2018-2022 Consolidated Plan
2018 Annual Action Plan
Sandy Springs, GA

SANDY SPRINGS™
GEORGIA

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U.S. Department of Housing and Urban Development
Atlanta Regional Office
Five Points Plaza Building
40 Marietta Street
Atlanta, GA 30303

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Executive Summary

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

1. Introduction

The Consolidated Plan is a 5-year plan which describes the City's community development priorities and multiyear goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, and available resources.

The Consolidated Plan is carried out through action plans, which are adopted annually. Each Annual Action Plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.

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

The Needs Assessment identifies Public Improvements and Infrastructure and Public Service as the priority needs for the City. The City has determined that completion of the Roswell Road Multiyear Sidewalk Project, begun under the 2008-2012 Consolidated Plan and continued under the 2013-2017 Consolidated Plan, will be the initial project for the 2018-22 Consolidated Plan. The CDBG Program for this project will fulfill the Suitable Living Environment objective and Availability/Accessibility outcome of the CPD Performance Measurement Framework. Any future Public Service projects will also be required to fulfill one of the three objectives [(1) Decent, Affordable Housing, (2) Suitable Living Environment, and (3) Economic Opportunities] and the three outcomes [(1) Availability/Accessibility, (2) Affordability, and (3) Sustainability].

Section 108 Loan Guarantee Program – Consolidated Plan Minor Amendment

CDBG regulations 24 CFR Part 570.700 describe a process whereby Sandy Springs can leverage up to 5 times its most recent CDBG allocation from HUD to increase the impact of its CDBG funds and benefit to LMI residents.

In the summer of 2017, the City applied for an advance on its future CDBG allocations permitted under the Section 108 Loan Program in order to, more efficiently, complete Phase III of the South Roswell Road Multiyear Project. Phase III will include right-of-way appraisals, and acquisition, installation of pedestrian lighting, handicap ramps, and brick pavers from I-285 down to Long Island Drive which are identified LMI (low/moderate income) target areas.

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

The Section 108 Loan Guarantee Program funds represent the infusion of a considerable amount of funding at once that will have a direct benefit on the LMI residents of the City. HUD's approval of the Section 108 application is pending.

3. Evaluation of past performance

Under the Phase I of the Roswell Road Multiyear Sidewalk project, the City was able to construct 1.5 miles of sidewalks from Dalrymple Road to Northridge Road, and another 2 miles under Phase II from Northridge Road to the Chattahoochee River. Both phases included the installation of street lights, ADA ramps, brick pavers, and landscaping. Additionally, under Phase II the City completed sidewalk improvements on the north side of Hightower Trail to the Community Assistance Center, the City's largest non-profit public service provider.

Based on the significant pedestrian improvements in the corridor, it is the City's desire to continue with the project and complete Phase III, which will afford the same access and safety to LMI residents South of I-285 along Roswell Road from Long Island Drive to The Prado and from Lake Placid Drive to Northwood Drive.

4. Summary of citizen participation process and consultation process

The City of Sandy Springs adopted its Citizen Participation Plan in 2006 last updated in 2017. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearing and meetings to solicit comments on community needs prior to creation of a draft 5-year Consolidated Plan. Those meetings were as follows:

1. Public Hearing on Tuesday, December 5, 2017 at 6:00 p.m. (Sandy Springs City Hall)
2. Open House on Wednesday, December 13, 2017 at 6:00 p.m. (Sandy Springs City Hall)
3. Needs Assessment Wednesday, January 10, 2018 at 6:00 p.m. (Sandy Springs City Hall)

In addition to receiving public comments and consulting with service organizations, the City of Sandy Springs maintains a webpage dedicated to the CDBG Program and the development of the Consolidated Plan in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow questions or comments to be sent to the City on any aspect of the CDBG program.

5. Summary of public comments

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Over the course of the Citizen Participation process discussed above, the Community Development Department staff consulted with the following agencies:

- Child Development Association - Community Assistance Center - The Drake House - Families First -Friends of the Sandy Springs Library -Heritage Sandy Springs -Homestretch -Los Ninos Primero -Mary Hall Freedom House -Sandy Springs Christian Church -City of Brookhaven -Fulton County	-Sandy Springs Mission -Sandy Springs Regional Library -Sandy Springs Education Force -Sharon Community Church -U Hope CDC, Inc. -Center for Pan Asian Community Services -Atlanta Regional Commission -City of Atlanta -City of Roswell -Cobb County -City of Dunwoody

Through the community participation process, staff received comments from The Drake House organization, which indicated a desire to be considered for funding, as well as from the Latin American Association in regards to affordable housing opportunities for Latinos within the city and region. Also, two property owners were interested in funding to address and solve storm water issues in their residential subidvision property. Public hearing minutes is provided in the Appendix.

Citizen Participation-Section 108 Loan Guarantee Program Amendment

No comments have been received on the Section 108 amendment in response to advertising the amendment or during the public hearing held on June 6, 2017.

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

All comments and views were accepted by the City during the Citizen Participation process

7. Summary

Based on the Needs Assessment and Market Analysis, the City determined that the most appropriate use of its CDBG allocation during the 2018-22 Consolidated Planning period is for Public Improvements and Infrastructure and Public Service projects. Due to the previous project undertaken with CDBG funds, the initial focus of the plan will be to complete the Phase III of the Roswell Road Multiyear Sidewalk Project as outlined in the 2018 Annual Action Plan. In summer 2017, the City applied for the Section 108 loan to obtain alternative financing to complete the Phase III of the South Roswell Multiyear Project in order to complete it more efficiently and in a single effort.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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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	SANDY SPRINGS	
CDBG Administrator	SANDY SPRINGS	Department of Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City of Sandy Springs Community Development Department is the lead agency responsible for planning, implementation and performance reporting for the Community Development Block Grant (CDBG) Program that is covered by this Consolidated Plan. The City will be the administrator of all projects, programs and other activities funded with annual CDBG entitlement funds.

City of Sandy Springs
Department of Community Development
7840 Roswell Road, Building 500
Sandy Springs, GA 30350
770-730-5600
www.sandyspringsga.gov
Ginger Sottile, Director of Community Development
Catherine Mercier-Baggett, Manager of Planning & Zoning

Consolidated Plan Public Contact Information

For additional information, email cdbgprogram@sandyspringsga.gov or call 770-730-5600.
Website: http://spr.gs/cdbg1

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

1. Introduction

This section of the Consolidated Plan addresses the City's efforts to consult with other public and private agencies when developing the plan.

The City's Citizen Participation Plan, adopted in 2006, served as the first step in the qualification process for the CDBG program. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance. As required by the Citizen Participation Plan, the City consulted with a broad spectrum of service providers, nonprofit agencies and residents in the identification of community needs that may be eligible for consideration as five-year goals for the Consolidated Plan and the CDBG program.

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)).

In conformance with the Citizen Participation Plan, the City held the required public hearing and meetings to solicit comments on community needs prior to creation of a draft 5-year Consolidated Plan. Those meetings were as follows:

1. Public Hearing on Tuesday, December 5, 2017 at 6:00 p.m. (Sandy Springs City Hall)
2. Open House on Wednesday, December 13, 2017 at 6:00 p.m. (Sandy Springs City Hall)
3. Needs Assessment Wednesday, January 10, 2018 at 6:00 p.m. (Sandy Springs City Hall)

Through the community participation process, staff received comment from The Drake House indicating a desire to be considered for funding, as well as from the Latin American Association in regards to affordable housing opportunities for Latinos within the city and region. Also, two property owners were interested in funding to address and solve storm water issues in their residential subidivison. Public hearing minutes is provided in the Appendix

In addition to receiving public comments and consulting with service organizations, the City of Sandy Springs maintains a webpage dedicated to the CDBG Program and the development of the Consolidated Plan in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow questions or comments to be sent to the City on any aspect of the CDBG program to give the community easy access to CDBG Program information.

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

The Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care was dissolved in 2013, this led to the creation of Fulton County Homeless Continuum of Care (CoC) in 2014. Since the CoC was formed, a board has been created and members appointed in 2015. The City of Sandy Springs will continue to support the efforts of Fulton County CoC.

The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options covering the cities within South and North Fulton County, excluding the City of Atlanta. Data specific to Sandy Springs is not available. An inventory of units available for homeless citizens is outlined in the report, which is included in the Appendix to this Consolidated Plan. A total of 119 emergency shelter beds, 145 transitional housing beds as of 1/26/17 (page 15) have been identified in Fulton County. In 2017, the total of all sheltered people in households reached 203 people (page 4) in Fulton County. Sandy Springs will continue to rely on and support Fulton County to continue addressing homeless needs.

The following facilities have been identified in the Sandy Springs area as providing some form of homeless or housing assistance. Several of these organizations were consulted as a part of the Needs Assessment process for this Consolidated Plan.

1. Community Assistance Center, Inc.
1130 Hightower Trail, Sandy Springs, GA 30350
http://www.ourcac.org/, 770-552-4889
Offers emergency assistance to families in need, including financial, food, clothing and referrals. To aid in serving the community, CAC was the recipient of DCA ESG funds in 2007 to assist the homeless. The CAC received $20,000 for prevention of homelessness and short-term homeless care to provide support for those threatened with homelessness and those leaving incarceration. CAC data indicates that many of those served were once Sandy Springs residents prior to becoming homeless. Additionally, the City of Sandy Springs has provided the CAC an annual grant in the amount of $100,000 since 2010 to support its programs.

2. The Drake House
10500 Clara Drive, Roswell, GA 30075
http://www.thedrakehouse.org/ 770-587-4712
Provides 15 transitional housing units for up to 90 days to homeless single mothers with one or more children and provides life skills classes such as job readiness, personal finances, parenting skills, computer skills, and health and wellness.

3. HomeStretch
89 Grove Way, Roswell, GA 30075

OMB Control No: 2506-0117 (exp. 06/30/2018)

DRAFT

http://www.homestretch.org/ 770-642-9185
Provides 27 transitional housing units for nine to twelve months to a homeless family or a family immediately threatened with being homeless with children and also provides life skills classes

4. Mary Hall Freedom House
8995 Roswell Road, Sandy Springs, GA 30350
http://www.maryhallfreedomhouse.org/ 770-642-5500
Provides transitional housing units along with substance abuse treatment for women and women with children.

5. Sandy Springs Mission
850 Mount Vernon Highway NW, Sandy Springs, GA 30327
http://sandyspringsmission.org/ 404-943-1540
Provides after-school programs and food/clothing assistance.

6. Sandy Springs United Methodist Church
86 Mount Vernon Hwy, Sandy Springs, GA 30328
http://www.ssumc.org/ 404-255-1181
This church provides clothing to persons in need and community meals bimonthly.

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

N/A

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

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Child Development Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
2	**Agency/Group/Organization**	THE DRAKE HOUSE, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
3	**Agency/Group/Organization**	FAMILIES FIRST
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
4	**Agency/Group/Organization**	Community Assistance Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
5	**Agency/Group/Organization**	U-Hope CDC, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy General Needs Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
6	**Agency/Group/Organization**	MARY HALL FREEDOM HOUSE
	Agency/Group/Organization Type	Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
7	**Agency/Group/Organization**	Atlanta Regional Commission
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
8	**Agency/Group/Organization**	Georgia Department of Community Affairs
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	General Needs Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
9	**Agency/Group/Organization**	Homestretch
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
10	**Agency/Group/Organization**	Friends of the Sandy Springs Library
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
11	**Agency/Group/Organization**	Heritage Sandy Springs
	Agency/Group/Organization Type	Community non-profit organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy General Needs Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
12	**Agency/Group/Organization**	Sandy Springs Mission
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
13	**Agency/Group/Organization**	JEWISH FAMILY & CAREER SERVICES, INC.
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.

DRAFT

14	**Agency/Group/Organization**	CENTER FOR PAN ASIAN COMMUNITY SERVICES, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
15	**Agency/Group/Organization**	Los Ninos Primero
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
16	**Agency/Group/Organization**	Sharon Community Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
17	**Agency/Group/Organization**	Sandy Springs Christian Church
	Agency/Group/Organization Type	Church
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
18	**Agency/Group/Organization**	CITY OF ATLANTA
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
19	**Agency/Group/Organization**	City of Roswell
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.

DRAFT

20	**Agency/Group/Organization**	COBB COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
21	**Agency/Group/Organization**	City of Dunwoody
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
22	**Agency/Group/Organization**	City of Brookhaven
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.
23	**Agency/Group/Organization**	FULTON COUNTY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	General Needs Assessment

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was contacted by electronic mailing regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2017 and January 2018 as well as the opening of the public comment period.

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

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC operates 2 public housing properties within the City limits of Sandy Springs. The Belle Isle Apartments, a 9 unit project-based public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018. The HAFC converted its public housing property, the Allen Road Mid-Rise (now called Sterling Place), located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

For the period of this Consolidated Plan the City will not be undertaking housing activities funded through CDBG, however the City will continue to cooperate with the HAFC. HAFC has proposed and received support from the City on the rehabilitation and addition of units at the Allen Road Midrise and the disposition of the Belle Isle Apartments which are functionally obsolete.

Business and civic leaders were not consulted because the main priority need for the City has been identified as infrastructure improvements.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Fulton County Homeless Continuum of Care	The common goal is to find more specific homeless data for Sandy Springs. The 2017 Fulton County CoC Homeless Census Report provides data for the entire county and is not specific to the city. The data found in this report is so broad that the City is unable to base a specific homelessness strategy on the data.

Table 3 – Other local / regional / federal planning efforts

OMB Control No: 2506-0117 (exp. 06/30/2018)

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))

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC operates one public housing property within the City limits of Sandy Springs: The Belle Isle apartments, a 9 unit project-based public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018. The HAFC also operates it Allen Road Mid-rise property, a 100 unit senior and disabled housing development at 144 Allen Road, which was converted from Public Housing to the Project Based Vouchers under the Rental Assistance Demonstration (RAD) in 2013. The City maintains an ongoing relationship with the HAFC.

Narrative (optional):

The Metro Atlanta Tri-Jurisdictional Collaborative Continuum of Care was dissolved in 2013, this led to the creation of Fulton County Homeless Continuum of Care (CoC) in 2014. Since the CoC was formed, a board have been created and members were appointed in 2015. The City of Sandy Springs will continue to support the efforts of Fulton County CoC.

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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

The City of Sandy Springs adopted its Citizen Participation Plan in 2006. The plan serves as the City's official policy for involving the community in the development of all planning documents related to the CDBG program, and the evaluation of the program's annual performance.

In conformance with the Citizen Participation Plan, the City held the required public hearings and meetings to solicit comments on community needs as part of the development of the Consolidated Plan. Those meetings were as follows:

1. Public Hearing on Tuesday, December 5, 2017 at 6:00 p.m. (Sandy Springs City Hall)
2. Open House on Wednesday, December 13, 2017 at 6:00 p.m. (Sandy Springs City Hall)
3. Needs Assessment Wednesday, January 10, 2018 at 6:00 p.m. (Sandy Springs City Hall)

Through the community participation process, staff received comments from The Drake House indicating a desire to be considered for funding, as well as from the Latin American Association in regards to affordable housing opportunities for Latinos within the city and region. Also, two property owners were interested in funding to address and solve stormwater issues on their residential subdivision. Public hearing minutes is provided in the Appendix

The City of Sandy Springs has maintained a webpage dedicated to the CDBG Program and the planning and reporting documents in an effort to broaden public participation in the City's process http://spr.gs/cdbg1 . The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow for questions or comments to be sent to the City on any aspect of the CDBG program and to give the community easy access to CDBG Program information.

Citizen Participation Outreach

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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	Minorities Non-English Speaking - Specify other language: Spanish	N/A	No comments received at the 1st public hearing on 12/05/17.	N/A	
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	1 agency represented during open house on 12/13/17	Questions regarding affordable housing opportunities in the City during the open house meeting on 12/13/17.	The City accepted all comments.	
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	3 attendees during Needs Assessment Meeting on 01/10/18	Two property owners attended the Needs Assessment meeting on 01/10/18 and were interested in funds to address storm water issues in residential subdivision.	The City accepted all comments.	
4	Newspaper Ad	Non-targeted/ broad community	N/A	No comments received at the Public Hearing on 12/05/17.	N/A	
5	Newspaper Ad	Non-targeted/ broad community	1 agency represented at the open house meeting on 12/13/17	Questions regarding affordable housing opportunities in the City during the open house meeting on 12/13/17.	The City accepted all comments.	

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6	Newspaper Ad	Non-targeted/ broad community	3 attendees at the Needs Assessment meeting 01/10/18	Two property owners attended the Needs Assessment meeting on 01/10/18 and were interested in funds to address storm water issues in their residential subdivision	The City accepted all comments.	
7	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	No comments received at 1st Public Hearing on 12/05/17.	N/A	http://spr.gs/cdbg1

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8	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	1 agency represented at Open House on 12/13/17	Questions regarding affordable housing opportunities in the City during the open house meeting on 12/13/17.	The City accepted all comments.	http://spr.gs/cdbg1
9	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	3 attendees at the Needs Assessment meeting on 01/10/18	Two property owners attended the Needs Assessment meeting on 01/10/18 and were interested in funds to address storm water issues in their residential subdivision	The City accepted all comments.	http://spr.gs/cdbg1

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10	Other	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	See attached mailing list.	Request for Public Service Project funding.	The City accepted all comments.	
11	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	N/A	No comments received at the 1st public hearing on 12/05/17. See attached minutes.	N/A	

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

12	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	1 agency represented during open house on 12/13/17	Questions regarding affordable housing opportunities in the City during the open house meeting on 12/13/17.	The City received all comments	
13	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	3 attendees during Needs Assessment meeting on 01/10/18	Two property owners attended the Needs Assessment meeting on 01/10/18 and were interested in funds to address storm water issues in their residential subdivision	The City received all comments	

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OMB Control No: 2506-0117 (exp. 06/30/2018)

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Under this section, Consolidated Plan regulations require that the City, in conjunction with information gathered through consultations and the citizen participation process, describe its estimated needs related to affordable housing, community development, and homelessness projected for the 5-year period of the Consolidated Plan. The housing data included in this section of the plan is based on U.S. Bureau of the Census data, as provided by HUD, as updated by any properly conducted local study, or any other reliable source that the City clearly identifies. The subsections of the Needs Assessment are as follows:

- Housing Needs Assessment

- Disproportionately Greater Need

- Public Housing

- Homeless Needs Assessment

- Non-Homeless Special Needs Assessment

- Non-Housing Community Development Needs

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

Summary of Housing Needs

For the period of this Consolidated Plan, the City's strategy for addressing the non-housing community development needs of its LMI residents in the identified target areas is to leverage its CDBG funds with City, state or other funds to improve neighborhoods through the construction of priority public facilities projects. As such, it is the City's desire to connect those with housing needs to appropriate existing housing agencies and other resources.

