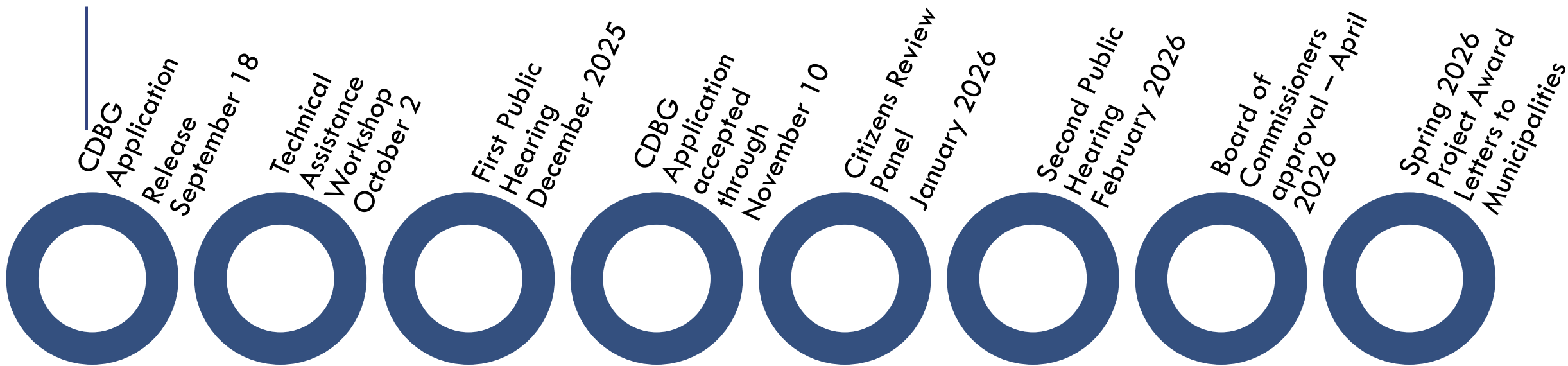
December 16, 2025



**FULTON
COUNTY**

AGENDA

- Present overview on the 2026 Annual Planning Process
- Discuss CDBG and HOME Basics
- Discuss prior use of funds and performance
- Discuss the needs of the community that can be met with CDBG and HOME funding



FY 2026 ANNUAL ACTION PLAN TIMELINE

CP & AAP PROCESS



Stakeholder Consultation

Local government, public and private agencies, housing authority, etc.



Housing Market Analysis

Utilize quantifiable data, stakeholder input, and citizen participation to develop this section



Housing and Homeless Needs Assessment

Utilize quantifiable data, stakeholder input, and citizen participation to develop this section



Strategic Plan

Priorities for 2025-2029



Annual Action Plan

Proposed activities for 2026

2025-2029 GOALS



Increase Access to and Quality of Affordable Housing



Provide Public Services



Fair Housing Education and Services



Public Facility Improvements



Infrastructure Improvements



Program Administration

2026 ALLOCATIONS

These figures are used as estimates for planning purposes and are based on 2025 allocations

CDBG: \$ 1,250,000

HOME: \$550,000

CDBG PROGRAM BASICS

BASIC CDBG ELIGIBLE ACTIVITIES



Housing
Rehabilitation



Homeownership
Assistance



Public Facilities and
Improvements



Blight Removal
Demolition/Site
Preparation



Code Enforcement



Economic
Development



Acquisition /
Disposition of Real
Property



Public Services

CDBG PUBLIC SERVICES

Limited to 15% of CDBG Grant Amount

Employment Training

Crime Prevention

Childcare

Health Care

Drug Abuse Education

Fair Housing Counseling

Energy Conservation

Homebuyer Education

Recreation Programs

MEETING NATIONAL OBJECTIVES

Each activity must meet one of the
THREE NATIONAL OBJECTIVES:



**Benefit Low- and Moderate-
Income Persons**
(at least 70% of grant amount)



Prevent or Eliminate Blight
(not more than 30% of grant
amount)



