



Consolidated Plan FY2020-2024

ABSTRACT

The Consolidated Plan serves as a strategic road map for community development investments and highlights the City's overall housing and community development needs. This plan identifies broad activities the City plans to undertake in the given year using our federal funds.

Prepared by: The City of South Fulton

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Executive Summary

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

1. Introduction

The city of South Fulton was incorporated in May 2017 as part of the Metropolitan Atlanta area. Prior to incorporation, the City of South Fulton was a part of unincorporated Fulton County and served the largest population of low-moderate income residents within the county. South Fulton is the third largest city in metro Atlanta and the 8th largest city in the state of Georgia, serving the population of approximately 98,000 according to the US Census Bureau's report estimate for 2018 census projections.

The City's daytime population remains consistent at more than 110,000 because of the concentration of major industries in business districts located within the city including: wholesale trade, educational services, retail trade, waste management and remediation, food services and agriculture. The City is home to the South Fulton Parkway Corridor, which is only minutes from Hartsfield-Jackson Atlanta international Airport. The Old National Highway Corridor is one of the region's most densely populated areas and serves as the largest commercial corridor within the City's limits. South Fulton has experienced substantial growth over the past decade and is expected to continue its upward trend. According to the U. S. Census Bureau the City of South Fulton had 84,211 residents in 2010. Compared to the population growth 19% in 2019 to approximately 100,176 residents.

As we posture for this unprecedented growth, we are reminded from our community to be intentional, flexible, and responsive to the needs of our growing population and to be good stewards of the public's resources and trust. We will continue to make data driven investments with our federal dollars because we realize that these resources alone are not enough to meet the community development needs of our City. There is increased urgency to ensure that we deploy our federal dollars efficiently and effectively. We also have a duty to ensure funds are fully leveraged with non-federal and philanthropic sources to build capacity for the low-moderate income persons throughout the City that we serve.

Each year grantees are required to submit an Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) in relation to the substantial grant agreement it enters annually for federal financial resources through HUD's Community Planning and Development (CPD) Office. The Action Plan is a one-year implementation plan that targets goals and allocations of a jurisdiction relative to the overall HUD required Five-Year Consolidated Plan. This Plan document is the City of South Fulton's inaugural Five-Year Consolidated Plan for 2020-2024. The Consolidated Plan serves as a strategic road map for community development investments and highlights the City's overall housing and community development needs. This plan identifies broad activities the City plans to undertake in the given year using our federal funds. This Plan also describes the resources available, the programs and project types to be funded, and the proposed accomplishments.

The goals of the Consolidated Plan and Annual Action Plan are specific to needs of low- and moderate-income residents and households in the City of South Fulton (COSF). More specifically, the funding associated with the Plans are for services provided directly to City of South Fulton residents.

The Action Plan is developed with the input of City stakeholders and serves the following functions:

1. It serves as the City's application for funds available through the HUD Formula Program: Community Development Block Grant (CDBG).
2. It serves as the City's annual planning document, built through public input and participation; and
3. It outlines expected annual funding resources, the method of fund distribution, and the actions the City will follow in administering HUD Programs; and
4. It provides accountability to citizens for the use of the funds and allows HUD to measure program performance and advancement of program goals.

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

All Federal funding allocations will be used in a manner which supports the major goals of the City of South Fulton's Consolidated Plan, which are to provide decent affordable housing and a suitable living environment to principally benefit low - moderate income persons within the City. The City will prioritize the following activities: Blight Reduction and Neighborhood Revitalization; Public Facilities, Facility Improvements, and Public Infrastructure; Economic Development and Small Business Incentives; Fair Housing, Housing Counseling, and Legal Services; Affordable Housing Supply and Support; and Disaster Preparedness & Emergency Management.

FY2020 – 2024 PRIORITIES, FUNDING, and CONSIDERATIONS

- Blight Reduction and Neighborhood Revitalization
- Public Facilities, Facility Improvements, and Public Infrastructure
- Economic Development and Small Business Incentives
- Fair Housing, Housing Counseling, and Legal Services
- Affordable Housing Supply and Support
- Disaster Preparedness & Emergency Management
- Planning & Administration

3. Evaluation of past performance

As a new CDBG entitlement community, the COSF prioritized eligible CDBG activities that align with the City's existing Strategic and Economic Development Plans. In the inaugural year of the plan, the City will use its CDBG funds to advance program activities through various user departments within the City.

4. Summary of citizen participation process and consultation process

The department has adopted a Citizen Participation Plan to provide for and encourage citizen participation in CDBG, and other grant funded programs. The primary goal of the Plan is to provide citizens with adequate opportunities to participate in the planning, implementation, and assessment of the City's federal programs. The Plan identifies policies and procedures that are designed to maximize citizen participation in the community development process. The City has taken specific actions to encourage increased participation in its housing and community development programs, particularly by persons of low- and moderate-incomes. These actions include:

- a. Distribution of a City-wide survey to inform the community priorities for federal funding;
- b. Identification of geographic areas in the City with concentrations of low- and moderate-income persons and concentrations of minorities;
- c. Conducted an analysis of eligible program activities to priorities;
- d. Drafted the Annual Action Plans in a manner to afford low- and moderate-income persons and other affected citizens the opportunity to examine its contents and provide comments to the City of South Fulton;
- e. Informing the citizens through a public hearing of the long-term and short-term objectives of the plan, the anticipated amount of HUD grant funds available for proposed activities, the potential activities to be funded, the proposed annual progress for project implementation, and the availability of the Proposed Annual Action Plan for public review and comments;
- f. Review of all citizen comments and incorporation of such comments into the Consolidated Plan, as applicable.

All information and records relating to the City of South Fulton's federally funded program activities are made available to the public for review and comments as required by Federal, State and local laws and regulations. Notices of public hearings are publicized throughout the City using a variety of advertising methodologies. Before the hearings occur, at least one advertisement appears in a local newspaper of general circulation; advertisement appears on the City of South Fulton's website, and postings occur at local libraries and other governmental buildings throughout the City. The advertisements are "display ads" or "legal ads" which appear in the sections of the newspaper most likely to be read by citizens. Additionally, the viewing of advertisements can be found on the City's website at www.cityofsouthfultonga.gov. The department took a two-step approach prior to the finalizing of the Annual Action Plan document.

- Notices of the public comment period for this Action Plan were published _____; in the Daily Report, distributed by email blast to the Department's email list; City of South Fulton's web site, community centers, and libraries.
 - Public Hearings were held in the following locations: TBD

Attendance for the public hearing was recorded via our live streamed meeting and posted to the City's You tube channel. Citizens needing reasonable accommodations due to a disability, including communications in an alternative format were provided – assistance through Georgia Relay Access and information on how to contact the Department of Communications in order to accommodate special requests.

5. Summary of public comments

The Citizen Participation Plan (CPP) sets forth policies and procedures to provide for and encourage participation by the residents of South Fulton in the development of the City's Consolidated Plan for Housing and Community Development (Consolidated Plan or ConPlan), and the associated Annual Action Plans (AAP). The CPP also applies to any substantial amendments to the ConPlan or AAP, the preparation of the Consolidated Annual Performance and Evaluation Report (CAPER) which evaluates progress toward the Consolidated Plan objectives, and the Fair Housing Study required by HUD currently known as an Analysis of Impediments to Fair Housing Choice (AI) or any other successor study or report for the purpose of evaluating the City's affirmative commitment to fair housing. A copy of the CPP and the public comments are attached as separate documents. Comments were gathered using a variety of methodologies in concert with the development of the City's Strategic Plan and Economic Development Plan respectively.

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

N/A

7. Summary

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

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	City of South Fulton	Department of Community Development and Regulatory Affairs & Finance Department
CDBG Administrator	City of South Fulton	Department of Community Development and Regulatory Affairs & Finance Department

Table 1 – Responsible Agencies

Narrative

The City of South Fulton's Consolidated Plan and Annual Action Plan were prepared collaboratively by the Departments of Finance & Community Development and Regulatory Affairs for (CDBG) Program. The Department of Community Development and Regulatory Affairs is the lead entity responsible for overseeing the development of the documents related to the Consolidated and Annual Action Plan. The Department of Finance is responsible for the grant administration of each federal program, compliance, program reporting, and fiduciary responsibilities. The City actively works to establish and support relationships with other City departments, federal and state agencies, local governments, as well as non-profit, for-profit and private sector partners, to identify the affordable housing and community development strategies to meet the unique and fluid needs of our residents by leveraging resources and relationships appropriately.

Consolidated Plan Public Contact Information

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

Introduction

The during the development of South Fulton's inaugural Consolidated Plan, the city made a concerted effort to engage members of our community in the development of the AAP and the Consolidated Plan documents. As we implement the plan, we will continue to strategically target income eligible residents and work with our partners within Fulton County, the City of Atlanta, and the Atlanta Regional Commission to ensure that our planning efforts are coordinated and aligned.

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))

The COSF is not anticipating funding from HUD's Emergency Solutions Grant. As such, the City will partner with the Fulton County Department of Community Development and the city of Atlanta to provide referrals for eligible residents. The City will work collaboratively with our partners within Fulton County and the city of Atlanta's Continuum of Care (CoC) to ensure that eligible residents are connected to resources. We will manage this process in a coordinated manner.

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.

As a new entitlement community, the COSF will forge relationships with neighboring jurisdictions and the Department of Community Affairs (DCA) to effectively support and adequately address the needs of our homeless residents. Because the COSF is not anticipating funding to advance this activity specifically, we will provide referrals to both the Fulton County and city of Atlanta CoC's. We will work with local non-profit organizations to ensure that they know how to access resources and funding for homeless clients. We will ensure there is coordinated communication and cooperation among our neighboring jurisdictions.

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 COSF will seek input from the neighboring CoC's of Fulton County and Atlanta. As a new entitlement community, the COSF will likely not be eligible for ESG funds from HUD. As our City grows and we better understand the needs of our homeless residents, we will develop appropriate and specific metrics for reporting on our homeless population. Any formalized agreements with neighboring jurisdictions shall be

codified via a Memorandum of Understanding or Intergovernmental Agreement. However, South Fulton will make regular referrals of eligible clients to neighboring CoC's as needed.

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

South Fulton recently underwent a City-wide Strategic Plan Adoption and an Economic Development Plan than was performed by BAE Urban Economics in 2019. During the development of these 2 plans respectively, the City engaged with over 1600 residents and stakeholders. Many of the data used in this report were drawn from the City's Strategic Plan and Economic Development Plan respectively.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Strategic Plan Priority Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was consulted by phone and email to register for upcoming trainings/seminar on eliminating barriers to fair housing. Goals related to addressing housing needs. The City of South Fulton is submitting a letter of intent to be a part of Georgia Initiative for Community Housing Cohort.
2	Agency/Group/Organization	Atlanta Regional Commission
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Agency participated in the City's Consolidated Plan process by providing technical assistance and funding through the Community Development Assistance Program (CDAP).
3	Agency/Group/Organization	FRIENDS OF DISABLED ADULTS AND CHILDREN TOO, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency participated in the Consolidated Plan process by providing informative/referral information concerning disabled adults and children.
4	Agency/Group/Organization	BAE Urban Economics
	Agency/Group/Organization Type	Economic Development Consultant
	What section of the Plan was addressed by Consultation?	Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted to provide a Market Study, SWOT analysis, community engagement, and data analysis for the COSF.
5	Agency/Group/Organization	Fulton County Office of Equal Employment Opportunity & Disability Affairs
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Department was consulted to provide ADA awareness under the American with Disabilities Act.
6	Agency/Group/Organization	City of Atlanta Department of Grants and Community Development
	Agency/Group/Organization Type	Other government – Public Housing Authority
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted to provide information about the City of Atlanta’s Section 8 Moderate Rehab Program for referral purposes.

Table 3 – Agencies, groups, organizations who participated

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

South Fulton made a strategic effort to consult with as many agencies as possible to inform our inaugural Consolidated Plan. The statutory deadline of August 16th limited the City’s ability to broaden our outreach activities.

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?
COSF Strategic Plan	City of South Fulton	The goals of the City’s strategic plan directly correlate with the Consolidated Plan goals and data from this plan was used to inform the Consolidate Plan projects and priorities
COSF Economic Development Plan	City of South Fulton / BAE Urban Economics	BAE Urban Economics was commissioned by the City of South Fulton to conduct the City’s Economic Development plan. This plan directly informs the market study section of the Consolidated Plan.
Livable Centers Initiative	Atlanta Regional Commission	The Atlanta Regional Commission’s Livable Centers Initiative (LCI) is a grant program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs and services.

Table 4 – Other local / regional / federal planning efforts

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

As a new city, South Fulton takes pride in our collaborative approach to planning and service delivery. We have several projects and activities that require coordination among neighboring jurisdictions. Some of these activities include but are not limited to the Community Development Assistance Program (CDAP) project funded by ARC and in conjunction with Chattahoochee Hills, Participation with the Georgia Municipal Association, and coordination with our local Public Housing Authorities and County Health Department.

Narrative (optional):

PR-15 Citizen Participation

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-Targeted Broad Community	Public Advertised Hearing in _____ newspaper on _____ date	Comments focused on _____	All Comments were accepted	

Table 5 – Citizen Participation Outreach

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
COSF Strategic Plan	City of South Fulton	The goals of the City's strategic plan directly correlate with the Consolidated Plan goals and data from this plan was used to inform the Consolidate Plan projects and priorities
COSF Economic Development Plan	City of South Fulton / BAE Urban Economics	BAE Urban Economics was commissioned by the City of South Fulton to conduct the City's Economic Development plan. This plan directly informs the market study section of the Consolidated Plan.
Livable Centers Initiative	Atlanta Regional Commission	The Atlanta Regional Commission's Livable Centers Initiative (LCI) is a grant program that incentivizes local jurisdictions to re-envision their communities as vibrant, walkable places that offer increased mobility options, encourage healthy lifestyles and provide improved access to jobs and services.

Table 6 – Other local / regional / federal planning efforts

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in the City of South Fulton. This section relies on data from a combination of sources that include but are not limited to: the U.S. Census, the 2007-2011 & 2012-2016 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. It should be noted that the City of South Fulton did not become an independent City from Fulton County until May 1, 2017. As such, we were limited in our ability to segregate city of South Fulton data from Fulton County. We anticipate the data used in this report to be slightly overstated as the data was collected for the County in the aggregate. However, we are confident that the recent surveys and studies conducted by the City provides an accurate data profile for the City of South Fulton. As we build out our HUD entitlement programs, we will constantly revisit the needs of our residents and continue to make data-driven investments that align with the unique needs of our residents.

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

Summary of Housing Needs

The affordable housing priority areas for South Fulton includes programs and services for the development and maintenance of affordable housing units; both rental and owner occupied, blight remediation, direct assistance to families and individuals for rental payments and homeownership opportunities.

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	84,211	100,176	19%
Households	30,694	36,171	17.8%
Median Income	\$47,321	\$59,540	12.5%

Table 7 - Housing Needs Assessment Demographics

Data Source (a) City of South Fulton, Georgia. Boundaries obtained through Fulton County GIS Portal.
(b) Fulton County, Georgia. U.S. Census Bureau.
(c) Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area. U.S. Census Bureau.

Sources: U.S. Census Bureau, 2010 Census; Esri Business Analyst; BAE, 2020.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3219	2625	2149	7993	6870
Small Family Households *	660	625	330	1615	1858
Large Family Households *	763	589	574	1926	1710
Household contains at least one person 62-74 years of age	224	178	99	305	66
Household contains at least one person age 75 or older	101	42	58	140	20
Households with one or more children 6 years old or younger *	124	75	206	180	320

Table 8 - Total Households Table

Data Source: Notes:
(a) Includes only the households for which income data are known.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data;
Esri Business Analyst; BAE, 2020.

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	110	175	80	455	25	15	50	20	110
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	230	50	70	0	350	15	19	0	0	34

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	320	230	360	150	1,060	40	45	105	30	220
Housing cost burden greater than 50% of income (and none of the above problems)	5,195	2,719	785	10	8,709	1,879	2,204	2,140	415	6,638
Housing cost burden greater than 30% of income (and none of the above problems)	525	2,100	3,560	1,050	7,235	140	849	2,064	2,375	5,428
Zero/negative Income (and none of the above problems)	710	0	0	0	710	450	0	0	0	450

Table 9 – Housing Problems Table

Data 2011-2015 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or

complete plumbing, severe overcrowding, severe cost burden)

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

Table 10 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,219	2,625	2,149	7,993	640	1,244	1,871	3,755
Large Related	660	625	330	1,615	130	159	640	929
Elderly	763	589	574	1,926	695	1,015	985	2,695
Other	1,624	1,333	1,485	4,442	585	703	827	2,115
Total need by income	6,266	5,172	4,538	15,976	2,050	3,121	4,323	9,494

Table 11 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

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

Table 12 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

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

Table 13 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

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

Table 14 – Crowding Information – 2/2

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

South Fulton has several extended stay hotels that provide housing for families on a transient and temporary basis. The 2019 Point in Time Count reveals that the County's homeless population is comprised largely of single adult males between the ages of 45-64, totaling over 3,000 homeless single adults in unsheltered or temporary housing. On an annual basis, approximately 16,000 single persons are homeless in Fulton County and all residents need access to affordable housing. Many of the regions homeless population gathers in the heart of downtown Atlanta for better proximity to services and shelter.

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

Fulton County estimates that approximately 44% of residents that qualify as chronic homeless, meaning that a family member has a long-term disability and the family is in need of supportive housing. Based on reports from the County, approximately 490-550 persons in chronic homeless families need housing per year. South Fulton estimates that the number of chronically homeless persons within our jurisdictional boundaries consist of about half of the county total at (250-300) persons annually. There are regional agencies that assist with homelessness such as the, Partnership Against Domestic Violence which has a shelter in Fulton County which provides approximately 250 women and children housing annually who are victims of domestic violence. The ACS data shows that approximately 30,000 of Fulton County's population aged 18-64 and 18,000 of those 65 and older have a disability. These numbers are indicators of future need.

What are the most common housing problems?

Affordability is a critical issue for very low- and low-income households in South Fulton. Affordable rental properties are critical to the stability of the community. A large percentage of South Fulton residents cannot reasonably afford to purchase a home. Approximately 12% of the population in the City live at or below the poverty line. This fact makes it difficult for low income people to find decent rental housing.

- There are not enough affordable rental units available;
- The City has an aging and deteriorating housing stock;
- The City has experienced a rise in evictions for low income households that lead to homelessness.

- The percentages of households with cost burdens are generally higher for older adults and large households in every income category.
- Escalating land and construction costs have made it more difficult for the low- and moderate-income family to obtain homeownership within the marketplace.
- Potential low- and moderate-income homebuyers often face the challenge of having enough cash at closing for the down payment and closing costs.
- Credit and predatory lending practices also make it difficult for low- and moderate-income families to achieve homeownership without federal subsidies.

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

In general, research suggests that homeless women and children are more likely to be housed than single men.¹ Race also contributes significantly to one's ability to obtain and maintain housing. African Americans experience higher instances of housing discrimination and often lack resources to stabilize long term after becoming homeless. Additionally, data suggests that there is an uptick in LGBTQ youth experiencing homelessness. These rates of homelessness are higher than the general population.²

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

Research suggests that single mothers with school-aged children are at risk of becoming homeless. In fact, in 2013 the state of Georgia ranked 49th among 50 states for risk of child homelessness.³ Family problems are contributing factors such as domestic violence and abuse, divorce and death of a family member. Approximately one-fourth of homeless families qualify as chronically homeless and over half of heads of families have a substance addiction that needs treatment before the family is ready for permanent housing. For individuals, risk factors include being single, male African-American and middle-aged with addictive disorders, health issues and disabilities that indicate a higher risk of these individuals who are at imminent risk of becoming homeless.

For individuals and families, unemployment and having a previous homeless status are the primary risk factors for people to return to homeless conditions. Formerly homeless persons are more likely to stabilize in permanent housing with financial support from Rapid Re-housing programs with move-in and rental assistance, case management, budgeting counseling and life skills. Persons with substance abuse

¹ <https://www.hudexchange.info/resource/4832/2015-ahar-part-1-pit-estimates-of-homelessness/>

² American Institute for Research (2014). <https://www.air.org/sites/default/files/downloads/report/Americas-Youngest-Outcasts-Child-Homelessness-Nov2014.pdf>

³ America's Youngest Outcasts: A Report Card on Child Homelessness p. 20.

need therapeutic support, while those with health issues benefit from ongoing medical care, housing and wrap around services. Each unhoused resident needs a specialized plan that includes direct subsidy support for housing and wrap around services.

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

South Fulton will use other Jurisdictional data through the Homeless Management Information System managed by Pathways Community Network in partnership with local CoC's to predict estimates and forecast for at risk populations.

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

In general, the most frequently cited reason as to why people became homeless was economic factors. Nearly 9 out of 10 respondents cited economic factors as the primary reason for their homelessness; 40% cited they lost their job and 19% cited that their SSI or SSD benefits had been cut off or cancelled as factors that triggered their homelessness. The presence of a Global Pandemic in 2020 accelerated the risks of people becoming homeless. Many low wage hourly worker lost their income due to layoffs and social distancing requirements. And for those lucky enough to be housed, they struggled to make ends meet with reduced incomes and little access to social service agencies during the pandemic.

Discussion

While 2019, CoC reports show that the overall homeless population is trending down, it can be anticipated that once the economy is reestablished and people head back to work, that the instances of homelessness will spike due to extended instances of unemployment. We also expect that several families are at risk of foreclosure and eviction as a fallout of the Corona Virus Pandemic when federal mandates are lifted. Research in general suggests that other factors such as domestic violence, substance abuse, and health factors are the next highest cited reasons that led to homelessness.⁴

⁴ Partners for HOME 2019 Point in Time Count <https://partnersforhome.org/data/>

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

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

Introduction

These data were drawn from the Fulton County CHAS data set and while the City of South Fulton was represented in these numbers in the aggregate, there is a possibility that these data are over-reported in some areas based on the City's current population. However, we expect the data patterns will remain consistent and that current data will also show a disproportionate number of African Americans experiencing one or more housing problem. As shown in Tables below, the incidence of housing problems by income group and racial and ethnic groups disproportionately affects African Americans. Within the sampled data set, African Americans were 3 times more likely to report one or more housing problems than whites (6573 blacks vs. 1544 whites). This data suggests that African Americans are disproportionately at risk to bear the largest burden of household problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,233	919	990
White	1,544	558	100
Black / African American	7689	361	775
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic Categories were deleted because the proportions were so small and/or no current data exist on these populations for the City of South Fulton.

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,824	1,908	0
White	1,580	810	0
Black / African American	6,244	1098	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 16 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic Categories were deleted because the proportions were so small and/or no current data exist on these populations for the City of South Fulton.

*The four housing problems are:

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

50%-80% of Area Median Income

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

Table 17 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,445	5,803	0
White	854	1,833	0
Black / African American	2,591	3,970	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Discussion

Fulton County was unique in its configuration and geographical footprint. In 1932 due to financial concerns stemming from the Great Depression, Milton (to the north) and Campbell (to the south) merged into Fulton County. According to 2012 Census estimates, Fulton County was the most populous county in Georgia at 529 square miles. Fulton County's northern end of the county includes Alpharetta, Johns Creek, Milton and Mountain Park. The southern end of the county included Chattahoochee Hills, College Park, East Point, Fairburn, Hapeville, Palmetto, Union City and unincorporated areas in the South region of the County that currently comprise the newly established City of South Fulton.

In May of 2017 South Fulton incorporated and formed an independent City. South Fulton covers approximately 88 square miles and is adjacent to other municipalities such as Union City, Fairburn, Palmetto and College Park. South Fulton's unique composition blends urban, suburban, and rural geographies, into one unique city. These diverse conditions create complex challenges for the City as we try to meet the fluid housing needs of our residents. The housing needs and desires of South Fulton residents are as diverse as our geographical areas. While some areas are densely populated and need community revitalization, others are undisturbed and rural. As our city postures for growth, we want to ensure that we provide high quality housing for all residents that wish to call our city home. We want a diverse and inclusive community that has diverse housing typologies, scale, and prices.