The data found in this section and throughout this Consolidated Plan, known as Comprehensive Housing Affordability Strategy (CHAS) data, demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.
http://www.huduser.org/portal/datasets/cp.html

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	85,779	96,584	13%
Households	42,793	41,724	-2%
Median Income	$60,428.00	$63,134.00	4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Discussion:

According to the 2012-2016 American Community Survey 5-year Estimates, approximately 53.4% of the units of the City are renter-occupied, tending to serve lower and middle income households, with monthly housing costs ranging from $500 to $1,500 per month. Due to the comparatively high percentage of rental units and the range of rental housing prices, no CDBG funds will be used for housing. Instead, funds from the CDBG program will be used to improve mobility within the targeted Census Tracts.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,610	3,630	6,060	3,235	24,185
Small Family Households	1,350	1,210	2,035	910	10,690
Large Family Households	140	230	320	140	1,165
Household contains at least one person 62-74 years of age	460	410	640	300	4,290
Household contains at least one person age 75 or older	475	420	675	450	1,655

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OMB Control No: 2506-0117 (exp. 06/30/2018)

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	490	845	820	320	2,020

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

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	45	0	240	30	315	30	0	0	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	50	10	0	60	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	185	300	230	35	750	0	0	20	20	40

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OMB Control No: 2506-0117 (exp. 06/30/2018)

	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
Housing cost burden greater than 50% of income (and none of the above problems)	2,475	1,265	105	45	3,890	565	345	520	135	1,565
Housing cost burden greater than 30% of income (and none of the above problems)	20	1,240	2,215	355	3,830	0	180	370	255	805
Zero/negative Income (and none of the above problems)	910	0	0	0	910	135	0	0	0	135

Table 7 – Housing Problems Table

Data Source: 2009-2013 CHAS

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	2,705	1,620	590	115	5,030	595	345	545	155	1,640
Having none of four housing problems	255	1,370	3,925	2,125	7,675	10	300	1,005	845	2,160

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	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
Household has negative income, but none of the other housing problems	910	0	0	0	910	135	0	0	0	135

Table 8 – Housing Problems 2

Data Source: 2009-2013 CHAS

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	880	1,080	900	2,860	125	120	180	425
Large Related	85	55	75	215	15	0	55	70
Elderly	310	265	260	835	215	390	405	1,010
Other	1,430	1,285	1,350	4,065	215	15	275	505
Total need by income	2,705	2,685	2,585	7,975	570	525	915	2,010

Table 9 – Cost Burden > 30%

Data Source: 2009-2013 CHAS

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	860	245	35	1,140	125	105	170	400
Large Related	85	15	0	100	15	0	20	35
Elderly	290	200	75	565	215	225	230	670
Other	1,400	805	30	2,235	215	15	100	330
Total need by income	2,635	1,265	140	4,040	570	345	520	1,435

Table 10 – Cost Burden > 50%

Data Source: 2009-2013 CHAS

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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	150	310	200	35	695	0	0	4	20	24
Multiple, unrelated family households	35	40	40	0	115	0	0	15	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	185	350	240	35	810	0	0	19	20	39

Table 11 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS

	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								

Table 12 – Crowding Information – 2/2

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

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.

What are the most common housing problems?

Existing housing data from the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) indicates the highest priorities for unmet needs are associated with housing cost burden.

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

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Existing housing data from the 2009-2013 CHAS indicates that housing cost burden primarily impacts small related families and elderly individuals the greatest.

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

The characteristics of low-income families that are at imminent risk is unknown for the City due largely to the lack of existing data on homeless people in the City. While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need "gaps" identified in the 2017 Fulton County Continuum of Care Homeless Census Report cover all the cities within the county, however the data in the report does not provide information specific to Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs.

The Georgia Department of Community Affairs, reports in the 2015 Homeless Report 422 total emergency and transitional beds in all Fulton County. (page 15).

The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options in South and North Fulton County excluding the City of Atlanta. Data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix to this Consolidated Plan. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in South and North Fulton County, excluding the City of Atlanta. In 2017 the total of all sheltered people in households reached 203 people. (page 4).

It is also important to note that according to the 2013 Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta) (page 22). This 5% represents a small portion of the total homeless population at the tri-jurisdictional level. It could be assumed that the number of homeless families in the city of Sandy Springs is also too difficult to capture.

The data found in the different reports provide information at the county or regional level, but does not provide any specific data as it relates to homeless needs in the City of Sandy Springs. The city will continue to support Fulton County CoC and any other organization that provides resources and tools to meet the needs of the homeless population in the city and in the region.

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:

N/A

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

N/A

Discussion

Based on the data outlined in this section, there are not widespread housing problems or homeless needs for the City of Sandy Springs.

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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

HUD regulations require the analysis of certain "housing problems" and whether there is a disproportionate need related to these problems among particular populations of a community. These housing problems include lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (30% or more of income used for housing cost). For any of the income categories enumerated in this section, to the extent that any racial or ethnic group has disproportionately greater need in comparison to the needs of that category as a whole, assessment of that specific need shall be included. For this purpose, disproportionately greater need exists when the percentage of persons in a category of needs who are members of a particular racial or ethnic group is at least 10% higher that the percentage in the category as a whole.

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	3,315	245	1,045
White	1,215	185	565
Black / African American	1,300	50	285
Asian	100	15	140
American Indian, Alaska Native	15	0	0
Pacific Islander	10	0	0
Hispanic	505	0	60

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 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%

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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	3,385	250	0
White	1,235	180	0
Black / African American	1,015	20	0
Asian	50	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,000	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 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%

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	3,715	2,340	0
White	1,730	1,015	0
Black / African American	1,505	720	0
Asian	55	80	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	390	485	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 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%

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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	880	2,355	0
White	555	1,160	0
Black / African American	120	645	0
Asian	80	105	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	425	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 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

Based on the housing assessment and the CHAS data above, in Sandy Springs, most racial and ethnic groups do not experience a disproportionate impact in terms housing problems under the income categories with some exceptions. For example, in the 0-30% income category the Pacific Islander, American Indian, and Hispanic populations appear to experience relatively greater disproportionate housing problems compared to the other racial and ethnic groups. This may be due mainly to the very small population numbers reported in that data or no data that causes skewed data calculations. This also applies to the 80-100% income category, where the Asian population for that income category is only 185 and causes this group to have at least 10% more than the total population in that single income category.

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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

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	3,300	265	1,045
White	1,215	185	565
Black / African American	1,285	65	285
Asian	100	15	140
American Indian, Alaska Native	15	0	0
Pacific Islander	10	0	0
Hispanic	505	0	60

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 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	1,965	1,670	0
White	825	590	0
Black / African American	470	565	0
Asian	25	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	590	405	0

Table 18 – Severe Housing Problems 30 - 50% AMI

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Data Source: 2009-2013 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	1,135	4,930	0
White	760	1,985	0
Black / African American	160	2,065	0
Asian	40	95	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	150	725	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 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	270	2,970	0
White	185	1,530	0
Black / African American	10	755	0
Asian	0	190	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	75	465	0

Table 20 – Severe Housing Problems 80 - 100% AMI

OMB Control No: 2506-0117 (exp. 06/30/2018)

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Data Source:	2009-2013 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%

Discussion

Based on the housing assessment and the CHAS data above, in Sandy Springs, most racial and ethnic groups do not experience a disproportionate impact in terms of severe housing problems under each of the income categories with some exceptions. For example, in the 0-30% income category the Pacific Islander, American Indian, and Hispanic populations appear to experience relatively greater disproportionate housing problems compared to the other racial and ethnic groups. This may be due mainly to the very small population numbers reported in that data that causes skewed data calculations. This also applies to the 80-100% income category, where the Asian population for that income category is only 185 and causes this group to have at least 10% more than the total population in that single income category.

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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:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	27,085	7,120	6,440	1,075
White	18,620	3,590	3,390	595
Black / African American	4,570	2,250	1,855	285
Asian	1,580	245	120	140
American Indian, Alaska Native	25	0	15	0
Pacific Islander	15	0	10	0
Hispanic	1,975	995	795	60

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

Based on the housing assessment and the CHAS data above, in Sandy Springs, most racial and ethnic groups appear to not experience a disproportionate impact in terms of housing cost burden for most income categories with one exemption. The Asian population appears to experience more housing cost burden in the <=30 and 30-50% income category compared to the rest racial and ethnic groups. This may be due to the small population that triggers skewed data calculations.

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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?

Based on the CHAS provided data, the Asian population appears to experience disproportionate housing cost burden rating 10 percentage points or more higher compared to the population as a whole in the <=30 and 30-50% income category compared to the rest racial and ethnic groups. The American Indian, Hispanic, and Pacific Islander populations appear to experience disproportionate housing problems compared to other groups for the very low-income category. One important note is that the total population number for the identified groups is small causing skewed data calculations at the time of computing percentages. For example, the total population for the American India and Pacific Islander, and Hispanic population is 15, 10, and 565, respectively, compared to the rest of racial and ethnic groups.

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

N/A

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

Minority populations, particularly Hispanics, appear to reside along Roswell Road such as the Prado and the North River area of the City.

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NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Fulton County (HAFC) operates 2 public housing properties within the city limits of Sandy Springs: The Belle Isle Apartments, a 9-unit public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018. For the Allen Road Mid-rise property, a 100 unit senior and disabled housing development located at 144 Allen Road, the HAFC received a total combined funding of $10 million from the tax credit program from the Georgia Department of Community Affairs, as well as funding from the Rental Assistance Demonstration ("RAD") Program from the United States Department of Housing and Urban Development ("HUD"). The combined $10m funding was used to redevelop the seniors' community with construction completed in early 2016. The redeveloped property was renamed "Sterling Place."

The HAFC has also participated in the development of multifamily housing bond properties in Sandy Springs. They are as follows:

- Commons at Victoria Park (32% affordable units)

- Monterey (26% affordable units), now called Edgewater at Sandy Springs Apartments. Qualified Project Period has ended.

- Hampton Hill (39% affordable units), now called The Hamptons at Sandy Springs. Qualified Project Period has ended.

-Walton Falls Apartments (11% affordable units), now called the Adair Apartments. Qualified Project Period has ended.

-Spring Creek Apartments (20% affordable units), now called Lyon Jasmine at Sandy Springs. Qualified Project Period has ended.

- Provence North (36% affordable units)

The data in the tables below is taken from the Public and Indian Housing (PIH) Information Center.

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OMB Control No: 2506-0117 (exp. 06/30/2018)

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 22 - 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	13,524	12,339	0	12,242	0	0
Average length of stay	0	0	5	5	0	4	0	0
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

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OMB Control No: 2506-0117 (exp. 06/30/2018)

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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
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

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

Table 24 – 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 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

As reported by the Housing Authority of Fulton County (HAFC), as of October 18, 2017, there were 150 families on the public housing waiting list and 583 families on the Housing Choice Voucher Program waiting list in Fulton County. As such, the primary need for tenants and applicants is the availability of affordable units.

As noted in the Housing Authority of Fulton County (HAFC) 2015-2019 5-year Plan and Annual Plan, the Allen Road Mid-Rise apartment was converted to Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program. The funding was used to redevelop the seniors' community with construction completed in February 2016. The redeveloped property was renamed "Sterling Place". In terms of occupancy as of June, 2017, the 100 unit senior complex had 2 vacancies.

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

As of October 18, 2017, there were 150 families on the public housing waiting list and 583 families on the Housing Choice Voucher Program waiting list. These numbers are for Fulton County and not specific to Sandy Springs. The major issue that needs to be addressed is the availability of affordable units.

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency's 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

The HAFC plans to meet its 5-year goals by:

(1) Leveraging affordable housing resources in the community through the creation of mixed - finance housing

(2) Applying for additional Housing Choice Vouchers should they become available

(3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

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

OMB Control No: 2506-0117 (exp. 06/30/2018)

DRAFT

The housing needs related to public housing impacted extremely low-income individuals at a higher rate. Additionally, those impacted by public housing needs were predominantly Black/African American.

Discussion

The data highlights the fact that there is a need for additional affordable housing units for elderly and disabled, extremely low-income individuals in Sandy Springs and throughout Fulton County.

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, there is a significant lack of data that clearly documents homeless needs specific to Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options, however data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix to this Consolidated Plan. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in South and North Fulton County, excluding the City of Atlanta. In 2017 the total of all sheltered people in households was 203 people. (page 4). The report provides, these numbers at the county level, but does not break it down by local jurisdiction. Therefore, it is difficult to assess the specific homeless needs in the city.

It is also important to note that according to the 2013 Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta) (page 22). This 5% represents a small portion of the total homeless population at the tri-jurisdictional level. This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs could be expected to have very few homeless. As such, the City is not proposing to use any CDBG funds to combat or address homelessness.

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)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0

OMB Control No: 2506-0117 (exp. 06/30/2018)

DRAFT

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	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Population includes rural homes: none

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):

For the period of this Consolidated Plan, the City's strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, including those reported for the Tri-Jurisdictional area that includes the City of Atlanta, Fulton and Dekalb Counties combined as well as those identified in the Fulton County CoC Homeless Census Report. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs. This could be done through potential direct partnerships with the Fulton County CoC to document homeless needs specific to the City. The Next 10 Comprehensive Plan adopted February 2017 sets as one of its policy actions to address homelessness by utilizing "existing homeless referral networks that exist in the City of Atlanta" (page 167).

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

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

Specific data to Sandy Springs is unavailable. Please refer to the 2017 Fulton County CoC Homeless Census Report and the 2013 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report and the data specific to Fulton County.

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

Specific data to Sandy Springs is unavailable. Please refer to the 2017 Fulton County CoC Homeless Census Report and the 2013 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report and the data specific to Fulton County.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sandy Springs is not a rural community.

Discussion:

For the period of this Consolidated Plan, the City's strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, including those reported for the Fulton County . This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs. At present, there are not any physical homeless shelters in the City.

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons at this time, the City has provided a $100,000 grant from its general fund to the

Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals.

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

Introduction:

For the period of the 2018-2022 Consolidated Plan, the City's strategies for addressing special needs populations (e.g. disabled, persons with HIV/AIDS) is to ensure continued review and evaluation of building permit applications for compliance with ADA requirements. As stated in the Next 10 Comprehensive Plan adopted February 20217, the City will "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specialize in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations."(Page 167)

Describe the characteristics of special needs populations in your community:

Per the 2012-2016 American Community Survey, among the civilian noninstitutionalized population, the City has close to 6,493 residents with a disability. Approximately 1.8% under the 18 years of age are disabled, 4.2% between 18 and 64 years are disabled, and 25.3% 65 years and over have some type of disability. According to the 2012-2016 American Community Survey, for the disabled under 18 years old, the primary disability category were cognitive difficulties. For disabled persons aged 18-64, the primary disability categories were ambulatory, cognitive, or independent living difficulties. For those 65 and over, hearing, ambulatory and independent living difficulty were the primary disabilities.

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

Of the City's disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan is to improve pedestrian mobility in the target areas, which will benefit disabled residents, who cannot drive a vehicle.

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

The City currently has no data to document the needs for programs, services or housing for persons with HIV/AIDS and their families in Sandy Springs. Data is only available through the Atlanta Eligible Metropolitan Statistical Area (EMSA) for the Housing Opportunities for Persons with Aids (HOPWA) Program.

General HOPWA Program Description for Georgia

HOPWA Programs in Georgia for persons with HIV/AIDS

The HOPWA program is a Federally funded HUD program that primarily provides housing assistance (emergency, shelter, transitional and/or permanent) for lower income persons with HIV/AIDS. Funds are

typically sub-granted to non-profit agencies within the communities who usually make their own rules for programs and criteria for assistance, provided that such rules are within the scope of HOPWA regulations and guidance from HUD.

In Georgia, HUD provides formula funds to three (3) government entities.

- The Atlanta HOPWA Program
- Augusta-Richmond County Program
- Balance of State HOPWA Program

The Atlanta HOPWA Program

The largest recipient in GA is the City of Atlanta. Atlanta receives a formula share for the Atlanta "Metropolitan Statistical Area" (MSA) and makes numerous sub-grants within twenty-eight (28) counties. Those counties include Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding and Walton.

In the Atlanta MSA, Living Room program performs intake and assessment, and assists people living with HIV/AIDS and their families or partners to access housing and service programs. Living Room provides emergency financial assistance, housing, and housing services to clients living in the 28 county Metro Atlanta region and 15 county Dalton and Rome region.

(Source: http://www.dca.state.ga.us/housing/specialneeds/programs/hopwa.asp#1)

According the 2010-2014 City of Atlanta HOPWA Consolidated Planning Report, as of December 2008 there were **10,663** people living with HIV/AIDS in Fulton County. As of January 2018, the city does not have an updated number on the total number of people living with HIV/AIDS in Fulton County. For the 2018 grant year, the Georgia Department of Community Affairs awarded $260,000 to the City of Atlanta/Living Room for its HOPWA program.

Discussion:

The City will use the following special needs performance indicators during the 2013-17 Consolidated Plan implementation period.

1. Linear feet of sidewalks added to targeted areas to improve mobility.

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

Describe the jurisdiction's need for Public Facilities:

Through the Needs Assessment that was conducted as part of the Consolidated Planning process, including review of the HAFC plan, it has been determined that there is a need for affordable housing for the elderly and disabled. Additionally, through the Needs Assessment, there were existing agencies documented that are providing housing and other facilities and services for these populations.

As stated in the Next 10 Comprehensive Plan the City will continue to "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specialize in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations." (Page 167)

As a part of the City's Next Ten Comprehensive Plan, a need for the preservation and additional parks and recreation facilities was identified and would be beneficial to the eligible target areas. Land acquisition and the development of new parks and recreation facilities are items that were adopted as part of the Recreation and Parks Work Program in the Comprehensive Plan. Additionally, the Parks and Trails Masterplan is currently underway and will be ready by the end of the year.

How were these needs determined?

These needs were determined through the Needs Assessment and data collection process of the Consolidated Plan and during the preparation of the Next 10 Comprehensive Plan.

Describe the jurisdiction's need for Public Improvements:

An aggressive public improvements program has been conducted since the City's incorporation in 2005. Upgrading the sidewalks, street lighting, MARTA bus stops and other public improvements along the Roswell Road corridor, and especially within the target areas identified, will provide access and improve safety for LMI residents accessing transit and other services in the corridor.

Public improvements within the target areas provide the following benefits to LMI residents:

- Replace existing infrastructure such as broken sidewalks, especially for those with disabilities

- Improve community walkability through sidewalk installation

- Complete access to MARTA public transportation routes

- Connect LMI neighborhoods to parks through future pedestrian connections

- Other similar public improvement projects

How were these needs determined?

As part of this Consolidated Planning process, a CDBG target area map was prepared to compare the locations of the City's priority public improvement projects with areas of 42.75% LMI populations. This target area map was compared to data from the City's Sidewalk Improvement Program, which allowed the City to identify gaps in the pedestrian infrastructure within the target area.

Describe the jurisdiction's need for Public Services:

There are several Public Service agencies located within the City that provide emergency homeless, housing, childcare, health, and other services to varying populations. These agencies were consulted during the Consolidated Planning process and some indicated a desire for the City to use a portion of its CDBG allocation toward funding assistance for these existing programs. While the City has not proposed to use any of its CDBG allocation (15% cap), the City has provided a $100,000 grant from its general fund to the Community Assistance Center (CAC) annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals.

How were these needs determined?

These needs were determined during the consultation process and also through a Needs Assessment Survey distributed to agencies, community and citizen groups serving the City

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Based on information available to the City, the Consolidated Plan must describe the significant characteristics of Sandy Springs' housing market, including the supply, demand, condition and cost of housing and the housing stock available to service persons with disabilities, and to serve persons with HIV/AIDS and their families. The Market Analysis will also touch on the following key points:

- the condition and needs of public and assisted housing;

- a brief inventory of facilities, housing, and services that meet the needs of homeless persons;

- regulatory barriers to affordable housing; and

- the significant characteristics of the jurisdiction's economy.

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

Introduction

Based on the 2012-2016 American Community Survey 5-Year Estimates, of the 47,347 occupied housing units in the City of Sandy Springs approximately 46.6% were owner occupied and 53.4% were renter occupied. The data below gives a more detailed view of the type of housing units within the City.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,511	35%
1-unit, attached structure	4,038	9%
2-4 units	2,018	4%
5-19 units	13,980	30%
20 or more units	10,195	22%
Mobile Home, boat, RV, van, etc	229	0%
Total	***46,971***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	51	0%	301	1%
1 bedroom	664	3%	6,958	32%
2 bedrooms	3,047	16%	11,575	52%
3 or more bedrooms	15,887	81%	3,241	15%
Total	***19,649***	***100%***	***22,075***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2009-2013 ACS

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

The Housing Authority of Fulton County (HAFC) operates 2 public housing properties within the city limits of Sandy Springs: The Belle Isle Apartments, a 9-unit public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018. The Allen Road Mid-rise property, a 100 unit senior and disabled housing development located at 144 Allen Road. The HAFC received a total combined funding of $10 million from the tax credit program from the Georgia

Department of Community Affairs, as well as funding from the Rental Assistance Demonstration ("RAD") Program from the United States Department of Housing and Urban Development ("HUD"). The combined $10m funding was used to redevelop the seniors' community with construction completed in early 2016. The redeveloped property was renamed "Sterling Place."

According to the HAFC 2015-2019 5-year Plan and Annual Plan, as of July 1, 2015 the housing authority currently administers a total of 651 Housing Choice Vouchers in Fulton County. The HAFC currently administers 34 HCV within the City of Sandy Springs.