Meet Urgent Needs when health
and welfare are threatened

HOME INVESTMENT PARTNERSHIPS PROGRAM BASICS

HOME



Housing
Rehabilitation



Homeownership
Assistance



New Construction of
Affordable Housing



Tenant Based Rental
Assistance

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

- Community-based
- Focus on housing
- Board composed with community residents

PAST USE OF FUNDS

CDBG: Carried out infrastructure improvements that benefitted over 68,000 people

HOME: Carried out Homeownership activities (HOP) Closed on 13 loans in 2024

Housing Rehabilitation completed on 12 homes

8 Buildings demolished in East Point to remove blight

CDBG COVID funds used for food assistance to seniors; PPE for first responders; vaccine clinics; rent, mortgage and utility assistance

2024 ACCOMPLISHMENTS

QUESTIONS AND PUBLIC COMMENTS



CONTACTS:

Stanley Wilson, Director: stanley.wilson@fultoncountyga.gov

Mia Redd, Deputy Director: Mia.Redd@fultoncountyga.gov

Miranda Barney, Division Manager:
Miranda.barney@fultoncountyga.gov

Kim Benjamin, CDBG: kim.benjamin@fultoncountyga.gov

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Nora Hewson

(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 9th day of February, 2026 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

(Notary)

Tyshawn Harrison
Notary Public - State of New York
No. 01HA0005298
Qualified in Erie County
Commission Expires 04/07/2027

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**AVISO DE AUDIENCIA PÚBLICA
CONDADO DE FULTON, GA
PLAN DE ACCIÓN ANUAL 2026**

Por la presente se notifica que el condado de Fulton, Georgia (el Condado), ha preparado su Plan de Acción Anual 2026 para los programas federales de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, en inglés) y Asociaciones de Inversión para la Vivienda (HOME, en inglés). Se solicita la opinión de la comunidad sobre el proyecto del plan. Para el año fiscal 2026, el condado de Fulton espera recibir las siguientes sumas: CDBG: \$1,300,000; HOME: \$735,000.

Estos importes son solo estimaciones y las asignaciones finales al condado dependen del presupuesto y las asignaciones del Congreso. El documento del Plan Anual describe cómo se manejarán los cambios en estos importes en caso de que el condado reciba más o menos de lo previsto. Estos fondos se utilizarán para una serie de actividades y servicios elegibles que beneficiarán a los ciudadanos del condado de Fulton, a excepción de aquellos ciudadanos que residan dentro de los límites de las ciudades de Atlanta, Roswell, South Fulton y Sandy Springs.

Con el fin de obtener las opiniones de los ciudadanos, agencias públicas y otras partes interesadas, el Condado ha puesto a disposición del público su Plan de Acción Anual 2026 en el Departamento de Desarrollo Comunitario del condado de Fulton, así como en línea en <https://www.fultoncountyga.gov/inside-fulton-county/fulton-county-departments/community-development>, a partir del 18 de febrero de 2026 y hasta el 19 de marzo de 2026.

El Condado celebrará una audiencia pública para debatir la propuesta del Plan de Acción Anual 2026 el lunes 23 de febrero de 2026 a las 6:00 p. m. en la Biblioteca College Park del Condado de Fulton, 3647 Main St, College Park, GA 30337.

Las personas que deseen participar virtualmente pueden unirse via Zoom: <https://zoom.us/j/93636630058>

ID de la reunión: 936 3663 0058

El condado de Fulton realizará las adaptaciones y ofrecerá los servicios razonables necesarios para los ciudadanos que tengan discapacidad sensorial y otras discapacidades. Además, pueden ofrecerse servicios de traducción previa solicitud y disponibilidad. Las personas que necesiten tales adaptaciones/servicios deberán ponerse en contacto con el condado al menos 72 horas antes llamando al (404) 612-7390. Para acceder al servicio TDD/TTY o al Servicio de Retransmisión de Georgia, marque el 711.

Los comentarios sobre la propuesta del Plan de Acción Anual 2026 pueden presentarse de las siguientes maneras:

1. Los comentarios por escrito pueden enviarse por correo o entregarse en persona en el Departamento de Desarrollo Comunitario del condado de Fulton, en la dirección que se indicó anteriormente, y deben recibirse antes del 19 de marzo de 2026 a las 4:00 p. m.
2. Los comentarios escritos pueden enviarse por correo electrónico a communityfeedback@fultoncountyga.gov antes del 19 de marzo de 2026 a las 4:00 p. m.