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

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

Introduction

These data were drawn from the Fulton County CHAS data set and while the City of South Fulton was represented in these numbers in the aggregate, there is a possibility that the data are over-reported in some areas based on the City's current population. However, we expect that the data pattern will remain consistent and that current data will also show a disproportionate number of African Americans experiencing one or more housing problems. As shown in Tables below, the incidence of housing problems by income group and racial and ethnic groups disproportionately affects African Americans. African Americans were 3 times more likely to report one or more housing problems than whites (6008 blacks vs. 1294 whites). This data suggests that African Americans are disproportionately at risk to bear the largest burden of household problems.

0%-30% of Area Median Income

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

Table 19 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

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

Table 20 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

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

Table 21 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	649	8,599	0
White	165	2,523	0
Black / African American	484	6,079	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	0	0

Table 22 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic Categories were deleted because the proportions were so small and/or no current data exist on these populations for the City of South Fulton.

*The four severe housing problems are:

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

Discussion

In 2017 South Fulton incorporated and formed an independent City and was no longer a part of Fulton County. South Fulton's racial makeup suggests that approximately 90% of residents are African American. And while there is great variation among incomes, education levels, and household preferences, we understand that in order to be a truly competitive city that we need to have housing solutions for residents at all income levels.

South Fulton covers approximately 88 square miles and is adjacent to other municipalities such as Union City, Fairburn, Palmetto and College Park. South Fulton's unique composition blends urban, suburban and rural geographies, into one city creates complex challenges for the City in the future as we try to meet the fluid housing needs of our residents. The housing needs and desires of South Fulton residents are as diverse as our geographical areas. While some areas are densely populated and need community revitalization, others are undisturbed and rural. As our city postures for growth, we want to ensure that we provide high quality housing for all. We want a diverse and inclusive community that has diverse housing typologies, scale, and price.

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

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

Introduction:

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

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	3374	2810	3125	376
White	337	281	312	37
Black / African American	3022	2439	2717	328
Asian	3	4	1	0
American Indian, Alaska Native	1	1	1	0
Pacific Islander	1	1	1	0
Hispanic	10	84	93	11

Table 23 – Greater Need: Housing Cost Burdens AMI

Data Source: Source: U.S. Census Bureau, 2013-2017 American Community Survey *Asian, American Indian, Alaska Native, Pacific Islander, and Hispanic Categories shown here very small proportions of the data the City of South Fulton.

Note: "Cost-burdened" households are those which pay at least 30% of their income in rent or homeowner costs.

Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data; Esri Business Analyst; BAE, 2020.

Discussion

According to the U. S Department of Housing and Urban Development (HUD), a disproportionately greater need exists when the members of a racial or ethnic minority group are experience housing problems at a rate of (10% or more) than whole population. HUD defines housing costs burden as households that pay more than 30% of their household income on housing-related costs. According to HUD's definition, households that pay less than 30% of their income towards housing related costs have no cost burden. While those that pay between 30 and 50% of their income towards housing related costs are considered to be moderately cost burdened and those that pay more than 50% of their income toward housing related costs are considered severely cost burdened.

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

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

While all racial and ethnic groups in the low income category (30-50% AMI) experienced housing problems with the higher incidence among very low income racial and ethnic groups for housing needs, in the City of South Fulton, African Americans represent the largest population of those with the greatest need of housing support.

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

Households in South Fulton need public subsidies to help stabilize rents and provide housing that is decent, high quality and safe. South Fulton residents also need down payment assistance programs that will help extremely low-income earners obtain homeownership. Lastly, the South Fulton needs Federal HOME dollars that will spur private investment and provide incentives for developers to build affordable housing.

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

South Fulton is a predominately African American City that has about a 12% poverty rate. There are about 715 households that reported receiving subsidized housing and about 4,135 residents who receive SNAP benefits for food. These instances are expected to increase as the city continues to grow.

NA-35 Public Housing – 91.205(b)

Introduction

South Fulton does not operate, own, or manage any public housing units. In both Fulton County and the City of Atlanta, separate agencies own and manage public housing developments. As such, the City does not undertake public housing resident management or ownership initiatives.

However, South Fulton would like to support, through financing or technical assistance, the efforts of local Public Housing Authorities (PHAs) within the City's Consolidated Planning Area that are consistent with the objectives of Federal programs that encourage homeownership, self-sufficiency, and youth development.

Totals in Use

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

Table 24 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,339	0	12,242	0	0
Average length of stay	0	0	5	5	0	4	0	0

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

Table 25 – Characteristics of Public Housing Residents by Program Type

Race of Residents

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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	1	2	0	2	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 26 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	5	18	0	18	0	0	0
Not Hispanic	0	0	188	1,983	0	1,960	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Households often report needing wrap around services such as: employment opportunities, job training, childcare, transportation, health related assistance, after school programs, adult education, and child educational enrichment as major needs among their assisted households. These programs help put residents on a path to self-sufficiency. Most waiting list for Housing Choice Voucher remain closed for extended periods of time. There is never enough supply to meet the demand for affordable housing and the City of South Fulton would like to have the resources to help our residents directly instead of referring them to neighboring jurisdictions for services.

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

HAFC reports that the Housing Choice Voucher program is the essential to resident mobility, designed to move families not only beyond dependence on public assistance, but out of high poverty neighborhoods. To that end, families are given assistance in identifying units located in all areas of unincorporated Fulton County. The Housing Choice Voucher program is the Federal Government's major program for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.⁵ Since housing assistance is provided on behalf of the family or individual, participants are permitted to choose their own housing, including single-family homes, townhouses and apartments, providing a landlord is willing to accept the voucher as payment. Many voucher holders report instances of discrimination and many residents are forced to accept housing in substandard conditions in lieu of losing the voucher. This creates a precarious situation for voucher holders.⁶ Through the portability feature of vouchers (the ability to move from one jurisdiction and/or state to another jurisdiction and/or state with Voucher assistance), the number of clients that are expected to move to more affordable areas like South Fulton is expected to increase.

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

By administering and developing housing opportunities for citizens of low to moderate incomes, the city of South Fulton will be able to produce high quality housing stock that is accessible to all income levels. Housing stability is foundational to self-sufficiency. These investments in families should be viewed as key to our economic competitiveness, because we are prioritizing the safety and well-being of our people, not providing hand-outs. The City of South Fulton needs additional resources to help educate the public about the success of public resources and to provide rent and mortgage stabilization tools that help families become upwardly mobile.

⁵ <https://www.dca.ga.gov/safe-affordable-housing/rental-housing-assistance/housing-choice-voucher-program-formerly-known>

⁶ <https://saportareport.com/why-arent-atlanta-landlords-renting-to-section-8-tenants/>

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In previous years, Fulton County participated in the Tri-Jurisdictional Collaborative on Homelessness (Tri-J) in collaboration with the City of Atlanta and DeKalb County. Previously, counts and estimates concerning homelessness were performed on a continuum basis and data was not separated by jurisdiction. Currently, the jurisdictions have separate continuums of care that are responsible for gathering and reporting data independently. Information on the number of persons experiencing homelessness on a given night and experiencing homelessness are based on the Point-In-Time count that was conducted January 2019. While the City of South Fulton is a new municipality, the geography falls within the City of Atlanta's Continuum of Care boundaries. Most residents congregate in areas that provide better access to social services, shelter, and housing stabilization resources.

The homeless population in the Atlanta/DeKalb/Fulton Tri-Jurisdictional area is the largest within the region. Atlanta has the highest concentration of temporary housing, particularly shelters, within the Metro Atlanta Region. Fulton County's and city of Atlanta's homeless population is comprised largely of single adult males who are African-American between the ages of 45 and 64. Based on services being clustered in and around the downtown Atlanta area, most homeless residents are referred to Atlanta for access to homeless services.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	405	94	499	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	2001	717	2718	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	183	193	376	0	0	0
Chronically Homeless Families	6	47	53	0	0	0
Veterans	145	204	349	0	0	0
Unaccompanied Child	101	69	170	0	0	0
Persons with HIV	191	292	483	0	0	0

Table 28 - Homeless Needs Assessment

Data Source Comments: 2019 Point in Time Count; Partners for HOME – Atlanta CoC

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

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	240	71
Black or African American	2172	592
Asian	7	1
American Indian or Alaska Native	20	17
Pacific Islander	2	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	110	684
Not Hispanic	2388	35

Data Source Comments: 2019 Point in Time Count; Partners for HOME – Atlanta CoC

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

According to the 2019 Continuum of Care Homeless Census showed 497 persons staying in emergency shelter or transitional housing and 2 unsheltered persons in the family total category. African Americans comprise 85% of the total population of homeless persons and families needing assistance. Veterans Families: According to the 2019 Continuum of Care Homeless Census showed 145 persons staying in emergency shelter, 127 veterans in transitional housing and 77 unsheltered persons. Homeless Veterans remain a high needs population as Veterans make up 10.8% of all homeless person.

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

Racial: The 2019 sheltered count reported the racial breakout as 85.9% Black, 9.7% White and 4.4% other multi-racial. ESG funded providers showed the racial breakout as 88.1% Black, 6.9% White, 0.2% Asian, 0.1% American Indian/Alaskan, and 0.1% Pacific Islander and 3.5% other multi-racial.

Ethnicity: The 2019 sheltered count reported 95.5% non-Hispanic and 4.5% Hispanic. ESG client reporting from providers showed 96.7% non-Hispanic and 1.3% Hispanic. Most individuals, families with children and veterans, the most common reason cited for homelessness is unemployment (55%) with alcohol and/or drug use in a distant second (39%) and lack of money as third (29%).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The characteristics and needs of low-income individuals and children who are currently housed are at imminent risk of either residing in shelters or becoming unsheltered include the current state of the

economy, the Corona Virus global pandemic which has led to increases in unemployment and under employment as many employers jobs are being forced to lay workers off at unprecedented rates. In general, low-paying jobs or the lack of employment availability contributes to exacerbating the affordable housing challenges. These increased costs add to the compounding effects of poverty and provide low-income residents with few options for housing.

We anticipate that South Fulton will need:

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

Discussion:

A broad range of stakeholders participate in the CoC, including local and state governmental agencies, non-profit and faith-based service providers, issue-oriented coalitions and working groups, and the Regional Commission on Homelessness. In addition, the CoC works with community stakeholders to oversee the existing continuum of care for homeless services and works collaboratively to create and facilitate a planning process to address the ongoing challenges of homeless intervention programs and homeless prevention strategies. As part of this effort, the CoC gathers and studies census data, Annual Progress Reports- (APR), Annual Housing Assessment Report-AHAR, Housing Inventory, and client service data, and population statistics through the Homeless Management Information System (HMIS). These groups meet regularly throughout the year.

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

Introduction:

Based on information on services provided by the Fulton Regional Mental Health, Mental Retardation and Substance Abuse Board, the estimated special needs population requirements include the following, Mental Illness. There are approximately 51,048 individuals considered mentally ill in the County or 6.9% of the population. Of those estimated, 17,412 need public sector services and only 9,132 of this population were served by all public sector providers in Fulton County. The Developmentally Disabled is the segment of the population that is classified as mentally retarded/developmentally disabled are also included in the (9,541) figure relative to the total County population. These data suggest that only 1,147 of that population were served by all public sector providers in Fulton County; 316 were served by Fulton County Department of Mental Health, Mental Retardation and Substance Abuse; and there is an estimated unmet need in Fulton County of 8,394 persons needing to be served.

Substance: The Fulton County Alcohol and Drug Treatment Center has a total of 87 beds for homeless drug and alcohol abusers. Of an estimated population of 32,186 substance abusers in Fulton County, 83% are in need for public sector services. Data from the Fulton County Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA) indicates that the department's Supportive Living Program (SLP) served an average of 195 clients per month, with 100% of those served classified as mentally ill. Of this number, 20-25% also were substance abusers with 90% having no income and 5% classified as low income. All referrals to the SLP were in need of housing assistance.

Other data concerning MH/MR/SA programs indicate that most clients referred to the SLP are homeless with an average of 40 admissions per month. SLP residential placements include 5 group homes (2 for individuals in crisis and 3 for intermediate care.) Others with mental disabilities seek service at homeless shelters and personal care homes; African American females have a much greater need for supportive living services than African American males, who require more services than either white males or females; most new admissions (80-85%) to the SLP are currently homeless with 15-20% seeking services while owning a home but need assistance with housing and living expenses; Average cost for housing is approximately 600/month, with few housing options available to meet the demand; Most housing is in poor, substandard condition with high rental rates. Most available housing is in low income, high crime, high drug use areas with minimal to poor furnishings.

The priority area for the special needs population is for affordable apartments in safe, accessible areas. There is also the need for emergency funds for respite and temporary housing for the homeless; and most funding to meet the needs of this population comes from the federal government and State of Georgia funding. The SLP of Fulton County provides residential living services for persons experiencing severe and persistent mental illness or chemical dependency. It allows for alternatives to institutional care for persons who are able to live in the community with clinical support and management assistance. The average length of stay is 10 to 18 months. Over half of the clients are dually diagnosed

with two or more MH/MR/SA disabilities. Rehabilitation services such as medication monitoring, vocational training, independent living skills training, and counseling are available to all residents.

Describe the characteristics of special needs populations in your community:

For individuals living with HIV/AIDS, living conditions have changed greatly in recent years. These individuals are living significantly longer and are far healthier than in the past. As we continue to assist and improve the quality of life for those living with HIV and AIDS, we can also see the need to provide more assistance to individuals battling chemical dependency and individuals transitioning from incarceration.

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

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

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

The housing condition and assistance needs of older adults South Fulton are reflective of the national trends. The majority of very low-income elderly households are in need of housing assistance. Overall, 28% of all elderly (older adult) households (renters and homeowners) had housing problems in 2019. However, 62% of the extremely low-income elderly households had housing problems, 61% had a housing cost burden of 30% or more, and 40% had a housing cost burden of 50% or more. Just under one-half (49%) of low-income elderly households had housing problems and housing cost burdens of 30% or more, and approximately one-third had a housing cost burden of 50% or more. The majority of elderly households were homeowners and the remaining were renters. Housing problems and high housing cost burdens were more concentrated among renter households. In general, 54% of all elderly renter households experienced housing problems, while only 19% of elderly homeowners experienced any housing problems. In all low-income categories, over two-thirds of elderly renter households had housing

problems and housing cost burdens of 30% or more. Approximately one-third of low and moderate-income elderly homeowners had housing problems and housing cost burdens of 30% or more. However, among extremely low-income elderly homeowners, 57% had housing problems, and 55% had a housing cost burden of 30% or more. Among middle-income elderly households, 41% of elderly renters and 17% of elderly homeowners had housing problems and housing cost burdens of 30% or more. These data indicate that a high percentage of low and middle-income elderly households, particularly elderly renters need some kind of housing assistance. The frail elderly are most in need of personal assistance and medical care, either in their own homes or in an assisted living facility.⁷

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

According to the 2014 estimate for the federal census population, Georgia ranked eighth among states in population size, with a total population of 10,097,343. Females comprise 51.2% of the population while males are 48.8% of the population. Among Georgians reporting one race, 62.1% were White, 31.5% were African American and 9.3% were Hispanic. About one-half of the population, 52% of the state's African American population, 66% of the Hispanic population, and 29% of the poor live in the 20-county Atlanta Eligible Metropolitan Area (EMA). The other half of the state's population is widely dispersed among the remaining 139 counties which has historically presented challenges in healthcare resources and service.

In 2014 there were 2,640 new HIV diagnoses, and 53,230 persons living with HIV (PLWH) in Georgia. The Atlanta EMA accounted for 66% of new diagnoses and 69% of PLWH. Fulton and DeKalb Counties accounted for 63% of new diagnoses and 68% of PLWH in the EMA, and 42% of new diagnoses and 45% of PLWH in Georgia. Overall, approximately 80% of new diagnoses of PLWH were among males, and approximately two-thirds were among Blacks/African Americans. Among men, over 80% of new diagnoses were attributed to male-male sex; among women the great majority of new diagnoses and PLWH were attributed to heterosexual contact. A higher percent of new diagnoses among White women was attributed to injection drug use than among Black/African American or Hispanic women. Almost two-thirds of new diagnoses in 2014 were among persons less than 40 years of age; almost two-thirds of PLWH were 40 years of age and older. In 2014, 9 transgender persons were diagnosed with HIV, and 148 transgender persons were living with HIV (these figures may be low as they rely on providers indicating transgender status on the HIV case report form).⁸

South Fulton falls jurisdictionally within the City of Atlanta's EMA and plans to work collaboratively with partners at the City of Atlanta, Fulton County, Georgia Department of Public Health and the Department of Community Affairs to provide adequate referrals and resources for eligible individuals needing HIV services. The City of Atlanta receives HOPWA funding and Fulton County receives Part A funding through

⁷ <https://www.empowerline.org/services/housing-options/>

⁸

<https://dph.georgia.gov/sites/dph.georgia.gov/files/Georgia%20Integrated%20HIV%20Prevention%20and%20Care%20Plan%20CY%202017-2021.pdf>

the Ryan White program and a portion of their funding from the Center for Disease Control (CDC). These resources often include housing, supportive services and other essential services that help to stabilize the compounding effects of an HIV diagnosis. These services are necessary due to the social stigma of HIV/AIDS.

According to the Department of Community Affairs (DCA) “HIV/AIDS is one of the most socially stigmatized health conditions. Persons living with HIV/AIDS (PLWHA) have to face numerous challenges to maintain stable housing, health care and treatment due to the stigma associated with the disease. Studies have reported that almost 70% of PLWHA face homelessness at some point during their lifetimes. Stable housing is an important structural intervention in successful HIV prevention and care. The HOPWA program focuses on providing stable housing to those experiencing homelessness and those at risk of becoming homeless. There is plenty of evidence to support the fact that stable housing supported by the HOPWA program creates an environment that allows PLWHA to be better able to maintain their HIV care and become virally suppressed⁹.”

The Ryan White Comprehensive AIDS Resources Emergency (CARE) Act of 1990 was established to help cities, states, and local organizations to provide services to persons living with HIV. The legislation was reauthorized in 1996, 2000, 2006, and 2009 and is now known as the Ryan White Treatment Extension Act of 2009. The Ryan White Program is the federal government’s most comprehensive effort to improve the quality and availability of care for medically underserved individuals and families affected by HIV. The Ryan White Program is administered federally the HIV/AIDS Bureau (HAB) of the Health Resources and Services Administration (HRSA) of the US Department of Health and Human Services (HHS). The majority of funds are used to address core medical services and essential supportive services. There are a variety of Parts to the legislation which serve the needs of different communities and populations. Part A, which Fulton County receives, targets funds to the locales that have been most severely affected by the HIV epidemic.

Discussion: (optional)

⁹ <https://www.dca.ga.gov/safe-affordable-housing/homeless-special-needs-housing/housing-opportunities-persons-aids-hopwa>

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

Describe the jurisdiction's need for Public Facilities:

Substantial renovations or adaptations are needed for older public facilities in South Fulton such as interior/exterior painting, roof repairs, HVAC upgrades, electrical and plumbing upgrades to comply with current code standards and ADA accessibility. South Fulton has an aging population and our older adults will benefit from upgrades to our Senior Centers, Community Centers, Parks and Recreational facilities. These facilities make it possible for older adults to stay active and to successfully age in place.

As we grow our city, we believe that in order to attract young families and a stronger tax base to the City, there is a need for Parks and Recreation to renovate existing recreation centers that are outdated and modify them to meet the needs of current and future populations. There is also the need for additional centers and facilities within the city and to have better connectivity to and from surrounding residential neighborhoods. Connectivity and walkability are reoccurring themes within many of these communities to increase accessibility to parks, recreational centers, libraries and schools to provide residential neighborhoods to local amenities would improve the overall quality of life for low to moderate income residences while facilitating an opportunity for residents to be more active and reduce health disparities prevalent among these populations.

Streetscape improvements and retrofitting once suburban, now urban communities, to be more walkable and bikeable through complete street programs and enhanced streetscapes, multi-use paths and roadways has become a more desirable environment to live, work and play.

How were these needs determined?

Identifying and addressing non-housing community development needs was done by the City distributing a City-wide survey to help guide our CDBG investments. Additionally, we leveraged existing data from the City's Economic Development and Strategic Plan documents to align our community development priorities. Data from those plans was gathered through a variety of methodologies that included: community meetings, surveys and data collection techniques that established the primary focus within these low- and moderate-income areas.

Describe the jurisdiction's need for Public Improvements:

The City collects data through our See Click Fix Portal.¹⁰ This database collects data in real time through the use of a mobile app. Information is then distributed to appropriate city departments for resolution. This tool helps the City identify pressing public improvement needs in real time. Because the City of South Fulton is a new city that is merging rural, urban, and suburban geographies into one City, the public

¹⁰ <https://seeclickfix.com/south-fulton-ga>

improvement needs are vast. To ensure that the City understood these needs, we distributed a City-wide survey to help guide our CDBG investments.

How were these needs determined?

Identifying and addressing non-housing community development needs was done by the City distributing a City-wide survey to help guide our CDBG investments. Additionally, we leveraged existing data from the City's Economic Development and Strategic Plan documents to align our community development priorities.¹¹ Data from those plans was gathered through a variety of methodologies that included: community meetings, surveys and data collection techniques that established the primary focus within these low- and moderate-income areas.

Describe the jurisdiction's need for Public Services:

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

How were these needs determined?

Identifying and addressing non-housing community development needs was done by the City distributing a City-wide survey to help guide our CDBG investments. Additionally, we leveraged existing data from the City's Economic Development and Strategic Plan documents to align our community development priorities. Data from those plans was gathered through a variety of methodologies that included: community meetings, surveys and data collection techniques that established the primary focus within these low- and moderate-income areas.

¹¹ https://www.cityofsouthfultonga.gov/DocumentCenter/View/2621/S-Fulton-Economic-Development-Strategic-Plan-FINAL_012120

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing is an essential need for all residents of South Fulton. Many families are not able to find housing that meets their needs at a reasonable cost. Housing needs change as the population of the City changes and grows. This applies not only to population size but also characteristics such as age and household income. Research suggests that many senior citizens desire smaller homes or need homes that meet their changing physical abilities. These houses or apartment communities are ideally located in amenity rich areas where shopping, clinics, retail, and restaurant options facilitate a walkable lifestyle. By contrast, many growing families often desire housing that is situated close to high quality schools and safe environments for walking kids to and from school or bus stops. These community needs are not always available to low-and moderate-income families as choices are deeply constrained by costs. Having additional federal resources to provide incentives for developers to produce high quality mixed-use affordable housing will serve as a long-range solution for the City. These dollars will serve as a catalyst for economic development and foster public private partnerships for community development.