The city relies on the HAFC to provide assisted housing and currently does not have data on the income levels being served through the HAFC.

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 vast majority of new housing units in Sandy Springs are likely to be built as a result of redevelopment, rather than the development of vacant land, which is increasingly scarce. The recently adopted Next 10 Comprehensive Plan adopted in February 21, 2017, encourages the preservation and development of workforce housing in priority redevelopment areas. One of the Next 10 policies is to increase the supply and range of housing choices for middle-income households through providing incentives such as reducing developer costs and development standards for qualified projects. The City is planning to develop a Housing Task Force in early 2018 to address the need of affordable workforce housing within the community.

With regard to public housing units, the HAFC indicates in its 2015-2019 5-year consolidated plan that in June 2012, the HAFC submitted a disposition application for the Belle Isle Public Housing Apartments. The HAFC Consolidated Plan states the property will be sold upon disposition approval. The "residents will be relocated and the proceeds will be used as a Replacement Housing Factor Fund for developing additional mixed-use or elderly only property." (Page 6) The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018.

The HAFC has also participated in the development of multifamily housing bond properties in Sandy Springs. They are as follows:

- Commons at Victoria Park (32% affordable units)

- Monterey (26% affordable units), now called Edgewater at Sandy Springs Apartments. Qualified Project Period has ended.

- Hampton Hill (39% affordable units), now called The Hamptons at Sandy Springs. Qualified Project Period has ended.

-Walton Falls Apartments (11% affordable units), now called the Adair Apartments. Qualified Project Period has ended.

-Spring Creek Apartments (20% affordable units), now called Lyon Jasmine at Sandy Springs. Qualified Project Period has ended.

- Provence North (36% affordable units)

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

Based on the data presented in the Needs Assessment section of this Consolidated Plan, there is a need for additional affordable housing units, especially for the elderly and disabled. The Next 10 Comprehensive Plan identifies that current housing market in the City of Sandy Springs tends toward either expensive, large-lot single-family homes, or aging rental apartments, resulting in the "missing middle," meaning little housing supply for middle-class earners. As demand for rental apartments and for-sale housing continues to increase, the City will need to expand its housing options to accommodate different housing preferences or residents such as the elderly, disabled, and millennials. The Next 10 has set priority actions such as exploring workforce-housing policies and zoning ordinances to encourage the development of workforce housing. As stated in the Assessment of Fair Housing, as part of the implementation of the priority actions stated in the Next 10, the City will establish a Housing Task Force responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

In regards to public housing, the Housing Authority of Fulton County (HAFC) indicated that as of October 18, 2017, there were 150 families on the public housing waiting list, and 583 on the Housing Choice Voucher waiting list. Please note that these numbers are for Fulton County and not specific to Sandy Springs. The HAFC 2015-2019 Consolidated Plan does not indicate the number of families who are extremely, very, or low-income.

Describe the need for specific types of housing:

The data does not indicate a need for a specific type of housing unit as the mix of owner- versus renter-occupied units is almost 50/50. More ready ADA ownership units is potentially a type of housing needed in the City.

Discussion

As provided in the Needs Assessment section of this plan, existing housing data from the 2009-2013 CHAS indicates the highest priorities for unmet needs are associated with housing cost burden, which

impacts small related families or elderly individuals the greatest. Sandy Springs' primary need is an increased number of available affordable workforce housing units.

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

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	316,600	424,700	34%
Median Contract Rent	796	831	4%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	1,545	7.0%
$500-999	15,270	69.2%
$1,000-1,499	4,266	19.3%
$1,500-1,999	422	1.9%
$2,000 or more	572	2.6%
Total	***22,075***	***100.0%***

Table 29 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	495	No Data
50% HAMFI	1,605	420
80% HAMFI	11,315	1,410
100% HAMFI	No Data	2,380
Total	***13,415***	***4,210***

Table 30 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent					
High HOME Rent					
Low HOME Rent					

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As discussed in the Needs Assessment, there is a sufficient number of dwelling units in the City. In the City approximately 53% are renter occupied units, tending to serve lower income households, with monthly housing costs ranging from $500 to $1,500 per month. There are some cost burden issues for LMI populations and a need for additional affordable housing units. While the age of some of the developments in the City makes them inherently affordable, it may also makes these units obsolete. Over the City's history, there have been continuing initiatives undertaken by the Community Development Department's Code Enforcement Division, at the direction of the City Council, to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

As noted in the Next 10 Comprehensive Plan, the housing stock in Sandy Springs is predominantly multifamily and aging. The Next 10 Comprehensive Plan identifies that current housing market tends toward either expensive, large-lot single-family homes, or aging rental apartments, resulting in the "missing middle," meaning little housing supply for middle-class earners. As demand for rental apartments and for-sale housing continues to increase, the City will need to expand its housing options to accommodate different housing preferences or residents such as the elderly, disabled, and millennials. The Next 10 has set priority actions such as exploring workforce-housing policies and zoning ordinances to incentivize the development of affordable workforce housing. As part of the implementation of the priority actions stated in the Next 10 Comprehensive Plan, the City will establish a Housing Task Force responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing

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

While there is a need for redevelopment of many of the units discussed above, the City also recognizes that these units will be replaced with new multifamily units or for-sale attached single-family homes which will make it increasingly difficult for developers to maintain the lower rents that make some of the existing developments affordable, especially when considering the land values in the City. These new units are expected to be concentrated within the regional activity center, the downtown, and in parts of the Roswell Road corridor (where the existing LMI population is currently located). One of the ways Sandy Springs has promoted more diverse housing opportunities is by adopting policies in its Next 10 Comprehensive Plan Plan that support mixed-income housing in redevelopment proposals. Additionally, the City's new Development Code adopted August 2017, provides incentives for developers to generate new mixed-income and mixed-use developments.

One of the Next 10 policies is to increase the supply and range of housing choices for middle-income households through providing incentives such as reducing permit fees and development standards for

qualified projects. The City plans on developing a Housing Task Force in early 2018 to address the need of workforce housing within the community.

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

Based on the Department of Housing and Urban Development (HUD) FY 2017 Fair Market Rent Documentation System, approximately **75%** of the rental units in the City fall within the fair market range.

Discussion

Because of the age of its current housing stock and the move toward redevelopment, through its adopted policies in the Next 10 Comprehensive Plan and Development Code adopted in February 2017 and August 2017, respectively, the City have included new regulations to encourage housing affordability in order to maintain a sufficient mix of housing.

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

Introduction

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,024	26%	8,611	39%
With two selected Conditions	44	0%	635	3%
With three selected Conditions	0	0%	55	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,581	74%	12,774	58%
Total	***19,649***	***100%***	***22,075***	***100%***

Table 32 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,779	14%	1,338	6%
1980-1999	7,176	37%	12,191	55%
1950-1979	9,197	47%	8,304	38%
Before 1950	497	3%	242	1%
Total	***19,649***	***101%***	***22,075***	***100%***

Table 33 – Year Unit Built

Data Source: 2009-2013 CHAS

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	9,694	49%	8,546	39%
Housing Units build before 1980 with children present	2,940	15%	1,280	6%

Table 34 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Due to the City's proactive Code Enforcement programs, the City's housing stock is predominantly maintained above-standard condition and rehabilitation has not been necessary.

The City of Sandy Springs has implemented an Apartment Inspection Program with the goal of ensuring that multifamily properties are maintained at a certain standard. The City, along with many other jurisdictions, has found that when multifamily rental dwellings are allowed to deteriorate, crime rates can increase, property values can decrease and tenants' health and well-being may be compromised. As such, on an annual basis multifamily properties are required to certify that they are in compliance with the City's standards. Some of the compliance requirements are:

- Privacy for bathrooms in unit(s)/ dwelling(s)

- Hot and cold water supply

- Windows in good repair and rodent-proof

- Interior and exterior doors in good working order

- Interior floors, walls and ceilings in good repair

- Unobstructed exits that lead to safe, open space

- Property generally maintained with no excessive trash

- Stairs in good working order

- Smoke detector devices are required by law

Additionally, the City has a Vacant Property Enforcement Program to monitor single family vacancies and the maintenance of such properties. Currently, there are approximately 19 vacant properties in the City. However, the City does not maintain a listing of properties in the foreclosure process

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

The data above indicates that approximately 30% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City.

Discussion

While the City has an aged housing stock, through its Code Enforcement programs the City has ensured that its units have maintained a safe and sanitary condition.

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

Introduction

The Housing Authority of Fulton County (HAFC) operates 2 public housing properties within the city limits of Sandy Springs: The Belle Isle Apartments, a 9-unit public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018. For the Allen Road Mid-rise property, a 100 unit senior and disabled housing development located at 144 Allen Road, the HAFC received a total combined funding of $10 million from the tax credit program from the Georgia Department of Community Affairs, as well as funding from the Rental Assistance Demonstration ("RAD") Program from the United States Department of Housing and Urban Development ("HUD"). The combined $10M funding was used to redevelop the seniors' community with construction completed in early 2016. The redeveloped property was renamed "Sterling Place."

The HAFC has also participated in the development of multifamily housing bond properties in Sandy Springs. They are as follows:

- Commons at Victoria Park (32% affordable units)

- Monterey (26% affordable units), now called Edgewater at Sandy Springs Apartments. Qualified Project Period has ended.

- Hampton Hill (39% affordable units), now called The Hamptons at Sandy Springs. Qualified Project Period has ended.

-Walton Falls Apartments (11% affordable units), now called the Adair Apartments. Qualified Project Period has ended.

-Spring Creek Apartments (20% affordable units), now called Lyon Jasmine at Sandy Springs. Qualified Project Period has ended.

- Provence North (36% affordable units)

The Housing Authority of Fulton County (HAFC) indicated that as of October 18, 2017, there were 150 families on the public housing waiting list, and 583 on the Housing Choice Voucher waiting list in Fulton County.

OMB Control No: 2506-0117 (exp. 06/30/2018)

As stated in the Next 10 Comprehensive Plan the City will continue to "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specializes in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations." (Page 167)

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 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Belle Isle consists of 9 units available for families with limited income as defined by the Department of Housing and Urban Development. HAFC received a score of 91 out of 100 during its Physical Inspection component on January 7, 2015 as reported by the Physical Inspection Score Data gathered by HUD's Real Estate Assessment Center. HAFC is considered a "High Performer" under that assessment system. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018.

Source: https://www.huduser.gov/portal/datasets/pis.html

OMB Control No: 2506-0117 (exp. 06/30/2018)

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:

Public Housing Condition

Public Housing Development	Average Inspection Score
Belle Isle Property located at 151 W Belle Isle Rd	91

Table 37 - Public Housing Condition

OMB Control No: 2506-0117 (exp. 06/30/2018)

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

During its 2015 inspection, the Belle Isle Property located at 151 W Belle Isle Rd received a score of 91 out of 100. It does not appear to be any restoration or revitalization needs for this development. The housing at this location has been maintained in decent, safe, sanitary and good repair. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018.

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

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency's 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

The HAFC plans to meet its 5-year goals by:

(1) Leveraging affordable housing resources in the community through the creation of mixed - finance housing

(2) Applying for additional Housing Choice Vouchers should they become available

(3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

Discussion:

The primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

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

Introduction

The following facilities have been identified in the Sandy Springs areas as providing some form of homeless or housing assistance. Several of this organizations were consulted as part of the Needs Assessment Process for this Consolidated Plan.

1. Community Assistance Center, Inc.
1130 Hightower Trail, Sandy Springs, GA 30350
http://www.ourcac.org/, 770-552-4889
Offers emergency assistance to families in need, including financial, food, clothing and referrals. To aid in serving the community, CAC was the recipient of DCA ESG funds in 2007 to assist the homeless. The CAC received $20,000 for prevention of homelessness and short-term homeless care to provide support for those threatened with homelessness and those leaving incarceration. CAC data indicates that many of those served were once Sandy Springs residents prior to becoming homeless.

2. The Drake House

10500 Clara Drive, Roswell, GA 30075
http://www.thedrakehouse.org/ 770-587-4712
Provides 15 transitional housing units for up to 90 days to homeless single mothers with one or more children and provides life skills classes such as job readiness, personal finances, parenting skills, computer skills, and health and wellness.

3. HomeStretch

89 Grove Way, Roswell, GA 30075
http://www.homestretch.org/ 700-642-9185
Provides 27 transitional housing units for nine to twelve months to a homeless family or a family immediately threatened with being homeless with children and also provides life skills classes

4. Mary Hall Freedom House
200 Hannover Park Road Suite 100, GA Sandy Springs 30350
http://www.maryhallfreedomhouse.org/ 770-642-5500
Provides transitional housing units along with substance abuse treatment for women and women with children.

5. Sandy Springs Mission

OMB Control No: 2506-0117 (exp. 06/30/2018)

850 Mount Vernon Highway NW, Sandy Springs, GA 30327
http://sandyspringsmission.org/ 404-943-1540
Provides after-school programs and food/clothing assistance.

6. Sandy Springs United Methodist Church
86 Mount Vernon Hwy, Sandy Springs, GA 30328
http://www.ssumc.org/ 404-255-1181
This church provides clothing to persons in need and community meals bimonthly.

Facilities and Housing Targeted to Homeless Households

	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)	86	17	97	202	5
Households with Only Adults	24	16	48	97	9
Chronically Homeless Households	0	0	0	175	0
Veterans	0	0	16	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

In addition to the services provided by the agencies listed above, the North Fulton County Service Center located in the City provides health, workforce development, referral, and other services. While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, there is a significant lack of data that clearly documents homeless needs specific to Sandy Springs. Due to this lack of data, it is difficult to document existing or needed supportive services. However, the City does fall within the study areas of the 2017 Fulton County Continuum of Care Homeless Census Report. The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options covering South and North Fulton County, excluding the City of Atlanta. However, data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix to this Consolidated Plan. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in South and North Fulton. In 2017 the total of sheltered people in households reached to 203 people. (page 4). This would lead to an assumption that Sandy Springs could be expected to have very few homeless needing such complementary services.

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.

See previous sections

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

Introduction

Per the 2012-2016 American Community Survey, among the civilian noninstitutionalized population, the City has close to 6,493 residents with a disability. Approximately 1.8% under the 18 years of age are disabled, 4.2% between 18 and 64 years are disabled, and 25.3% 65 years and over have some type of disability. According to the 2012-2016 American Community Survey, for the disabled under 18 years old, the primary disability category were cognitive difficulties. For disabled persons aged 18-64, the primary disability categories were ambulatory, cognitive, or independent living difficulties. For those 65 and over, hearing, ambulatory and independent living difficulty were the primary disabilities.

As stated in the Next 10 Comprehensive Plan the City will continue to "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specialize in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations." (Page 167)

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

Sterling Place, previously called as Allen Road Mid-Rise Apartments, is designed for elderly and disable residents. It is one of the largest and diverse public housing authority in Sandy Springs. It consists of 100 units set aside for the elderly and disabled population with limited income as defined by the Department of Housing and Urban Development. As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan the HAFC received a total combined funding of $10 million from the tax credit program from the Georgia Department of Community Affairs, as well as funding from the Rental Assistance Demonstration ("RAD") Program from the United States Department of Housing and Urban Development ("HUD"). The combined $10m funding was used to redevelop the seniors' community with construction completed in early 2016. The Allen Road Mid-Rise apartments are typically fully occupied. As such, the primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

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

There is not data specific to Sandy Springs regarding supportive housing needs for its formerly institutionalized populations. However, based on the data above, the predominant disabled population is 65 and over. The newly renovated Sterling Place Apartment, previously called Allen Road Midrise maintained by the HAFC provides supportive housing for members of this population.

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)

For the period of the 2018-22 Consolidated Plan, the City's strategy for addressing the special needs populations is to better document the specific needs of these groups in Sandy Springs, including those reported by the 2012-2016 ACS Census . Given the need for additional data to assist with prioritizing and developing an appropriate special needs strategy, the City will continue to rely on agencies providing housing and supportive services. The City has and will continue to ensure continued review and evaluation of buidling permit applications for compliance with ADA requirements.

For entitlement/consortia grantees: 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. (91.220(2))

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's Analysis of Impediments to Fair Housing (AI) outlines one of the key issues impacting the development of affordable housing and residential investment as lack of available land for redevelopment.

3. Lack of Available Land for Development.

The Sandy Springs 2007-20 Comprehensive Plan projected minimal population growth over the next twenty years. This is largely attributed to the lack of land available for the construction of new development. The following quote from the Comprehensive Plan illustrates this condition well:

"Growth is constrained by the amount of land, either vacant or redevelopable, for housing, public facilities and other resources. Unless the local government expands its boundaries through annexation, shifts vacant land use allocation from one category to another, such as from industrial to residential, increases densities in its development regulations, or promotes redevelopment, population will begin to taper off"

Without policies that provide direct incentives, it is unlikely that opportunities to create new, mixed-income single-family housing through redevelopment projects will occur. Public-private partnerships, density bonuses, direct subsidies or other financing options would likely be required to make such mixed-income projects possible. Redevelopment is the only option for the provision of these types of projects given Sandy Springs is essentially built out, and city residents strongly support the long-term preservation of existing single-family neighborhoods at current densities.

The 2007-20 Comprehensive Plan was recently updated in February 2017 through the adoption of the Next Ten Comprehensive Plan, unlike the 2007-2027 Comprehensive Plan, the Next Ten Plan projects that the City's population will grow by 43% or 45,213 people between 2016 and 2040. The City is impacted by the lack of available land for new development, as available vacant land is undevelopable due to topography limitations and the location and preservation of existing natural resources. Despite this, the City continues to experience significant pressure for residential and commercial development, which will most likely lead new redevelopment to occur by replacing old land uses for new ones in underutilized areas of the city where aging buildings, shopping centers, and parking lots are located.

As population grows in the city, additional housing supply will need to be available. This is illustrated by the following quote from the Next Ten Comprehensive Plan:

"While there is demand for much more growth, the scarcity of available land and high land costs— combined with the need to protect neighborhoods, green space and natural assets— imposes a ceiling on this potential and places a premium on each opportunity for change. This requires utilizing land more efficiently, thoughtfully and strategically through a more compact community form and a greater mixing

of land uses. Meanwhile, new housing options will be required to meet the needs of growing demographics, such as millennials, empty-nesters and seniors, many of whom prefer to live in more urban, compact and walkable environments with a mix of uses. At the same time, there is a need to accommodate members of the Sandy Springs workforce and potential residents who cannot afford to live in the city [at this time] *with smaller- lot single-family housing options and townhomes." (Page 43)*

As previously mentioned, Next Ten Comprehensive Plan notes that the current affordable housing stock in Sandy Springs is predominantly multifamily and aging. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

While the City has taken steps towards limiting barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments, the City in its AI highlighted the following recommendation for future policy development:

7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.

This recommendation has been addressed trough the adoption of the Next Ten Comprehensive Plan adopted in February 2017. It states the following priority actions for housing needs:

A. Preserve established single-family neighborhoods

> *H-A1.1. Implement measures to preserve established single-family neighborhoods.*

B. Provide more quality housing and offer a greater range of housing choices

> *H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.*
>
> *H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.*
>
> *H-B1.3. Adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirement applies.*
>
> *H-B1.4. Prepare update to the City's Consolidated Plan per HUD requirements. Include housing resources program as part of update.*
>
> *H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner*

occupied housing where feasible.

C. Incorporate residential uses in mixed-use areas

H-C1.1. As part of the Sandy Springs Development Code, establish zoning to encourage inclusion of residential uses as part of mixed-use redevelopment in applicable character areas. (Page 220)

As part of the implementation of the priority actions stated in the Next 10, the City will establish a Housing Task Force responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing. Also, a new development code, adopted in August 2017, provides incentives such as height bonuses in exchange for affordable workforce housing units.