3. La audiencia pública con opción de participación virtual se celebrará el lunes 23 de febrero de 2026 a las 6:00 p. m. Para participar en la audiencia, unase siguiendo las instrucciones que figuran anteriormente.

Se tendrán en cuenta los comentarios recibidos antes del 19 de marzo de 2026 a las 4:00 p. m.

La información será proporcionada en español por petición.
2-9-26

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Nora Hewson

(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 9th day of February, 2026 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed

(Notary)

Tyshawn Harrison
Notary Public - State of New York
No. 01HA0005298
Qualified in Erie County
Commission Expires 04/07/2027

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COMMUNITY DEVELOPMENT
137 PEACHTREE STREET SW, STE. 300
ATLANTA, GA 30303

Invoice/Order Number: 0000890225
Ad Cost: \$2,323.00
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Balance Due: \$2,323.00

NOTICE OF PUBLIC HEARING
FULTON COUNTY, GA
2026 ANNUAL ACTION PLAN

Notice is hereby given that Fulton County, GA (County) has prepared its 2026 Annual Action Plan for the federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. Feedback from the community is requested on the draft plan. For FY 2026, Fulton County expects to receive the following amounts CDBG: \$1,300,000; HOME: \$735,000.

These amounts are estimates only and final allocations to the County are dependent on Congressional budget and appropriations. The Annual Plan document describes how changes to these amounts will be treated should the County receive more or less than anticipated. These funds will be used for a variety of eligible activities and services that will benefit Fulton County citizens, with the exception of those citizens residing within the city limits of Atlanta, Roswell, South Fulton and Sandy Springs.

In order to obtain the views of citizens, public agencies, and other interested parties, the County has placed its proposed 2026 Annual Action Plan on public display at the Fulton County Department of Community Development, and online at <https://www.fultoncountygga.gov/inside-fulton-county/fulton-county-departments/community-development> beginning February 18th, 2026 and ending March 19th, 2026.

The County will hold a public hearing to discuss the proposed 2026 Annual Action Plan on Monday February 23rd, 2026 at 6:00 PM at the Fulton County College Park Library 3647 Main St, College Park, GA 30337.

Persons wishing to participate virtually may join via Zoom: <https://zoom.us/j/93636630058>

Meeting ID: 936 3663 0058

Fulton County will make reasonable accommodations and services necessary for sensory-impaired and disabled citizens. Additionally, translation services may be offered upon request and availability. Persons requiring such accommodations/services should contact the County at least 72 hours in advance by calling (404) 612-7390. For TDD/TTY or Georgia Relay Service Access, dial 711.

Comments on the proposed 2026 Annual Action Plan can be submitted the following ways:

1. Written comments can be mailed or hand delivered to the Fulton County Department of Community Development at the address above and must be received by 4:00 p.m. March 19th, 2026. 2. Written comments can be e-mailed to communityfeedback@fultoncountygga.gov by 4:00 p.m. March 19th, 2026.

3. Public hearing with virtual participation option will be held on Monday February 23rd, 2026 6:00 PM. To participate in the hearing, join using the instructions above.

Comments received before 4:00 p.m. March 19th, 2026, will be considered.

La información será proporcionada en español por petición.

2-9-26

0000890225-01

2026 ACTION PLAN

Community Development Block Grant
HOME Investment Partnerships Program-

February 23, 2026



**FULTON
COUNTY**

AGENDA

- Present overview on the 2025 Consolidated Plan
- 2026 Annual Action Plan Proposed Projects

CP & AAP PROCESS



Stakeholder Consultation

Local government, public and private agencies, housing authority, etc.