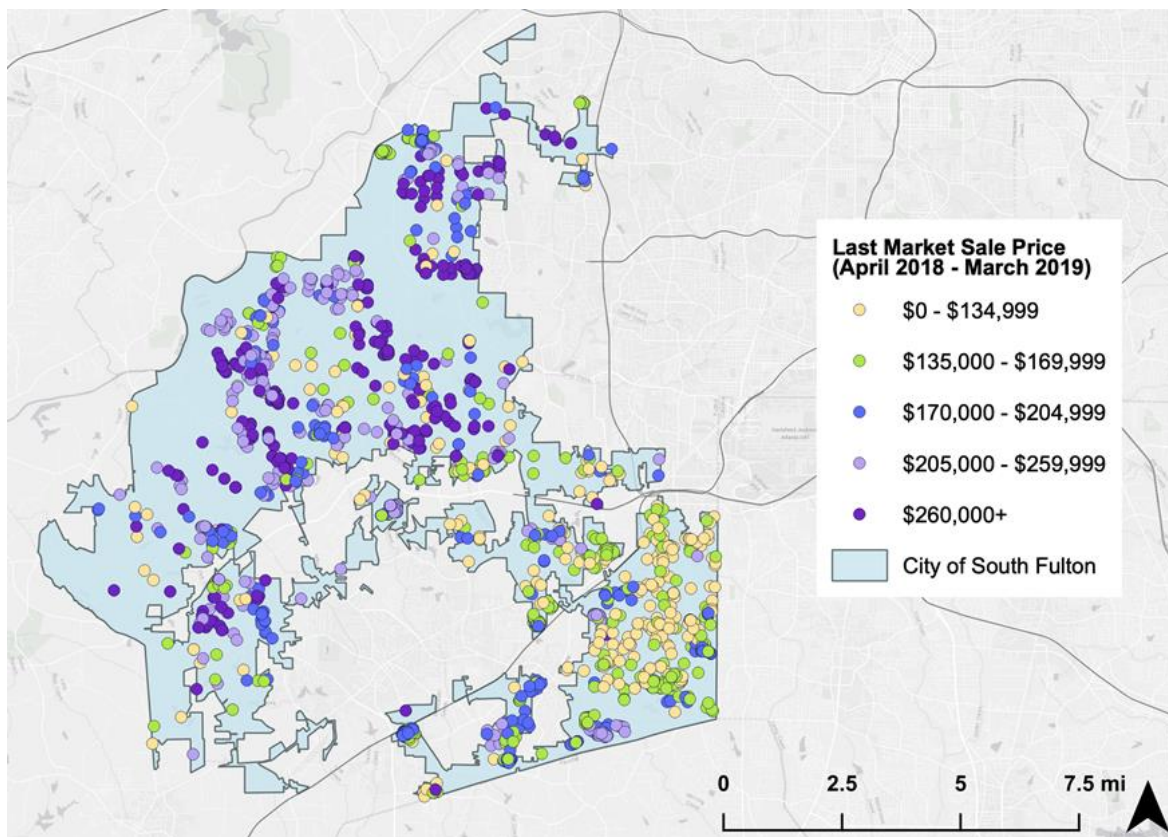
We will be able to revitalize aging commercial nodes and corridors with walkable amenity rich communities that will attract an age diverse populous. Young families and mature families alike want resource rich communities that promote activity, engagement, and connectivity. South Fulton is uniquely postured as a new city to cast a new vision for itself. Efforts to rebrand the City have already taken place such as “Destination South Fulton.”¹²

Figure1 Illustrates home sales in South Fulton from April 2018 to March 2019 by sale price and location. More expensive homes (those that sold for between \$205,000 and \$259,999 and those that sold for more than \$260,000) are generally located in the northwest portion of the city, west of I-85. Meanwhile, homes

¹² City of South Fulton Economic Development Strategic Plan
<https://www.cityofsouthfultonga.gov/2810/Economic-Development-Strategic-Plan>

that sold for less than \$135,000 and homes that sold for between \$135,000 and \$169,000 are generally located in the southeast portion of the city, east of I-85.

Figure 1: Home Sales in South Fulton by Sale Price and Location, April 2018 – March 2019



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

Introduction

There were approximately 36,209 housing units in South Fulton according to the American Community Survey Estimate of 2013-2017. Among the 31,622 occupied units in 2017; 10,694 were renter-occupied and 20,896 were owner-occupied units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	27,675	76.4%
1-unit, attached structure	1,649	4.6%
2 units	283	.08%
3-4 units	428	1.2%
5-9 units	1,808	5.0%
10-19 units	2,779	7.7%
20-49	641	1.8%
50 or more	891	2.5%
Mobile Home, boat, RV, van, etc	55	.2%
Total	36,209	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom				
1 bedroom	53	.002%	133	1.3%
2 bedrooms	642	.03%	4012	37.5%
3 or more bedrooms	20,201	96.67%	6549	61.2%
Total	20,896		10,694	

Table 30 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

South Fulton owner-occupied housing is almost double the amount of renter occupied units. Several factors appear to be driving these changes, most notably the desire among young adult households and

empty nesters for residence in areas near the region's core which offer a greater variety for the diversity of activities, as well as decisions by other households to move closer to employment, retail and entertainment options. South Fulton housing stock is distinctive compared with the Atlanta Regional Commissions 10-county area. In South Fulton, nearly three quarters of market-rate multifamily rental units have two or more bedrooms, which is a much higher rate than in Fulton County and the metro area. As of the first quarter of 2019, the average rent for a two-bedroom unit in South Fulton was \$1,019, as compared to \$1,502 in Fulton County and \$1,286 in the Atlanta Metro Area. As a result, housing in South Fulton is more affordable both in terms of rental and purchase options.

From 2010 to 2018, South Fulton experienced no market-rate multifamily unit development. By contrast, Fulton County and the Atlanta Metro Area experienced significant rates of multifamily development every year from 2013 to 2018. In South Fulton, more than 88 percent of homes sold between April 2018 to March 2019 were single family homes, while 10.4 percent were townhomes and 1.2 percent were condominiums. This pattern is similar to the Atlanta Metro Area. The median sale price of a single-family home in South Fulton was \$186,450 during the April 2018 – March 2019 period, as compared to \$279,000 in Fulton County and \$223,000 in the Atlanta Metro Area. The highest priced Homes sold in Q1 of 2019 were in the northwest portion of the South Fulton. Our goal is to maintain naturally occurring affordable housing within our city and make investments that will bring those units up to modern standards and building codes.¹³

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

The Affordable Housing Baseline Conditions study noted that Fulton county loses approximately 9% of its housing inventory each year due to subsidy expirations. Most Housing Choice Vouchers have limitations on the number of years a client can receive benefits and in many cases the resident must remain employed. Current situations like COVID-19 place more families at risk of losing housing stability and supports. The analysis of properties with housing subsidies is based on data available through the National Housing Preservation Database, created and maintained by the Public and Affordable Housing Research Corporation and the National Low Income Housing Coalition. In addition to subsidies expiring, the Atlanta Metro Area had approximately 19,000 foreclosures in the past year.

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

According to the Needs Assessment surveys, the demand for affordable housing is apparent for seniors and low-moderate income residents. Availability of workforce housing is extremely low and no market rate units were constructed in the City between 2010 and 2018. The supply of affordable rental units falls

¹³ City of South Fulton Economic Development Strategic Plan
<https://www.cityofsouthfultonga.gov/2810/Economic-Development-Strategic-Plan>

short of the demand. Particularly acute is the supply of units affordable to extremely low-income households earning 30% and below the HUD Adjusted Median Family Income (AMFI).

Describe the need for specific types of housing:

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

Discussion

Recent trends show an increase in the proportion of non-family households which historically consist primarily of renters. Future growth is projected to be among households with heads at the opposite ends of the age spectrum: less than 35 years and more than 55 years of age. The demand for multi-family type dwellings tends to be higher among these households. Data indicates that the number of households occupied by people whose age is 75 or more will increase by 13.5%. During the same time period, the number of households headed by persons under the age 35 will increase by 10.1 %.

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

Introduction

Housing costs and housing affordability are the biggest challenges facing low- and moderate-income families and individuals in South Fulton. The most acute housing need in Fulton County is the availability of affordable rental housing. The data also indicates that 5723 households have mortgage payments above 30% of the household income. Stated differently, 27.4% of all homeowners in South Fulton are cost burdened. Similar patterns exist for households that rent. The data indicates that 6024 households gross rent as a percentage of household income was above 30.0 percent or more. In other words, 55.9% of families that rent their homes are cost burdened based on HUD's definition.

Compared with Fulton County trends the property values in South Fulton have been increasing slower than in other parts of the region. The data table below shows the median home value for Fulton County at \$175,800 in 2000 whereas, the median home value in South Fulton in 2017 is estimated at \$186,450. This means the housing in South Fulton appreciated in value by \$10,650 in 17 years or \$626 dollars annually. This disparity in housing prices places homeowners in South Fulton at a disadvantage of for gaining equity in their homes.

Cost of Housing

	Base Year: 2000*	Most Recent Year: 2017	% Change
Median Home Value	\$175,800	\$186,450	9.4%
Median Contract Rent	\$612	\$887	68.9%

Table 31 – Cost of Housing

Data Source: *2000 Census (Base Year) Fulton County, 2012-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	924	9%
\$500-999	4655	43.2%
\$1,000-1,499	4836	44.9%
\$1,500-1,999	300	2.5%
\$2,000 or more	51	.4%
Total	10,766	100.0%

Table 32 - Rent Paid

Data Source: 2012-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	924	642
50% HAMFI	4655	1927
80% HAMFI	4836	12432
100% HAMFI	351	5895
<i>Total</i>	10,766	20,896

Table 33 – Housing Affordability

Data Source: 2012-2017 ACS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	900	930	1060	1350	1660
High HOME Rent	1080	1116	1272	1620	1992
Low HOME Rent	730	744	848	1080	1328

Table 34 – Monthly Rent

Data Source: HUD FMR 2020

Is there sufficient housing for households at all income levels?

No there is not sufficient housing for households at all income levels. Data suggests that South Fulton a large proportion of residents some experience some level of cost burden. The most acute housing need in South Fulton is the availability of affordable rental housing units for very low-income person (less than 30% of area median income). Table 21 of the Needs Assessment section of the plan reports that 3374 households are cost burdened at the very low-income level meaning they earn less than 30% AMI; while 2810 households are at the (30%-50% AMI); and 3125 households report incomes above 50%AMI. These data suggest that there is not sufficient housing for households at all income levels in South Fulton.

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

Housing prices in the Metro Atlanta region continue to rise and place pressure on the surrounding areas. Home values in South Fulton have risen at a rate that is lower than Fulton County and the city of Atlanta respectively. However, as the South Fulton experiences population increases based on census projections, we anticipate that home values and rents will increase demand and the values and rents will rise proportionately with that growth.

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

As shown in Table 32, HOME Rents and Fair Market Rents are roughly equivalent to the median contract rent for efficiency and one-bedroom units. As bedroom size increases, the ratio of HOME and Fair Market Rents to median contract rent rises. These data suggest that South Fulton should focus on providing two and three bedroom rental units to close the gap of affordability for low-moderate income households. This approach will anchor the City growth by creating affordable housing and helping to transition renters to homeownership where appropriate. South Fulton will also focus on preserving Naturally Occurring Affordable Housing (NOAH) options. The cost to renovate an existing unit is one fourth the costs of new construction. By investing in owner occupied rehab programs, upgrades and repairs in existing affordable units, the city can keep those units in service longer and reduce the burden of producing new units at current market rates.

Discussion (optional)

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

Introduction

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

As shown in Table 33 – Conditions of Units, 68% of South Fulton owner-occupied units and 41.7% of its renter-occupied units have none of the 4 conditions. However, 17% of owner units and 39.7% of the renter units have on 1 condition with the most of these conditions being related to housing cost burdens.

Definitions

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3721	17.8%	4279	39.7%
With two selected Conditions	2569	12.3%	968	9%
With three selected Conditions	185	1.192%	714	6.6%
With four selected Conditions	52	.008%	320	3%
No selected Conditions	14369	68.7%	4485	41.7%
<i>Total</i>	20,896	100%	10,766	100%

Table 35 - Condition of Units

Data Source: 2012-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2014 or Later	526	2.5%	0	
2010-2013	1396	6.6%	0	
2000-2009	12360	59.2%	2000	18.6
1980-1999	235	.01%	3373	31.3
1970-1979	1071	5.1%	3865	35.9
1960-1969	2725	13.1%	1438	13.4
1950-1959	1034	4.9%	90	0.8
Before 1950	549	2.6%	0	
Total	20,896		10,766	

Table 36 – Year Unit Built

Data Source: ACS 2013-2017

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5379	26%	5393	50%
Housing Units build before 1980 with children present	75	1.3%	680	12.6%

Table 37 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2431		0
Abandoned Vacant Units	26	26	52
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Data Source: South Fulton Blighted Property Inventory

Need for Owner and Rental Rehabilitation

South Fulton currently does not operate an owner-occupied rehab programs due to a lack of funding. However, data from our City's Code Board suggests that there is a need to provide financial subsidies to low-moderate income homeowners to abate homes that are in substandard conditions so that properties can comply with the city's housing code. Additionally, there is a relatively high percentage of multi-family

units that are in poor or fair condition which indicates a need for rental rehabilitation. When one considers the age of the housing stock, along with the number of substandard owner and renter occupied properties, the need for owner occupied repair and rehabilitation is present.

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

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty are at greatest risk for lead based paint hazards. Table 35 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under age 6. As shown, in the City of South Fulton this includes 5379 owner-occupied units (or 26% of total owner-occupied housing) and 5393 renter-occupied units (or 50% of total renter-occupied housing) with at least two risk factors for exposure to lead-based paint. (built before 1980 and including young children).

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

Introduction

The city of South Fulton does not operate, own, or manage any public housing units. In Fulton County and the city of Atlanta both manage and operate public housing developments. As such, the South Fulton does not undertake public housing resident management or ownership initiatives.

Instead, South Fulton supports the agencies through referrals of income eligible clients; collaboration and support of the efforts of local Public Housing Authorities (PHAs) and with programmatic alignment with eligible activities within the city's Consolidated Planning Area. The city prioritizes activities that are consistent with the objectives of Federal programs that encourage homeownership, self-sufficiency, and youth development. South Fulton works with our partners at the Housing Authority of Fulton County (HAFC), and Atlanta Housing to continue to strengthen our partnership as they work together in addressing the mutual housing needs of income eligible residents. The table below represents data for the HAFC, whereas the additional data and charts are specifically for the Atlanta Housing Authority.

Totals Number of Units

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

Table 39(a) – Total Number of Units by Program Type: Housing Authority of Fulton County

Data Source: PIC (PIH Information Center)

Public housing in the City of Atlanta is managed by Atlanta Housing (AH). Atlanta Housing is governed by a six-member Board of Commissioners. According to HUD PIC data, Atlanta Housing has 4,745 remaining public housing units. There are also 19,197 vouchers offered through various AH programs. Atlanta Housing is also a Moving to Work agency, which allows the authority flexibility in the execution of its publicly assisted housing. AH offers a wide range of social services for youth, working-age adults and seniors.

Data from the HUD PIH Information Center states that there are 23,942 units managed by Atlanta Housing. Of these units, 4,745 are public housing units and 19,197 are units using vouchers. The AH 2019 Moving to Work Annual Report states that there are 24,922 units, of which 3,741 are public housing units and 21,181 are parts of voucher programs and other programs in the AH portfolio. The City of Atlanta, through its department of Grants and Community Development also operates a Section 8 Moderate Rehab program that houses 190 previously homeless residents and families.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available		190	4,745	19,197			0	2,700	2,025
# of accessible units			0						

Table 40(b) – Total Number of Units by Program Type: Atlanta Housing Authority

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

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

N/A

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

According to the AH Moving to Work Annual Plan, Atlanta Housing owns 11 communities, including 9 senior/disabled sites and 2 family sites. The report notes that there is a total of 1,586 public housing units in AH-owned communities; there are 1,495 senior/disabled units and 91 family units. Most of the residents in AH-owned communities (1,395 persons) are single person households. Subsequently, the majority of AH-owned units (1,425) are efficiency units or one-bedroom units. One-bedroom units are also the only AH-owned units with a waiting list, of which there are 1,155 individuals on the AH waiting list for one-bedroom public housing units. There are no individuals on public housing waiting lists for two-bedroom, three-bedroom or 4+ bedroom units. The Moving to Work Annual Plan reports that all of the AH-owned, public housing units will be converted to the Rental Assistance Demonstration (RAD) program by 2025.¹⁴

There are also 2,155 units reported as “public housing” within AH’s mixed-income communities. However, additional details in the Atlanta Housing 2019 Annual MTW Report note that most public housing that is recorded in mixed-income communities was developed partly with LIHTC funding and are tax credit units. Atlanta Housing’s FY 2020 Budget outlays many of the capital expenditures for the 11 remaining public housing sites. Major structural issues to be remedied in the FY 2020 budget include foundation repairs to four buildings at the Westminster family site, erosion control design and sitework at the Martin Street Plaza family site, and two new water boiler systems at the Cosby Spear senior high rise. Other capital expenditures addressed in the FY 2020 budget include the replacement of appliances, upgrades to bathrooms and dumpster replacements.

¹⁴ <https://www.atlantahousing.org/wp-content/uploads/2018/12/AtlantaHousing-FY2018-MTW-Annual-Report-Board-Approved-FINAL-2018.0928ForWeb.pdf>

Public Housing Condition

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. Inspection scores for Atlanta publicly-supported housing developments, as of 2019, are reported in the following table.

TABLE 38 - PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Housing Authority of the City of Atlanta, Centennial Place III, 218 Merritts Ave NE	91
Housing Authority of the City of Atlanta, Centennial Place I, 120 Merritts Ave NW	90
Housing Authority of the City of Atlanta, Centennial Place II, 201 Pine St NW	92
Housing Authority of the City of Atlanta, Columbia Grove (Perry IV Homes), 1783 Johnson Rd NW	98
Housing Authority of the City of Atlanta, Ashley Collegetown II/AshColl 2HarrV, 965 Sells Ave SW	92
Housing Authority of the City of Atlanta, Capital Gateway II aka Cap Gate IV, 358 Fraser St SE	95
Housing Authority of the City of Atlanta, Columbia Mechanicsville Apts (Mech II), 500 McDaniel St SW	99
Housing Authority of the City of Atlanta, Veranda at Auburn Pointe/Veranda/Grady II, 115 Hilliard St SE	97
Housing Authority of the City of Atlanta, Columbia Park Citi Residences, 921 Westmoreland Cir NW	94
Housing Authority of the City of Atlanta, Ashley Terrace at West End, 717 Lee St SW	94
Housing Authority of the City of Atlanta, Mech Crossing/Mech-3-McDan/Gle Homes IV, 565 Wells St SW	99
Housing Authority of the City of Atlanta, Marian Road Highrise, 760 Sidney Marcus Blvd NE	92
Housing Authority of the City of Atlanta, East Lake Highrise, 380 E Lake Blvd SE	96
Housing Authority of the City of Atlanta, Martin Street Plaza, 600 Martin St SE	90
Housing Authority of the City of Atlanta, Peachtree Road Highrise, 2240 Peachtree Rd NW	97
Housing Authority of the City of Atlanta, Village at Castleberry Hill Phase II, 565 Greensferry Ave SW	89
Housing Authority of the City of Atlanta, Westminster, 1422 Piedmont Ave NE	96
Housing Authority of the City of Atlanta, Marietta Road Highrise*, 2295 Marietta Rd NW	96
Housing Authority of the City of Atlanta, Cheshire Bridge Road Highrise, 2170 Cheshire Bridge Rd NE	96
Housing Authority of the City of Atlanta, Gardens at Collegetown/JohnChilesHarrVI/, 899 Park St SW	98

Housing Authority of the City of Atlanta, Cosby Spear Highrise, 355 North Ave NE	90
Housing Authority of the City of Atlanta, Columbia Commons, 2524 Martin Luther King Jr. Dr SW	80
Housing Authority of the City of Atlanta, Georgia Avenue Highrise, 174 Georgia Ave SE	90
Housing Authority of the City of Atlanta, Ashley Collegetown I/Harris Homes V, 373 Legacy Dr SW	90
Housing Authority of the City of Atlanta, Villages of Eastlake I, 701 Hillside Village Dr SE	80
Housing Authority of the City of Atlanta, Hightower Manor Highrise, 2610 MLK Jr. Dr SW	94
Housing Authority of the City of Atlanta, Barge Road Highrise, 2440 Barge Rd SW	96
Housing Authority of the City of Atlanta, Villages of Eastlake II, 110 Greenhaven Dr SE	72
Housing Authority of the City of Atlanta, Ashley Courts at Cascade I, 1371 Kimberly Way SW	75
Housing Authority of the City of Atlanta, Village at Carver, Phase I, 174 Moury Ave SW	80
Housing Authority of the City of Atlanta, Columbia Estates, 1702 Wilma Dr NW	91
Housing Authority of the City of Atlanta, Magnolia Park II, 781 Magnolia Way NW	78
Housing Authority of the City of Atlanta, Columbia Mechanicsville Sr./Mech III, 555 McDaniel St SW	96
Housing Authority of the City of Atlanta, Parkside at Mechanicsville/McDa VI MecVI, 565 McDaniel St SW	89
Housing Authority of the City of Atlanta, Magnolia Park I, 814 Magnolia Way NW	81
Housing Authority of the City of Atlanta, Ashley Crt at Cascade I, Phase III, 1371 Kimberly Way SW	73
Housing Authority of the City of Atlanta, Ashley Courts at Cascade - Phase II, 1371 Kimberly Way SW	80
Housing Authority of the City of Atlanta, Ashley Auburn Pointe II, 130 Bell St SE	94
Housing Authority of the City of Atlanta, Village of Carver Homes, Phase II, 174 Moury Ave SW	83
Housing Authority of the City of Atlanta, Villages at Carver Phase V /Carver V, 178 Moury Ave SW	84
Housing Authority of the City of Atlanta, Village at Carver, Phase III, 174 Moury Ave SW	76
Housing Authority of the City of Atlanta, Atrium at Collegetown/John O. Chiles Sr, 435 Joseph E. Lowery Blvd SW	96
Housing Authority of the City of Atlanta, Columbia Creste, 1903 Drew Dr NW	72
Housing Authority of the City of Atlanta, Capitol Gateway III, 175 Memorial Dr SE	77
Housing Authority of the City of Atlanta, Mech StatCross/Mech-4-McDanGlen Homes IV, 540 Humphries St SW	80
Housing Authority of the City of Atlanta, Ashley Auburn Pointe I (Grady III), 322 Decatur St SE	94

TABLE 38 - PUBLIC HOUSING CONDITION

Data Source: HUD Real Estate Assessment Center

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

Within the Atlanta Housing owned communities, the FY 2020 AH budget outlines plans to address several major structural issues, including foundation repairs, erosion control design and sitework, and two new water boiler systems. Additional capital improvements to be addressed in the FY 2020 budget include:

- plumbing upgrades
- bathroom upgrades
- elevator upgrades
- cleaning of ventilation ducts
- Nurse Call station improvements
- gate replacement with card tag reader
- replacement of air conditioning units, stoves/ranges, refrigerators, and dumpsters
- replacing concrete and improving drainage on one senior high-rise patio
- replacing concrete on one senior high-rise walkway

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

Through its human development services division, Atlanta Housing provides a wide range of services and resources to improve the living environment of families residing in public housing. Some of the services provided include: Senior center activities; Senior farmer's market; Transportation to doctors' appointments; Meals; AH Internship program; Literacy resources; Afterschool programming; Summer camp; STEM programming; Career readiness; GED education; Counseling; Financial literacy; Job search assistance; Job coaching and support; Family Self-Sufficiency Program; Parenting classes; Life skills training; Health & wellness resource fair; Clothing bank; Mentorship program and Volunteer opportunities through AH Cares.

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

Introduction

This section summarizes homeless facilities and services. It was completed with data from the Atlanta Continuum of Care (Partners for HOME), including the 2018 Housing Inventory Count. The city of South Fulton falls geographically within both the City of Atlanta and Fulton County's Continuum of care. For this section, the city used data drawn from Partners for Home in Atlanta since the majority of homeless services are located in the downtown Atlanta footprint.

Facilities and Housing Targeted to Homeless Households

Based on a review of emergency, transitional, and permanent supportive housing that serves homeless persons in the City of Atlanta, there are an estimated 1,155 year round emergency shelter beds in the City, about three-fourths (76%) of which are individual beds (883 beds) and about one-fourth (23%) of which are family beds (270 beds). An additional 237 beds provide emergency shelter through vouchers or on a seasonal or overflow basis. The City's homeless facilities also includes 1,666 transitional housing beds and 1,898 permanent housing beds.