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

Introduction

This section of the Consolidated Plan addresses the non-housing community development needs of the City, including economic development needs. Data highlighted in this section includes business activity, labor force, education statistics, and other data that give a detailed picture about the economy of the City.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	38	133	0	0	0
Arts, Entertainment, Accommodations	4,601	5,887	11	6	-5
Construction	1,070	2,188	3	2	0
Education and Health Care Services	6,065	24,156	14	23	9
Finance, Insurance, and Real Estate	4,794	14,375	11	14	2
Information	2,857	6,873	7	7	0
Manufacturing	1,548	1,771	4	2	-2
Other Services	1,241	1,723	3	2	-1
Professional, Scientific, Management Services	7,672	19,170	18	18	0
Public Administration	0	0	0	0	0
Retail Trade	4,261	6,022	10	6	-4
Transportation and Warehousing	1,411	2,448	3	2	-1
Wholesale Trade	2,713	6,702	6	6	0
Total	38,271	91,448	--	--	--

Table 40 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

OMB Control No: 2506-0117 (exp. 06/30/2018)

Labor Force

Total Population in the Civilian Labor Force	56,625
Civilian Employed Population 16 years and over	52,374
Unemployment Rate	7.51
Unemployment Rate for Ages 16-24	28.53
Unemployment Rate for Ages 25-65	5.62

Table 41 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	19,207
Farming, fisheries and forestry occupations	1,879
Service	4,587
Sales and office	13,747
Construction, extraction, maintenance and repair	1,816
Production, transportation and material moving	972

Table 42 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,091	65%
30-59 Minutes	13,813	29%
60 or More Minutes	2,750	6%
Total	***47,654***	***100%***

Table 43 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,612	233	798

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	5,652	639	1,357
Some college or Associate's degree	9,336	942	2,040
Bachelor's degree or higher	26,722	1,379	4,949

Table 44 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	467	777	712	680	216
9th to 12th grade, no diploma	916	525	506	443	411
High school graduate, GED, or alternative	1,941	3,349	1,831	2,507	1,558
Some college, no degree	3,127	3,724	1,983	3,533	2,261
Associate's degree	78	1,086	601	1,441	437
Bachelor's degree	1,380	7,165	5,216	8,558	3,460
Graduate or professional degree	35	2,590	3,305	6,265	2,638

Table 45 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,817
High school graduate (includes equivalency)	21,627
Some college or Associate's degree	31,330
Bachelor's degree	60,592
Graduate or professional degree	82,077

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

The major employment sectors within the City are professional, scientific, and management services and education and healthcare services. This is consistent with the top 10 employers identified in the 2017 Sandy Springs/Perimeter Chamber of Commerce Sandy Springs/ Perimeter Guidebook:

1. IBM Corp.
2. Cox Communication Inc.
3. United Parcel Service
4. Cisco Systems Inc.
5. Airwatch LLC
6. Manheim Auctions Inc.
7. Oracle America Inc.
8. AT&T Mobility
9. Voya
10. National Account Service

Describe the workforce and infrastructure needs of the business community:

The City of Sandy Springs incorporated in December 2005 and adopted its first Economic Development Plan in 2012, which identified the following overarching goals:

- Attract and recruit corporations and small businesses that will contribute to a diverse local economy through the creation of jobs that require a well-educated and skilled workforce.

- Retain and expand corporations and small businesses already located in Sandy Springs by delivering expedient and customer-friendly city services and maintaining a competitive rate of taxation.

- Recruit and sustain international business and investment to Sandy Springs.

- Develop and sustain business districts that contribute to the overall quality of life in the City of Sandy Springs by obtaining optimal rates of occupancy for retail and office buildings.

- Create a focus for community activities, including the arts and recreation, through creation of an innovative and engaging City Center.

- Develop and preserve neighborhoods that are attractive to families and individuals, safe, aesthetically pleasing and stable.

- Craft and implement a marketing campaign targeting both domestic and foreign businesses and focusing on the favorable business climate, quality of life and redevelopment efforts (including City Center) in Sandy Springs.

The Next10 Comprehensive Plan adopted in February 2017 restates as its vision to “maintain existing economic competitiveness while creating more high-quality places to live, work, shop and play. Support

economic development by investing in a range of transportation choices." The following are the economic development priority actions for the next ten years:

1. Attract and retain major employers, small businesses, and entrepreneurs

2. Recruit and support new business and entrepreneurs

3. Cultivate regional partnerships to promote economic development

4. Invest in multimodal transportation improvements to support economic development

5. Promote a greater mix of uses in select redevelopment areas

6. Leverage existing investments in City Springs

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.

In addition to the Economic Development Plan adopted in 2012, the City also adopted a City Center Master Plan in December of the same year to guide the redevelopment of the City's core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City, especially for the medical and technology fields that have already made investments in the City.

In February 2017, the City updated its 2007 Comprehensive Plan by adopting the Next 10 Comprehensive Plan. The Next 10 plan refines the goals, aspirations, and vision of the City for the next ten years. This plan includes a set of policies and recommendations to guide future decisions regarding land use, development, and capital improvements. Along the Next 10 Comprehensive Plan, the City adopted Small Area Plans which address specific areas of the city that have been experiencing the pressures of change. These plans provide more detailed recommendations on land use and development patterns, as well a specific design standards and guidelines to achieve the desire character of development.

The Next Ten Comprehensive Plan identifies the following goals:

1. Create a new Sandy Springs Development Code that will define the expectations and standards for achieving high-quality development while protecting Sandy Springs neighborhoods.

2. Revitalize Roswell Road into a dynamic main street, through incentivizing mixed-use redevelopment of both commercial centers and aging apartments complexes in the North River, City Springs, and Northwood/Prado areas, and through creating of a pedestrian-friendly urban boulevard.

3. Transform Perimeter Center and the Medical Center area into a vibrant, human-scaled and connected live-work district that is supported by a range of feasible mobility options. This should include integration of residential uses, reduction in currently entitled "legacy" zoning, establishment of a multimodal urban greenway along Peachtree-Dunwoody Road, and a major park over GA 400.

4. Focus high-quality, higher-density uses around existing and future MARTA stations.

5. Achieve a better housing balance, with a focus on providing a greater variety of housing types and price ranges to enable middle- income and workforce individuals to both live and work in Sandy Springs. This may include the redevelopment of select, older apartment complexes.

6. Study options for transforming the Hammond Drive corridor between Glenridge Drive and Roswell Road, including the Roswell Road intersection, and continue to acquire right-of- way on an opportunity basis, in order to provide a multimodal connection between the Perimeter Center and City Springs districts. Study citywide impacts from any traffic capacity or transit additions to this part of the corridor.

7. Mitigate traffic congestion through provision of a viable and attractive range of transportation options, community linkages and "last mile" connections that encourage people to walk, bike and use alternative transit modes.

8. Reduce parking requirements in new and redeveloped areas where other effective transportation options are available, and work with MARTA to create remote lots accessible to MARTA transit and intended to transport employees to and from work in the Perimeter Center area.

9. Develop an expanded trail network to connect neighborhoods to green spaces and natural areas, and fund construction of at least one footbridge across the Chattahoochee River.

10. Enhance and beautify the City's public places, including its streets and open/green spaces, through the generous use of canopy trees, landscaping, flower displays, public art and attractive signage, to provide vibrancy to these places and as a demonstration of city pride and "sense of place."

The purpose behind these goals is to create a more connected community through the improvement of existing public infrastructure and transportation infrastructure, the creation of more mixed-use and mixed-income communities, where people can afford to live where they work, as well the preservation of existing open green spaces and natural areas. Additionally, the City adopted its Development Code in August 2017 as stated in goal #1 above.

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

Based on the Educational Attainment by Age table above, the workforce corresponds to employment opportunities with most of the population having received some college education or a bachelor's degree and a large portion having received a graduate/professional degree. Additionally, the labor force data by industry indicates Sandy Springs workers are concentrated in the service industry, which

includes hospitality, personal, automotive, recreational, legal, educational, professional, and other services. The labor force is also concentrated in the higher paying white collar jobs.

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.

Mary Hall Freedom House, HomeStretch, and the Drake House discussed in the Needs Assessment section all provide some form of life skills and/or job training as a part of their public service programs. These agencies may have projects that could be supported through the City's CDBG program, should it be determined that any future allocations are to be used toward public service.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? 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 City does not participate in a CEDS. However, the City Center Master Plan and Economic Development Plan adopted in 2012 along with the 2017 Next Ten Comprehensive Plan and 2017 Development Code are the baseline documents that will guide economic growth for the City's core area and the City as a whole as well. In addition to these plans, the City participates in the State's Opportunity Zone Job Tax Credit Program which will help encourage new businesses to locate in the City - or existing businesses to expand. The program is administered by the Georgia Department of Community Affairs and offers the highest tax advantages for companies and is the most user-friendly job tax credit in the state. It allows businesses to apply a tax credit of $3,500 per net new job created against the company's state income tax liability.

In addition, the city offers an Economic Incentive Program through its Economic Development Incentive Policy for Business and Employment Growth adopted in 2011 and last updated in July 2017 to attract new business and encourage the growth of existing businesses in targeted areas. Some of the benefits of this program include an expedited permitting process, a waiver of permit/impact fees and a waiver of business and occupation taxes. This policy also includes incentives for Workforce Housing Projects, include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units and at least 20 percent of the units are made available for families with annual incomes of no more than 120 percent of the area median income.

Discussion

Based on the data above and the data available from plans prepared by the City, it is clear that while healthcare related jobs comprise a significant portion of the overall Sandy Springs workforce, the City's economy is diversified and not dependent upon any particular employment sector or company and the City's workforce is sufficient to support its economy.

MA-50 Needs and Market Analysis Discussion

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

Based on the CHAS provided data, the Asian population appears to experience disproportionate housing cost burden rating 10 percentage points or more higher compared to the population as a whole in the <=30 and 30-50% income category compared to the rest racial and ethnic groups. The American Indian, Hispanic, and Pacific Islander populations appear to experience disproportionate housing problems compared to other groups for the very low-income category. One important note is that the total population number for the identified groups is small causing skewed data calculations at the time of computing percentages. For example, the total population for the American India, Pacific Islander, Hispanic population is 15, 10, and 565, respectively, compared to the rest racial and ethnic groups. Additionally, when analyzing household types it is noted that elderly populations are impacted at a higher rate with the cost-burdened housing problem.

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

The Hispanic population along with other minority populations appear to be concentrated in multifamily developments along the Roswell Road corridor. The elderly population is not concentrated in a particular area of the City, however the City does contain one public housing development, Sterling Place (formerly known as the Allen Road Mid-Rise), which is designed for elderly and disabled residents. The City defines “area of low-income concentration” as those Census Tracts that are made up of at least 42.75% extremely low-, low-, and/or moderate-income households. The City defines “area of minority concentration” as those Census Tracts that have predominantly non-white households. These areas are shown in the attached maps.

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

The Roswell Road corridor is characterized by aging retail, office, and multifamily developments with some level of redevelopment investment over the last 5-years in specific areas along Roswell Road.

Are there any community assets in these areas/neighborhoods?

A community asset is a quality, person, or thing that is an advantage, a resource, or an item of value to an organization or community. In addition to the citizens, community facilities (e.g. churches, schools, MARTA bus line), and government facilities (e.g. Sandy Springs City Hall/Police Department, Fulton County North Service Center) located within the Roswell Road corridor, the following nonprofit assets are located in the City and serve these areas. The area does not, however, include any community centers or parks/recreational facilities.

1. Community Assistance Center, Inc.
1130 Hightower Trail, Sandy Springs, GA 30350
http://www.ourcac.org, 770-552-4889
The Community Assistance Center (CAC) offers emergency assistance to families in need, including financial, food, clothing and referrals. The CAC unites community efforts in responding to requests for emergency assistance. Resources are donated by 19 area churches and synagogues, individuals, organizations, schools and businesses. The CAC serves persons of all ages who have experienced a sudden change in life/economic circumstances and live within the five zip codes of Sandy Springs and Dunwoody (30327, 30328, 30338, 30342 & 30350).

2. Mary Hall Freedom House
200 Hannover Park Road Suite 100, GA Sandy Springs 30350
http://www.maryhallfreedomhouse.org/ 770-642-5500
Mary Hall Freedom House provides transitional housing units along with substance abuse treatment for women and women with children. A major goal is to break the cycle of addiction and homelessness this population. Services also include treatment of alcohol, substance, physical, and mental and/or emotional abuse.

3. Sandy Springs Mission
850 Mt Vernon Hwy NW, Sandy Springs, GA 30327
http://sandyspringsmission.org/ 404- 847-0483
Sandy Springs Mission provides after-school programs and food/clothing assistance.

4. Sandy Springs United Methodist Church
86 Mount Vernon Hwy, Sandy Springs, GA 30328
http://www.ssumc.org/ 404-255-1181
This church provides clothing to persons in need and community meals bimonthly.

Are there other strategic opportunities in any of these areas?

The primary strategic opportunity is improved access through the development of adequate pedestrian facilities. The current Roswell Road Multiyear Sidewalk Project being undertaken by the City has started this improvement, but connectivity is still an issue. Residents regularly express their desire to see a more complete sidewalk network that improve access to retail, transit, health, recreation and other services.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Consolidated Plan must identify the priority needs of the jurisdiction and describe strategies that the jurisdiction will undertake to serve the priority needs. The Strategic Plan section will address the following topics:

Geographic Priorities

The geographic allocation of the City's CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for in 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

Priority Needs

Based on the Needs Assessment completed and the data gathered as part of the Consolidated Plan process, priority needs identified are Public Improvements and Infrastructure and Public Services.

Influence of Market Conditions

According to the 2012-2016 ACS Census data, approximately 53.4% of the units in the City are renter-occupied, tending to serve lower and middle income households, with monthly housing costs ranging from $500 to $1,500 per month. Due to the comparatively high percentage of rental housing units, no CDBG funds will be used for housing. Instead, funds from the CDBG program will be used to improve mobility within the targeted Census Tracts.

Anticipated Resources

The City anticipates that the only funds available for 2018 for the selected CIP project will be CDBG funds. These funds will be used for the design and construction of sidewalks in the City's CDBG target areas that are designated LMI Census Tracts as shown on the attached map.

Institutional Delivery Structure

The Consolidated Plan's regulations require the City to describe the institutional structure in place to deliver the projects, programs and services outlined in the 5-year plan and assess the strengths and gaps in that delivery system.

Goals

Consolidated Plan regulations require that the City establish its priority needs for the following categories:

Homeless Special Populations Housing (Renter, Owner, Non-homeless Special Needs) Community Development Public Housing

Public Housing

The consolidated plan must describe the manner in which the plan of the jurisdiction will address the needs of public housing, including the need to increase the number of accessible units where required by a Section 504 Voluntarily Compliance Agreement. The consolidated plan must also describe the jurisdiction's activities to encourage public housing residents to become more involved in management and participate in homeownership.

Barriers to Affordable Housing

The consolidated plan must describe the jurisdiction's strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing.

Homelessness Strategy

With respect to homelessness, the Consolidated Plan must include the jurisdiction’s strategy for reducing and ending homelessness.

Lead-based Paint Hazards

The consolidated plan must outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and increase access to housing without such health hazards.

Anti-Poverty Strategy

The Consolidated Plan must describe an antipoverty strategy by providing a concise summary of the jurisdiction's goals, programs, and policies for reducing the number of poverty-level families.

Monitoring

The City’s Consolidated Plan must describe the standards and procedures that the City will use to monitor activities carried out in furtherance of the Consolidated Plan.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	42.75% LMI Census Tracts
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	42.75%
	Revital Type:	Other
	Other Revital Description:	Public Improvements & Infrastructure
	Identify the neighborhood boundaries for this target area.	See attached maps
	Include specific housing and commercial characteristics of this target area.	This area is located on a major Roswell Road corridor with great access to public transportation. There is a number of multi-family developments located in walking distance to Roswell Road. There is also a number of destinations that offer services such as supermarkets, restaurants, clinics, etc.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	An aggressive public improvements program has been conducted since the City's incorporation in 2005. Upgrading the sidewalks, street lighting, MARTA bus stops and other public improvements along the Roswell Road corridor, and especially within the target areas identified, will provide access and improve safety for LMI residents accessing transit and other services in the corridor. During the consultation process, funding opportunities for expanding non-profit services, expanding affordable housing opportunities, and addressing storm water issues on private property were some of the points of discussion. However, the City has begun streetscape improvements since the beginning of its participation in the CDBG program. A plan has been envisioned to finish the last mile of streetscape improvements along Roswell Road south of I-285 in the target LMI areas, potentially finalizing the multi-year sidewalk project envisioned since 2008.
	Identify the needs in this target area.	Public infrastructure improvements such as sidewalks that conform to ADA standards has been an overarching theme through the development of the Next Ten Comprehensive Plan and Development Code. Traditionally, sidewalk projects in the Sandy Springs area have been completed in conjunction with development or redevelopment projects. Because the target area is built-out, relying upon development to meet the mobility needs of the area is not an option.
	What are the opportunities for improvement in this target area?	Since relying upon redevelopment or development to bring new streetscape improvements is not reliable. Through the CDBG program, the completion of these sidewalks could be done faster than waiting on redevelopment. At the direction of the City Council, it is the intent to continue completing the sidewalk project that has been envisioned since 2008.
	Are there barriers to improvement in this target area?	No barriers have been identified.

OMB Control No: 2506-0117 (exp. 06/30/2018)

General Allocation Priorities

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

The geographic allocation of the City's CDBG funds is be guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

Exception Status

It is important to also note that HUD has granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas. The attached map illustrates the U.S. Bureau of the Census Tracts where at least 42.75% of the resident population in Sandy Springs is LMI.

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Public Improvements & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	Public Improvements & Infrastructure
	Description	Potential City improvements to streets, sidewalks, parks, playgrounds, water and sewer lines, flood and drainage improvements.

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Basis for Relative Priority	Based on the Needs Assessment completed and the data gathered as part of the Consolidated Plan process, priority needs identified are Public Improvements and Infrastructure and Public Services.
2	**Priority Need Name**	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	Public Service

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Description	City partners with local non-profit agencies to provide services including childcare, health care and job training services; recreation and adult programs; fair housing activities; services for seniors and the homeless; homebuyer down payment assistance.
	Basis for Relative Priority	Based on the Needs Assessment completed and the data gathered as part of the Consolidated Plan process, priority needs identified are Public Improvements and Infrastructure and Public Services.
3	**Priority Need Name**	Production of new housing units
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	
	Description	Construction of housing [under limited circumstances and for income eligible persons] by a community-based development organization
	Basis for Relative Priority	While there is a need for additional affordable housing units, the City has relatively high percentage of rental units (53.4%), tending to serve lower and middle income households, with monthly housing costs ranging from $500 to $1,500 per month. Therefore, this does not indicate a need for construction of new units per se.

OMB Control No: 2506-0117 (exp. 06/30/2018)

4	**Priority Need Name**	Economic development
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	Provide incentives to attract and retain small businesses in the City.
	Description	Economic development and microenterprise assistance to businesses having five or fewer employees [City's part-provide incentives, funding for grants, loans and technical assistance]
	Basis for Relative Priority	This was not identified a significant priority during the Needs Assessment process.
5	**Priority Need Name**	Rehabilitation of existing units
	Priority Level	Low
	Population	Extremely Low Low Moderate Elderly Public Housing Residents Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	
	Description	City removes architectural barriers to improve accessibility for disabled persons

	Basis for Relative Priority	This was not identified a significant priority during the Needs Assessment process.
6	**Priority Need Name**	Acquisition
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	
	Description	City acquires land, building or other property in targeted area
	Basis for Relative Priority	This was not identified a significant priority during the Needs Assessment process.
7	**Priority Need Name**	Code enforcement
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	
	Description	Code enforcement program in target areas
	Basis for Relative Priority	This was not identified a significant priority during the Needs Assessment process. This will be evaluated with findings of the Housing Task Force.
8	**Priority Need Name**	City conducts studies
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	
	Description	City conducted studies, data gathering, plan preparation for community development, capital improvements, small area plans, environmental and historic preservation in the development of the 2017 Next Ten Comprehensive Plan. A more detailed study related to affordable workforce housing will be conducted through the Housing Task Force once is created.

OMB Control No: 2506-0117 (exp. 06/30/2018)

	Basis for Relative Priority	This was not identified a significant priority during the Needs Assessment process.
9	**Priority Need Name**	Homeownership assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	42.75% LMI Census Tracts
	Associated Goals	
	Description	City to offer homeownership assistance to qualified buyers
	Basis for Relative Priority	This was not identified a significant priority during the Needs Assessment process.

