



# ANNUAL ACTION PLAN PROGRAM YEAR 2021

## ABSTRACT

The Annual Action Plan serves as the funding application to HUD for federal entitlement funds. This Plan is a part of the City's larger Consolidated Plan that articulates the City's community development investments and highlights the City's overall housing and community development needs. This plan identifies specific activities the City plans to undertake in the given year using our federal funds.

Prepared by: The City of South Fulton

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

### **1. Introduction**

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 to achieve successes of its overall HUD required Five-Year Consolidated Plan.

This 2021 Plan document is the City of South Fulton's inaugural Annual Action Plan related to the 2020-2024 Five-Year Consolidated Plan. The Consolidated Plan provides a comprehensive housing and community development vision that includes affordable housing, non-housing community development (public facilities, public improvements, infrastructure, public services, and economic development) and an avenue for citizen involvement. The Annual Action Plan implements the strategy, goals, and objectives established in the Five-Year Consolidated Plan. The Annual Action Plan serves the annual funding application for the Community Development Block Grant (CDBG), 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 Programs: Community Development Block Grant (CDBG); and
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. Summarize the objectives and outcomes identified in the Plan**

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, a suitable living environment, and expanding economic opportunities to principally benefit low-and 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 other grant funded programs. The primary goal of the Plan is to provide citizens, business owners, and various community organizations within the City of South Fulton 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) Identification of geographic areas in the City with concentrations of low- and moderate-income persons and concentrations of minorities; (b) Preparation of project proposals and the Annual Action Plans in a manner to afford low- and moderate-income persons and other affected citizens the opportunity to examine its contents and provide comments to the City of South Fulton; (c) Informing the citizens through public hearings 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 actual projects chosen for funding, the annual progress in project implementation, and the availability of the Proposed Annual Action Plan for public review and comments; and (d) 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](http://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 newspaper, 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. Sign in sheets are made available to the public during the hearing and are available in both English and Spanish. Citizens needing reasonable accommodations due to a disability, including communications in an alternative format were provided – assistance through Georgia Relay Access and information on how to contact the 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**

TBD

## **7. Summary**

The strategy for community success must begin at the community level, using that as a catalyst for the entire City’s success. Citizens within the City of South Fulton have many needs as expressed through the comments presented and data regarding the number of vulnerable populations. Through the Consolidated Plan and Annual Action Plan, funds afforded the City will be used to serve the citizens and the health of their communities.

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

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

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

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

Table 1 – Responsible Agencies

### Narrative (optional)

The City of South Fulton’s Consolidated Plan and Annual Action Plan are prepared collaboratively by the Departments of Community Development and Regulatory Affairs and Finance for (CDBG & HOME) Programs. 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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470.809.7234 – Phone

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

### **1. Introduction**

The COSF makes a concerted effort to engage members of our community in the development of the AAP and the Consolidated Plan. We 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 human services for eligible residents are managed 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. Our relationship with our neighboring jurisdictions be codified via a Memorandum of Understanding or Intergovernmental Agreement.

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

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

1	<b>Agency/Group/Organization</b>	Georgia Department of Community Affairs
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Strategic Plan Priority Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Atlanta Regional Commission
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Community Development Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency participated in the City's Consolidated Plan process by providing technical assistance and funding through the Community Development Assistance Program (CDAP).
3	<b>Agency/Group/Organization</b>	FRIENDS OF DISABLED ADULTS AND CHILDREN TOO, INC.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency participated in the Consolidated Plan process by providing informative/referral information concerning disabled adults and children.
4	<b>Agency/Group/Organization</b>	BAE Urban Economics
	<b>Agency/Group/Organization Type</b>	Economic Development Consultant
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted to provide a Market Study, SWOT analysis, community engagement, and data analysis for the COSF.



5	<b>Agency/Group/Organization</b>	Fulton County Office of Equal Employment Opportunity & Disability Affairs
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Department was consulted to provide ADA awareness under the American with Disabilities Act.
6	<b>Agency/Group/Organization</b>	City of Atlanta Department of Grants and Community Development
	<b>Agency/Group/Organization Type</b>	Other government – Public Housing Authority
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was consulted to provide information about the City of Atlanta’s Section 8 Moderate Rehab Program for referral purposes.

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 3 – Other local / regional / federal planning efforts**

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

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

The citizen participation plan calls for at least two public hearings per year. Public hearings will be held at convenient times and locations, preferably in the evening and in places where people most affected by proposed activities can attend, with accommodation for persons with disabilities. These hearings allow citizens the opportunity to offer comments on the Consolidated Plan and processes associated with plan development.

Notice of the time and date of public hearings will be published no less than two weeks prior to the date of the hearing. Notices are posted in government facilities, published in the \_\_\_\_\_ local paper, communicated to Spanish-speakers through publication in Mundo Hispanico and/or advertisement on Spanish-language radio.

Notice will also be available on the City’s website at [www.cityofsouthfultonga.gov](http://www.cityofsouthfultonga.gov), and the city’s Youtube channel.

This process uses several methods to involve individuals, community organizations, and local governments during information gathering. Citizen input influenced the Annual Action Plan in a myriad of ways and methodologies. Last year, the City South Fulton underwent a City-wide Strategic Plan Adoption and an Economic Development Plan than was performed by BAE Urban Economics. While these plans were not specific to the requirements for HUD, these plans underwent extensive community engagement and helped identify the major housing priorities for the City. 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. Additionally, the City developed a specific survey for CDBG activities that was distributed to residents, stakeholders and businesses via Constant Contact, Survey Monkey, E-mail Blast and to Council and the Mayor. The data formed the basis for the priorities identified in the AAP and Consolidated Plan.