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	270	0	323	550	
Households with Only Adults	883	172	1,343	1,348	
Chronically Homeless Households	n/a	n/a	n/a	1,421	
Veterans	30	n/a	156	425	
Unaccompanied Youth	48	10	68	58	
Total	1,155	237	1,666	1,898	

Table 39 FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

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

There are a variety of mainstream services that are used to complement targeted services for homeless persons. The Continuum of Care focuses on supporting coordination and collaboration among these systems so that homeless persons can access mainstream resources to assist them in transitioning to and remaining stable in permanent housing. Health, mental health, and employment services that complement services targeted to homeless persons include:

- Community Advanced Practice Nurses provides physical and mental health care, patient education, referrals and case management, and no-cost medical care to people who are homeless.
- Mercy Care provides primary care, dental services, behavioral health services, vision care, and HIV treatment services, with a focus on serving low-income populations and people experiencing homelessness.
- The Atlanta Center for Self-Sufficiency provides free life stabilization, employment readiness, job placement/retention services to financially vulnerable individuals (homeless, imminently homeless, or low-income). The center's monthly three-week Career Works Boot Camp (CB3) focuses on preparing individuals for viable jobs and independent living. This training is followed by 12 months of career placement/vocational training assistance, case management, and continued job retention and mentoring support.
- First Step Staffing provides extensive job/ life coaching, transportation assistance, and housing placement assistance. First Step Disability Services provides support, case management, and transportation assistance to hearings and doctor's appointments.
- Georgia Works provides men experiencing homelessness with housing, transitional work, personal support, case management, workforce training, AA/NA Classes, GED classes, support in obtaining a driver's licenses, help setting up a bank account, and life skill preparation courses.

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

Services and facilities that meet the needs of persons experiencing homelessness include:

- Intown Collaborative Ministries, HOPE Atlanta, and Mercy Care provide outreach to persons who are homeless, including needs assessment, case management, services navigation, and assistance in finding housing.

- Multiple organizations provide emergency and transitional housing for persons experiencing homelessness, including the Atlanta Mission, Atlanta Recovery Center, Georgia Works, City of Refuge, Atlanta City Baptist Rescue Mission, Solomon's Temple Foundation, The Salvation Army, Covenant House of Georgia, 24/7 Gateway, and Veterans Empowerment Organization, among others.
- Multiple organizations and agencies provide services to support people experiencing homelessness in transitioning to permanent housing, including permanent supportive housing and rapid rehousing services. These include the Atlanta Housing Authority (VASH program), Community Concerns, Another Chance of Atlanta, National Church Residences, 3 Keys, Action Ministries, Families First, Atlanta Center for Self Sufficiency, and HOPE Atlanta, among others.
- Several organizations and agencies provide emergency shelter, and transitional and permanent housing opportunities for veterans and their families. The Atlanta Housing Authority VASH program, Quest Community Development, and Veteran's Empowerment Organization provide permanent housing for veterans; Make A Way Housing and Caring Works provide transitional housing for veterans; and Action Ministries, HOPE Atlanta, and Project Community Connections provide Rapid Rehousing services for veterans. Solomon's Temple Foundation, Inc. provides emergency shelter for veterans.
- Several organizations provide emergency shelter and transitional and permanent housing options for unaccompanied youth. Chris 180 and Covenant House of Georgia provide permanent supportive housing; Gilgal, Inc., The Salvation Army Red Shield Services, and Lost-N-Found Youth provide transitional housing; and Chris 180 and Covenant House Georgia provide rapid rehousing. Our House, Inc. and Making A Way Housing provide emergency shelter for unaccompanied youth.

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

Introduction

This section describes the housing and social service needs of the region's special populations including the elderly, frail elderly, domestic violence victims, residents with diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis. As a new entitlement community, South Fulton falls geographically within the City of Atlanta's service area for HOPWA funds. Therefore, South Fulton does not directly administer a Housing Opportunities for People with Aids (HOPWA) program, instead we refer eligible clients to City of Atlanta subrecipients for services. These data were drawn from the City of Atlanta's 2018 CAPER report. The City of Atlanta is responsible for servicing the 29-county service area with HOPWA funds. HOPWA funded programs serving South Fulton residents are administered through the City of Atlanta. The City of Atlanta is the largest recipient in GA and receives a formula share for the Atlanta "Metropolitan Statistical Area" (MSA) and makes numerous sub-grants to non-profits, health departments and municipalities.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
Tenant Based Rental Assistance (TBRA)	1,018
Permanent Housing (PH) in facilities	1,034
Short Term Rental Mortgage Utility (STRMU)	1,250
Short Term (ST) or Transitional Housing (TH) facilities	704
Permanent Housing (PH) placement	149
TABLE 40 – HOPWA ASSISTANCE BASELINE	

Data Source: City of Atlanta 2018 HOPWA CAPER

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

The Elderly and People with Disabilities

Older adults and people with disabilities need housing that provides access to transit or transportation services in order to facilitate access to employment, resources, and services. There is a need for supportive housing in areas close to transit and within short distances to needed resources and services. These needs should be primary considerations in the location of supportive housing for people with disabilities and seniors. Housing should also focus on integrating these populations into the community and reducing social isolation through programming and facilitating access to resources and services.

In addition to housing located near transportation and needed services, people with intellectual and developmental disabilities often need case management or life skills programming that does not violate direct service requirements. Clustered housing communities can facilitate the provision of these needed services by allowing case managers to easily provide services to multiple families within the same community aids in efficiency and service delivery. The city of Atlanta reported that residents who participated in their planning process noted a need for clustered housing for people with intellectual and developmental disabilities in which needed services and community spaces can easily be shared. They further emphasized the potential to integrate housing for people with disabilities with senior housing to facilitate service provision and reduce social isolation.

Persons Living with HIV/AIDS

Persons living with HIV/AIDS need low-barrier housing free from requirements such as those surrounding drug testing, sobriety, criminal background, and medical appointments. A 'housing first' model in which housing is provided without these kinds of barriers is needed. Similar to other vulnerable populations, persons living with HIV/AIDS need housing that provides easy access to health services, resources, and employment. Persons living with HIV/AIDS may need case management services, although stakeholders interviewed as part of this planning process emphasized that supportive services should not be required for people living with HIV/AIDS to access housing.

Public Housing Residents

Public housing residents may have a need for supportive services such as access to childcare and afterschool programs, transportation to and from these and other services and employment, health services, access to fresh and affordable food, and workforce development and training services.

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

Supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment in order to prevent homelessness. Persons returning from these institutions need access to affordable housing and health services, and may also require supportive services such as case management and transportation assistance.

Multiple supportive housing providers in Atlanta make mental and physical health services available through supportive housing. For example, HOPE Atlanta provides case management and supportive services for people with disabilities in Atlanta Housing's Homeless Demonstration Project voucher units. Families First's Shelter-A-Family program provides persons who are homeless and have mental illness or substance abuse issues with housing and supportive services such as mental health treatment, assistance with entitlements, case management, family reunification, and life skills training.

Supportive services are also available outside of supportive housing programs. For example, Mercy Care provides behavioral health services, including counseling, medication, and addiction recovery services, as well as case management services that connect individuals to resources such as housing and financial assistance. Local service providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

Persons returning from mental and physical health institutions also need access to housing that is affordable, close to needed health services, and accessible to transportation options. The use of funds such as those provided through the HOME program to support the development of affordable housing that provides access to services and transportation facilitates persons with mental and physical health challenges in accessing needed care and resources, as well as supports the use of in-home services.

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

The City of South Fulton's first year Annual Action Plan specifies the need for the city to participate in a cross-functional housing cohort with the Georgia Department of Community Affairs, the Georgia Municipal Association and the University of Georgia. This cohort will posture the city to better understand our city's housing needs in a comprehensive and holistic way. The city is also making a commitment to expand accessibility to

our accommodate special needs residents by partnering with Georgia Relay, the Georgia Public Library Service and other organizations that focus on designing programs and services for populations with special needs.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The impact of local government codes, zoning regulations, and administrative procedures on housing affordability has been a recurring theme in the national discourse surrounding affordable housing. Many jurisdictions have limited ability to pass inclusionary zoning ordinances because those actions can often be preempted by State law. However, zoning and land-use policies serve as a major tool and policy lever that governments can use to influence the supply of housing. Land prices contribute substantially to development costs and if municipalities can successfully assemble parcels that can be land banked and redeveloped, these properties can return to the tax rolls in the future.

In January of 2018, the city of Atlanta adopted its Inclusionary Zoning Ordinance to increase the number of affordable units being built in the Beltline and Westside Overlay Districts. The ordinance requires that developers preserve a percentage of their units as affordable housing for at least 20 years. Developers must reserve (1) 15% of units for households at or below 80% AMI, or (2) 10% of units for households at or below 60% AMI, or (3) pay into the city's trust fund used to build new affordable housing or preserve existing affordable housing.¹⁵ Developers who submitted their building permit or land disturbance permit prior to January 29, 2018 were exempt from the new Inclusionary Zoning ordinance. Cities can use local and national models for inclusionary zoning to help stabilize rents and provide access for low-moderate income families in the future.

Obstacles:

South Fulton is committed to making decent affordable housing available to all the residents of the City. Although the City of South Fulton is not yet required to complete an Analysis of Impediments to Fair Housing as a newly formed participating jurisdiction, we will take under close advisement the most recent AI that was completed by Fulton County and the city of Atlanta jointly in 2020. Research on impediments to affordable housing frequently include but are not limited to: Lack of tenant rights in Georgia; Costly evictions for low-income residents; Limited credit available to buyers and tighter underwriting standards; Increasing land costs; Local building codes and zoning regulations; Lack of sufficient incentive programs for private investments; Reductions in federally funded programs; Accessing housing for returning citizens who were previously incarcerated.

¹⁵ City of Atlanta Department of City Planning. "Inclusionary Zoning Fact Sheet," <https://www.atlantaga.gov/home/showdocument?id=38792>

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

Introduction

Table 41 provides a list of South Fulton’s major employers. The largest private employers include Bank of America, Walmart Supercenter, Kroger, and Home Depot (categorized by the Bureau of Labor Statistics as retail businesses); United Natural Foods (categorized as a wholesale business); Miller Zell (categorized as a professional services business); and World Changers Church International (categorized as “other services except for public administration”). Additionally, there are a variety of relatively large public sector organizations; most of these are schools (categorized as educational service providers).

Table 41: Major Employers in South Fulton, 2019

<u>Employer</u>	<u>Size Range (a)</u>
<i>Private/Nonprofit Sector</i>	
Bank of America (b)	1,000 +
Walmart Supercenter (c)	250 to 499
World Changers Church International	250 to 499
United Natural Foods	250 to 499
Miller Zell, Inc.	250 to 499
Publix Super Market	250 to 499
Kroger	100 to 249
Kroger Pharmacy (d)	100 to 249
Home Depot	100 to 249
<i>Public Sector</i>	
Sandtown Middle School	250 to 499
Evoline C. West Elementary School	100 to 249
Camp Creek Middle School	100 to 249
Ronald E. McNair Middle School	100 to 249
Creekside High School	100 to 249
Cliftondale Elementary School	100 to 249
Atlanta Youth Development Center	100 to 249
South Fulton Police Department (e)	100 to 249
Bear Creek Middle School	100 to 249
S.L. Lewis Elementary School	100 to 249
Mary M. Bethune Elementary School	100 to 249
Heritage Elementary School	100 to 249
Oakley Elementary School	100 to 249
A. Philip Randolph Elementary	100 to 249
Westlake High School	100 to 249

Notes:

(a) Size information drawn from Employer Profiles obtained through Georgia Labor Market Explorer, Georgia Department of Labor. May not reflect current employment totals.

(b) As reported by the City of South Fulton in the Georgia Power/Esri City Snapshot

(c) Two Walmart Supercenter locations exist in South Fulton, each in the 250-499 employee range.

(d) Located at same address as Kroger, above.

(e) Appears in Labor Market Explorer as Fulton County Police Southside.

Sources: Georgia Department of Labor; City of South Fulton;
BAE, 2020.

Economic Development Market Analysis

Business Activity IDIS Table Template

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total					

Table 42: Employed Residents by Industry in South Fulton, 2013 and 2017

Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	13	0.0%	16	0.0%	3	23.1%
Mining	5	0.0%	7	0.0%	2	40.0%
Utilities	101	0.3%	120	0.3%	19	18.8%
Construction	469	1.6%	786	2.1%	317	67.6%
Manufacturing	1,312	4.4%	1,556	4.1%	244	18.6%
Wholesale Trade	1,385	4.7%	1,739	4.6%	354	25.6%
Retail Trade	2,554	8.6%	3,576	9.4%	1,022	40.0%
Transportation and Warehousing	3,121	10.5%	4,325	11.3%	1,204	38.6%
Information	995	3.4%	1,243	3.3%	248	24.9%
Finance and Insurance	1,363	4.6%	1,501	3.9%	138	10.1%
Real Estate Rental and Leasing	532	1.8%	764	2.0%	232	43.6%
Professional, Scientific, and Technical Services	1,610	5.4%	1,861	4.9%	251	15.6%
Management of Companies and Enterprises	619	2.1%	768	2.0%	149	24.1%
Administrative, Support, Waste Mgmt & Remediation	2,968	10.0%	4,170	10.9%	1,202	40.5%
Educational Services	2,463	8.3%	3,751	9.8%	1,288	52.3%
Health Care and Social Assistance	3,792	12.8%	4,758	12.5%	966	25.5%
Arts, Entertainment, and Recreation	264	0.9%	422	1.1%	158	59.8%
Accommodation and Food Services	2,807	9.5%	4,012	10.5%	1,205	42.9%
Other Services (except Public Administration)	704	2.4%	949	2.5%	245	34.8%
Public Administration	2,553	8.6%	1,845	4.8%	-708	-27.7%
Total	29,630	100.0%	38,169	100.0%	8,539	28.8%

Table 41 - Business Activity

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Exhibit A-1: Jobs by Industry in South Fulton, 2013 and 2017

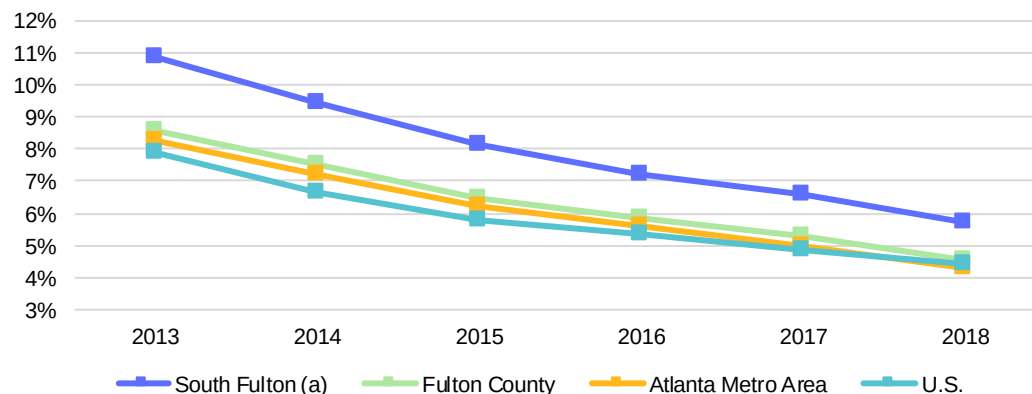
Industry	2013		2017		Change	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing and Hunting	21	0.2%	34	0.2%	13	61.9%
Mining	5	0.0%	0	0.0%	-5	n.a.
Utilities	8	0.1%	4	0.0%	-4	-50.0%
Construction	194	1.5%	106	0.7%	-88	-45.4%
Manufacturing	1,005	7.8%	1,472	9.9%	467	46.5%
Wholesale Trade	2,418	18.7%	1,693	11.4%	-725	-30.0%
Retail Trade	1,735	13.4%	2,100	14.2%	365	21.0%
Transportation and Warehousing	857	6.6%	1,004	6.8%	147	17.2%
Information	42	0.3%	15	0.1%	-27	-64.3%
Finance and Insurance	1,417	10.9%	1,305	8.8%	-112	-7.9%
Real Estate Rental and Leasing	133	1.0%	177	1.2%	44	33.1%
Professional, Scientific, and Technical Services	201	1.6%	475	3.2%	274	136.3%
Management of Companies and Enterprises	89	0.7%	7	0.0%	-82	-92.1%
Administrative, Support, Waste Mgmt & Remediation	841	6.5%	1,465	9.9%	624	74.2%
Educational Services	1,579	12.2%	1,616	10.9%	37	2.3%
Health Care and Social Assistance	822	6.3%	1,334	9.0%	512	62.3%
Arts, Entertainment, and Recreation	81	0.6%	86	0.6%	5	6.2%
Accommodation and Food Services	1,179	9.1%	1,494	10.1%	315	26.7%
Other Services (except Public Administration)	248	1.9%	407	2.8%	159	64.1%
Public Administration	74	0.6%	0	0.0%	-74	-100.0%
Total	12,949	100.0%	14,794	100.0%	1,845	14.2%

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Resident Unemployment

Figure illustrates the annual unemployment rates from 2013 to 2018 in South Fulton, the county, the metro area, and in the nationally. The unemployment rate declined significantly in all four geographies over the six-year time period, and the steepest decline was in South Fulton. As of 2018, the unemployment rate in South Fulton was 5.2 percent (as compared to 10.4 percent in 2013). In the county, metro area, and U.S., the 2018 unemployment rates were between 3.8 and 4.0 percent.

Figure ____: Unemployment Rate, 2013 – 2018



Notes:

(a) South Fulton unemployment rate reflects balance of Fulton County after subtracting Atlanta and other cities and towns for which BLS reports unemployment.

Source: Bureau of Labor Statistics; BAE 2020.

Labor Force

Total Population in the Civilian Labor Force	N/A
Civilian Employed Population 16 years and over	N/A
Unemployment Rate	5.2%
Unemployment Rate for Ages 16-24	N/A
Unemployment Rate for Ages 25-65	N/A

Table 43 – Labor Force

Data Source: Bureau of Labor Statistics; BAE 2020.

Occupations by Sector	Number of People
Management, business and financial	14035
Farming, fisheries and forestry occupations	16
Service	8712
Sales and office	1739
Construction, extraction, maintenance and repair	913
Production, transportation and material moving	4170
Health Care & Social	4758
Public Administration	1845
Manufacturing	1556
Art & Entertainment	422
Total	38169

Table 44 – Occupations by Sector

Sources: Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2020.

Travel Time

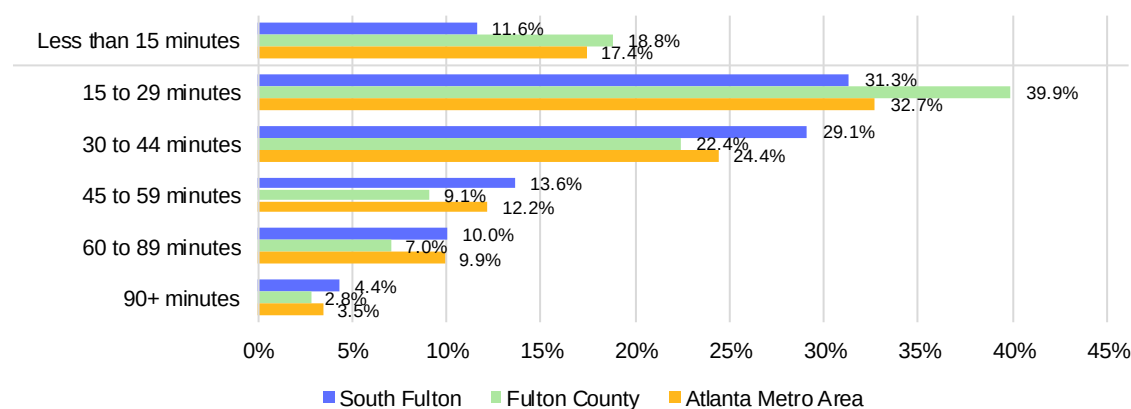
Approximately half of South Fulton residents work in Fulton County. Only 3 percent of South Fulton residents work in the city of South Fulton, while 30.6 percent work in the city of Atlanta. Other counties to which significant proportions of South Fulton residents commute include DeKalb County (10 percent), Cobb County (9.5 percent), and Clayton County (8.1 percent). Meanwhile, approximately 26.9 percent of South Fulton workers commute from locations within Fulton County. Approximately 7.9 percent of South Fulton workers commute from locations within Fulton County. Approximately 7.9 percent of South Fulton workers also live in South Fulton, while 9.8 percent live in Atlanta. Other counties from which significant proportions of South Fulton workers commute include Clayton County (11 percent), Cobb County (8.7 percent), and DeKalb County (8.5 percent).

Travel Time	Number	Percentage
< 30 Minutes	16375	42.9%
30-59 Minutes	16298	42.7%
60 or More Minutes	5496	14.4%
Total	38169	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS; Longitudinal Employer-Household Dynamics via OnTheMap; BAE, 2019.

Figure : Resident Commute Times, 2013 – 2017 Five-Year Data



Sources: U.S. Census Bureau, American Community Survey 2013-2017 5-Year Sample Data;

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	292	581	191
High school graduate (includes equivalency)	18295	1164	1405
Some college or Associate's degree	4697	94	18
Bachelor's degree or higher	13007	260	6

Table 42 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	26
9th to 12th grade, no diploma	59	75	110	48	99
High school graduate, GED, or alternative	6044	8056	5014	4178	7509
Some college, no degree	4390	659	1232	2684	1532
Associate's degree	1825	1420	840	612	32
Bachelor's degree	1783	3465	4918	2841	1334
Graduate or professional degree	82	222	641	108	415
Total	14183	13897	12755	10471	10947

Table 43 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,962
High school graduate (includes equivalency)	28,915
Some college or Associate's degree	36,563

Educational Attainment	Median Earnings in the Past 12 Months
Bachelor's degree	54,857
Graduate or professional degree	76,554

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The sectors in South Fulton with the most total growth are professional, technical and scientific management services; retail services; finance, insurance and real estate; waste management and remediation; transportation and warehousing followed by wholesale trade.

Describe the workforce and infrastructure needs of the business community:

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

To fill these gaps, this section provides an overview of existing workforce development programs in the city of South Fulton. The city is focused on developing workforce solutions for employers and designing training and recruitment programs to generate a productive talent pipeline and support continued business growth. A key component of the workforce development strategy is the city's Small Business Resource Center & Incubator, which will be a part of the South Fulton Economic Development Resource Center, East Campus that will also include co-working space. The city is also hosting career fairs and coordinates with other local, state, and federal workforce programs.

Small Business Resource Center & Incubator

The city of South Fulton's Small Business Resource Center & Incubator, opening in Spring 2020, will provide small and emerging businesses with resources that cover all aspects of starting and operating a business, including accounting, finance, human resources, management, marketing, tax, and more. The center will also provide access to affordable office space. With a mission to facilitate entrepreneurship, the center will partner with essential service providers for businesses, including CPAs, bookkeepers, attorneys, and marketing.

The network also includes support service partners that help with training and provide one-on-one counseling, certifications, and other supportive services to help enhance the growth and success of small

businesses. These diverse and well-established partners include private, public, governmental, and educational institutions, such as the South Fulton Chamber of Commerce, Atlanta Technical College, Aerotropolis Atlanta Alliance, and the Small Business Development Center at Georgia State University.

South Fulton Co-working Space

Co-working space in South Fulton allows entrepreneurs the opportunity to utilize shared resources in order to help them gain access to equipment, space, and services that they could not otherwise afford. As a business services provision model, it cultivates local talent by allowing entrepreneurs to work independently or collaboratively in shared office space.