Narrative (Optional)

The Housing Needs data in the Needs Assessment section of the Consolidated Plan has been used to arrive at the relative assignment of "needs" based on housing problems and cost burden estimates using the 0%-30% MFI, 30%-50% MFI and 50%-80% MFI categories. Although the City is not planning to use the CDBG program to provide any additional housing units, a study of existing housing data from the Census and other sources indicates the highest priorities for unmet needs are associated with small related and elderly households. According to the data, the need for affordable housing for this and other segments will continue to expand as land becomes more valuable (thus increasing rents and sale prices) and future retail and hospitality jobs in the area will provide comparatively lower wages. This trend may be off-site however due to the City's relatively high percentage of rental units (53.4%).

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

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)	Existing housing data from the 2009-2013 CHAS indicates the housing cost burden impacts small related families or elderly individuals the greatest. The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The Housing Authority of Fulton County (HAFC) operates 2 public housing properties within the city limits of Sandy Springs: the Allen Road (now called Sterling Place) Mid-rise, a 100 unit senior and disabled housing development at 144 Allen Road, and the Belle Isle apartments, a 9 unit project-based public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018.
TBRA for Non-Homeless Special Needs	For the period of the 2018-22 Consolidated Plan, the City's strategy for addressing the special needs populations is to better document the specific needs of these groups in Sandy Springs, including those reported by the 2012-2016 Census. Given the need for additional data to assist with prioritizing and developing an appropriate special needs strategy, the City will continue to rely on the agencies providing such services in the area. Of the City's disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan to improve pedestrian mobility in the target areas will benefit disabled residents as well. The City currently has no data to document the needs for programs, services or housing for Persons with HIV/AIDS and their families in Sandy Springs. Data is only available for the Atlanta EMSA for the HOPWA Program.
New Unit Production	According to the 2012-2016 ACS Census data, approximately 53.4% of the units in the City are renter-occupied, tending to serve lower and middle income households, with monthly housing costs ranging from $500 to $1,500 per month, while most owners pay $2,000 or more. The market conditions do not indicate a need for new unit production but perhaps homeownership affordability. The Housing Task Force will be responsible for re-evaluation housing needs in the city.
Rehabilitation	Though many of the rental units within the City are aging, the Housing Needs data shows that there are not a significant number of units that could be classified as substandard housing.
Acquisition, including preservation	According to the 2012-2016 ACS Census data, approximately 53.4% of the units in the City are renter-occupied, with monthly housing costs ranging from $500 to $1,500 per month, while most owners pay $2,000 or more. There is a need for affordable homeownership housing for the missing-middle. The Housing Task Force that will be established in February 2018, will be responsible for evaluation housing needs and creating recommendations for housing initiatives.

Table 49 – Influence of Market Conditions

OMB Control No: 2506-0117 (exp. 06/30/2018)

Discussion

According to the 2012-2016 Decennial Census data, approximately 53.4% of the units in the City are renter-occupied. Due to the comparatively high percentage of rental housing units, no CDBG funds will be used for housing. Instead, funds from the CDBG program will be used to improve mobility within the targeted Census Tracts.

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

Introduction

The City anticipates that the only funds available for 2018 for the selected CIP project will be CDBG funds. These funds will be used for the design and construction of sidewalks in the City's CDBG target areas that are designated LMI Census Tracts as shown on the attached map (see section AP-35, Projects on page 106 for detailed description).

In 2017, the City applied for the Section 108 loan to obtain alternative financing in order to complete in a single effort Phase III of the South Roswell Road Multi Year Project. HUD's determination is pending.

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	Public Improvements Public Services	TBD		574,431		1,179,541	

Table 50 - 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

OMB Control No: 2506-0117 (exp. 06/30/2018)

For 2018, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG Program.

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

The proposed sidewalk improvements will take place in the current public right-of-way, meaning land acquisition is not anticipated.

Discussion

For 2018, CDBG funds will not be leveraged with other City, state or Federal funds.

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
Sandy Springs	Government	Non-homeless special needs Public Facilities Public Services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Consolidated Plan's regulations require the City to describe the institutional structure in place to deliver the projects, programs and services outlined in the 5-year plan and assess the strengths and gaps in that delivery system. The City will undertake the execution of the projects described in the 2018 Action Plan through the procurement and contracting of construction services. The community development plan will be undertaken through the auspices of the City of Sandy Springs which is a public institution. Specifically, the City as the lead agency will be responsible for procurement of services from outside vendors to construct the sidewalk/pedestrian improvements.

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The Housing Authority of Fulton County (HAFC) operates 2 public housing properties within the city limits of Sandy Springs: Sterling Place, previously known as Allen Road Mid-rise, a 100 unit senior and disabled housing development at 144 Allen Road, and the Belle Isle apartments, a 9 unit project-based public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018. Gaps identified in the institutional structure and corrective measures will be identified over the period of this Consolidated Plan. The Housing Authority of Fulton County is not currently designated as "troubled" by HUD; therefore, no strategy on the City's part is required.

Should the City determine that future Public Service projects should be supported with its CDBG allocation, the City will partner with the agencies undertaking the projects.

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

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

Table 52 - 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)

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need "gaps" identified in the Fulton County Continuum of Care Homesless Census Report and the Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report cover the metro area – not just Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. It is also important to note that according to the 2013 Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta). This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs could be expected to have very few homeless persons. As such, the City is not proposing to use any CDBG funds to combat or address homelessness.

The City currently has no data to document the needs for programs, services or housing for Persons with HIV/AIDS and their families in Sandy Springs. Data is only available for the Atlanta EMSA for the HOPWA Program. Furthermore, the City is not seeking funding via the HOPWA Program. According the 2010-2014 City of Atlanta HOPWA Consolidated Planning Report, as of December 2008 there were **10,663** people living with HIV/AIDS in Fulton County, as of December 29, 2017 the City does not have an updated data on this. For the 2018 grant year, the Georgia Department of Community Affairs awarded $260,000 to the City of Atlanta/Living Room for its HOPWA program.

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

The City currently does not have the organizational capacity to address the needs of the homeless population and/or persons with special needs.

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

The City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City. Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a $100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals.

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.	Public Improvements and Infrastructure	2018	2022	Non-Housing Community Development	42.75% LMI Census Tracts	Public Improvements & Infrastructure	CDBG: TBD	Public facility or infrastructure activities other than low/moderate income housing. Benefit: 4,830

Table 53 – Goals Summary

Goal Descriptions

The project will improve connectivity in CDBG target areas along the Roswell Road transportation corridor. Ultimately, the City desires to construct 1.2 miles of sidewalk to improve the network in the identified target areas, install required ADA improvements and make other improvements to the existing sidewalk network where none currently exists. Streetscape improvements will take place along Roswell Road from Long Island Drive to the Prado and from Lake Placid Drive to Northwood Drive.

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)

The City does not participate in the HOME program. The City does not intend to use is CDBG funds for housing projects.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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)

The consolidated plan must describe the manner in which the plan of the jurisdiction will address the needs of public housing, including the need to increase the number of accessible units where required by a Section 504 Voluntarily Compliance Agreement. The consolidated plan must also describe the jurisdiction's activities to encourage public housing residents to become more involved in management and participate in homeownership. If the public housing agency is designated as ''troubled'' by HUD under 24 CFR part 902, the jurisdiction must describe the manner in which it will provide financial or other assistance to improve its operations and remove the ''troubled'' designation.

The City does not plan to undertake capital improvements that directly affect the public housing projects. However, the sidewalk programs which will result from CDBG funding will improve mobility and accessibility in the area.

Activities to Increase Resident Involvements

See discussion above.

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

No

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

The City's Analysis of Impediments to Fair Housing (AI) outlines as a key issue impacting the development of affordable housing and residential investment.

3. Lack of Available Land for Development.

The Sandy Springs 2007-20 Comprehensive Plan projected minimal population growth over the next twenty years. This is largely attributed to the lack of land available for the construction of new development. The following quote from the Comprehensive Plan illustrates this condition well:

"Growth is constrained by the amount of land, either vacant or redevelopable, for housing, public facilities and other resources. Unless the local government expands its boundaries through annexation, shifts vacant land use allocation from one category to another, such as from industrial to residential, increases densities in its development regulations, or promotes redevelopment, population will begin to taper off"

Without policies that provide direct incentives, it is unlikely that opportunities to create new, mixed-income single-family housing through redevelopment projects will occur. Public-private partnerships, density bonuses, direct subsidies or other financing options would likely be required to make such mixed-income projects possible. Redevelopment is the only option for the provision of these types of projects given Sandy Springs is essentially built out, and city residents strongly support the long-term preservation of existing single-family neighborhoods at current densities.

The 2007-20 Comprehensive Plan was recently updated in February 2017 through the adoption of the Next Ten Comprehensive Plan. The Next Ten Plan projects that the City's population will grow by 43% or 45,213 people between 2016 and 2040. The city still is impacted by the lack of available land for new development, as available vacant land is undevelopable due to topography limitations and the location and preservation of existing natural resources. Despite this, the city continues to experience significant pressure for residential and commercial development, which will most likely lead new redevelopment to occur by replacing old land uses for new ones in underutilized areas of the city where aging buildings, shopping centers, and parking lots are located.

As population grows in the city, additional housing supply will need to be available. This is illustrated by the following quote from the Next Ten Comprehensive Plan:

"While there is demand for much more growth, the scarcity of available land and high land costs— combined with the need to protect neighborhoods, green space and natural assets— imposes a ceiling on this potential and places a premium on each opportunity for change. This requires utilizing land more efficiently, thoughtfully and strategically through a more compact community form and a greater mixing of land uses. Meanwhile, new housing options will be required to meet the needs of growing

demographics, such as millennials, empty-nesters and seniors, many of whom prefer to live in more urban, compact and walkable environments with a mix of uses. At the same time, there is a need to accommodate members of the Sandy Springs workforce and potential residents who cannot afford to live in the city with smaller- lot single-family housing options and townhomes." (Page 43)

The City has adopted housing priority actions, stated below, to address the need for new housing supply as well as incentives to promote new housing choice and new housing opportunities.

The Next Ten Comprehensive Plan notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of the some of the developments in the City makes them inherently affordable, it may also makes these units obsolete. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

While the City has taken steps towards limit barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments, the City in its AI highlighted the following recommendation for future policy development:

7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.

This recommendation has been addressed through the adoption of the Next Ten Comprehensive Plan adopted in February 2017. It states the following priority actions and activities for housing needs:

A. Preserve established single-family neighborhoods

> *H-A1.1. Implement measures to preserve established single-family neighborhoods.*

B. Provide more quality housing and offer a greater range of housing choices

> *H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.*
>
> *H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.*
>
> *H-B1.3. Adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirement applies.*
>
> *H-B1.4. Prepare update to the City's Consolidated Plan per HUD requirements. Include housing resources program as part of update.*
>
> *H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner*

occupied housing where feasible.

C. Incorporate residential uses in mixed-use areas

H-C1.1. As part of the Sandy Springs Development Code, establish zoning to encourage inclusion of residential uses as part of mixed-use redevelopment in applicable character areas. (Page 220)

As part of the implementation of the priority actions stated in the Next 10, the City will establish a Housing Task Force responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing. As part of the implantation of the housing goals of the Next Ten Comprehensive Plan, the City adopted a new development code in August 2017, the code provides incentives such as height bonuses in exchange for affordable workforce housing units.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The categories of potential barriers identified in the Market Analysis are listed above.

Based on the data presented in the Needs Assessment section of this Consolidated Plan, there is a need for additional affordable housing units, especially for the elderly and disabled. The Next 10 Comprehensive Plan identifies that current housing market tends toward either expensive, large-lot single-family homes, or aging rental apartments, resulting in the "missing middle," meaning little housing supply for middle-class earners. As demand for rental apartments and for-sale housing continues to increase, the City will need to expand its housing options to accommodate different housing preferences for residents such as the elderly, disabled, and millennials. The Next 10 has set priority actions such as exploring workforce-housing policies and zoning ordinances to incentivize the development of workforce housing. As stated in the Assessment of Fair Housing, as part of the implementation of the priority actions stated in the Next 10,the City will establish a Housing Task Force responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

The Next 10 Comprehensive Plan adopted in February 2017 has addressed housing needs and opportunities. The following are the priority actions stated in the in the Housing portion of the Next 10 Plan:

1. Preserve existing single-family neighborhoods.

2. Increase supply of housing and range of housing choices.

3. Promote workforce and mixed-income housing.

4. Provide housing options to complement local employment growth and improve the city's jobs-housing balance.

5. Provide housing for seniors and other special-needs populations.

6. Focus new housing supply in mixed-use areas.

The Next Ten Comprehensive Plan also adopted housing activities that seek to increase housing choices and supply as well as promote workforce and mixed-income housing options, in particular the following actions address affordability:

> *H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.*
>
> *H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.*
>
> *H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.*

SP-60 Homelessness Strategy – 91.215(d)

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

The City is not proposing to use any CDBG funds to combat or address homelessness. An analysis of homeless needs has been completed using the Metro Atlanta Tri-Jurisdictional Continuum of Care and the Fulton County Homeless Continuum of Care Report as permitted by HUD regulations and included in the Appendix of this document. However, it is important to note that the Metro Atlanta Tri-Jurisdictional CoC report captures the inventory of homeless housing options for the city of Atlanta, Fulton and DeKalb Counties. Data specific to Sandy Springs is not available, which is noted in the Needs Assessment section. As such, the City's strategy for addressing the homeless needs identified in the Needs Assessment is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the combined Tri-Jurisdictional area. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs. At present, there are not any physical homeless shelters in the City.

The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options in South and North Fulton County, excluding the City of Atlanta. However, data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix to this Consolidated Plan. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in south and north Fulton. In 2017 the total of all sheltered people in households reached to 203 people. (page 4). The report provides, these numbers at the county level, but does not break it down by local jurisdiction, therefore is difficult to assess the specific homeless needs in the city.

The Next 10 Comprehensive Plan sets as one of its policy actions to address homelessness utilizing "existing homeless referral networks that exist in the City of Atlanta, such as Gateway Center" (page 167).

Addressing the emergency and transitional housing needs of homeless persons

The City's strategy is to continue to support Public Service agencies located within the City such as the Community Assistance Center (formerly the Community Action Center). In late 2006, the CAC, at the encouragement of the Northwood Neighborhood Association, submitted an application to the GA Department of Community Affairs, for Emergency Shelter Grant funds to expand services to the community. A $20,000 DCA ESG grant was received by the CAC in 2007.

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.

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need "gaps" identified in the Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report and the Fulton County Homeless Continuum of Care cover the metro area – not just Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs.

It is also important to note that according to the 2009 Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta). This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs could be expected to have very few homeless. As such, the City has not proposed a strategy for rapid-rehousing.

The 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options, however data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix to this Consolidated Plan. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in North and South Fulton County, excluding the City of Atlanta. In 2017 the total of all sheltered people in households reached to 203 people. (page 4). The report provides, these numbers at the county level, but does not break it down by local jurisdiction, therefore is difficult to assess the specific homeless needs in the city.

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

The City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City. Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a $100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. Additionally, the proposed sidewalk project will provide improved access to social service agencies, employment opportunities, and other services to these populations.

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

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

The 2006-2010 ACS Census indicates that approximately 30% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City. However, more detailed information would be required prior to developing a strategy for addressing lead-based paint. At the present time, the City is not planning to undertake any housing activities and will not disturb lead-based paint. The City will coordinate with the Fulton County Health Department to reduce lead-based paint hazards for children. In addition, the City's code enforcement department will be alert for lead-based paint hazards.

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

See above section.

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

Based on the determinations above, the City does not have any housing policies and procedures related to lead-based paint.

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

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

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. In 2012, the City adopted an Economic Development Plan with a city-wide focus and a City Center Master Plan to guide the redevelopment of the City's core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City and across all employment sectors. In addition to these plans, in 2010 the state of Georgia announced that Sandy Springs had been chosen for the Opportunity Zone Job Tax Credit Program which will help encourage new businesses to locate in the City - or existing businesses to expand. The program is administered by the Georgia Department of Community Affairs and offers the highest tax advantages for companies and is the most user-friendly job tax credit in the state. It allows businesses to apply a tax credit of $3,500 per net new job created against the company's state income tax liability.

An additional strategy would be to coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy.

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

The City's affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as adopting a Development Code that allow for mixed-use, mixed-income developments. These types of ordinances coincide with supporting a wide range of businesses with potential employment opportunities for individuals with varying skill sets.

The Next 10 Comprehensive Plan adopted in February 2017 has addressed housing needs and opportunities. The following are the priority actions stated in the in the Housing chapter of the Next 10 Plan:

1. Preserve existing single-family neighborhoods.

2. Increase supply of housing and range of housing choices.

3. Promote workforce and mixed-income housing.

4. Provide housing options to complement local employment growth and improve the city's jobs-housing balance.

5. Provide housing for seniors and other special-needs populations.

6. Focus new housing supply in mixed-use areas.

As part of the implementation of the priority actions and activities stated in the Next 10, the City will establish a Housing Task Force in early 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing. Also, a new development code was adopted in August 2017, which provides incentives such as height bonuses in exchange for affordable workforce housing units.

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

For 2018, the City does not anticipate using nonprofit or other subrecipients to deliver programs, projects or services funded with its 2018 CDBG allocation, which require clearly defined monitoring procedures. The City will evaluate where monitoring policies and procedures are needed over the course of the 2018 Annual Action Plan and amend the 2018-22 Consolidated Plan to include those procedures.

Expected Resources

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

Introduction

The City anticipates that the only funds available for 2018 for the selected CIP project will be CDBG funds. These funds will be used for the design and construction of sidewalks in the City's CDBG target areas that are designated LMI Census Tracts as shown on the attached map (see section *AP-35, Projects* for detailed description).

In Summer 2017, the City applied the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project. The application is currently under review and approval is pending.

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	Public Improvements Public Services	TBD		$574,431		$1,179,541	

Table 54 - 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

For 2018, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG Program.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

The proposed sidewalk improvements will take place in the current public right-of-way, meaning land acquisition is not anticipated.

Discussion

For 2018, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG Program.

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.	Public Improvements & Infrastructure	2018	2022	Non-housing community development	42.75% LMI Census Tracts	Public Improvement & Infrastructure	CDBG TBD	Public facility or infrastructure activities other than low/moderate income housing. Benefit: 4830 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

The project will improve connectivity in CDBG target areas along the Roswell Road transportation corridor. Ultimately, the City desires to construct 1.2 miles of sidewalk to improve the network in the identified target areas, install required ADA improvements and make other improvements to the existing sidewalk network where none currently exists. Streetscape improvements will take place along Roswell Road from Long Island Drive to the Prado and from Lake Placid Drive to Northwood Drive.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sandy Springs began its participation in HUD's CDBG Program in 2008 and the City's 2008-12, continued under the 2013-2017 plan, identified a single priority for the first five years of its program: infrastructure improvements. Phase I and Phase II of the multi-year sidewalk project in the north-end of Roswell Road was completed. Now design and construction work have commenced for Phase III of the south-end portion of Roswell Road. As such, the City has determined that for the first year of the 2018-22 Consolidated Plan, continuation of Phase III construction should be the priority project.

In summer 2017, the City applied for the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project. The application is currently under HUD's review.

Projects

#	Project Name
1.	South Roswell Road Multiyear Sidewalk Phase III

Table 56 – Project Information

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

Funding priorities are consistent with those outlined in the Strategic Plan. Relative to the proposed use of the CDBG funds for pedestrian improvements, the main obstacle is related to funding. Although the area has adequate right-of-way to accommodate the sidewalk plan, the City has limited financial resources. Traditionally, sidewalk projects in the Sandy Springs area have been completed in conjunction with development or redevelopment projects. Because the target area is built-out, relying upon development to meet the mobility needs of the area is not an option.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Roswell Road Multiyear Sidewalk Program Phase II	42.75% LMI Census Tracts	Public Improvements & Infrastructure	Public Improvements & Infrastructure	CDBG: $TBD

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

Phase III of the Roswell Road Multiyear Sidewalk Project will be completed in qualified target areas along the Roswell Road corridor. Phase III will be completed in two sub-phases: sub-phase I along Roswell Road from Longs Island Drive to the Prado, and Sub-phase 2:, along Roswell Road from Lake Placid Drive to Northwood Drive, specifically within Census Tracts 010212-1, 010212-3, 010113-2, 010113-1, 010114-1, and 010114-3.