#### Citizen Participation Outreach

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

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

All Federal funding allocations will be used in a manner which supports the major goals of 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  Emergency Preparedness		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.

**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:
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 50 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,
5	Disaster Preparedness & Emergency Management Response	2020	2024	Non-Housing Community Development	City-wide	Affordable Housing Access and Support	CDBG: \$25,000	Emergency Management Supplies, PPE, food for vulnerable populations: Seniors & Low-Moderate Income Persons
6	Planning & Administration	2020	2024	Planning			CDBG: \$100,000	

## **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

### **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 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.

## 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 5 - 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 Program		\$0		\$25,000
Department of Public Works	CDBG Public Works Program		\$0		\$25,000

### Economic Development and Small Business Incentives

Organization	Project Name	Score	Previous Yr. Funding	Funding Request	Recommended Funding
Destination South Fulton	Economic Development Program: Mainstreet, Revolving Loan Fund, Rent Stabilization Program				\$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 Development & Regulatory Affairs	GIHC Cohort & Housing Strategy Development		\$0	\$25,000	\$25,000

### 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: Community Meetings, 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

### Geographic Distribution

Target Area	Percentage of Funds
City-wide	100

Table 6 - 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 southern parts of the City. The City will target all areas that include low to moderate-income individuals. Because 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. 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.<sup>i</sup>

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.

## 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:

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

**Table 7 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 8 - 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).

## **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) and the Atlanta Housing Authority (AH) 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 considered 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.

Draft

## **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, 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 procurement protocols. The COSF procurement process is managed through the Department of Finance's Contracts and Procurement Division. It is the policy of the City is to provide an open and competitive bidding process. The 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**

<b>Proposal Name:</b>	Code Enforcement: Blight + Nuisance Abatement Program
<b>Submitted By:</b>	Department of Community Development & Regulatory Affairs
<b>Requested Funding:</b>	
<b>Previous Yr. Funding:</b>	\$0
<b>Recommended Funding:</b>	\$125,000
<b>Project Service Area:</b>	City-wide
<b>Project Location:</b>	
<b>Description:</b>	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

<b>Proposal Name:</b>	Public Works: CDBG Program
<b>Submitted By:</b>	Department of Public Works
<b>Requested Funding:</b>	
<b>Previous Yr. Funding:</b>	\$0
<b>Recommended Funding:</b>	\$25,000
<b>Project Service Area:</b>	City-wide
<b>Project Location:</b>	
<b>Description:</b>	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.
<b>Proposal Name:</b>	Parks & Recreation: CDBG Program
<b>Submitted By:</b>	Department of Parks & Recreation
<b>Requested Funding:</b>	
<b>Previous Yr. Funding:</b>	\$0
<b>Recommended Funding:</b>	\$25,000
<b>Project Service Area:</b>	City-wide
<b>Project Location:</b>	
<b>Description:</b>	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

<b>Proposal Name:</b>	Mainstreet Program
<b>Submitted By:</b>	COSF: Destination South Fulton
<b>Requested Funding:</b>	
<b>Previous Yr. Funding:</b>	\$0
<b>Recommended Funding:</b>	\$150,000
<b>Project Service Area:</b>	City-wide
<b>Project Location:</b>	
<b>Description:</b>	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

<b>Proposal Name:</b>	Georgia Initiative Community Housing
<b>Submitted By:</b>	Department of Community Development & Regulatory Affairs
<b>Requested Funding:</b>	
<b>Previous Yr. Funding:</b>	\$0
<b>Recommended Funding:</b>	\$25,000
<b>Project Service Area:</b>	City-wide
<b>Project Location:</b>	COSF: Department of Community Development & Regulatory Affairs
<b>Description:</b>	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

<b>Proposal Name:</b>	RFP
<b>Submitted By:</b>	
<b>Requested Funding:</b>	\$25,000
<b>Previous Yr. Funding:</b>	\$0
<b>Recommended Funding:</b>	\$25,000
<b>Project Service Area:</b>	City-wide
<b>Project Location:</b>	TBD
<b>Description:</b>	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

<b>Proposal Name:</b>	Department of Fire CDBG Program
<b>Submitted By:</b>	
<b>Requested Funding:</b>	
<b>Previous Yr. Funding</b>	\$0
<b>Recommended Funding:</b>	\$25,000
<b>Project Service Area:</b>	City-wide
<b>Project Location:</b>	COSF: Department of Fire
<b>Description:</b>	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

<b>Proposal Name:</b>	CDBG Program Administration
<b>Submitted By:</b>	Department of Finance & Community Development and Regulatory Affairs
<b>Requested Funding:</b>	\$100,000
<b>Previous Yr. Funding:</b>	\$
<b>Recommended Funding:</b>	\$100,000
<b>Project Service Area:</b>	N/A
<b>Project Location:</b>	City of South Fulton
<b>Description:</b>	Funding is recommended to cover the program administration costs of the CDBG Program.

<sup>i</sup> [https://www.cityofsouthfultonga.gov/DocumentCenter/View/2621/S-Fulton-Economic-Development-Strategic-Plan-FINAL\\_012120](https://www.cityofsouthfultonga.gov/DocumentCenter/View/2621/S-Fulton-Economic-Development-Strategic-Plan-FINAL_012120)