City of South Fulton Career Expo

Career expos provide an opportunity for South Fulton to connect local companies to the community. Career expos can help connect seasoned executive-level professionals and those beginning their careers. Key partners include Fulton County Schools, Miller Zell, and Georgia Power.

South Fulton Career Center

In addition to local programs, Fulton County provides workforce development opportunities within the city of South Fulton. The Fulton County Housing and Community Development Workforce Development Division operates a Career Center in South Fulton, providing job search and placement services, supportive services, post-employment services and soft skills training. The county also manages a workforce development program for young people that connects young residents to job opportunities and encouraging leadership and independent thinking.

Atlanta Job Corps Center

South Fulton will be home to Atlanta's Job Corps Center, as part of the U.S. Department of Labor's Job Corps program. Job Corps is the largest free residential education and job training program for young adults ages 16–24. The program provides enrollees, who must meet income eligibility requirements, free room and board, clothing, a living allowance, health care, childcare, books and supplies. Job Corps centers also serve as employment centers for the local area, and the Atlanta Job Corps Center's decision to locate in South Fulton will have a beneficial impact on attracting and retaining businesses in the City.

Aerotropolis Atlanta

Aerotropolis Atlanta is a public-private partnership that promotes workforce and economic development of the South side of metro Atlanta. Aerotropolis Atlanta connects industry, community, and education and training stakeholders to develop and implement workforce solutions such as training and recruitment programs that maintain a pipeline of support to local businesses. Key industry sectors that Aerotropolis Atlanta focuses on include aerospace, bio-life sciences, agri-business, logistics and multimedia production.

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

Notable Planned Developments

Vesta Red Oak Apartments

The \$19 million Vesta Red Oak Apartments project will increase the supply of clean, safe, and high-quality workforce housing units in South Fulton. The project consists of redeveloping the currently 100 percent vacant multifamily development that exists on the site with 220 new apartment units in 12 apartment buildings, as well as a clubhouse. The development will be situated on over 19 acres with approximately 221 thousand rentable square feet and will incorporate environmentally responsible design features such as energy efficient appliances, new HVAC units, electrical systems, water heaters, and windows.

The Vesta Red Oaks Apartments will have rents between 60 and 80 percent of area median income (AMI) and will contribute to the economic development of the city and Fulton County through generated sales tax and business license revenues. The developer, Middleburg Communities LLC, has extensive experience developing and operating high-quality workforce housing, with residential rental housing projects in Tennessee, North Carolina, South Carolina, Kentucky, Georgia, and Texas, as well as 1,400 units in development. Notably, Middleburg is committed to supporting the community and manages a “Local Heroes Program” that provides a rent discount to firefighters, police officers, emergency medical technicians, and public-school teachers.

Halpern’s Steak and Seafood Company

The expansion of the Halpern’s Steak and Seafood Company’s manufacturing and distribution facility represents a \$27 million investment in South Fulton. The company will acquire and expand the facility it currently leases and add a new 47,000 square foot building. The project will add 46 new permanent full-time jobs to the existing 260 employees of the company’s South Fulton location, as well as create 90 temporary construction jobs. The overall economic impact of the project is estimated to be over \$119 million for South Fulton and Fulton County.

Publix and Sandtown Crossing

A new 67,000 square foot Publix is slated to open in Fall 2020 at the 35-acre mixed use development, Sandtown Crossing, located at the corner of Camp Creek Parkway and Campbellton Road. The Publix is

planned to be a new prototype for the store. The Publix will also include additional suites on its east and west wings with over 11,000 square feet available for restaurant use. It will also include a drive-through pharmacy.

The Anthem at Riverside

Situated at the intersection of Waycrest Drive and Riverside Drive, The Anthem at Riverside is a senior-oriented rental community that will open by the end of 2020. The project will have 80 units and is financed in part with Low Income Housing Tax Credits (LIHTC). Of the 80 units, 16 will be market-rate. The newly constructed units will have kitchens equipped with a range, a refrigerator, dishwasher, garbage disposal, and microwave. Each unit will also include washer and dryer connections, ceiling fans, central heating and air-conditioning, window blinds, grab bars, and emergency pull cords. Amenities include a community room, an exercise/fitness center, a computer center, an outdoor garden, covered picnic pavilion and a medical office.

Atlanta Job Corps Center

As described in the previous section, South Fulton will be home to Atlanta's Job Corps Center, as part of the U.S. Department of Labor's Job Corps program. The Center represents a nearly \$60 million investment in the city. The South Fulton campus is expected to be one of the top employment centers in the area. With students spending nearly 18 months in the program, the center is an opportunity to attract talent from around the region to create a pipeline for employers in South Fulton and the Atlanta metro broadly.

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

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

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

As mentioned earlier in the plan, South Fulton is engaged in a plethora of Workforce Development opportunities that will bolster the economy and provide a highly skilled and training pool of candidates. Some of these initiatives include: Small Business Resource Center &

Incubator; South Fulton Co-working Space; City of South Fulton Career Expo; South Fulton Career Center; Atlanta Job Corps Center; and the Aerotropolis Atlanta Alliance. All efforts align with the City's Consolidated Plan by preparing residents for livable wage jobs and moving low-moderate income residents to self-sufficiency.

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

South Fulton had staff representation during the development of the Metro Atlanta Regional Economic Competitiveness Strategy (CATALYST), a regional plan that was prepared by the Atlanta Regional Commission. The plan included several jurisdictions within the City of Atlanta, Cherokee County, Clayton County, Cobb County, DeKalb County, Douglas County, Fayette County, Fulton County, Gwinnett County, Henry County and Rockdale. The strategy serves as the Comprehensive Economic Development Strategy (CEDS) in accordance with the U.S. Economic Development Administration's requirements, and as a guide for policies, programs, and investments to support economic development in the region.

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

The 2017 Metro Atlanta Regional Economic Competitiveness Strategy identified four overarching pillars for regional prosperity, including:

- **“Engaged and employed.”** The goal of this pillar is that everyone can thrive in a robust global economy. To have a vibrant regional economy requires metro Atlanta's leaders to proactively position the region as a global business destination, collaboratively investing in the infrastructure, workforce, quality of life, and other assets that help businesses thrive. It also entails providing ample avenues for all residents to create their own businesses and re-engage in the workforce if they have disengaged.
- **“Prepared and productive.”** The goal of this pillar is that everyone is prepared to advance in a productive career and lifelong. The region must continually invest in improving educational outcomes for all residents. Ensuring successful educational outcomes starts with early childhood programs and carries through K-12, training, higher education, and adult learning – equitably in every community, in every school in the region. Offering a seamless ladder of educational opportunities aligned with, and anticipating, the needs of business is one of the most important steps to achieving CATALYST's vision.
- **“Healthy and housed.”** The goal of this pillar is that everyone has options for a healthy lifestyle and quality, affordable housing. Engaging residents in productive careers begins with ensuring that everyone has attainable opportunities to be healthy and have a home. Only after these

immediate needs are met can residents effectively connect with their communities, pursue training and education, and seek jobs.

- **“Connected and resilient.”** The goal of this pillar is that everyone can connect to the people, places and information needed to have a resilient, prosperous life. Being connected to the community whether physically via transit or civically through volunteerism, cultural activities, and political processes will improve the ability of residents to personally improve their quality of life.”

The plan’s strategic framework was developed in terms of these broader pillars (see Figure __):

ENGAGED & EMPLOYED	- Expand the regional economic development marketing alliance’s activities. - Further amplify and activate Aerotropolis Atlanta. - Promote and expand resources available for entrepreneurs and small businesses. - Establish an entrepreneurial platform dedicated to solving regional problems. - Expand programs that connect corporations and MWSBEs.
PREPARED & PRODUCTIVE	- Fully support Learn4Life and replicate similar cradle-to-career initiatives throughout metro Atlanta. - Raise awareness of viable STEAM career tracks among K-12 students and their parents. - Increase early childhood education funding and quality programming. - Continue to expand the region’s involvement in HDCl, creating sector partnerships and programming. - Support the development of entrepreneurial thinking among the region’s youth. - Increase businesses’ engagement in schools across the region. - Address gaps in education, workforce development, and social support offerings across the region. - Establish a collective impact approach to reengage disconnected workers across the region. - Expand expungement programs for nonviolent criminal offenders.
HEALTHY & HOUSED	- Facilitate a regional housing strategy. - Build the capacity of nonprofits and other organizations dedicated to housing. - Provide local governments with a toolkit to address poverty. - Expand resources to help communities improve healthy, safe lifestyles for their residents. - Update requirements of ARC’s programs to reflect the spirit of the CATLYST Strategy.
CONNECTED & RESILIENT	- Study and take action on the inheritance of poverty and its negative impacts. - Establish an organization dedicated to advancing diverse leadership across the region. - In a comprehensive regional approach, protect and connect future green spaces. - Seek funding diversity for the LCI to support broader efforts. - Expand ARC’s Regional Public Art Program and similar programs. - Increase area counties’ participation in a regional transit network. - Host regional forums to ensure the region is prepared for autonomous vehicles and other disruptors.

Figure __: Metro Atlanta Regional Economic Competitiveness Strategy complete strategic framework

MA-50 Needs and Market Analysis Discussion

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

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than one person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map in Figure ____ shows the share of households within each census tract that have at least one of these housing problems. A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are many census tracts with a concentration of housing problems located on the south side of the city. Census tracts where more than 40% of households have a housing need are located in areas of the city predominately populated by Black residents, as shown in Figure _____. Many of these census tracts have at least one housing problem in at least 50% of all households. Areas with very high percentages of housing problems greater than 50% include tracts along the Old National corridor.

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

South Fulton is an atypical city in that the approximately 90% of all City residents identify as Black or African American. However, there is great variation among class and educational attainment in that there are some areas of the city where the population is affluent and highly educated and other areas where low- to moderate-income families are concentrated.

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

Many of the areas in the southern part of the City experienced the greatest decline in home values and were slow to recover from the crash of the 2009 housing market. The city has a significant number of housing units that were constructed prior to 1980 and these areas are in need of revitalization and investment.

Are there any community assets in these areas/neighborhoods?

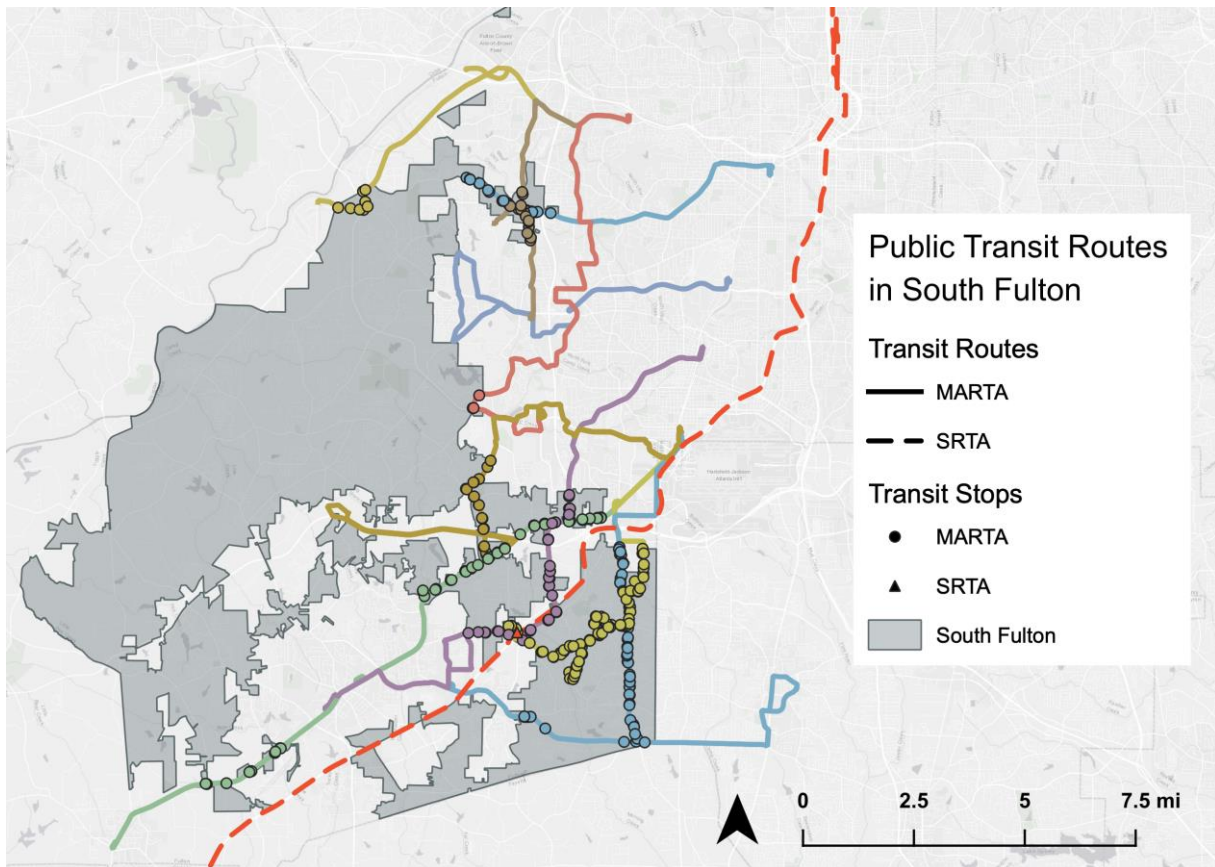
There are many golf courses, lakes, parks, schools, and open green spaces around low and moderate income areas of South Fulton. The City is home to the Wolf Creek Amphitheatre, Libraries, Parks and Recreations Facilities, Fire Stations, Police Stations, Southwest Arts Center, Health Centers and Senior Centers. There are also retail nodes that exists within neighborhoods that are ripe for redevelopment purposes.

Are there other strategic opportunities in any of these areas?

Access and the expansion of public transit is a key strategic opportunity for many South Fulton neighborhoods. The Metropolitan Atlanta Rapid Transit Authority (MARTA) operates several bus services throughout the city in the low-to moderate-income neighborhoods, but that connectivity can often consist of long commutes and limited employment opportunities for residents. MARTA has recently made Transit Oriented Development (TOD) a high priority and there are numerous financial incentives to bolster TOD's. Each transit station has been evaluated for development potential of being included in a master planned affordable housing component. This section examines current public transportation offerings in South Fulton. The city is served primarily by MARTA bus routes. In addition, the State Road and Tollway Authority (SRTA) operates the Xpress bus service connecting downtown Atlanta to surrounding areas; the system's Union City stop lies on the border of South Fulton.

As shown in the Figure below, public transportation access is richest in the portion of eastern South Fulton that lies south of South Fulton Parkway. MARTA's No. 82, 89, 180 181, and 189 buses make numerous stops in this area, which also contains the SRTA Xpress bus's Union City stop. All but the 180 connect to MARTA's Red and Gold light rail lines. North of South Fulton Parkway, MARTA's No. 71, 73, and 165 buses make stops in the northernmost part of the city, while the No. 66 bus makes two stops at the city's eastern edge. The No. 183 bus crosses through South Fulton briefly and stops just outside of the city's borders. Of these routes, the 71 provides direct service to central Atlanta and connects with the Red and Gold lines, while the 73, 66, and 165 buses connect to MARTA's Blue light rail line. The No. 82, 89, 180 181, 189 also make a small number of stops north of South Fulton Parkway in the eastern portion of the city. However, the western-central and southwestern portions of South Fulton contain no public transportation

Figure __: Public Transit in South Fulton



Sources: Fulton County; MARTA; GA State Roadway and Toll Authority; ESRI; BAE 2019.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This Strategic Plan will guide the allocation of CDBG funding during the 2020-2024 planning period to address some of the City's most critical needs. Recognizing the interrelated nature of affordable housing shortages, homeless assistance issues, service needs, poverty, the revitalization of low-income communities, and economic development activities—this plan seeks to cut across grant lines to focus more comprehensively on solutions to interconnected problems. Consolidated Plan resources alone are insufficient to solve deep-rooted and large-scale issues, but as the City plans more comprehensively for its challenges, the ability to use CDBG resources as leverage for private funding raises the possibility for significant local impact.

The budgets in this plan for CDBG will be proportionally increased or decreased from estimated funding levels to match actual allocation amounts. The increases or decreases may be applied to one or more specific activities. This plan will include backup activities that maybe funded only if sufficient funding exists or conversely, if the actual allocation is less than allocated, the activity may not be funded. This portion of the Consolidated Plan describes the City's priorities for CDBG funding, including who those resources will be allocated to geographically, how the specific projects funded by the City will address these priorities, and the outcomes that can be expected as a result.

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

Geographic Area

South Fulton prioritizes city-wide activities that support income eligible residents by expanding economic development and affordable housing opportunities. These investments align strategically with HUD's goals of creating communities and networks that optimize services to empower households to become self-sufficient.

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

Priority Needs

Table 47. Goals for geographic priorities

1	Priority need	Develop and Preserve Affordable Rental Housing
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large family Families with children Elderly People with disabilities
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Increase the overall supply of high-quality affordable housing options for low-moderate income families. • Empower communities with sustainable models to address local affordable housing needs • Invest in the preservation of Naturally Occurring Affordable Housing Stock • Implement regulatory reforms that streamline the process for building and producing affordable housing • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Support the development of rental housing affordable to low- and moderate-income households, including projects located near employment, transportation, and other community resources. • As economically feasible, consider possible opportunities to extend the useful life of existing affordable rental housing by funding acquisition and/or rehabilitation activities. • Support the development of affordable rental housing for seniors, people with disabilities, or other special needs households, such as people who are formerly homeless or at risk of homelessness.

	Basis for priority	Affordable rental housing was identified as a priority need by public meeting attendees and survey takers. CHAS data analyzed for this Plan supports that housing affordability is a significant need, with 45% of all South Fulton households considered cost burdened or severely cost burdened.
	Priority need	Blight + Nuisance Abatement
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Large families Families with children Elderly People with disabilities
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Use federal funds to assist low-moderate income homeowners with limited rehab and repair programs. • Anti-displacement strategy for legacy residents that feel market pressures are pushing them out of their communities • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Preserve the existing affordable housing stock and help homeowners avoid displacement due to repair costs by assisting income-eligible homeowners with housing repairs, possibly to include major systems repairs and accessibility improvements.
	Basis for priority	Participants frequently described the need for programs to assist homeowners, particularly seniors, with the cost of home repairs. This is seen by many of these stakeholders as a matter of health and safety, and also as a means to preserve the livability of existing affordable units, preventing displacement. The city's code enforcement inventory of blighted properties amplifies how great this need is in South Fulton.
	Priority need	Public Facilities, Facility Improvements, and Public Infrastructure
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income People with physical disabilities Non-housing community development
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Respond to community development needs in a holistic and comprehensive way. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Fund infrastructure improvements and public facilities such as street, road, and sidewalk improvements, community centers, ADA

		accessibility improvements, and healthcare facilities in income-eligible areas. Assist community service organizations in improving their physical structures to meet the organization's goals for serving low- and moderate-income households, homeless people, and other special needs populations.
	Basis for priority	Survey respondents emphasized that street, road, and sidewalk improvements, community centers, ADA accessibility improvements, and healthcare facilities are the greatest public facility and infrastructure needs.
	Priority need	Fair Housing, Housing Counseling, and Legal Services
	Priority level	Medium
	Population(s) served	Extremely low income Low income Moderate income Middle income People with disabilities Victims of domestic violence
	Geographic area(s) affected	City-wide
	Associated goal(s)	- Collect data to inform the City's Analysis of Impediments draft. - Reduce the incidences of housing discrimination among low-moderate income residents - Provide mechanisms that make it easier for residents to report fair housing violations - Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	- Provide assistance to eligible households, with a focus on people with limited English proficiency, which may include but not be limited to: - Foreclosure prevention. - Consumer education and awareness around predatory lending fraudulent mortgages, and other housing scams. - Pre- and post-home purchase counseling for income-eligible households. - Fair housing education services to help residents, community organizations, and housing providers understand fair housing rights and responsibilities. - Use of the Council Districts and City Communications channels to provide information on fair housing services
	Basis for priority	Research suggests a continued need for counseling and legal services for low- and moderate-income households, including those targeted for predatory housing scams and those most at-risk of housing discrimination.
	Priority need	Economic Development and Small Business Incentives
	Priority level	High

	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	City-wide
	Associated goal(s)	• Support Small Business Revolving Loan Fund • Increased access to capital for minority and women owned businesses to reduce income inequality and stimulate job growth • Promote economic opportunity by encouraging self-sufficiency and financial stability • Commercial Rent stabilization program.
	Description	• Collaborate with other departments, agencies, and stakeholders to identify approaches for incentivizing small businesses, addressing deteriorating economic conditions in neighborhoods and corridors, and creating and implementing economic development plans for low- and moderate-income areas, including those with existing LCI plans.
	Basis for priority	• Data from the City's Economic Development strategic plan suggests that there is a strong desire to support local small businesses.
10	Priority need	Blight Reduction + Nuisance Abatement Program Demolition
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	City-Wide
	Associated goal(s)	• Advance neighborhood revitalization goals through innovative practices that add to the safety and stability of the community. • Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	• Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment. • Assist in the demolition of dilapidated structures to arrest the spread of blight in low- and moderate-income areas as needed.
	Basis for priority	The survey identified redevelopment or demolition of abandoned properties and increased code enforcement efforts as high-level needs in the City. Focus group participants also described the need for investments to improve deteriorating neighborhoods.

	Priority need	Disaster Preparedness & Emergency Management
	Priority level	High
	Population(s) served	Extremely low income Low income Moderate income Non-housing community development
	Geographic area(s) affected	City-wide
	Associated goal(s)	- To assist the city is planning and preparing for disaster events that are likely to have a disproportionate effect of low-moderate income household. - Minimize the recovery time and efforts of communities impacted by natural disasters.
	Description	To provide personal protective equipment, food to vulnerable populations and training to first responders and fire fighters to minimize the recovery time and efforts of communities impacted by natural disasters. Provide for testing of low-moderate income residents to reduce transmission of infectious diseases.
	Basis for priority	The COVID-19 global pandemic was an immediate shock to our city and cities across the nation. With reductions in taxes, city's need resources to successfully plan, manage and mitigate the compounding affects of natural disasters.
11	Priority need	Program Administration
	Priority level	High
	Population(s) served	All
	Geographic area(s) affected	Citywide
	Associated goal(s)	- Program Administration - Improving processes and policies that enable the city to meet reporting requirements and make data driven investments
	Description	Program administration costs and carrying charges related to the planning and execution of community development, housing, and homelessness activities assisted with funds provided under the CDBG program.
	Basis for priority	Necessary program administration costs associated with the coordination and delivery of services to Atlanta residents.

General Allocation Priorities

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

Area-benefit projects under the South Fulton Community Development Block Grant program (CDBG) are located city-wide. Over the next five years, South Fulton's community development efforts will be

concentrated on priority of need for services based on eligibility, availability of funds, and readiness to proceed. Emphasis, however, will be placed on increasing the quality of standard housing units in the southern part of the City while increasing the number of affordable workforce housing units and affordable units for seniors in the northern part of the City.

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

Influence of Market Conditions

TABLE 48 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Currently, TBRA is provided through HUD's Section 8 Housing Choice Voucher program administered through local housing authorities, with about 7,167 vouchers in use within the City of Atlanta. The City would like to use CDBG and/or HOME funds to establish a TBRA program over the next five years.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities. The City would like to use CDBG and/or HOME funds to establish TBRA over the next five years.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households. The City of South Fulton intends to use HUD grant funding to support new affordable housing development over the next five years.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation. The City of South Fulton intends to use HUD grant funding to support rehabilitation of affordable homeowner and rental housing over the next five years.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement. The City of South Fulton will use HUD grant funds for acquisition and/or preservation of affordable housing over the next five years.