Geographic Distribution

Target Area	Percentage of Funds
42.75% LMI Census Tracts	**100**

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation of the City's CDBG funds is be guided by the determination that these funds can have the greatest impact when targeted to specific areas and leveraged with other local, state and federal investments. The CDBG LMI target area map is attached. As provide for at 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

Exception Status

It is important to also note that HUD has granted the City of Sandy Springs exception status based on the upper quartile calculation that permits the City to apply an LMI (low/moderate income) Area Benefit threshold of 42.75% to these project activities in the designated target areas. The map attached illustrates the U.S. Bureau of the Census Tracts where at least 42.75% of the resident population in Sandy Springs is LMI.

Discussion

The project will improve pedestrian access to jobs, commercial and retail services, City parks, public transit, and other services for the Target Area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

According to the 2012-2016 American Community Survey 5-year Estimates, approximately 53.4% of the units of the City are renter-occupied. The market conditions do not indicate a need for new unit production. However, the Needs Assessment section of the Consolidated Plan indicates the availability of affordable units and cost burden are the issues. A study of existing housing data from the Census and other sources indicates the highest priorities for unmet needs are associated with small related and elderly households.

Introduction

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

Table 58 - One Year Goals for Affordable Housing by Support Requirement

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

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City's affordable housing strategy highlighted steps taken by the City to limit barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments.

The Next 10 Comprehensive Plan identifies that current housing market tends toward either expensive, large-lot single-family homes, or aging rental apartments, resulting in the "missing middle," meaning little housing supply for middle-class earners. As demand for rental apartments and for-sale housing continues to increase, the City will need to expand its housing options to accommodate different housing preferences or residents such as the elderly, disabled, and millennials. The Next 10 has set priority actions such as exploring workforce-housing policies and zoning ordinances to incentivize the development of workforce housing. As part of the implementation of the priority actions stated in the Next 10, the City will establish a Housing Task Force responsible for conducting detailed research and

analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing.

The Next 10 Comprehensive Plan adopted in February 2017 has addressed housing needs and opportunities. The following are the priority actions stated in the in the Housing chapter of the Next 10 Plan:

1. Preserve existing single-family neighborhoods.

2. Increase supply of housing and range of housing choices.

3. Promote workforce and mixed-income housing.

4. Provide housing options to complement local employment growth and improve the city's jobs-housing balance.

5. Provide housing for seniors and other special-needs populations.

6. Focus new housing supply in mixed-use areas.

The Next Ten Comprehensive Plan also adopted housing activities that seek to increase housing choices and supply as well as promote workforce and mixed-income housing options, in particular the following actions address affordability:

> *H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.*
>
> *H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.*
>
> *H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.*

As part of the implementation of the priority actions and activities stated in the Next 10, the City will establish a Housing Task Force in early 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing. Also, a new development code was adopted in August 2017, which provides incentives such as height bonuses in exchange for affordable workforce housing units.

AP-60 Public Housing – 91.220(h)

Introduction

The City does not plan to undertake capital improvements that directly affect public housing.

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

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC operates two public housing properties within the City limits of Sandy Springs: the Belle Isle Apartments, a 9 unit project-based public housing property located at 151 W. Belle Isle Road. The HAFC states in its 2017 Annual PHA Plan that "a disposition application for HAFC Belle Isle property was approved by HUD. The closing on the property [was] projected to be December 31, 2017" (page 3). It is anticipated that the property will be demolished in 2018. Additionally, the HAFC converted its Allen Road Mid-Rise its public housing property located at 144 Allen Road, to the Project Based Vouchers and the Rental Assistance Demonstration (RAD) Program in 2013, rehabilitation construction was completed in February 2016. The HAFC administers 34 Housing Choice Vouchers (formerly Section 8) within the City of Sandy Springs. The City maintains an ongoing relationship with the HAFC.

As stated in the Next 10 Comprehensive Plan the City will "maintain strong relationships with the Housing Authority of Fulton County (HAFC) and other local organizations that specialize in providing programs such as housing vouchers, home repair, or retrofit assistance, and other services for senior residents, the disabled, and other special-needs populations." (Page 167)

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

The City does not plan to take any actions to encourage resident participation in public housing management and/or homeownership programs at the facilities managed by the Housing Authority of Fulton County (HAFC).

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

N/A

Discussion

Though the City will not undertake any direct public housing activities during 2018, the sidewalk programs which will result from CDBG funding will improve mobility and accessibility in the area.

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

Introduction

With respect to homelessness, the Annual Action Plan must include the jurisdiction's strategy for reducing and ending homelessness through:

(1) Helping low-income families avoid becoming homeless;

(2) Reaching out to homeless persons and assessing their individual needs;

(3) Addressing the emergency shelter and transitional housing needs of homeless persons; and

(4) Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

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

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

The City will continue to support agencies in the area that provide homeless and other services to low and moderate-income individuals. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a $100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. Additionally, the proposed sidewalk project will provide improved access to these types of agencies and supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's strategy is to continue to support Public Service agencies located within the City such as the Community Assistance Center (formerly the Community Action Center). In late 2006, the CAC, at the encouragement of the Northwood Neighborhood Association, submitted an application for Emergency Shelter Grant funds to expand services to the community. A $20,000 DCA ESG grant was received by the CAC in 2007.

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

While there are agencies that provide homeless services and housing options in Sandy Springs and North Fulton County, the need "gaps" identified in the 2013 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report cover the metro area – not just Sandy Springs. Therefore, without data that clearly documents homeless needs specific to Sandy Springs it is difficult to discuss such needs. It is also important to note that according to the 2013 Metro Atlanta Tri-Jurisdictional Collaborative for the Homeless point-in-time homeless census, 87% of the homeless individuals identified were in the city of Atlanta, 8% in DeKalb county and 5% in Fulton County (outside the city of Atlanta). This would lead to an assumption that in comparison to surrounding jurisdictions, Sandy Springs could be expected to have very few homeless.

Additionally, the 2017 Fulton County CoC Homeless Census Report captures inventory of homeless housing options, however data specific to Sandy Springs is not available. An inventory of the homeless units available is outlined in the report, which is included in the Appendix to this Consolidated Plan. There is a total of 119 emergency shelter beds and 145 transitional housing beds as of 1/26/17 (page 15) in South and North Fulton County, excluding the City of Atlanta. In 2017 the total of all sheltered people in households reached to 203 people. (page 4). The report provides, these numbers at the county level, but does not break it down by local jurisdiction, therefore is difficult to assess the specific homeless needs in the city. As such, the City has not proposed a strategy for rapid-rehousing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons. This is due largely to the lack of existing data on homeless people in the City. Furthermore, the City does not have a strategy at the present time to help families and individuals at risk of becoming homeless.

Additionally, The 2012-2016 American Community Estimates, among the civilian noninstitutionalized population, the City has close to 6,493 residents with a disability. Of the City's disabled population, the largest groups were related to physical disabilities. Although the City is not proposing to add any special needs housing, the plan to improve pedestrian mobility in the target areas will benefit disabled residents as well. The Next 10 Plan sets as one of its actions to *"avoid regulations and practices that*

would discourage the provision of housing for persons with disabilities" (167)

Discussion

For the period of this Consolidated Plan, the City's strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the Tri-Jurisdictional area that includes the city of Atlanta, Fulton and DeKalb Counties combined. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs. The City has been in touch with Fulton County regarding the creation of the new Fulton County Continuum of and will continue to support and work with the County and other cities

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

Introduction:

The City's Analysis of Impediments to Fair Housing (AI) outlines as a key issue impacting the development of affordable housing and residential investment.

3. Lack of Available Land for Development.

The Sandy Springs 2007-20 Comprehensive Plan projected minimal population growth over the next twenty years. This is largely attributed to the lack of land available for the construction of new development. The following quote from the Comprehensive Plan illustrates this condition well:

"Growth is constrained by the amount of land, either vacant or redevelopable, for housing, public facilities and other resources. Unless the local government expands its boundaries through annexation, shifts vacant land use allocation from one category to another, such as from industrial to residential, increases densities in its development regulations, or promotes redevelopment, population will begin to taper off"

Without policies that provide direct incentives, it is unlikely that opportunities to create new, mixed-income single-family housing through redevelopment projects will occur. Public-private partnerships, density bonuses, direct subsidies or other financing options would likely be required to make such mixed-income projects possible. Redevelopment is the only option for the provision of these types of projects given Sandy Springs is essentially built out, and city residents strongly support the long-term preservation of existing single-family neighborhoods at current densities.

The 2007-20 Comprehensive Plan was recently updated in February 2017 through the adoption of the Next Ten Comprehensive Plan, unlike the the 2007-2027 Comprehensive Plan, the Next Ten Plan projects that the City's population will grow by 43% or 45,213 people between 2016 and 2040. The city still is impacted by the lack of available land for new development, as available vacant land is undevelopable due to topography limitations and the location and preservation of existing natural resources. Despite this, the city continues to experience significant pressure for residential and commercial development, which will most likely lead new redevelopment to occur by replacing old land uses for new ones in underutilized areas of the city where aging buildings, shopping centers, and parking lots are located.

As population grows in the city, additional housing supply will need to be available. This is illustrated by the following quote from the Next Ten Comprehensive Plan:

"While there is demand for much more growth, the scarcity of available land and high land costs— combined with the need to protect neighborhoods, green space and natural assets— imposes a ceiling on this potential and places a premium on each opportunity for change. This requires utilizing land more efficiently, thoughtfully and strategically through a more compact community form and a greater mixing

of land uses. Meanwhile, new housing options will be required to meet the needs of growing demographics, such as millennials, empty-nesters and seniors, many of whom prefer to live in more urban, compact and walkable environments with a mix of uses. At the same time, there is a need to accommodate members of the Sandy Springs workforce and potential residents who cannot afford to live in the city with smaller- lot single-family housing options and townhomes." (Page 43)

The City is has adopted housing priority actions, stated below, to address the need for new housing supply as well as incentives to promote new housing choice and new housing opportunities.

The Next Ten Comprehensive Plan notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of the some of the developments in the City makes them inherently affordable, it also makes these units obsolete. The Sandy Springs City Council has adopted policies and regulations such as the Apartment Inspection Ordinance to ensure that property owners are maintaining their properties in a safe and sanitary state consistent with the International Property Maintenance Code and other regulations.

While the City has taken steps towards limit barriers to affordable housing, such as adopting Zoning Ordinances that allow for mixed-use, mixed-housing developments, the City in its AI highlighted the following recommendation for future policy development:

7. Future Comprehensive Plan updates should analyze opportunities to directly incentivize the inclusion of mixed-income housing in future redevelopment projects consistent with Sandy Springs' policies.

This recommendation has been addressed through the adoption of the Next Ten Comprehensive Plan adopted in February 2017. It states the following priority actions for housing needs:

A. Preserve established single-family neighborhoods

> *H-A1.1. Implement measures to preserve established single-family neighborhoods.*

B. Provide more quality housing and offer a greater range of housing choices

> *H-B1.1. Adopt a workforce housing definition and policy. Analyze options and prepare a white paper, including financial feasibility.*
>
> *H-B1.2. As part of the Sandy Springs Development Code, establish zoning to encourage both more housing and a greater range of housing choices including workforce housing.*
>
> *H-B1.3. Adopt a workforce housing ordinance specifying the number/percentage of units to be set aside as workforce housing and the size of projects to which this requirement applies.*
>
> *H-B1.4. Prepare update to the City's Consolidated Plan per HUD requirements. Include housing resources program as part of update.*
>
> *H-B3.5. Provide resources and assistance to encourage the redevelopment of older apartment*

complexes to include greenspace, small-lot, cottage style single family homes, and other owner occupied housing where feasible.

C. Incorporate residential uses in mixed-use areas

H-C1.1. As part of the Sandy Springs Development Code, establish zoning to encourage inclusion of residential uses as part of mixed-use redevelopment in applicable character areas. (Page 220)

As part of the implementation of the priority actions stated in the Next 10, the City will establish a Housing Task Force in early 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing. Also, a new development code was adopted in August 2017, the code provides incentives such as height bonuses in exchange for affordable workforce housing units.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

For the period of the Consolidated Plan, the City will analyze and implement the housing priority actions and activities adopted in the 2017 Next Ten Comprehensive discussed above.

Discussion:

For the period of the Consolidated Plan, the City will analyze and implement the housing priority actions and activities adopted in the 2017 Next Ten Comprehensive discussed above, which include: creating a Housing Taskforce for recommendations on how to promote more affordable workforce housing, adopt a workforce housing ordinance, and continue to provide incentives for the development of affordable workforce housing in the Development Code.

Additionally, the city adopted the Economic Development Incentive Policy for Business and Employment Growth in 2011 and updated it in July 2017 to include incentives for Affordable Workforce Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income.

AP-85 Other Actions – 91.220(k)

Introduction:

The Annual Action Plan must describe the jurisdiction's planned actions to carry out the following strategies outlined in the Consolidated Plan:

- Foster and maintain affordable housing;

- Evaluate and reduce lead-based paint hazards;

- Reduce the number of poverty-level families;

- Develop institutional structure; and

- Enhance coordination.

Actions planned to address obstacles to meeting underserved needs

As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan public housing units are typically fully occupied. The primary need for tenants and applicants on waiting lists who are predominantly elderly and disabled is the availability of affordable units.

The priority for the Housing Authority of Fulton County (HAFC) outlined in the agency's 5-year Plan is to maximize the number of affordable units available to the agency and increasing the number of affordable units overall.

The HAFC plans to meet its 5-year goals by:

(1) Leveraging affordable housing resources in the community through the creation of mixed - finance housing

(2) Applying for additional Housing Choice Vouchers should they become available

(3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

For 2018, the City does not plan to undertake any actions to address affordable housing needs.

Actions planned to foster and maintain affordable housing

As part of the implementation of the priority actions stated in the Next 10, the City will establish a Housing Task Force in early 2018 responsible for conducting detailed research and analysis on available resources and tools to be used to incentivize and promote the construction of new affordable workforce housing. The city will continue implementing the Economic Development Incentive Policy for

Affordable Housing. Available incentives include permit fee and/or impact fee waivers for projects with 150+ new/replacement housing units that have at least 20 percent of the units available for families with annual incomes of no more than 120 percent of the area median income. Also, the City will implement the housing activities stated in the Next Ten Comprehensive Plan such as establishing zoning to encourage greater range of housing choices, adopt a workforce housing ordinance, provide resources and assistance to encourage the redevelopment of priority redevelopment areas.

Actions planned to reduce lead-based paint hazards

The 2010 Census indicates that approximately 30% of the renter-occupied units within the City have the potential to contain lead-based paint. These units would mostly be located in the LMI income areas of the City. However, more detailed information would be required prior to developing a strategy for addressing lead-based paint. At the present time, the City is not planning to undertake any housing activities and will not disturb lead-based paint. The City will coordinate with the Fulton County Health Department to reduce lead-based paint hazards for children. In addition, the City's code enforcement department will be alert for lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The core premise of the anti-poverty strategy is that employment is the vehicle through which those who are impoverished can best achieve the goal of self-sufficiency. The most efficient method for reaching this goal is for the City to strive for an economic climate that leads to the availability of a wide range of possible jobs available for these individuals. In 2012, the City adopted an Economic Development Plan with a city-wide focus and a City Center Master Plan to guide the redevelopment of the City's core area. Both of these plans focus on priorities adopted by the City Council to attract, retain, and strengthen business activities throughout the City and across all employment sectors. In addition to these plans, in 2010 the state of Georgia announced that Sandy Springs had been chosen for the Opportunity Zone Job Tax Credit Program which will help encourage new businesses to locate in the City - or existing businesses to expand. The program is administered by the Georgia Department of Community Affairs and offers the highest tax advantages for companies and is the most user-friendly job tax credit in the state. It allows businesses to apply a tax credit of $3,500 per net new job created against the company's state income tax liability.

An additional strategy would be to coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy.

Actions planned to develop institutional structure

For the period of the 2018-22 Consolidated Plan, the City's strategy for addressing the special needs populations is to ensure continued review and evaluation of permit applications for compliance with

ADA requirements.

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

While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a $100,000 grant from its general fund to the Community Assistance Center annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. In addition to continuing its support of the CAC, the City's objectives for enhancing coordination will be as follows:

1. Coordinate with the Fulton County Office of Workforce Development to determine if programs or partnerships with service agencies could help the City achieve a reasonable antipoverty strategy

Discussion:

The actions outlined above will facilitate the City's ability to overcome obstacles in meeting the underserved needs of the identified populations.

Program Specific Requirements

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

Introduction:

The City anticipates that the only funds available for 2018 for the Roswell Road Multiyear Sidewalk Project Phase III will be CDBG funds. These funds will be used for the design and construction of sidewalks in the City's CDBG target areas that are designated LMI Census Tracts.

In 2017, the City applied for the Section 108 loan to obtain alternative financing in order to complete in a single effort the Phase III of the South Roswell Road Multi Year Project. This application is currently under review and is pending HUD's approval.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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%

Appendixx - Alternate/Local Data Sources

1	**Data Source Name** 2010 Decennial Census
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The Decennial Census collects data every 10 years about age, sex, race, housing units and more for the United States, Puerto Rico, and the Island Areas. http://factfinder2.census.gov/faces/nav/jsf/pages/what_we_provide.xhtml
	What was the purpose for developing this data set? For the 2010 Census, 10 questions were asked of every person and housing unit in the United States. Information is available on: - Age - Hispanic or Latino origin - Household relationship - Race - Sex - Tenure (whether the home is owned or rented) - Vacancy characteristics http://factfinder2.census.gov/faces/nav/jsf/pages/wc_dec.xhtml
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? About the 2010 Census The 2010 Census represented the most massive participation movement ever witnessed in our country. Approximately 74 percent of the households returned their census forms by mail; the remaining households were counted by census workers walking neighborhoods throughout the United States. National and state population totals from the 2010 Census were released on December 21, 2010. Redistricting data, which include additional state, county and local counts, was released starting in February 2011. http://factfinder2.census.gov/faces/nav/jsf/pages/wc_dec.xhtml

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Decennial Census collects data every 10 years. http://factfinder2.census.gov/faces/nav/jsf/pages/what_we_provide.xhtml
	What is the status of the data set (complete, in progress, or planned)? National and state population totals from the 2010 Census were released on December 21, 2010. Redistricting data, which include additional state, county and local counts, was released starting in February 2011. http://factfinder2.census.gov/faces/nav/jsf/pages/wc_dec.xhtml
2	**Data Source Name** 2012-2016 American Community Survey
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. The American Community Survey is a nationwide survey designed to provide communities a fresh look at how they are changing. http://factfinder2.census.gov/faces/nav/jsf/pages/what_we_provide.xhtml
	What was the purpose for developing this data set? The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data. http://factfinder2.census.gov/faces/nav/jsf/pages/wc_acs.xhtml
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Survey Coverage Single-Year Estimates The ACS produces 1-year estimates annually for geographic areas with a population of 65,000 or more. This includes the nation, all states and the District of Columbia, all congressional districts, approximately 800 counties, and 500 metropolitan and micropolitan statistical areas, among others. Multiyear Estimates The ACS produces 3-year estimates annually for geographic areas with a population of 20,000 or more, including the nation, all states and the District of Columbia, all congressional districts, approximately 1,800 counties, and 900 metropolitan and micropolitan statistical areas, among others. In 2010, the Census Bureau released the first 5-year estimates for small areas. These 5-year estimates are based on ACS data collected from 2011 through 2015. http://factfinder2.census.gov/faces/nav/jsf/pages/wc_acs.xhtml

OMB Control No: 2506-0117 (exp. 06/30/2018)

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The ACS contains data sets that cover single (1 year) and multi year (5 years) time periods. http://factfinder2.census.gov/faces/nav/jsf/pages/wc_acs.xhtml
	What is the status of the data set (complete, in progress, or planned)? The most recent data available is from year 2011-2015 and 2016.