Housing Market Analysis

Utilize quantifiable data, stakeholder input, and citizen participation to develop this section



Housing and Homeless Needs Assessment

Utilize quantifiable data, stakeholder input, and citizen participation to develop this section



Strategic Plan

Priorities for 2025-2029

FY 2025-2029 CONSOLIDATED PLAN GOALS

Increase Access to/Quality of Affordable Housing

- Support the development and preservation of rental housing
- Support development of for-sale housing units affordable to low- and moderate-income households and persons with disabilities
- Increase the number of first-time homebuyers through down payment and closing cost assistance
- Provide Tenant Based Rental Assistance – HOME

Provide Public Services

- Fund eligible public services to serve low- and moderate-income residents, youth, seniors, people with disabilities, and other special needs populations
- Provide Fair Housing Education and Outreach

FY 2025-2029 CONSOLIDATED PLAN GOALS

Public Facility Improvements

- Provide improvements to community centers, non-profit service provider facilities in income-eligible areas.
- Park and recreation improvements
- Demolition of unsafe structures

Public Infrastructure Improvements

- Fund infrastructure improvements and public facilities such as sidewalks, street lighting, pedestrian facilities, ADA improvements.

2026 ALLOCATIONS

These figures are used as estimates for planning purposes and are based on 2025 allocations

CDBG: \$ 1,210,000

HOME: \$590,000

CDBG PROJECT ALLOCATIONS |

PUBLIC FACILITY IMPROVEMENTS

College Park: Badgett Stadium Complex Rehabilitation

CDBG: \$120,000

Construction, rehabilitation, or installation of public facility improvements to Badgett stadium complex for energy efficient environment installation of HVAC system and windows

Hapeville: John Lewis Memorial Park Improvements

Project will consist of installation of new playground equipment at the John R. Lewis Memorial Park.

CDBG: \$90,000

Union City: Shannon Parkway Phase III

CDBG: \$150,000

Project involves creation of open green space that will create a generous collective landscape for community to gather, recreate and enjoy a natural environment. Project will serve as the second segment of union station greenway trail. Features include play area, pavilion, restrooms, boardwalks, parking and related infrastructure.

INFRASTRUCTURE IMPROVEMENTS

East Point: Water Main Infrastructure Replacement Initiative

CDBG: \$185,000

Project will upgrade undersized water mains along W. Hamilton

Fairburn: West Campbellton Street Pedestrian Improvements

CDBG: \$185,000

Project includes demolition of existing curb, gutter and installation of sidewalk with ADA handicap ramps on both sides of West Campbellton Street, from Mullis Street to Margaret Street

Palmetto: Fayetteville/Church and Johnson Road Lift Station Improvements

CDBG: \$110,000

Lift Station Upgrades to correct brittle panes, failing relay sockets, corroded wiring connections, improper seal against hydrogen sulfide gas and aging motor starters

HOUSING REHABILITATION AND ADMINISTRATION

2026 CDBG Housing Rehabilitation

CDBG: \$190,000

Funds used to make code-related improvements to housing owned and occupied by seniors.

2026 CDBG Program Administration

CDBG: \$180,000

Program administration costs related to the overall planning and execution of CDBG-assisted community development activities, in accordance with the CDBG administrative cap. Up to 20 percent of each year's CDBG grant plus program income can be obligated for planning and administrative costs.

HOME PROJECT ALLOCATIONS

HOME PROJECT ALLOCATIONS

2026 Home Ownership Program

HOME: \$115,000

Loans to approximately 13 eligible first-time homebuyers to assist with down payment costs related to eligible home purchases in Fulton County.

2026 Tenant-Based Rental Assistance

HOME: \$327,500

Reimbursement to contracted partner(s) to provide tenant-based rental assistance programs for approximately 25 extremely low- and low-income households.

2026 HOME Program CHDO

HOME: \$88,500

Set aside funds for CHDO Activities. Two rental units are proposed to be constructed.

2026 HOME Program Administration

HOME: \$59,000

Program administration costs related to the overall planning and execution of HOME-assisted affordable housing activities, in accordance with the HOME administrative cap. Up to 10 percent of each year's HOME grant plus program income can be obligated for planning and administrative costs.



QUESTIONS AND PUBLIC COMMENTS



CONTACTS:

Stanley Wilson, Director: stanley.wilson@fultoncountyga.gov

Mia Redd, Deputy Director: Mia.Redd@fultoncountyga.gov

Miranda Barney, Division Manager: Miranda.barney@fultoncountyga.gov

Kim Benjamin, CDBG: kim.benjamin@fultoncountyga.gov

Neese Blackshear, HOME: neese.blackshear@fultoncountyga.gov