Table 45 – Influence of Market Conditions

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

Introduction

The table below shows the City's anticipated grant funding for the 2021 program year, along with an estimate of anticipated grant funding for the remaining years covered by this Consolidated Plan. The estimates for CDBG assume the same level funding over the final four years of the Consolidated Plan. To ensure that our programs align strategically with HUD funding the City will utilize the pre-award method to ensure continuity of services to our partners.

§ 200.458. Pre-award costs are those incurred prior to the effective date of the Federal award directly pursuant to the negotiation and in anticipation of the Federal award where such costs are necessary for efficient and timely performance of the scope of work. Such costs are allowable only to the extent that they would have been allowable if incurred after the date of the Federal award and only with the written approval of the Federal awarding agency.

The ESG, HOPWA and HTF program regulations do not contain program-specific language establishing pre-award cost requirements for those programs; the CDBG and HOME program regulations do contain pre-award cost requirements unique to those programs. (However, the HOME requirements apply only to certain types of pre-award costs.) The following guidance applies to all five programs. Additionally, guidance unique to each separate program is provided below.

The Part 91 Consolidated Plan regulations make distinctions between a "proposed Plan" and "a Plan". Most notably, 24 CFR 91.105(b) and 91.115(b) describe the citizen participation requirements for a grantee's proposed Plan. For purposes of this Notice regarding pre-award costs, HUD considers a grantee's Plan to have moved from being "a proposed Plan" to being "a Plan" once a grantee has completed the publication, public hearing and public comment requirements at 24 CFR 91.105(b)(2), (3) and (4) or 91.115(b)(2), (3) and (4), and has developed its written summary of comments received pursuant to 24 CFR 91.105(b)(5) or 91.115(b)(5).

To minimize additional workload on grantees and HUD field offices, this Notice establishes the following procedures implementing the 2 CFR 200.458 requirements cited above. This Notice provides HUD approval to incur pre-award costs if and when the grantee completes the following documentation in its local files:

1. The grantee documents that the costs incurred prior to grant award are necessary for efficient and timely performance of the activity in question.
2. The grantee documents that the costs are for eligible activities under the regulations for the applicable funding program;

3. The grantee documents that the grantee has complied with all other requirements for pre-award costs under the regulations for the applicable funding program or as described below;
4. The activity for which costs will be incurred is included in a Consolidated Plan/Action Plan;
5. The grantee documents completion of its citizen participation process by including in its files a written, dated summary of citizen participation comments received on its Plan, pursuant to 24 CFR 91.105(b)(5) or 91.115(b)(5) as applicable.

If the grantee's files contain all other necessary documentation supporting the costs (described below for each program), the date of HUD approval for pre-award costs is the date of the written summary of citizen participation comments, or the grantee's program year start date, whichever is later. The city notes, that Pre-award costs are incurred at the grantee's own risk because reimbursement is contingent upon the availability of appropriated funds for FY 2019 in addition to the applicable provisions listed in this section.

B. Additional Provisions: Entitlement CDBG Program

The Entitlement CDBG program regulations specify, at 24 CFR 570.200(h), the situations under which a grantee may incur costs prior to the effective date of its grant agreement. The provisions of this Notice will affect how grantees comply with the pre-award cost reimbursement requirements.

1. 24 CFR 570.200(h) defines the effective date of a grantee's agreement as the grantee's program year start date or the date that the Consolidated Plan/Action Plan is received by HUD (whichever is later). Under the provisions of this Notice, a grantee's Action Plan may not be submitted to (and thus received by) HUD until several months after the grantee's program year start date. This may negatively affect grantees' ability to incur pre-award costs.
2. Therefore, HUD has issued a waiver of 24 CFR 570.200(h) to the extent necessary to implement the following requirement: the effective date of a grantee's FY 2019 grant agreement will be considered to be the earlier of the grantee's program year start date or the date that the Consolidated Plan/Action Plan (with actual allocation amounts) is received by HUD. Attachment A contains the HUD memorandum authorizing this waiver. This waiver is applicable to any Entitlement CDBG grantee seeking to incur pre-award costs, whose Action Plan submission is delayed past the normal submission date because of delayed enactment of FY 2019 appropriations for the Department. An affected community applying this waiver shall document in writing the conditions giving rise to the need to use this waiver, and maintain the documentation for HUD's review.

Grantees' authority to make use of this waiver is only in effect until August 16, 2019, as that is the last date that a grantee may submit its FY 2019 Action Plan.

3. 24 CFR 570.200(h)(1)(i) requires that the activity for which the costs are being incurred must be included in a Consolidated Plan/Action Plan prior to the costs being incurred; grantee compliance with steps 4 and 5 under the general pre-award cost provisions above will meet that requirement. However, grantees must also comply with §570.200(h)(1)(ii), which further specifies that the Plan must advise citizens of the extent to which the pre-award costs will affect future grants. CDBG grantees intending to incur pre-award costs are cautioned that option b. described in Section IV above is not likely to be a feasible alternative for them. HUD advises any Entitlement CDBG grantee intending to incur pre-award costs to follow the process described in Section IV. a. above; in doing so, the grantee will need to ensure that it has met the citizen participation and notification requirements above.

4. Pursuant to § 570.200(h)(1)(iii) and § 570.604, the costs and corresponding activities must comply with the environmental review requirements at 24 CFR Part 58.

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Emergency Preparedness	\$500,000	0	0		\$500,000	CDBG funds will be used to support planning, economic development, homeowner housing rehabilitation, demolition, public services, public facilities and public improvements.

Table 46 - Anticipated Resources

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

The city of South Fulton, Department of Community Development and Regulatory Affairs is exploring options for leveraging housing and economic development activities. The city is seeking to use the Section 108 Loan Guarantee Program (Section 108) to provide the city of South Fulton with the ability to leverage their annual grant allocation to access low-cost, flexible financing for economic development, housing, public facility, and infrastructure projects. The City will explore using Section 108 guaranteed loans to either finance specific projects or to launch loan funds to finance multiple projects over several years.

Section 108's unique flexibility and range of applications makes it an invaluable and important public investment tools that HUD offers. The city of Atlanta will use Section 108 to catalyze private economic activity in underserved areas in city or to fill a financing gap. Our strategy will be to utilize the program's flexible repayment terms for layering with other sources of community and economic development financing including, but not limited to, New Markets Tax Credits (NMTC), Low Income Housing Tax Credits (LIHTC), and Opportunity Zone equity investments. The City of Atlanta will follow regulations governing the Section 108 program found at 24 CFR 570, Subpart M, Loan Guarantees.

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

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

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of South Fulton	Government	Economic Development Affordable Housing Planning Neighborhood Improvements Public facilities Public services	COSF Jurisdiction (City-wide)
Housing Authority of Fulton County	PHA	Public Housing	Fulton County Jurisdiction
Atlanta Housing Authority	PHA	Public Housing	City of Atlanta Jurisdiction
City of Atlanta Department of Grants & Community Development	PHA	Public Housing	City of Atlanta Jurisdiction
Metro Fair Housing Services, Inc.	Non-profit organizations	public services	COSF Jurisdiction (City-wide)
Atlanta Legal Aid Society, Inc.	Non-profit organizations	Homelessness	COSF Jurisdiction (City-wide)
Fulton County and City of Atlanta Continuum of Care (CoC's)	Non-profit organizations	Homelessness Public Services	Regional Jurisdiction

Table 47 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System

Strengths:

- Partnering with non-profit agencies/developers
- Partnering with local municipalities
- Forging relationships with partners to share ideas, problem-solve, and strategize community best practices
- Partnering with other agencies, City Departments, Housing Authority's and Community Based Organizations

- Developing new partnerships

Gaps:

- Partnerships to save at-risk affordable housing stock
- Capacity of non-profit organizations
- Improving communication and coordination with internal and external customers for programs administered through different agencies

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

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

Table 48 - Homeless Prevention Services Summary

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

The City will lean on the Fulton County and the City of Atlanta by making referrals to their agencies to help combat the causes of homelessness. We will also find ways to leverage our funding and relationships with non-profit organizations that provide services that assist individuals in achieving self-sufficiency. The following are areas of focus for the Continuum of Services:

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

Emergency Shelters

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

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

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

South Fulton will lean on the strength of the service delivery system that currently exists within the metro Atlanta area. Urban areas are often identified as a critically important resources within the community in ending homelessness. Because urban areas tend to have higher instances of homelessness— HUD provides participating jurisdictions an opportunity to make substantial local progress toward ending homelessness. Due to this recognition, HUD also provides technical assistance resources aimed at guiding the City's planning efforts toward ending homelessness in our community. The City acknowledges that as a new City we have a tremendous service gap for the special needs populations and need additional resources to assess our homeless conditions and build an effective ecosystem to support this vulnerable population.

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

South Fulton employs a strategic partnership and leveraging strategy to implement the Consolidated Plan activities. This method brings together a variety of entities with the most appropriate skills to address the City's most critical needs which include: Blight Reduction, Affordable Housing, Public Infrastructure Needs, Community Facilities, Public Services, Disaster Preparedness, and Economic Development for low- and moderate-income persons. The role of City's Department of Community Development and Regulatory Affairs (CDRA) is to initiate strategic planning for the development of viable urban communities, identify viable HUD eligible projects, gather community input and provide implementation support to user departments and subrecipients of CDBG funding. CDRA is also responsible for certifying consistence with the Consolidated Plan for any housing-related activities receiving HUD funds.

In collaborating with the Continuum of Care (CoC) and with guidance from HUD, South Fulton will map our service delivery system. Through this process, South Fulton will identify and eliminate gaps in the institutional structure and delivery system. The City will approach both Fulton County and City of Atlanta CoC's to explore the possibility of data sharing agreements that will provide the City access to HMIS data for the homeless populations. This data will better posture the city to make data driven investments that align with the Consolidated Plan.

All City partners will have a role in the implementation of the Consolidated Plan programs and activities. As a new City, most of our initial funding will be used internally by user departments such as Code Enforcement, Economic Development, Public Works, Fire, and Parks. A small amount of the City's CDBG funds will be used to conduct an Affordable Housing Study and to Affirmatively Further Fair Housing activities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Blight Reduction and Neighborhood Revitalization	2020	2024	Non-Housing Community Development	City-wide	Affordable Housing Access and Support	CDBG: \$125,000	Public service activities other than Low-Moderate Income Housing Benefit 50 residents
2	Public Facilities, Facility Improvements, and Public Infrastructure	2020	2024	Non-Housing Community Development	City-wide	Community Facilities, Infrastructure Parks & Recreation Public Works	CDBG: \$50,000	Area Benefit to 2500 residents
3	Economic Development and Small Business Incentives	2020	2024	Non-Housing Economic Development	City-wide CDIA Community Development Investment Area	Economic Development Area Benefit Job Creation	CDBG: \$150,000	Benefit to 50 businesses

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing, Housing Counseling, and Legal Services	2020	2024	Affordable Housing	City-wide	Affordable Housing Access and Support	CDBG: \$25,000	Provide legal services for 100 Low-Moderate income persons to avoid eviction,
5	Disaster Preparedness & Emergency Management Response	2020	2024	Non-Housing Community Development	City-wide	Affordable Housing Access and Support	CDGB: \$25,000	Emergency Management Supplies, PPE, food for vulnerable populations: Seniors & Low-Moderate Income Persons
6	Planning & Administration	2020	2024	Planning			CDGB: \$100,000 HOME: \$TBD	

Table 49 – Goals Summary

FY2020 – 2024 PRIORITIES, FUNDING, and CONSIDERATIONS

- Blight Reduction and Neighborhood Revitalization
- Public Facilities, Facility Improvements, and Public Infrastructure
- Economic Development and Small Business Incentives
- Fair Housing, Housing Counseling, and Legal Services
- Affordable Housing Supply and Support
- Disaster Preparedness & Emergency Management Response
- Planning & Administration

Goal Descriptions

1	Goal Name	Blight Reduction and Neighborhood Revitalization
	Goal Description	Public service activities other than Low/Moderate Income Housing Benefit: Blight/Slum Demolition
2	Goal Name	Public Facilities, Facility Improvements, and Public Infrastructure
	Goal Description	Area Benefit to 50 residents
3	Goal Name	Economic Development and Small Business Incentives
	Goal Description	Benefit to 50 businesses
4	Goal Name	Fair Housing, Housing Counseling, and Legal Services
	Goal Description	Provide legal services for 100 Low-Moderate income persons to avoid eviction

5	Goal Name	Affordable Housing Supply and Support
	Goal Description	Affordable Housing Planning
6	Goal Name	Disaster Preparedness & Emergency Management Response
	Goal Description	Emergency Management Supplies, PPE, food for vulnerable populations: Seniors & Low-Moderate Income Persons
7	Goal Name	Planning & Administration
	Goal Description	Federal Program planning and administration support.

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

South Fulton has not received notification from HUD that the city will receive HOME funding. Therefore, this section does not apply.

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

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

Not Applicable

Activities to Increase Resident Involvements

The City of South Fulton created a Citizen Participation Plan for the purpose of bolstering resident involvement. The City will continue to engage residents regularly regarding the use of federal dollars.

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

No

Plan to remove the ‘troubled’ designation

The Housing Authority of Fulton County nor the Atlanta Housing Authority is not designated as “troubled”

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

Barriers to Affordable Housing

The impact of local government codes, zoning regulations, and administrative procedures on housing affordability has been a recurring theme in the national debate around affordable housing. It is historically one of the major policy levers that local governments can use to influence the supply of housing. Land prices contribute substantially to development costs. Sound tax policy, efficient permitting processes, and incentives are all indirect methods that jurisdictions can use to reduce the cost of building affordable housing. South Fulton recently undertook a Zoning Rewrite process to update a 50+ year old code and create a more accessible and user-friendly zoning ordinance. This Ordinance will help developers quickly identify parcel uses and the document is aligned with the North American Industry Classification System (NAICS). NAICS is a standardized classification system for businesses and our new Zoning Ordinance uses this system to help businesses understand what industries are allowed in the COSF. These process improvements will help South Fulton establish itself as a thought leader among innovative practices that reduce barriers to affordable housing for the residents who need it and the developers that build it.

South Fulton's Objective:

To reduce the regulatory barriers by providing an efficient and streamlined process for the development and maintenance of affordable housing.

Obstacles:

As with any jurisdiction taxes are the largest revenue generator for local municipalities and this often translates into a sizable component of the maintenance and operation of a home. Therefore, providing tax benefits can enhance the feasibility of affordable housing developments. The City recognizes that taxation can penalize long-term, low-income residents (especially the elderly) and others needing affordable housing. Political realities, the slow response rate of bureaucracies, and lack of cooperation between jurisdictions poses major obstacles to altering public policies that affect the provision of affordable housing.

South Fulton is committed to making decent affordable housing available to all the residents of the City. A wide variety of policy and program initiatives are available to the City as we move toward this goal. Policy tools such as Urban Enterprise Zones and the Creation of Tax Allocation Districts serve as economic development incentives that can spur affordable housing production. Additionally, as a new City with Bonding capacity, the City is better positioned to offer incentives to developers that produce high quality affordable housing. These local incentives can be layered and leveraged with other tools such as Low Income Housing Tax Credits (LIHTC) from the state Department of Community Affairs to dramatically improve supply of affordable housing.

As a new jurisdiction, the City has not completed an Analysis of Impediments (AI) document yet. However, both the City of Atlanta and Fulton County recently collaborated on this document and many of the impediments identified in that study overlap with South Fulton. The AI document recognizes the various impediments to fair housing and the action steps needed to address them. Although many barriers to affordable housing are beyond governmental control, several factors affecting housing costs can be identified at the government level. The primary barriers to affordable housing identified in these studies are thematic and involve a few of the items listed below:

- Limited credit available to buyers
- Strict underwriting standards that disqualify potential low-income buyers
- Lack of information about down payment assistance programs
- Land costs
- Local building codes and zoning regulations
- Lack of incentive programs for private investments
- Overall reduction of federal funded programs

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's strategy to remove or ameliorate barriers to affordable housing include designing and implementing programs that promote a stable living environment and reduce dependency.

- Provide funding for HUD-approved counseling agencies and legal services to prevent residents from the compounding effects of eviction.
- Focus on Blight/Slum reduction strategies that discourage negative activities that bring down property values.
- Pass legislation that holds landlords accountable for property maintenance and upkeep.
- Continue to educate residents about their housing rights.
- Make referrals to local CoC's to ensure residents get connected to appropriate resources to ensure that incidents of homelessness are brief and non-recurring.
- Provide adequate local incentives to developers to increase housing supply.

SP-60 Homelessness Strategy – 91.215(d)

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

Members of the CoC and service other homeless service providers in Atlanta reach out to homeless persons, including unsheltered persons, through street outreach, needs assessment, case management, and service navigation and provision. Agencies like HOPE Atlanta, Mercy Care, and Intown Collaborative Ministries provide street outreach to homeless persons, and ClearPath Coordinated Entry at the Gateway Center provides a coordinated process for connecting individuals and families who are homeless to housing and services. Partners for HOME will also continue providing support for annual point-in-time homeless counts.

Addressing the emergency and transitional housing needs of homeless persons

The City of South Fulton will work to become an active member of the Atlanta Continuum of Care. The City will make referrals to appropriate agencies within the CoC network such as:

- 3 Keys Housing First Program, which provides services for formerly homeless men and women residing in supportive housing.
- Covenant House Georgia, which provides facility-based emergency housing and transitional housing with supportive services for youth living with HIV/AIDS.
- Gilgal, Inc., which provides a 25-bed transitional housing program that serves homeless women in substance abuse recovery, drug treatment, counseling, case management, medical assessments, and job readiness.
- HOPE Atlanta Airport Coordinated Entry and Outreach Program, which provides financial assistance for access to emergency shelter in motel/hotels and case management with access to rapid re-housing services.
- Community Advanced Practice Nurses, which provides free clinics for children who are homeless, immunizations, school physicals, development assessment, prescription medication, pediatric mental health services, and sick/well child-care at various partner shelters.
- Additional service providers addressing the emergency and transitional housing needs of homeless persons in the City of Atlanta include Atlanta Mission, Atlanta Recovery Center, Georgia Works, City of Refuge, Atlanta City Baptist Rescue Mission, Solomon's Temple Foundation, The Salvation Army, Covenant House of Georgia, 24/7 Gateway, and Veterans Empowerment Organization, among others.

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.

South Fulton will support a Housing First model that prioritizes permanent housing and offers case management and other support services to income eligible residents. Through referrals to multiple organizations and agencies, the city will connect residents to services specifically designated to support people experiencing homelessness in transitioning to permanent housing, including permanent supportive housing and rapid rehousing services. These agencies include: the Atlanta Housing Authority (VASH program), Community Concerns, Another Chance of Atlanta, National Church Residences, 3 Keys, Action Ministries, Families First, Atlanta Center for Self Sufficiency, and HOPE Atlanta, among others.

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

Housing and service providers in the region work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. These groups include extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing a variety of needs, such as housing, health, social services, education or youth needs. Resources to prevent homelessness include:

- Atlanta Volunteer Lawyers Foundation (AVLF), which provides access to high-quality legal advice and representation by trained volunteer attorneys in areas vital to economic security; consultation services for domestic violence survivors to get information about their legal options and referrals for other appropriate assistance; and attorneys to represent low-income and underrepresented tenants in court in critical times of need, among other services.
- Atlanta Legal Aid, which provides free civil legal aid for low-income people across metro Atlanta.
- HOPE Atlanta, which provides case management, crisis counseling, information and referral, employment assistance, financial assistance to pay past-due rent to prevent eviction, rental and security deposit assistance, housing search assistance, and one-on-one support.
- St. Vincent DePaul Society provides rent, mortgage, and utility assistance and community, temporary housing, and resource referrals.
- Nicholas House, which provides rapid rehousing, assistance due to temporary crisis, and rental assistance.

- Hosea Feed the Hungry and Homeless, which provides employment assistance, rental assistance, utility assistance, rapid rehousing, and transportation assistance.

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

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

HUD regulations regarding lead-based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Many residential properties built before 1978 contain lead-based paint. Unfortunately, it is difficult to measure the exact number of housing units with lead-based paint hazards but based on data from the ACS, we estimate that over 10,000 housing units in our city were constructed prior to 1980 and therefore pose a potential threat for lead based hazards.¹⁶ Lead is a toxic metal that was used for many years in products found in and around our homes. Although lead improves paint performance, it is a dangerous substance and may lead to significant health problems. It is especially damaging to children under age six whose bodies are still developing. Lead causes nervous system damage, stunted growth, delayed development behavioral problems, learning disabilities, seizures. At high levels, lead can cause coma, convulsions, and in extreme cases, death. It can cause kidney damage and affects every organ system of the body. It also is dangerous to adults and can cause reproductive problems for both men and women. Most people poisoned by lead occur in and around their home when they are exposed the harmful levels of lead contaminated dust, deteriorated lead-based paint, and lead-contaminated soil.¹⁷

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

Without grant funding, many primary prevention opportunities would be missed to repair lead hazards due to the low-moderate income families lacking the financial resources to repair defects or to hire contractors to perform the work in a lead safe manner. South Fulton will seek to establish itself as a Green and Healthy Homes site over the next five years so that we can leverage funding for lead remediation and abatement activities. These activities will make older properties more suitable for residents and older properties are generally more affordable than new construction. The lead program would target properties occupied by families with children under age 6 for lead hazard control.

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

HUD's lead-based paint regulations and requirements will be fully incorporated into all of South Fulton's rehab and homeowner activities. All units of appropriate age that have rehabilitation performed according to safe work practices, and clearance testing will performed on all completed units. City inspectors will verify that after construction, no lead based hazards are on the property.

¹⁶ U.S. Department of Housing and Urban Development. (n.d.). *Lead Safe Housing Rule Requirements*. https://www.hud.gov/program_offices/healthy_homes/enforcement/lshr_summary

¹⁷ U.S. Department of Housing and Urban Development, Office of Lead Hazard Control. *New HUD Lead-Based Paint Regulations*. https://www.hud.gov/sites/documents/DOC_12805.PDF

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

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

According to the 2013-2017 American Community Survey 5-year estimates, the City's poverty rate is estimated at 12.0%, which is below the statewide poverty rate of 16.9%.

Economic and Workforce Development

- Focus on neighborhood economic development- rehabilitation and investment in neighborhood commercial districts and work to attract grocery stores and basic retail in targeted areas
- Through collaboration with the City's educational institutions, provide job readiness skills, skills training and career-based educational services to train and prepare the City's workforce for tomorrow's economy
- Establish a guiding principle of building the City's talent pipeline in alignment with regional focus industry sectors
- Develop an operational service framework for and strategically engage in the development of career pathways linked to targeted industry sectors
- Partner with workforce agencies to create youth-specific employment and training programs

Housing Affordability

- Ensure equitable growth for all South Fulton residents and minimize displacement
- Promote development of affordable workforce housing, particularly in areas of opportunity
- Use public funds to leverage private sector investment in affordable housing
- Encourage transit-oriented development (TOD) to encourage mixed-income housing near job centers
- Preserve affordable housing units through federal funds provided for the repair and revitalization of multifamily and single-family housing
- Promote alternate forms of ownership such as land trusts to provide long-term affordable housing
- Encourage and incentivize a range of housing typologies that are aligned with the neighborhood scale
- Promote eco-friendly and sustainable building

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

This plan continues to identify economic development as a goal for the CDBG program. We help stabilize communities by investing in various Neighborhood Commercial Districts within the City and investing in strong economies at the neighborhood scale through our Main Street Program. Since the city of South Fulton's incorporation in 2017, several primary focus areas have been identified for development, redevelopment, and/or revitalization. Each of these areas, shown in **Error! Reference source not found.**, has a project or projects planned for the near- to long-term future. Accordingly, each area is included in the recommendations section of this strategic plan. Below is a brief description of both the plans as of early 2020 as well as of each of the areas as they exist presently. The City will make strategic investments that coincide with identifiable growth nodes and corridors throughout the city.