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

PR-10
Public Hearing Minutes

The Regular Meeting of the Sandy Springs City Council was held on Tuesday, December 5, 2017, at 6:30 p.m., Mayor Rusty Paul presiding.

CALL TO ORDER

Mayor Rusty Paul called the meeting to order at 6:30 p.m.

ROLL CALL AND GENERAL ANNOUNCEMENTS

City Clerk Michael Casey reminded everyone to silence all electronic devices at this time. Additionally, those wishing to provide public comment during either a Public Hearing or the Public Comment segment of the meeting are required to complete a public comment card. The cards are located at the back counter and need to be turned in to the City Clerk.

City Clerk Casey called the roll.

Mayor: Mayor Rusty Paul present.

Councilmembers: Council Member John Paulson, Council Member Ken Dishman, Council Member Chris Burnett, Council Member Gabriel Sterling, Council Member Tibby DeJulio, and Council Member Andy Bauman were present.

PLEDGE OF ALLEGIANCE

Mayor Rusty Paul led the Pledge of Allegiance.

PUBLIC COMMENTS

Karen Meinzen McEnerny, 4604 Meadow Valley Drive, stated she enjoyed seeing the results of the latest tree canopy survey. Her comments will be focused on existing trees that are located in the residential areas. The tree canopy in those areas has decreased by two percent from 72% to 70%. We are not keeping up with the tree coverage in the residential areas due to redevelopment pressures. We need a tree ordinance that adequately protects and grows the percentage of coverage in tree canopy. She had four suggestions. The first suggestion, borrowed from Bill Cleveland, is to set a threshold for the minimum percentage of tree canopy. That way the City can measure if there is a need to make changes to the ordinance. Second, stop the ability for residential developers to clear-cut from boundary to boundary in the City. The only exception would be if a stream were running through the property. The City can start looking at limiting grading to some percentage in a lot. She suggested staff looking at setbacks. When the grading stops, existing trees will be saved. She supports Council Member Sterling's reminder to conduct an impervious surface area study for each watershed.

Bill Cleveland, 6441 Wright Road, stated it is great to see that there will be a 2017 tree canopy assessment. The City's Next Ten study states there is a twenty-year demand for 11,800 properties in the City as teardowns. That equates to about 5,900 residential acres. That means there will be a long-term precedent of developers that will be performing redevelopment. Housing stocks need to be updated, but unless the City has the courage to be visionary about the tree canopy, we will suffer. You cannot let the existing tree ordinance remain as it is. GIS staff can simulate what would happen if there were a tree ordinance based on the development code passed in August 2017, plus protection of the setbacks. The City can make a rational public policy decision. There is no metric or target canopy like seventy other cities in the United States have. Staff needs to look at the geographical area that is the residential area. The area should also be reviewed by riparian and non-riparian buffers. Staff can research to look for the suitable areas to plant trees. It is not easy to find places to plant trees in areas that have 59.4% lot coverage citywide and 70%

coverage in residential areas. These are things that Council can do, but require the will to do. When he thinks of a public servant, he thinks of someone who thinks of his community.

John Gillin, 4645 Harris Trail, thanked Council for passing the ordinance to ban the retail sale of pets in pet stores. The main reason why he is speaking is due to tree canopy. He thanked Ms. Byars for the work she did with the GIS team on this study. It is great we are looking at completing another study in 2017. We as a community have a great asset, which is the trees. Atlanta is known in many areas as the "City in the Trees". This area is a fantastic natural resource of which we are very proud. The study was informative and interesting, especially given the variances between 2013 and 2015. He will be very interested to see the 2017 tree canopy study. Visual evidence shows there is a lot of development going on in the City. There will certainly be a reduction in the tree canopy from 2015 to 2017. There has been a lot of demand to redevelop commercial and residential property. When looking at aerial views, it is very clear there was a huge reduction in trees in the Mercedes Benz and Ashton Woods area. It is important that we try to maintain and encourage our developers to preserve the existing tree canopy on the lots they are developing. It is important that the City construct a revised tree canopy ordinance that encourages that behavior. Right now, it is easier for developers to clear-cut lots and figure out what they are going to do later. The trees that are replaced are much smaller and take a long time to grow and become the kind of trees that were removed. He would very much like the tree ordinance revised to set clear minimum standards for the tree canopy.

Tim Noonan, 4705 Lake Forrest Drive, stated he is a partner at Universal Tennis Management (UTM). UTM submitted an offer for RFP #18-007 for the management of the Sandy Springs Tennis Center. Despite scoring higher on the RFP, the evaluation committee was going to recommended Groslimond Tennis retain the management of the tennis center. On December 4, UTM drafted a response to the City regarding this recommendation and sent it to City Manager McDonough and Purchasing Manager Cherise Glass. He requested they forward the letter to the Mayor and City Council. He will touch on some of the major points of the letter. The presentation results are public record and were published last week on the Sandy Springs website. Gery Groslimond is a top tier tennis professional and has been for many years. The purpose of a public procurement is to ensure the City's financial interests are met and all government decisions are made based on objective rational criteria. If the City approved the reward recommendation, which rejects the pre-established scoring system, not only will the City loose over $200,000 in income, but also the public's confidence in the procurement process will be undermined. The RFP# 18-007 expressly anticipates that the highest scoring offer will be awarded a contract. On page 18 of the RFP, it states that the City and the highest-ranking offer will enter into an agreement. On page 21, it states that discussions will be initiated with the second highest offer only if an agreement is not reached with the highest scoring offer. In the presentation results under reference findings, it states that references were contacted for Groslimond Tennis and were exceptionally positive. As it turned out, references for UTM were never contacted. Under the financial review, it appears that only Groslimond Tennis was evaluated. These oversights unfairly favor Groslimond Tennis. Under the evaluation committee section, the justification for Groslimond Tennis was made that their experience and knowledge of tennis center operations were superior to all other proposers. We believe that statement to be inaccurate. UTM has outperformed Groslimond Tennis in all comparable tennis centers in the Atlanta area. The facility most like Sandy Springs Tennis Center that UTM manages is the Grant Tennis Center that has a gross income of almost $700,000, more than the Sandy Springs Tennis Center on one less court. Blackburn Tennis Center and Chastain Park Tennis Centers also have financials far superior to Sandy Springs. These superior financial results prove greater participation at these UTM managed facilities. Under the heading item note, it states that UTM's offer presented a slight income differential to Groslimond Tennis. In fact, the UTM offer was 50% greater than Groslimond. Over the course of the contract, that translates to $234,000 of lost revenue for the City of Sandy Springs.

Patti O'Reilly, 5954 Reddington Way, stated she is a resident of Sandy Springs and works at the Universal Tennis Management Company. The final recommendation states that the proposal submitted by Groslimond Tennis is the best value and the most advantageous for the City. UTM believes that this

recommendation is an endorsement for less community participation and less revenue for the City. One year ago the City Council told the Recreation and Parks Department that they were not comfortable offering a three year contract without an RFP. Now, after the RFP, UTM scored higher and offered substantially more money. The Recreation and Parks Department invites criticism by endorsing the incumbent firm anyway. Awarding the contract to Groslimond Tennis may be the easy thing to do. We ask that the City Council please do the right thing.

Gery Groslimond, 466 The North Chace, stated he represents Groslimond Tennis Services. He thanked the Mayor, City Council, and Director of Recreation and Parks Michael Perry for the opportunity to manage the tennis center for the last five years. They have enjoyed the process and he hopes they will be managing the center in the future.

Alice Elizabeth Knight, 6131 Ferry Drive, stated the first thing her grandparents did in 1960, when they purchased the home she currently lives in, is to plant a pair of Magnolia trees. They bought the home because of the trees in the community. She wonders what they would say if they could see the community today. The tree canopy has diminished in the last couple of years. It has been alarming to her to see how many trees have been lost, particularly where it was not necessary. Developers should have more forethought and less determination to squeeze as many residents onto a lot as they possibly can. Often we find out a tree is going to be removed only when we see it lying on the ground. This is very upsetting to her. She will never live to see the trees replaced that are being removed now. She urged Council to make sure that Sandy Springs remains a community with trees. She applauds the tree canopy study as a way to monitor the tree canopy to see where we are. She urged Council to insist on improved rules and tighter enforcement of the City's existing ordinance concerning trees.

Ron Camacho, 4645 Mystic Drive, stated many of the Council members know him, since he has been on various boards and involved in the community. He promotes important causes such as economic development with the Sandy Springs Perimeter Chamber and helping the Sandy Springs Society with cultural development. Years ago, when UPS was relocating its headquarters and they removed the trees, one thing they cited was the beauty of the neighborhoods. That beauty if diminishing. Mr. Gillin actually did an overview of homes and residential property with before and after photographs. You can see where there is infill development and we are losing anywhere from 30% to 80% of our trees. We will lose more trees if we do not make the tree ordinance more protective. He would like Council to have a legacy to where they help the City protect its natural resources in a way that sets a leadership tone in the metro area. We are headed in that direction, but there are still loopholes for developers to diminish the tree canopy. I hope that for the sake of environmental health, economic development, and quality of life that Council will see to it that the City has a more protective tree ordinance for the whole tree canopy, urban forest, watershed and natural habitats.

Allen Capsuto, 300 Seamarsh Court, stated he is a retired executive. His comments are a follow up regarding the contract award for the Sandy Springs Tennis Center. He has both personal and professional association with UTM. As stated by Mr. Noonan and Ms. O'Reilly earlier, this is not a matter of if the current management is good, bad, or indifferent. His comments are relative to the RFP process. He has been the issuer of many RFPs in his life and the recipient of many RFPs. He fully understands the results of an RFP process that may not be as originally intended. If that happens, then the RFP needs to be revised. The RFP should not come up with results that seem to be in violation of the rules of the RFP. If the City does not reconcile this, he requests personal authority to audit all of the City's RFPs for the last five years. He has all the expertise needed. He requests that staff look at the RFP results and compare them to what was originally requested.

APPROVAL OF MEETING AGENDA

1. 17-400 Add or remove items from agenda

Motion and Vote: Council Member DeJulio moved to approve the Meeting Agenda for the December 5, 2017 City Council meeting. Council Member Burnett seconded the motion. The motion carried unanimously.

CONSENT AGENDA

2. 17-401 Meeting Minutes

1. November 21, 2017 Regular Meeting
(Michael Casey, City Clerk)

Motion and Vote: Council Member Sterling moved to approve the Consent Agenda for December 5, 2017. Council Member Paulson seconded the motion. The motion carried unanimously.

PRESENTATIONS

There were no presentations.

PUBLIC HEARINGS

City Clerk Michael Casey read the rules for the Public Hearings segment of the meeting.

Alcoholic Beverage License

3. 17-402 Approval of Alcoholic Beverage License Application for Abdi Inc DBA Clay's Sports Café 5975 Roswell Road Bldg. D Suite 245 Sandy Springs, GA 30328. Applicant is Alireza Izadbakhish for Consumption Wine & Malt Beverages

Finance Director Karen Ellis stated this item is a new application for consumption on the premises of malt beverage and wine for Clay's Sports Café located at 9575 Roswell Road, Bldg. D Suite 245. The applicant has met all requirements and staff recommends approval.

Mayor Rusty Paul called for public comments in support of or opposition to the application. There were no public comments. Mayor Paul closed the public hearing.

Motion and Vote: Council Member DeJulio moved to approve Agenda Item No. 17-402, Alcoholic Beverage License Application for Abdi Inc DBA Clay's Sports Café 5975 Roswell Road Bldg. D Suite 245, for Consumption Wine & Malt Beverages. Council Member Dishman seconded the motion. The motion carried unanimously.

4. 17-403 Approval of Alcoholic Beverage License Application for Taq Stock Sandy Springs LLC DBA Taqueria Tsunami Stockyard Burgers, 5825 Roswell Road, Sandy Springs, GA 30328. Applicant is William Kinsey for Consumption Wine & Malt Beverages, and Distilled Spirits

Finance Director Karen Ellis stated this item is a new application for consumption on the premises of malt beverage, wine, and distilled spirits for Taqueria Tsunami Stockyard Burgers located at 5825 Roswell Road. The applicant has met all of the requirements and staff recommends approval.

Mayor Rusty Paul called for public comments in support of or opposition to the application. There were no public comments. Mayor Paul closed the public hearing.

Motion and Vote: Council Member DeJulio moved to approve Agenda Item No. 17-403, Alcoholic Beverage License Application for Taq Stock Sandy Springs LLC DBA Taqueria Tsunami Stockyard Burgers, 5825 Roswell Road, for consumption Wine & Malt Beverages, and Distilled Spirits. Council Member Sterling seconded the motion. The motion carried unanimously.

CDBG

5. 17-405 Community Development Block Grant (CDBG) Program Update and 2018-2022 Consolidated Plan Public Hearing

Director of Community Development Ginger Sottile stated the City receives an annual allocation of CDBG funds from HUD. To receive these funds, the City must develop a consolidated plan that identifies priorities and objectives for addressing the community's needs over the next five years. Since 2008, the City has used this money to assist with completion of the multi-year Roswell Road sidewalk project. The City is seeking public input to determine whether the priorities listed in the current five-year plan are still appropriate. Staff will be hosting an open house December 13 at 6:00 p.m., at City Hall, to allow the public an opportunity to participate in the process as we move forward with the development of this document. On Wednesday January 10 at 6:00 p.m., staff will be hosting a "needs assessment" meeting at City Hall to discuss and synthesize the information gathered at the previous meeting as we work to develop the draft consolidated plan.

Mayor Rusty Paul called for public comments in support of or opposition to the agenda item. There were no public comments. Mayor Paul closed the public hearing.

Motion and Second: Council Member Burnett moved to approve Agenda Item No. 17-405, the Community Development Block Grant (CDBG) Program Update and 2018-2022 Consolidated Plan Public Hearing. Council Member Paulson seconded the motion.

Council Member John Paulson stated one of the things we discussed was the value of this contract and how much time it takes to apply for the funds. He was pleased that staff came back with a general recommendation about the amount of time it takes for this process. It surprisingly takes some time and there is a lot of work that goes into this. He acknowledged staff for their work on this.

Mayor Paul stated the City has been able to do a lot advancing the sidewalk program over the years with about $500,000 the City receives each year.

Vote on the Motion: The motion carried unanimously.

NEW BUSINESS

6. 17-375 Contract Award for Operation of the Sandy Springs Tennis Center

Director of Recreation and Parks Michael Perry stated this item was a solicitation for RFP #18-007. The City's objective in issuing the RFP for the tennis center operations was to provide a premiere tennis center for the citizens of the City. A committee was formed that included Assistant City Manager Jim Tolbert, Landscape Manager of Recreation and Parks Michael Barnett, a number of advisors, and himself. The advisors were the Executive Director of Georgia Recreation and Parks Association Steve Card, Director of the City of Marietta Recreation and Parks Rich Buss, Finance Director Karen Ellis, and Purchasing Manager Charise Glass. The solicitation was released on August 3, 2017. The proposals were received from four firms on September 7. The purchasing department conducted an internal review of each proposal submitted for administrative compliance. No administrative compliance issues were noted. Section two of the RFP indicated criteria by which the City would base an evaluation of the responses. The criteria were

as follows: Qualification and relevant experience, proposed services and maintenance plan, and fee cost proposals. He referenced the scoring table included in the agenda package. The three highest scoring firms were invited to make formal presentations. Those three firms were Ace Tennis Management, Groslimond Tennis Services, and Universal Tennis Management. After the presentation, the evaluation committee discussed the pros and cons of each presentation. While all presentations were impressive, the presentation by Groslimond Tennis was ranked as best by the evaluation committee. This evaluation was based on a number of factors. Some of the factors were first-hand knowledge, familiarity with, and understanding of the City's Tennis Center program management. Groslimond Tennis has the ability to start the contract immediately with little or no learning curve. Groslimond Tennis has provided a high level of maintenance to the center grounds, courts, and building resources during their tenure. Groslimond Tennis has a strong and qualified team with a dedicated Program Manager that has the knowledge and expertise to bring success to the City Tennis Center operations. Groslimond Tennis has a history of positive feedback and little or no complaints placed with the City. There is a positive relationship with the Senior Citizen community through current programs. This agenda item was initially planned for presentation to Council and award at the November 7 Council meeting. The memorandum was posted online for preview on Thursday, November 2. During the staff agenda review on November 6, a decision was made to pull the item off the agenda and to present the award at a future meeting. On November 10, the City received a letter from Universal Tennis Management protesting the intended award of the contract to Groslimond Tennis. The letter pointed out that the scoring table contained an error in the pricing section. After further review, the error was corrected by the purchasing department. Based on this information, the evaluation committee met again to re-evaluate the results based on the corrected scoring. Subsequent to the re-evaluation, the committee determined that even though the fee cost proposal had changed due to the correction, it did not change the technical portion of the scoring that the result was based heavily upon. The evaluation committee did determine that consistency and quality customer service for the citizens was more important than a slight income differential and kept the recommendation to award the contract to Groslimond Tennis. It is the committee's recommendation that the proposal submitted by Groslimond Tennis is the best value and the most advantageous to the City.

Mayor Rusty Paul stated in the evaluation there is a difference of $3,000 a month. He asked if that amount would be paid to the City to be able to operate the tennis center.

Director of Recreation and Parks Perry responded that is correct.

Mayor Paul asked if there was a differential in the fees charged to the public.

Director of Recreation and Parks Perry stated Groslimond Tennis's proposal indicated their fee schedule. He looked again yesterday and did not find a fee proposal from Universal Tennis Management.

Mayor Paul stated then we have no clue if there is an additional cost used to generate the extra money.

Director of Recreation and Parks Perry stated that is a fair statement.

Council Member Tibby DeJulio asked if the City requested fee structure information from the applicants.

Director of Recreation and Parks Perry stated he believes it was requested in the RFP.

Council Member DeJulio asked if Universal Tennis Management included that information in their response to the RFP.

Director of Recreation and Parks Perry stated he does not believe they did.

Mayor Paul asked if that would be considered a material failure to comply with the requirements of the RFP.

Director of Recreation and Parks Perry stated when he read over the RFP, there is a difference in "should" and "shall". He believes it is not something that had to be provided. He believes the definition shows that is could certainly be used as part of the evaluation.

Motion and Second: Council Member Sterling moved to defer Agenda Item No. 17-375, Contract Award for Operation of Sandy Springs Tennis Center, to the December 19th City Council meeting. Council Member DeJulio seconded the motion.

Council Member Gabriel Sterling stated Council has been previously briefed on this item. Having some conversations with his colleagues, they want a fuller understanding of this. There are questions regarding "should", "shall", whether the RFP was written properly, and if the City is doing the right thing. These RFPs are very important and we want to make sure the process is open and understood by everyone. Not every RFP will go to the lowest bidder. He wants the citizens to feel comfortable that the City is making the right decision. This may require more in-depth discussion.

Mayor Paul stated it would be helpful to give staff direction on what information Council would like.

Council Member Sterling stated he has a few items. He believes that Council Members DeJulio and Bauman have some items as well. He wants to understand how the RFP was written. There were discussions about free time of court play versus the fee structures. We are not comparing apples to apples. That is very important as part of the value.

Council Member DeJulio stated everyone is well aware that he has been a participant in every RFP that has come before the City. He was part of the program of creating the RFP process. The RFP program has been the backbone of our City since its inception. It is what differentiates our City from other cities throughout the State, country, and world. We have had many discussions with people on how we operate a City compared to how other entities operate a City. It is vital for us to make sure that this process is clean and correct. If we need additional information from people, we need to get the information we need. If we feel one person can do it better, because they have been doing it longer, it does not matter, because that entity had a starting point at some point in time. When Groslimond took over the operation of the tennis center five years ago, they started from scratch. When another company takes over, whoever it is, they will do the same thing. He wants to make sure the City's RFP process remains clean and above reproach.

Mayor Paul stated we also need the information to make sure we compare these proposals completely and fairly. For example, if the extra money that Universal is providing is because fees are increasing, that is something worthy of consideration. The fee schedule is very important. Failure to include that, whether the language said "should" or "shall", is something that should be a requirement. For whatever reason, if the fee schedule was not included, that should be corrected.