Using a community based and holistic economic development approach, we plan to transform the people and places that we serve through increased access to capital, technical assistance and training for small business owners. One vulnerable population that the City plans to serve is business owners who may be at risk for displacement due to the rising commercial rents. The City plans to use CDBG funds to help stabilize rents for commercial tenants to help maintain jobs and help businesses sustain unintended shocks to their cash flow as demonstrated by COVID-19.

The City is also looking for innovative ways to support small businesses. Shared equity in economic development models such as worker cooperatives that help workers become owners and build equity through a democratized business participation model are popular throughout the United States but lacking in the South. The National League of Cities in partnership with the Democracy at Work Institute underwrote an inaugural fellowship in 2018 to help communities learn strategies to deploy wealth building opportunities to communities typically left behind in the mainstream economy.¹⁸ These workers include women, immigrants, black and brown workers in a variety of industry sectors. The City plans to explore ways in which CDBG Funds and Section 108 Loans can be used to spur economic development activities and strengthen business ownership opportunities among this population. This tool is of particular importance due to the amount of undeveloped land within the City of South Fulton. Forming a worker cooperative is an excellent way to preserve and grow urban agricultural businesses and protect owners and residents from displacement.

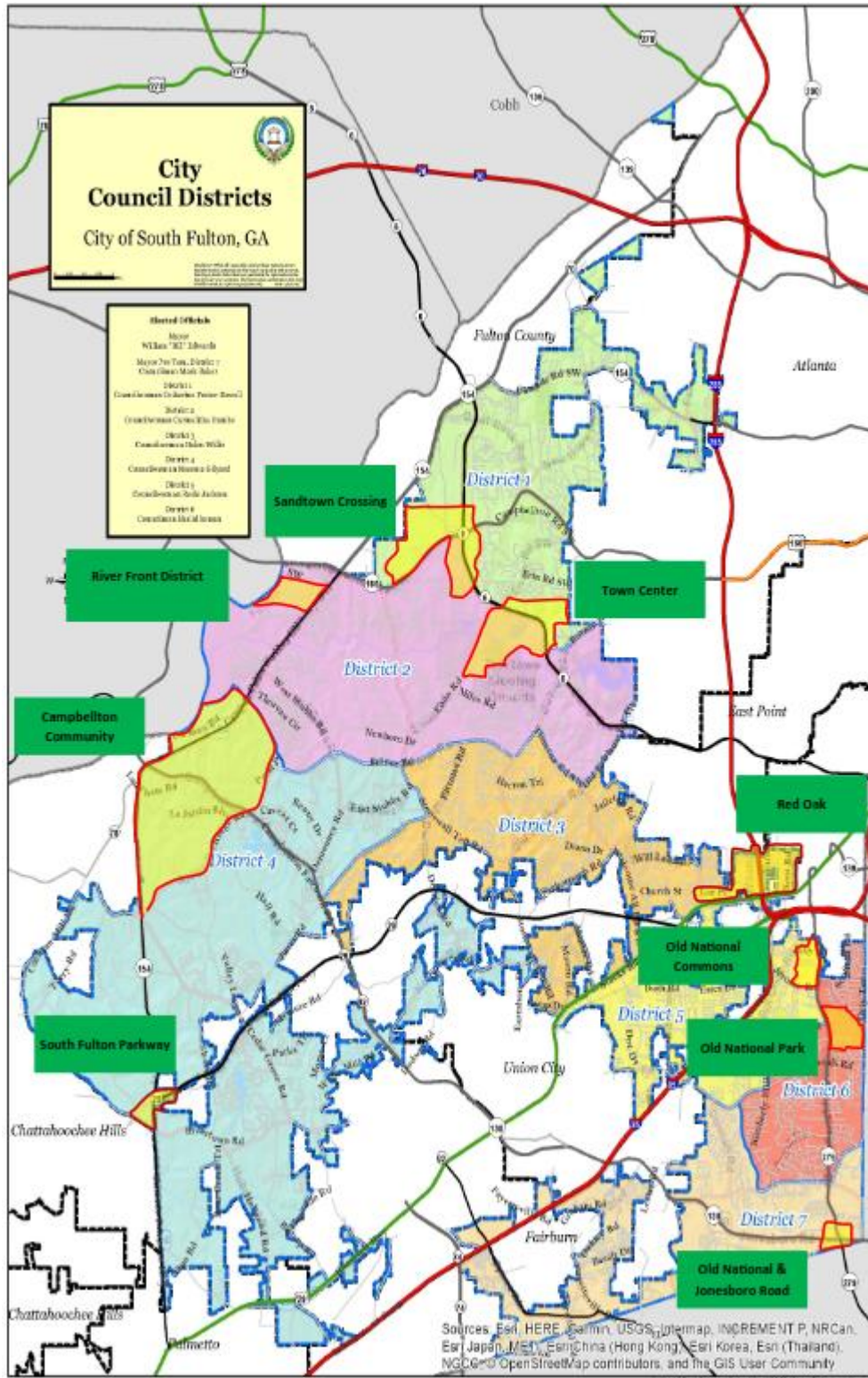
The city has identified seven unique areas of opportunity. These areas are redevelopment areas that are indicated on the map in Figure__ below. These economic development nodes can serve as critical job centers, reduce travel and commute times for essential services and add substantially to the City's tax digest. The areas are: Campbellton Community, Riverfront District, Sandtown Crossing, Town Center, Red Oak, Old National Commons, Old National Park, and Old National & Jonesboro Road. With these essential

¹⁸ <https://institute.coop/shared-equity-economic-development-seed>

areas being considered for redevelopment, the City can help to reduce poverty by leveraging the economic development as a catalyst to create and retain jobs, and provide supports to local businesses.

Figure _____. City of South Fulton Council District Map with Economic Hubs

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SP-80 Monitoring – 91.230

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

Monitoring is the primary means by which the City ensures that programs are carried out efficiently, effectively, and in compliance with applicable laws and regulations. Monitoring feedback helps subrecipients and user departments maintain regulatory compliance, improve performance, increase capacity, and augment management skills. It also helps to identify instances of fraud, waste, and abuse. Monitoring is coordinated by the Department of Finance and the Department of Community Development & Regulatory Affairs which has oversight of the Consolidated Plan programs and prepares the annual performance reports.

The City's monitoring program focuses on these elements:

- Conducting a risk assessment on each federally funded agency or department;
- Validating the accuracy of information in performance reports;
- Determining compliance with eligibility and national objective determinations;
- Evaluating the reasonableness of decisions made for activities that involve high levels of subrecipient judgment;
- Ascertaining subrecipients' ability to ensure that activities meet compliance requirements;
- Verifying the accuracy of subrecipient records;
- Identifying causes of any problems and offering recommendations for corrective actions.

Performance reporting criteria are included in City executed contracts and Memorandum of Understanding for internal user departments. For direct benefit projects, the City uses grant-specific beneficiary reporting forms, which contain grant-appropriate client reporting information. Beneficiary data and project performance information are required to be submitted monthly by the subrecipient or user department along with disbursement requests.

All grant-funded projects are monitored on-site or via a desk audit at least once during the contract period. All new projects, and projects experiencing problems, may be monitored more frequently. Projects with significant problems or statutory findings noted during initial monitoring are subject to one or more follow-up monitoring visits. All outstanding monitoring findings or concerns must be completed by end of the project contract term.

Actual performance and outcome achievements are verified by monitoring, using either the CDBG/HOME Monitoring and Compliance Review form. The monitoring checklists cover standard or uniform grant compliance conditions and contractual performance. Each subrecipient, project sponsor or developer is provided a copy of the appropriate checklist in advance of the monitoring visit.

During monitoring visits, City staff members use the checklist to review subrecipient records; determine the accuracy of monthly reports; assess compliance with client-eligibility and activity-eligibility standards; assess outcome accomplishment; and document compliance with administrative, fiscal, and regulatory requirements.

Project monitors review data on participants' race, ethnicity, gender, and disability characteristics. If the review identifies certain groups as under-represented, the staff from the City will work with subrecipients, developers, and project sponsors to evaluate their outreach methodologies and project's outreach strategies. Afterwards, a recommendation is made so that adjustments are made to ensure that under-represented groups have access to project services.

For housing projects, staff review the records of subrecipients, developers, or project sponsors on actions, administrative and fiscal policies, or practices that impact the availability of housing, and determine if any conditions are present that may disparately impact the availability of, or equal access to, housing based on race/ethnicity, color, national origin, religion, sex, familial status, or disability. If the review identifies such conditions, staff members will advise agency to remedy the discrepancy.

When findings/concerns are identified, City staff document appropriate corrective actions and the schedule for timely compliance in a follow-up report. All findings/concerns must be cured and responses must be received by the City within thirty (30) days of notice from the City. All findings and concerns must be adequately addressed prior to the end of the contract period. The authorized agent of the entity must acknowledge receipt of the monitoring report by signing it and placing in the project file.

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services		0	0		\$500,000	Eligible funds expended for planning, public services, housing rehab, job creation, demolition, public improvements and disaster preparedness.

Table 50 - Expected Resources – Priority Table

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

South Fulton plans to use the City's CDBG resources to work in tandem with significant other public sources, including SPLOST funding, general fund allocations and city issued bond financing. These public sources will, in turn, also leverage private and philanthropic sources to bring significant resources to bear so that the City can maximize impact.

The city would also like to explore the options for leveraging housing and economic development activities. The city is seeking to use the Section 108 Loan Guarantee Program (Section 108) to provide South Fulton with the ability to leverage our annual grant allocation to access low-cost, flexible financing

for economic development, housing, public facility, and infrastructure projects. The City will explore using Section 108 guaranteed loans to either finance specific projects or to launch loan funds to finance multiple projects over several years.

Section 108's unique flexibility and range of applications makes it an invaluable and important public investment tools that HUD offers. South Fulton plans to use Section 108 to catalyze private economic activity in underserved areas in city or to fill a financing gap. Our strategy will be to utilize the program's flexible repayment terms for layering with other sources of community and economic development financing including, but not limited to, New Markets Tax Credits (NMTC), Low Income Housing Tax Credits (LIHTC), and Opportunity Zone equity investments. The City will follow regulations governing the Section 108 program found at 24 CFR 570, Subpart M, Loan Guarantees.

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

City-owned properties that may be improved using Consolidated Plan resources, particularly CDBG funding, include recreational facilities and community centers in low-moderate income areas. Sidewalks, and accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by schoolchildren or by persons walking to bus stops or transit stations.

Through our Blighted + Nuisance Abatement Program the City will take property negligent property owners through a Judicial In-Rem process. After the properties have been successfully conveyed to the City, we will seek to establish a relationship with the Fulton Atlanta Land Bank Authority (LBA) for the purpose of bringing blighted properties back onto the tax rolls. The LBA was created to hold, manage and develop vacant, abandoned and tax-foreclosed properties, and to return these properties to productive use. The LBA encourages redevelopment in neighborhoods that have been blighted by an out-migration of residents and businesses. Developers use LBA properties for various projects including greenspace, affordable single family and multi-family housing, and some commercial use. The LBA maintains an online inventory of available properties.

(<https://public.fcca.epropertyplus.com/landmgmtpub/app/base/landing>).

Discussion

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

Annual Goals and Objectives

Expected Resources

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

Introduction

All Federal funding allocations will be used in a manner which supports the major goals of the City of South Fulton's Consolidated Plan, which are to provide decent affordable housing and a suitable living environment to principally benefit low and moderate income persons within the City. As a new entitlement community the anticipated resources identified in this section include Community Development Block Grant (CDBG) program funds and the HOME Investment Partnerships Program. These funds are estimates based on projections from the U.S. Department of Housing and Urban Development for the City as a new HUD grantee.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$500,000	\$0	\$0	\$500,000	\$2,000,000	Year 1 funds = 100% of 2021 CDBG award

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

The City of South Fulton will use federal funds to leverage additional private, state and local funds where applicable.

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

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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	Blight Reduction and Neighborhood Revitalization	2020	2024	Non-Housing Community Development	City-wide	Affordable Housing Access and Support	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 20 properties
2	Public Facilities, Facility Improvements, and Public Infrastructure	2020	2024	Non-Housing Community Development	City-wide	Community Facilities, Infrastructure	CDBG: \$50,000	Area Benefit to 2500 residents
3	Economic Development and Small Business Incentives	2020	2024	Non-Housing Economic Development	City-wide CDIA Community Development Investment Area	Economic Development Area Benefit Job Creation	CDBG: \$150,000	Benefit to 25 businesses
4	Fair Housing, Housing Counseling, and Legal Services	2020	2024	Affordable Housing	City-wide	Affordable Housing Access and Support	CDBG: \$25,000	Provide legal services for 100 Low/Moderate income persons to avoid eviction,

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Disaster Preparedness & Emergency Management Response	2020	2024	Non-Housing Community Development	City-wide	Affordable Housing Access and Support	CDGB: \$25,000	Emergency Management Supplies, PPE, food for vulnerable populations: Seniors & Low-Moderate Income Persons
6	GIHC Housing Cohort	2020	2024	Affordable Housing	City-Wide	Affordable Housing Access and Support	CDGB: \$25,000	Provide the city with an Affordable housing plan and implementation strategy
7	Planning & Administration	2020	2024	Planning			CDGB: \$100,000 HOME: \$TBD	

FY2020 – 2024 PRIORITIES, FUNDING, and CONSIDERATIONS

- Blight Reduction and Neighborhood Revitalization
- Public Facilities, Facility Improvements, and Public Infrastructure
- Economic Development and Small Business Incentives
- Fair Housing, Housing Counseling, and Legal Services
- Affordable Housing Supply and Support
- Disaster Preparedness & Emergency Management Response
- Planning & Administration

1	Goal Name	Affordable Housing Supply
	Goal Description	Conserve/expand affordable housing. Potential activities: increasing private-market affordable housing options through development, renovation, and/or adaptive re-use to create housing; creating/improving permanent supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners through weatherization, energy conservation, and/or emergency repairs; and encouraging transit-oriented housing development that improves residents' access to public transportation and job opportunities.
2	Goal Name	Affordable Housing Access and Support
	Goal Description	Provide the city with an Affordable housing plan and implementation strategy
3	Goal Name	Housing Stabilization
	Goal Description	Assist low/moderate income persons to avoid homelessness and remain housed. Potential activities: homelessness-prevention assistance including financial aid and/or supportive services to enable at-risk persons to remain in their homes or to relocate to more affordable housing; homelessness-prevention services such as budget counseling and legal assistance; support for newly housed, formerly homeless persons to remain stable through aftercare and supportive services, including short- to medium-term rental assistance as needed.
4	Goal Name	Neighborhood Stabilization
	Goal Description	Support the revitalization of low/moderate-income neighborhoods. Potential activities: improvements to public facilities and infrastructure, including accessibility improvements; demolition of blighted structures; code enforcement; reclamation of vacant/foreclosed properties; capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for community facilities used for ConPlan-eligible purposes.

5	Goal Name	Economic Development
	Goal Description	Support economic development efforts that benefit low/moderate income persons and neighborhoods. Potential activities: provision of low-interest loans and gap financing for disadvantaged businesses, small businesses, and start-ups; support for initiatives that encourage job creation, especially entry-level jobs with opportunity for advancement and jobs paying adequate wages; provision of low-interest loans via a revolving loan fund and gap financing to support accessible, reasonably priced goods and services for residents of low and moderate income communities.
6	Goal Name	Disaster Preparedness & Emergency Management Response
	Goal Description	Provide Emergency Management Supplies, PPE, food for vulnerable populations: Seniors & Low-Moderate Income Persons.
7	Goal Name	Planning and Program Administration
	Goal Description	Provide administration for the entitlement grant programs; conduct research, data collection, and analysis needed for program planning, implementation, and reporting

Projects

AP-35 Projects – 91.220(d)

Introduction

CDBG funding will be used to support affordable housing development, develop public facilities for public purposes using existing publicly owned properties to include parks, recreational facilities and community centers in low to moderate income areas of the City and for Economic Development purposes. Because the City of South Fulton is seeking entitlement status during a national pandemic, we deem it necessary to use a portion of our federal award for disaster preparedness and emergency management activities. The City has pressing infrastructure needs such as

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sidewalks, including accessibility improvements for sidewalks and curbs, may be installed in areas throughout the city, especially in locations with high pedestrian usage such as routes commonly used by school children or by persons walking to public transportation and shopping.

The Consolidated Plan (ConPlan) grant programs have expenditure deadlines and performance standards that are statutorily mandated by HUD. Nationally, Congress and HUD have increasingly emphasized expenditure requirements and timely expenditures for Participating Jurisdictions (PJs). Expenditure standards for these grants are as follows, and if not met, will be subject to recapture:

- CDBG unexpended funds in excess of 1.5 times its annual allocation at the end of the program period.

The City of South Fulton has implemented processes that will aid in the implementation of our projects to ensure the timely expenditure of our federal funds.

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RECOMMENDED FUNDING ALLOCATIONS

Funding Recommendations Overview

Funding Recommendations by Priority	Funding Amount
Blight Reduction and Neighborhood Revitalization	\$125,000
Public Facilities, Facility Improvements, and Public Infrastructure	\$50,000

Economic Development and Small Business Incentives	\$150,000
Fair Housing, Housing Counseling, and Legal Services	\$25,000
Affordable Housing Supply and Support	\$25,000
Disaster Preparedness & Emergency Management Response	\$25,000
Planning & Administration	\$100,000
<i>Estimated Funding</i>	<i>\$500,000</i>

Table 51 - Project Information

Blight Reduction and Neighborhood Revitalization

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
Department of Community Development & Regulatory Affairs	Code Enforcement Blighted + Nuisance Abatement Program				\$125,000

Public Facilities, Facility Improvements, and Public Infrastructure

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
Department of Parks & Recreation	CDBG Parks & Rec Program		\$0		\$25,000

Department of Public Works	CDBG Public Works		\$0		\$25,000
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Economic Development and Small Business Incentives

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
Destination South Fulton	Mainstreet				\$150,000

Fair Housing, Housing Counseling, and Legal Services

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
RFP or City Attorney	Fair Housing		\$ 0		\$ 25,000

Affordable Housing Supply and Support

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
Department of Community	GIHC Cohort & Housing Strategy Development		\$0	\$25,000	\$25,000

Development & Regulatory Affairs					
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Disaster Preparedness & Emergency Management

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
Fire Department	Disaster Preparedness Program		\$ 0		\$ 25,000

Planning and Program Administration

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
Department of Community Development & Regulatory Affairs	CDBG Administration	N/A	\$0	\$0	\$100,000

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

CDBG funding will be used to support a wide range of eligible activities that include but are not limited to: affordable housing development, develop public facilities for public purposes using existing publicly owned properties to include parks, recreational facilities and community centers in low to moderate income areas of the City, Fair Housing Support, Disaster Preparedness, and for Economic Development purposes. Because the City of South Fulton is seeking entitlement status during a national pandemic, we deem it necessary to use a portion of our federal award for disaster preparedness and emergency management activities in the future. The addition of this activity into our Consolidated and Annual Action

Plan will alleviate the need for the City to do a substantive amendment to our plan as required by HUD. The City has many pressing infrastructure needs such as sidewalks, including accessibility improvements for sidewalks and curbs, may be installed in areas throughout the city, especially in locations with high pedestrian usage such as routes commonly used by school children or by persons walking to public transportation and shopping. As a new entitlement community, the City's funding is a barrier to addressing underserved needs in our community. According to our most recent Economic Development study, the COSF has about 12.2 percent of households living at or below the poverty line. This translates to about 3,815 CDBG eligible households. These federal funds will augment the City's ability to deliver much needed community development services to our residents in underserved areas.

The projects in the table above were identified using information collected and analyzed from many different sources including, but not limited to: Community Meetings/Citizen Participation opportunities, See Click Fix Data; City Planning activities: Economic Development Plan, COSF Strategic Plan, Market Valuation Analysis and City Council Actions.

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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 City of South Fulton has a majority – minority population in that over 90% of residents are African American. To that end, the majority of the City’s investments will be geographically distributed City-wide based on activity. However, the City will meet the HUD requirement of ensuring that at least 70% of CDBG funds are used for income eligible beneficiaries.

Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 52 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of South Fulton plans to allocate and invest resources broadly throughout the City. The majority of low-and-moderate-income Census Block Groups are located within the southern parts of the City. The City will target all areas that include low to moderate-income

individuals. Because the City's priority needs are broadly defined based on the distribution of funds, the allocating of funds is not generally based on geography alone. Each program has a unique method of geographic distribution.

The department will consider in funding decisions that all programs, initiatives, activities, and services meet the following:

- Beneficiaries are income eligible;
- Meet a goal or priority in the Five-Year Consolidated Plan;
- Affirmatively further fair housing;
- Leverage funding;
- Sustainable over time; and
- Maximize impact and reduce administrative cost.

Discussion

South Fulton has approximately 100,176 residents and 36,171 households. The City has experienced particularly fast growth in recently and it is projected that by 2040, South Fulton's population is expected to grow to 124,114, which would represent a 23.9% percent increase since 2019. Household growth is projected to be 29.2 percent by 2040. These rates are comparable to, but slightly lower than, rates in Fulton County and metro Atlanta. South Fulton is comprised of a relatively larger share of family households than Fulton County and the Atlanta Metro Area, which results in relatively large average household size of 2.76. This is also reflected in the age distribution in South Fulton, where the largest age cohorts are under 18 and those aged between 35 and 44. The fastest growing age cohort in South Fulton is comprised of residents 65 or older, with other growing age cohorts including those between ages 18 and 24, 45 and 54, and 55 and 64.ⁱ

The population of South Fulton is predominantly comprised of black/African American residents (89.5 percent). Approximately 5.1 percent of residents identify as white, while 2.5 percent identify as Hispanic/Latino. From 2010 to 2019, the number of black/African American residents in South Fulton increased by 19.3 percent, the number of white residents increased by 9.3 percent, and the number of Hispanic/Latino residents increased by 7.1 percent. As the City postures for growth, additional resources will be key in meeting the City's community development and housing needs. More than 30% of South Fulton residents report being Housing cost burdened meaning that the homeowner households are spending more than 30 percent of their gross income on housing costs (i.e. "cost-burdened"). It is not surprising that South Fulton renter

households are also disproportionately cost-burdened as compared to the surrounding geographies. Approximately two-thirds of housing units in South Fulton are owner-occupied while 26.3 percent are renter-occupied.

In South Fulton, nearly three quarters of market-rate multifamily rental units have two or more bedrooms, which is a much higher rate than in Fulton County and the metro Atlanta area. As of the first quarter of 2019, the average rent for a two-bedroom unit in South Fulton was \$1,019, as compared to \$1,502 in Fulton County and \$1,286 in the Atlanta Metro Area. These lower price points for housing make the City of South Fulton more desirable for low-moderate income families. We anticipate that these housing pressures will only increase as our City grows. From 2010 to 2018, South Fulton experienced no market-rate multifamily unit development. By contrast, Fulton County and the Atlanta Metro Area experienced significant rates of multifamily development every year from 2013 to 2018.

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

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's priorities are: increasing the supply of quality, affordable, mixed-income housing, expanding homeownership opportunities, revitalizing neighborhoods and creating mixed-income communities. The City anticipates using available resources to provide affordable housing opportunities to assist low-income and moderate-income families as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	XX
Non-Homeless	XX
Special-Needs	XX
Total	XX

Table 53 - One Year Goals for Affordable Housing by Support Requirement

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

Table 54 - One Year Goals for Affordable Housing by Support Type

Expanding affordable housing activities with the metro Atlanta region is crucial. According to the city of Atlanta, there is a housing shortage of over 20,000 units in the city of Atlanta alone. They contribute that the housing shortage is driven by land and development costs; a construction

boom for high end luxury housing; including; rapid population growth; growth mismatch between housing costs, wages and income; involuntary displacement; as well as the housing rent burden. As a result of these compounding factors, the City of South Fulton feels residual burden on our housing inventory as many people in the Metro area are in search of affordable rents that are non-luxury. The need for affordable housing far outweighs the resources currently available to the City's inaugural application for entitlement status from HUD. Due to the lack of resources available, the City feels as if our best strategy is to target resources using a place-based, strategic approach that creates opportunities for low-income households city-wide. This approach will reduce incidences of concentrated poverty and create thriving upwardly mobile neighborhoods. Our goal is to provide high quality housing to all residents regardless of income. Funding for all CDBG activities is targeted to areas where 51% or more of the population is low- to moderate-income persons. CDBG funding is directed to the Community Development Impact Area (CDIA) for projects that are eligible for grant funding based on their benefit to a geographic area, such as recreational facilities, public facilities and improvements. These are designated as "area-benefit projects." The CDIA is comprised of census block groups within the City of South Fulton where 51% or more of households have low income (less than 50% of Area Median Income) or moderate income (50-80% of Area Median Income).

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AP-60 Public Housing – 91.220(h)

Introduction

The COSF plans to partner with the Fulton County Housing Authority to help address the housing needs of low and extremely low-income households in the City's jurisdiction. The City will work to ensure that the Housing Authority is notified of available resources, programs, and opportunities for all of its participants; especially those assisted by TBRA and those working through the Housing Authority's various self-sufficiency initiatives.

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

The COSF will work in concert with the Housing Authority of Fulton County (HAFC) to strengthen the families we serve by helping them to obtain employment that will lead to economic independence and self-sufficiency. Federal dollars allow the City to make strategic investments in our families and put them on a path to self-sufficiency. The City plans to partner with and build on the experience of the HAFC to refer clients to their Family Self Sufficiency Coordinator so they can access needed housing and employment resources. The HAFC requires program participants to sign a contract of participation and designs an Individual Training and Services Plan for eligible residents. The plan refers residents to additional community-based resources such as child-care, personal counseling, job training, transportation, education, household skill training and homeownership resources.

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

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

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

Introduction

As a new City, South Fulton understands the result of low-paying jobs, inadequate supply of affordable housing, and the increasing costs of health care, low-income individuals and children are increasingly vulnerable to the risk of residing in shelters or becoming unsheltered. To assist in combating this risk, the City recognizes that we need additional resources to support in this area. Most of the infrastructure to support this work is only available through Fulton County and the City of Atlanta. South Fulton will continue to make referrals to the County and the City of Atlanta for our residents until we are able to secure adequate funding to meet this need independently. However, the City recognizes the need to financially support programs for the homeless that are independent of Fulton County and City of Atlanta resources. With our own dedicated resources, we would make investments in the following areas:

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

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

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The HAFC is the primary provider of public housing within the Fulton County footprint. The Atlanta Housing Authority (AHA) is the primary provider of public housing in the City of Atlanta. The City of South Fulton will work in concert with these agencies to reduce homelessness by making referrals for eligible residents. AHA's portfolio includes a host of mixed-income communities with over 4,000 affordable housing units; HomeFlex (formerly Project Based Rental Assistance), AHA encourages private sector owners to reserve a portion of their units for eligible residents. HomeFlex currently supports over 5,135 affordable housing units and is leveraged to create another 1,746 tax credit units. The Housing Choice

Voucher Program (HCVP) provides over 10,000 families with the means to obtain affordable housing. The COSF will collaborate with AHA and HAFC to ensure that clients are eligible, referred timely, and work to get residents connected to the housing eco-system to mitigate homelessness.

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

The City of South Fulton will continue to serve as an important link between residents and family wraparound services. Such services include: crisis management, life skills, healthy home habits, referrals for health services, and economic self-sufficiency programs. We will connect residents to the Fulton County and city of Atlanta Continuum of Care agencies for these needed services.

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

The City is taking actionable steps to promote appropriate residential density and equitable development. The City of South Fulton is planning to participate in the Georgia Initiative Community Housing (GICH) cohort. GICH is a cooperative program that began in 2005 from Department of Community Affairs, Georgia Municipal Association (GMA), and University of Georgia's Housing & Demographic Research Center also known as the GICH Partners. This cohort will help the City of South Fulton further assess our affordable housing needs and design equitable and strategic solutions that remove barriers to affordable housing.

The City will seek proposals from qualified firms to address impediments to fair housing by working with qualified firms. The agency will be charged with administering a Fair Housing program on behalf of the City. The agency will manage complaints and training on behalf of the City. The firm will be charged with designing and strengthening policies around the ability to take in and address fair housing concerns. Additionally, the agency will assist in developing communication strategies that advocate for increased education and awareness of citizen's rights around fair housing and lending.

APPENDICES

Community Engagement Overview

The City of South Fulton developed a detailed Citizen Participation Plan (CPP) that encourages citizen participation. The CPP articulates the methodology that will be followed by the City as it pertains to participation by persons of low or moderate income, particularly residents of predominantly low- and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds.

The CPP provides reasonable and timely access to local meetings; an opportunity to review proposed activities and program performance; provide for timely written answers to written complaints and grievances; and identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

Request for input and feedback from the citizens of South Fulton areas into the Consolidated Plan/Annual Action Plan process began with legal notices advertised on _____ in the Daily Report newspaper, informing the public regarding the City of South Fulton's intent to seek entitlement status from HUD. Notice of the public hearing on the funding recommendations and Proposed Annual Action Plan will be published in the Daily Report beginning the week of July 13, 2020 and posting for community stakeholders, contributors, and various Council Districts. The publication of the public comment period will end on August 13th. The public hearing is scheduled to be held on August 13th, at City Hall or Virtually Online in the Council's Chambers where all comments will be obtained, reviewed and accepted.

Proposal Evaluation Process Overview

During the inaugural HUD funding application 90% of the projects will be awarded to internal user departments within the City of South Fulton. For projects that require a formalized RFP, the City will follow its prescribed RFP protocols. The COSF procurement process is managed through the Department of Finance's Risk Management Division. It is the policy of the City is to provide an open and competitive bidding process. The Risk Management division collects a minimum three (3) bids and awards the proposal to the most responsive bidder.

HUD Entitlement Grants Overview

Community Development Block Grant (CDBG): provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. Over a 1, 2, or 3-year period, as selected by the grantee, not less than 70 percent of CDBG funds must be used for activities that benefit low- and moderate-income persons. In addition, each activity must meet one of the following national objectives for the program: benefit low- and moderate-income persons, prevention or elimination of slums or blight, or address community development needs having an urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available.

Project-Level Info - Recommended for Funding

Blight Reduction and Neighborhood Revitalization

Proposal Name: Code Enforcement: Blight + Nuisance Abatement Program

Submitted By: Department of Community Development & Regulatory Affairs

Requested Funding:

Previous Yr. Funding: \$0

Recommended Funding: \$125,000

Project Service Area: City-wide

Project Location:

Description: Support the revitalization of low/moderate-income neighborhoods. Demolition of blighted structures; code enforcement; reclamation of vacant/foreclosed properties; Funding to support the Code Enforcement Section in the demolition and cleaning and closing (secure) if abandoned residential, commercial, industrial, and multi-family structures ordered demolished and cleaned and closed through the Administrative or Judicial in Rem proceedings. This program will also provide limited rehab and repair services for income eligible homeowners of owner- occupied properties that have active code enforcement violations.

Public Facilities, Facility Improvements, and Public Infrastructure

Proposal Name: Public Works: CDBG Program

Submitted By: Department of Public Works

Requested Funding:

Previous Yr. Funding: \$0

Recommended
Funding: \$25,000

Project Service Area: City-wide

Project Location:

Description: The program is designed to make improvements to public facilities and infrastructure, including accessibility improvements; capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for community facilities and within the City's ROW. All funds will be used for ConPlan-eligible purposes.

Proposal Name: Parks & Recreation: CDBG Program

Submitted By: Department of Parks & Recreation

Requested Funding:

Previous Yr. Funding: \$0

Recommended
Funding: \$25,000

Project Service Area: City-wide

Project Location:

Description: The program is designed to make needed improvements to public facilities and infrastructure, and parks including accessibility improvements; for community facilities used for ConPlan-eligible purposes to enhance the quality of life for COSF residents.

Economic Development and Small Business Incentives

Proposal Name: Mainstreet Program

Submitted By: COSF: Destination South Fulton

Requested Funding:

Previous Yr. Funding: \$0

Recommended Funding: \$150,000

Project Service Area: City-wide

Project Location:

Description: Destination South Fulton Mainstreet Program supports economic development efforts that benefit low/moderate income persons and neighborhoods. Potential activities: provision of low-interest loans and gap financing for disadvantaged businesses via a revolving loan fund to provide funding for small businesses, and start-ups; support for initiatives that encourage job creation, especially entry-level jobs with opportunity for advancement and jobs paying adequate wages; Small Business Stabilization Program.

Affordable Housing Supply and Support

Proposal Name: Georgia Initiative Community Housing

Submitted By: Department of Community Development & Regulatory Affairs

Requested Funding:

Previous Yr. Funding: \$0

Recommended Funding: \$25,000

Project Service Area: City-wide

Project Location: COSF: Department of Community Development & Regulatory Affairs

Description: The GICH program is a technical assistance cohort that is designed to help the City identify strategies and plans that conserve/expand affordable housing. This program helps communities improve their quality of life and economic vitality through the development of locally based housing and revitalization strategies; increasing private-market affordable housing options through development, renovation, and/or adaptive re-use to create housing; creating/improving supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners through weatherization, energy conservation, and/or emergency repairs.

Fair Housing, Housing Counseling, and Legal Services

Proposal Name: RFP

Submitted By:

Requested Funding: \$25,000

Previous Yr. Funding \$0

Recommended Funding: \$25,000

Project Service Area: City-wide

Project Location: TBD

Description: Funding is recommended to assist City of South Fulton in meeting its mandated obligation to Affirmatively Further Fair Housing (AFFH) by providing comprehensive education and outreach, complaint intake and counseling, and enforcement services to ensure general public and housing providers covered under the Federal Fair Housing Act understand their rights and responsibilities under the law.

Disaster Preparedness & Emergency Management

Proposal Name: Department of Fire CDBG Program

Submitted By:

Requested Funding:

Previous Yr. Funding \$0

Recommended Funding: \$25,000

Project Service Area: City-wide

Project Location: COSF: Department of Fire

Description: To build a service delivery infrastructure that will allow the COSF to effectively prepare for and mitigate public crisis as a result of natural disasters. The program will carry out job training to expand the pool of health care workers and technicians (EMT's) that are available to treat disease within a community; Provide testing, diagnosis or other services at a fixed or mobile location. Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities; Provide equipment, supplies, and materials necessary to carry-out a public service; Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.

Planning and Program Administration

Proposal Name: CDBG Program Administration

Submitted By: Department of Finance & Community Development and Regulatory Affairs

Requested Funding: \$100,000

Previous Yr. Funding: \$

Recommended Funding: \$100,000

Project Service Area: N/A

Project Location: City of South Fulton

Description: Funding is recommended to cover the program administration costs of the CDBG Program.

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Projects

AP-35 Projects – 91.220(d)

Introduction

Projects	Funding Amount
Blight Reduction + Neighborhood Revitalization Program	\$125,000
Public Facilities, Facility Improvements, and Public Infrastructure	
CDBG: Parks	
CDBG: Public Works	\$50,000
Mainstreet: Destination South Fulton Economic Development and Small Business Incentives	\$150,000
Fair Housing, Housing Counseling, and Legal Services	\$25,000
Affordable Housing Supply and Support: Georgia Initiative Community Housing	\$25,000
CDBG: Fire Disaster Preparedness & Emergency Management Program	\$25,000
Planning & Administration	\$100,000
<i>Estimated Funding</i>	<i>\$500,000</i>

Projects

Table 55 – Project Information

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

In South Fulton, the largest group with underserved needs is comprised of individuals and households with incomes at or below 50% AMI. Typically, this population has limited access to affordable housing and lack employment. There are several barriers that prevent the City from adequately serving this population. As a new City we have lacked the additional resources and organizational structure to deliver services to this population specifically. Many low-income residents lack access to resources, limited job training opportunities, and are most susceptible to economic pressures. This population is often a victim of predatory lending and they lack quality affordable housing options. Households at or below 50% AMI are more vulnerable to being taken advantage of by landlords or they lack resources in general to maintain their properties in good repair. To address these obstacles, the City will take the following actions:

- Support agencies and internal programs that provide supportive services aimed at low-moderate

income population.

- Contract with a Housing Counseling and Fair Housing provider to provide Fair Housing education, outreach, and advocacy efforts.
- Legal services for those in danger of losing their homes, especially older adults.
- Support blight reduction and neighborhood revitalization strategies that increase the quality of life in the community.
- Target low-mod income residents for owner-occupied properties for rehab, weatherization and code enforcement remediation activities.
- Support the development of affordable housing strategies and plans that leverage private funding.
- Provide support to small businesses to create and maintain local jobs.

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AP-38 Project Summary

Project Summary Information

Blight Reduction and Neighborhood Revitalization

Project Name	Code Enforcement Blight + Nuisance Abatement Program
Target Area	City-wide
Goal Supported	Slum/ Blight Remediation; Blight Reduction and Neighborhood Revitalization
Funding	\$125,000
Needs Addressed	Low-Moderate Income
Description:	Support the revitalization of low/moderate-income neighborhoods. Demolition of blighted structures; code enforcement; reclamation of vacant/foreclosed properties; Funding to support the Code Enforcement Section in the demolition and cleaning and closing (secure) if abandoned residential, commercial, industrial, and multi-family structures ordered demolished and cleaned and closed through the Administrative or Judicial in Rem proceedings. This program will also provide limited rehab and repair services for income eligible homeowners of owner- occupied properties that have active code enforcement violations.
Target Date	12/31/2021
Project Service Area	City-wide
Planned Activities	Demolition, Judicial In-Rem activities, Securing vacant properties, limited rehab and repair services

**Estimate the number 25
and type of families that
will benefit from the
proposed activities**

Public Facilities, Facility Improvements, and Public Infrastructure

Project Name Public Works: CDBG Program

Target Area City-wide

Goal Supported Non-Housing Public Benefit

Funding \$25,000

Needs Addressed Low-Moderate Income

Description: The program is designed to make improvements to public facilities and infrastructure, including accessibility improvements; capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for community facilities and within the City's ROW. All funds will be used for ConPlan-eligible purposes.

Target Date 12/31/2021

Project Service Area City-wide

Planned Activities Sidewalk and Infrastructure improvements, accessibility improvements,

**Estimate the number 2500
and type of families that
will benefit from the
proposed activities**

Public Facilities, Facility Improvements, and Public Infrastructure

Project Name	Parks & Recreation: CDBG Program
Target Area	City-wide
Goal Supported	Non-Housing Public Benefit
Funding	\$25,000
Needs Addressed	Low-Moderate Income
Description:	The program is designed to make needed improvements to public facilities and infrastructure, and parks including accessibility improvements; for community facilities used for ConPlan-eligible purposes to enhance the quality of life for COSF residents.
Target Date	12/31/2021
Project Service Area	City-wide
Planned Activities	ADA compliant upgrades to playgrounds, upgrades to park and recreational facilities
Estimate the number and type of families that will benefit from the proposed activities	2500

Economic Development and Small Business Incentives

Project Name	Mainstreet Program: Destination South Fulton
Target Area	City-wide
Goal Supported	Economic Development, job creation, job retention
Funding	\$150,000
Needs Addressed	Low-Moderate Income
Description:	Destination South Fulton Mainstreet Program will support economic development efforts that benefit low/moderate income persons and neighborhoods. The program will provide provision of low-interest loans and gap financing in the form of a revolving loan fund for disadvantaged businesses, small businesses, and start-ups; support for initiatives that encourage job creation, especially entry-level jobs with opportunity for advancement and jobs paying adequate wages; Support a façade improvement program; and a Small Business Rent Stabilization effort.
Target Date	12/31/2021
Project Service Area	City-wide
Planned Activities	Provide gap financing to disadvantaged businesses, storefront façade program, small business rent stabilization program
Estimate the number and type of families that	50

**will benefit from the
proposed activities**

Affordable Housing Supply and Support

Project Name Georgia Initiative Community Housing (GICH)

Target Area City-wide

Goal Supported Affordable Housing

Funding \$25,000

Needs Addressed Affordable Housing Technical Assistance

Description: The GICH program is a technical assistance cohort that is designed to help the City identify strategies and plans that conserve/expand affordable housing. This program helps communities improve their quality of life and economic vitality through the development of locally based housing and revitalization strategies; increasing private-market affordable housing options through development, renovation, and/or adaptive re-use to create housing; creating/improving supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners through weatherization, energy conservation, and/or emergency repairs.

Target Date 12/31/2021

Project Service Area City-wide

Planned Activities Develop a comprehensive affordable housing strategy and plan for the COSF

**Estimate the number
and type of families that** 50

**will benefit from the
proposed activities**

Fair Housing, Housing Counseling, and Legal Services

Project Name	RFP: Fair Housing Counseling & Legal Services
Target Area	City-wide
Goal Supported	Affordable Housing
Funding	\$25,000
Needs Addressed	Affordable Housing
Description:	Funding is recommended to assist City of South Fulton in meeting its mandated obligation to Affirmatively Further Fair Housing (AFFH) by providing comprehensive education and outreach, complaint intake and counseling, and enforcement services to ensure general public and housing providers covered under the Federal Fair Housing Act understand their rights and responsibilities under the law.
Target Date	12/31/2021
Project Service Area	City-wide
Planned Activities	Assist residents with filing Fair Housing complaints, provide legal support to vulnerable residents, education and outreach.
Estimate the number and type of families that	250

will benefit from the
proposed activities

Disaster Preparedness & Emergency Management

Project Name	Department of Fire CDBG Program
Target Area	City-wide
Goal Supported	Non-Housing: Disaster Preparedness
Funding	\$25,000
Needs Addressed	To assist the City in disaster recovery efforts, training for residents, training for EMT workers in disaster preparedness.
Description:	To build a service delivery infrastructure that will allow the COSF to effectively prepare for and mitigate public crisis as a result of natural disasters. The program will carry out job training to expand the pool of health care workers and technicians (EMT's) that are available to treat disease within a community; Provide testing, diagnosis or other services at a fixed or mobile location. Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities; Provide equipment, supplies, and materials necessary to carry-out a public service; Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.
Project Service Area:	City-wide

Planned Activities

**Estimate the number 250
and type of families that
will benefit from the
proposed activities**

Planning and Program Administration

Project Name CDBG Program Administration

Target Area City-wide

Goal Supported

Funding \$100,000

Needs Addressed Planning & Program Administration

Description: Funding is recommended to cover the program administration costs of the CDBG Program.

Target Date 12/31/2021

Project Service Area City-wide

Planned Activities

**Estimate the number and type of families that will
benefit from the proposed activities**

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Actions planned to reduce lead-based paint hazards

The City of South Fulton follows HUD's Lead Safe Housing Rule requirements in all of its federally-funded rehab, homeowner, and remediation projects. The City also provides homeowners and landlords access to services for identifying and controlling lead-based paint hazards through community education and outreach of via our Code Enforcement division. We plan to use of federal dollars help income eligible homeowners and landlords, identify and remediate Lead hazards in their homes. To be eligible for services the homeowner must qualify using the following criteria:

- 1) the home must be built before 1978
- 2) there must be children six or younger living in the home
- 3) there must be visible damaged or peeling paint in the home or outside play areas, and
- 4) applicants must meet the program's income requirements.
- 5) All work must be done by Certified Lead approved contractor.

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

Following the Lead Safe Housing Rule requirements in federally funded housing activities reduces risk of lead poisoning and hazards. The Lead Safe Housing Rule is designed to reduce hazards relating to lead-based paint in housing, which include irreversible health effects, brain and nervous system damage, reduced intelligence, and learning disabilities. Children, pregnant women, and workers are most at risk of experiencing negative health effects resulting from exposure to lead-based paint hazards. More than 20 million homes built before 1978 contain lead-based paint hazards. For these reasons, it is vital that the City of Atlanta reduce lead-based paint hazards in all federally funded housing activities.¹⁹

The City's will provide additional assistance for eligible homeowners or landlords to address lead hazards in privately-owned rental or owner-occupied housing. By providing three-year deferred loans, which do not need to be paid back as long as the property owner does not sell the house for three years, the City plans to reduce the financial burden of addressing lead hazards in privately-owned housing per the Jan 16, 2017 revised rule as mandated by Title 24 of the Code of Fed Regulations. Part 35 (24 CFR 35) ²⁰ Lead-Based Paint Regulations. https://www.hud.gov/sites/documents/DOC_12805.PDF

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

South Fulton integrates Lead Safe Housing Rule requirements into housing policies and procedures

¹⁹ U.S. Department of Housing and Urban Development. (n.d.). Lead Safe Housing Rule Requirements. https://www.hud.gov/program_offices/healthy_homes/enforcement/lshr_summary

²⁰

through:

- administering the Lead Safe Program, as described above,
- requiring the full abatement of lead in federally funded projects,
- requiring contractors and workers to complete EPA/ HUD training in lead-safe work practices in order to be eligible to bid and work on projects,
- following HUD's Lead Safe Housing Rule requirements in all of the City's federally-funded rehab, projects.

Actions planned to reduce the number of poverty-level families

The City's economic development programs will focus on creation of employment and entrepreneurial opportunities through assistance targeted to small and minority-owned businesses. Other innovations for local businesses include the launch of the Destination South Fulton Main Street Program. The program will develop hyper-local economies citywide, serving as an economic stimulus for neighborhoods with high levels of poverty and increasing the number of local jobs.

Additionally, efforts to create a revolving loan fund and business rent stabilization fund are underway in South Fulton. The revolving loan fund will use CDBG funds and additional sources to provide low interest loans to eligible business owners. The Commercial Rent Stabilization fund will also use CDBG funds to help struggling businesses stay afloat during economically challenging times. The City desires to establish a Revolving Loan Fund in efforts to assist in meeting our Timeliness requirement. According to the HUD manual, "Revolving loan funds are specifically allowed with the CDBG program. Many CDBG grantees use revolving loan funds in conjunction with single family rehabilitation programs (as well as for other activities such as microenterprise loans)."

A revolving loan fund is a separate fund (independent of other CDBG program accounts) set up for the purpose of carrying out specific activities. These activities generate payments to the account for use in carrying out the same type of activities. It is a priority for the City is to establish a revolving loan fund for economic development purposes. The purpose of this funding is to provide capital targeted commercial areas of the City and to promote revitalization. The Old National Corridor and The Red Oak Community are great pilot locations for the use of these funds. Loans from the Revolving Loan fund will result in:

1. Increased or retained employment.
2. Improve the City's tax base by increasing the value of taxable property or adding property to the tax digest.
3. Assist neighborhood revitalization.
4. Assist opportunities for minority or female owned and operated businesses or disadvantaged

business enterprises.

5. Increase desirable trade and commerce.
6. Assist in the rehabilitation of historic commercial, industrial or mixed-use property.

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Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Appendix - Alternate/Local Data Sources

1	Data Source Name Surveys
	List the name of the organization or individual who originated the data set. City of South Fulton Department of Community Development & Regulatory Affairs; City of South Fulton Economic Development Department; BAE Urban Economics;
	Provide a brief summary of the data set. Surveys were distributed to solicit information as part of the consolidated planning process.
	What was the purpose for developing this data set? The surveys collected data to assist the City in establishing priorities for the consolidated plan.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The comprehensive coverage for data collection was city-wide.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? June 2020
	What is the status of the data set (complete, in progress, or planned)? Complete for developing the Consolidated Plan, however, soliciting community input for using federal funds in their communities is ongoing.

ⁱ https://www.cityofsouthfultonga.gov/DocumentCenter/View/2621/S-Fulton-Economic-Development-Strategic-Plan-FINAL_012120