Council Member Andy Bauman stated he would echo what others have said. There are process issues here. What we are looking at is a situation where there are two good providers established in the community with good reputations. He is not aware of any complaints at the tennis center. The numbers of participants are large. About a year ago, he asked what the metrics are for the tennis center. We need to give great weight to the committee and staffing process. It yields the result we accept. We also have a duty to question the process. The number from the challenger was higher compared to the incumbent. He would like to see a fee schedule and the play metrics. In RFP addendum one, it looks like the City has delivered to bidders the numbers, play, and private lessons. Since we are being asked to fulfill, ratify, or override the evaluation committee, we need the data that the committee used. Council does not have the numbers spent on maintenance and delivery of services that formulate what appears to be the 80 points component of this.

He suggested staff focus on fees, play metrics, and comparing apples to apples. He has not heard anything about the tennis center cover and impact fees. He has visited the tennis center and it looks great.

Mayor Paul stated we want to make sure the maintenance of the center is held at a high standard, too. We need to make sure that if one company is adding more money to one item, they are not taking money out of something else that may diminish the ongoing maintenance. Whatever process, the legal department will have to advise staff on how you go about obtaining that information. He agrees with Council on needing a greater comfort level with this data to be able to make a wiser decision.

Council Member Chris Burnett stated he would like to know how the lease agreement or operating agreement will read in terms of maintenance of the facilities and what the City and manager of the facility will be responsible for in terms of capital improvements. That will weigh in on a financial basis. The City would potentially receive $36,000 more from one applicant versus another. If the City would have to cover more of the capital improvements and maintenance costs or if the fees are increasing, the apparent increase could be neutralized.

Council Member Bauman asked what the length of the contract is.

Director of Recreation and Parks Perry responded five years.

Vote on the Motion: The motion carried unanimously.

7. 17-406 Resolution to Urge the Georgia Senate of the General Assembly to Pass House Bill 419

Mayor Rusty Paul stated this is a situation where Council is offering advice to our other elected officials. This item deals with fireworks. Our State Representative Deborah Silcox was not able to attend this evening. This resolution is in support of House Bill 419, which reiterates the home rule provisions of the Georgia Constitution, which states the City should have a greater role in making decisions about fireworks and their utilization, such as timing. When we live in a suburban environment and a firecracker is set off next door, it disrupts the neighborhood. A "one-size fits all" regulation does not work for the use of fireworks. Representative Silcox is trying to help the City have the tools to manage fireworks more appropriately. The City is not trying to undermine the State's intent. The resolution accepts and acknowledges there are different requirements based on how closely people live in proximity to each other in an environment such as Sandy Springs or Catoosa County, GA. He is requesting that Council approve a resolution in support of House Bill 419 that would give the City more control over the use of fireworks.

Motion and Second: Council Member Paulson moved to approve Agenda Item No. 17-406, a Resolution to Urge the Georgia Senate of the General Assembly to Pass House Bill 419. Council Member Dishman seconded the motion.

Council Member John Paulson stated Representative Silcox approached him regarding the fireworks. In some areas of the veteran community, fireworks can be disturbing. The ability to control the scenarios when they are used would be helpful. He is in favor of this House Bill.

Council Member Tibby DeJulio asked if this would not only control what type of fireworks are used in the City, but also where they are sold.

Mayor Paul responded not where they are sold. This House Bill will allow the City the ability to control the time and dates when fireworks are used. The City will still have to abide by State law that will prescribe the conditions under which the fireworks are sold.

Council Member Gabriel Sterling stated what is unfortunate about the need for this bill is there are a minimum of three to four citizens in the City who have decided they really enjoy their use of fireworks rights. When the police arrive on a noise ordinance call, they will have the law in hand stating when they can use fireworks. That is what has precipitated this bill for Representative Silcox.

Council Member Andy Bauman stated this pet-friendly Council would be in favor of the House Bill.

Vote on the Motion: The motion carried unanimously.
Resolution No. 2017-12-157

REPORTS

Mayor and Council Reports

Council Member Tibby DeJulio stated several weeks ago, he spoke to Dr. John Galambos on his 96th birthday, and Dr. Galambos sounded like he is doing well.

8. 17-407 Staff Reports

1. October 2017 Financial Report – Karen Ellis, Finance Director

Finance Director Karen Ellis stated on the agenda this evening are the October financials. We are 1/3 through the fiscal year. The City received well over the expected insurance premium tax this year. Staff budgeted for $5.5 million and we received $6.2 million.

Mayor Rusty Paul asked where the City is on property tax collections.

Finance Director Ellis stated because the bills were sent out late, the City is at .55%.

Mayor Paul asked when does staff anticipate receipt of the taxes.

Finance Director Ellis stated usually the City receives those large checks in December and January. We may not receive anything until January this time.

Council Member Tibby DeJulio asked when the taxes are due this year.

Council Member Gabriel Sterling stated the taxes are due January 15.

PUBLIC COMMENT

There were no public comments.

EXECUTIVE SESSION

9. 17-408 Litigation

Motion and Vote: Council Member DeJulio moved to enter into Executive Session to discuss litigation. Council Member Sterling seconded the motion. The motion carried by unanimous vote, with Council Member Paulson, Council Member Dishman, Council Member Burnett, , Council Member Sterling, Council Member DeJulio, and Council Member Bauman voting in favor of the motion. Executive Session began at 7:27 p.m.

Motion and Vote: Council Member DeJulio moved to adjourn Executive Session. Council Member Sterling seconded the motion. The motion carried by unanimous vote, with Council Member Paulson, Council Member Dishman, Council Member Burnett, Council Member Sterling, Council Member DeJulio, and Council Member Bauman voting in favor of the motion. Executive Session adjourned at 7:52 p.m.

ADJOURNMENT

10. 17-409 Adjournment

Motion and Vote: Council Member DeJulio moved to adjourn the meeting. Council Member Paulson seconded the motion. The motion carried unanimously. The meeting adjourned at 7:52 p.m.

Date Approved: December 19, 2017

Russell K. Paul, Mayor

Michael D. Casey, City Clerk

CITY OF SANDY SPRINGS, GA

STATE OF GEORGIA
FULTON COUNTY

December 5, 2017

AFFIDAVIT FOR EXECUTIVE SESSION

Personally comes Russell K. Paul, Mayor of the City of Sandy Springs, who on oath says that to the best of his knowledge and belief, on the 5th day of December, 2017, in the city aforesaid, a meeting of the Council was closed to the public for the following reason(s):

> Attorney/client privilege in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved, pursuant to O.C.G.A. 50-14-2(1).

and that except for the foregoing, no portion of the closed meeting involved discussion, presentation, or action on any other matter.

Russell K. Paul, Mayor

Sworn to and subscribed before me,
this 5th day of December, 2017.

Notary public (SEAL)

KELLY L. BOGNER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
OCTOBER 15, 2018
FULTON COUNTY, GEORGIA

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

PR-10
Metro Atlanta Tri-Jurisdiction Continuum of Care Homeless Census Report

The 2013 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census

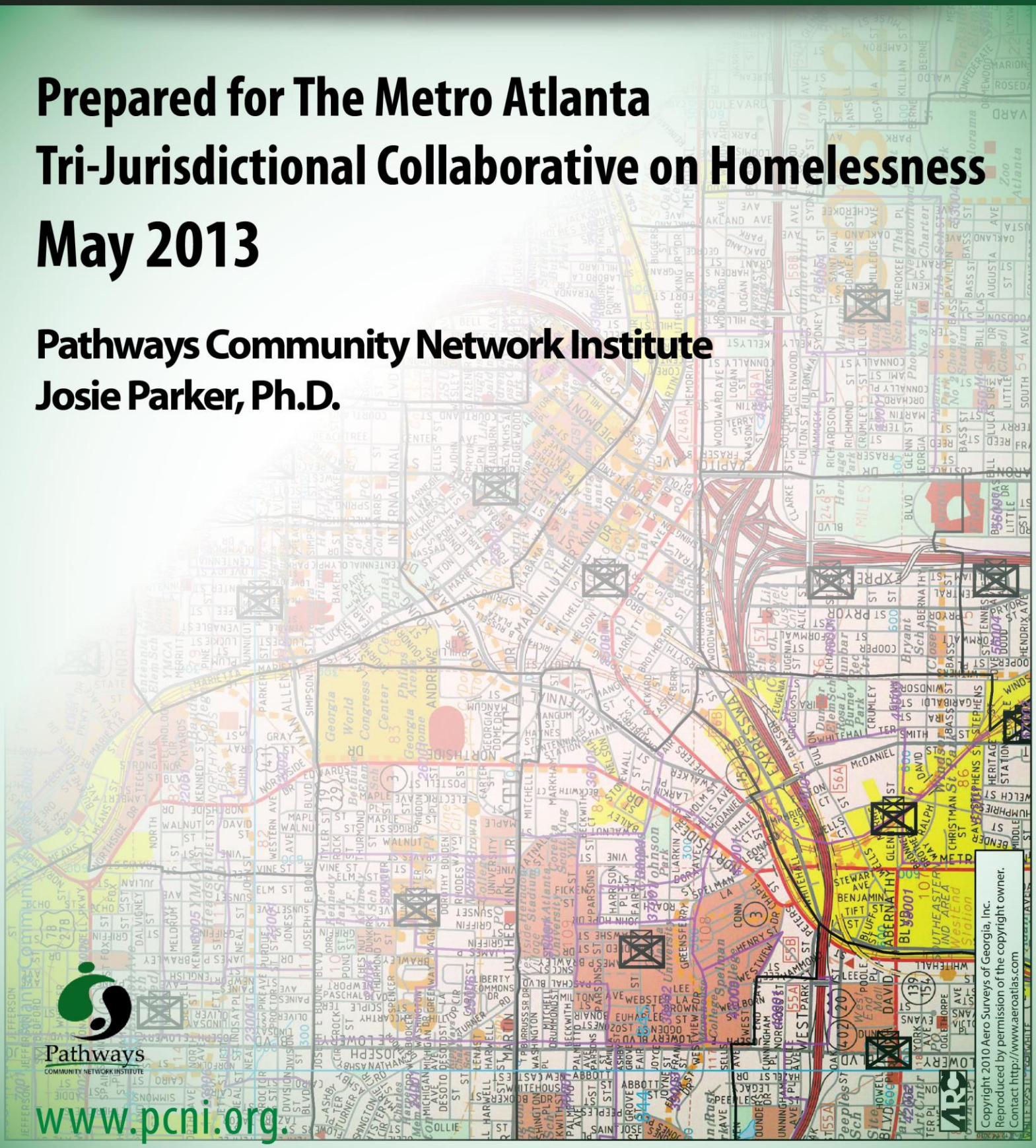
City Of Atlanta, Fulton County and DeKalb County

Prepared for The Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness

May 2013

Pathways Community Network Institute

Josie Parker, Ph.D.



Pathways COMMUNITY NETWORK INSTITUTE

www.pcni.org

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Acknowledgements

The Metro Atlanta Tri-Jurisdictional Collaborative (Tri-J) on Homelessness (City of Atlanta, Fulton County and DeKalb County) and Pathways Community Network Institute acknowledge the time and effort of the numerous individuals and organizations that assisted in the successful 2013 Tri-J homeless census. First and foremost, we want to thank the funders of this project – City of Atlanta, Fulton County, and DeKalb County. In addition, we wish to recognize the Pathways research team, led by Josie Parker, Ph.D., in coordinating the planning, data collection, data analysis and report writing for the 2013 Tri-J homeless count. We express appreciation to members of the Tri-J executive community and Tri-J homeless census working group for their guidance regarding methodology and implementation. We extend our gratitude to the deployment captains who made the count successful through their hard work and dedication. We also are grateful to the host sites for providing a safe place to deploy enumeration teams.

The 2013 Tri-J homeless census was successful because over 400 volunteers joined forces to count the homeless persons in our community. Although it is not possible to list each by name, the Tri-J and Pathways wish to express our gratitude to each of you who contributed your time and effort. We recognize the efforts of the special coverage enumeration teams, including the U.S. Department of Veterans Affairs (VA) - Health Care for Homeless Veterans Program, the St. Joseph's Mercy Care Services – Community Homeless Outreach Program (CHOP), the DeKalb County Community Development Department – homeless outreach team, and the Latin American Association, whose knowledge of the homeless population and geographic areas were instrumental in the data collection process. We also appreciate the local police departments - Atlanta Community Liaison Unit, Atlanta Homeless Outreach Prevention Emergency Services (HOPE) team, Hartsfield-Jackson Atlanta International Airport Police Section's Crisis Intervention Team (CIT), DeKalb County Precincts, City of Dunwoody, and City of Alpharetta - for providing additional support to the enumeration teams on count night.

Finally, we acknowledge the Atlanta Regional Commission Geographic Information Systems Department (GIS) and David Giguere for the customized, user-friendly maps. We give special thanks to Aero Surveys of Georgia, Inc. for allowing us to use their detailed street information for the census maps. We are grateful to Druid Hills United Methodist Church for allowing the deployment captains to meet at the church on a regular basis and to Cliff Richards of Decatur Cooperative Ministries for arranging the meeting site at the church. Together we are collecting the data necessary to track our progress in the fight against homelessness.

Table of Contents

Executive Summary **i**

Section 1: Introduction **1**

Section 2: Project Purpose, Coordination and Oversight **2**
2.1 Project Purpose 2
2.2 Project Coordination 2
2.3 Project Oversight 2

Section 3: Methodology **3**
3.1 Background 3
3.2 Date and Time 3
3.3 Operational Definition and Components 4
3.4 Unsheltered Count Method 5
3.5 Sheltered Count Method 10

Section 4: Results **13**
4.1 2013 Tri-J Homeless Census 13
4.2 Unsheltered Count 15
4.3 Sheltered Count (Emergency Shelters and Transitional Housing) 17
4.4 Permanent Supportive Housing Count 19

Section 5: Atlanta, DeKalb County and Fulton County **22**
5.1 City of Atlanta Homeless Numbers 23
5.2 DeKalb County Homeless Numbers 25
5.3 Fulton County Homeless Numbers 28

Section 6: Trend Analysis **31**

Section 7: Annualized Projection **36**

Section 8: Conclusion **37**

Section 9: References **38**

Special Thanks **39**

Executive Summary

On the night of January 28, 2013, the Metro Atlanta Tri-Jurisdictional (Tri-J) Collaborative (City of Atlanta, Fulton County and DeKalb County) on Homelessness and Pathways Community Network Institute, along with over 400 community volunteers, conducted the sixth point-in-time count of homeless persons in our community. The homeless census consisted of two types of enumerations, an unsheltered count and a sheltered count, which together result in a comprehensive picture of homelessness in the Tri-J. ***Overall, a total of 6,664 homeless people were counted in the Tri-J area on count night.***

Five times as many individuals as family members were counted on census night. Of the total number of homeless people counted, unaccompanied adults staying in emergency shelters comprised the largest group (33 percent) with unaccompanied adults sleeping in unsheltered locations second (30 percent). The largest number (39 percent) of individuals was staying in emergency shelters with the majority (50 percent) of family members also found in emergency shelters.

2013 Tri-J Homeless Census by Sleeping Location and Household Type

Sleeping Location	Individuals	Family Members (Number of Families)	Total Number of Homeless People (Percent)
Emergency Shelters	2,188	548 (176 Families)	**2,736 (41%)**
Unsheltered	2,028	49 (15 Families)	**2,077 (31%)**
Transitional Housing	1,348	503 (166 Families)	**1,851 (28%)**
Totals	**5,564**	**1,100 (357 Families)**	**6,664**
Percent	***83%***	***17%***	

The bed capacity on count night was three times greater for emergency shelters than transitional housing programs. Overall, the occupancy rate for emergency shelter beds was higher (92 percent) than the occupancy rate for transitional housing beds (83 percent). This means that on the night of the count 253 emergency beds were available (114 individual and 139 family beds). Additionally, there were 383 transitional housing beds available (245 individual and 132 family beds). If all available beds were occupied for the census, there would still be 1,669 people sleeping outside on the night of the count.

Sheltered Occupancy and Capacity

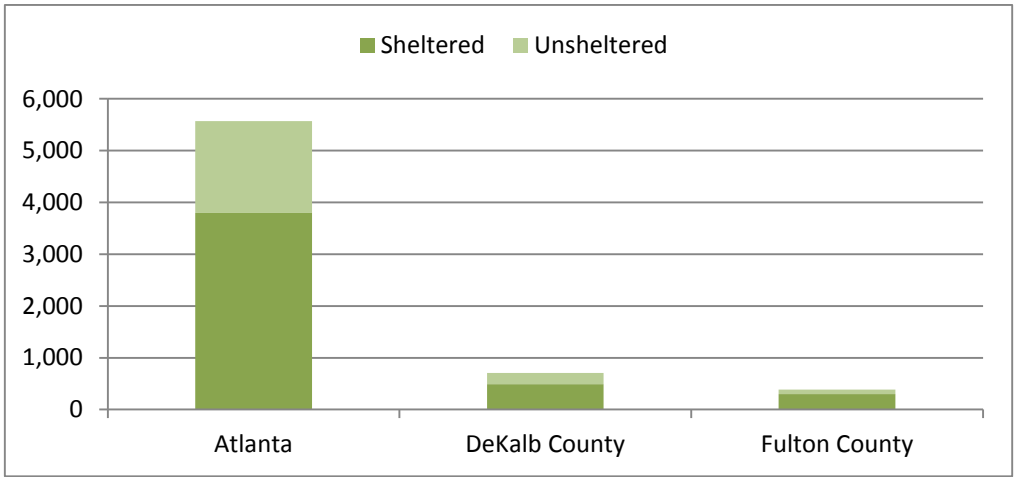
	Individuals			Family Members		
Sheltered Count	Emergency Shelters	Transitional Housing	Total	Emergency Shelters	Transitional Housing	Total
Occupancy	2,188	1,348	**3,536**	548	503	**1,051**
Capacity	2,302	1,593	**3,895**	687	635	**1,322**
Occupancy Percent	***95%***	***85%***	***91%***	***80%***	***79%***	***80%***

2013 Tri-J Homeless Census Executive Summary

Of the 6,664 homeless people counted on census night, the majority were located in Atlanta (5,571 people, 84 percent) with DeKalb County a distant second (705 people, 11 percent) and Fulton County third (388 people, 6 percent). This composition is similar to the previous 2011 findings with Atlanta at 87 percent, DeKalb County at 8 percent and Fulton County at 5 percent.

To some extent, these jurisdictional homeless counts are simply a reflection of the number of beds available in each community. For example, 82 percent of Tri-J emergency shelter and transitional housing beds were located in Atlanta, 11 percent of the beds were in DeKalb County, and 7 percent were in Fulton County on the night of the homeless census.

Homelessness by Jurisdiction



Over the years, the point-in-time Tri-J homeless counts have held fairly steady from year-to-year (overall average of 6,792 homeless people nightly). The table shows that from 2003 to 2009 the Tri-J homeless census experienced a steady increase of people homeless on count night (7 percent). However, over the past four years, there has been a steady decrease of people homeless for the point-in-time census (5.5 percent).

The total homeless census numbers for 2013 are the second lowest of all the counts, with the lowest numbers counted in 2003. It is of note that the 2013 homeless census had the smallest number of unsheltered people found compared to previous counts. The 2013 sheltered count numbers are most similar to those of the 2005 homeless census.

Tri-J Homeless Census over Time

Sleeping Location	2003	2005	2007	2009	2011	2013
Unsheltered	2,304	2,262	2,115	2,164	2,378	**2,077**
Sheltered	4,253	4,570	4,725	4,855	4,460	**4,587**
Totals	**6,557**	**6,832**	**6,840**	**7,019**	**6,838**	**6,664**
Percent Change		***+4%***	***0%***	***+3%***	***-3%***	***-2.5%***

Section 1: Introduction

This is the sixth census for the Metro Atlanta Tri-Jurisdictional (Tri-J) Collaborative on Homelessness. The Tri-J is a working partnership of government representatives, community members and service providers within the City of Atlanta, Fulton County and DeKalb County. The partnership works collaboratively to address issues of homelessness through planning, policy development, service delivery and resource allocation.

In 2002, the Tri-J decided that collecting objective and accurate data on the number of homeless persons residing in the community was a top priority. The homeless census was to identify the number of homeless persons in each local community on the basis of sleeping location and basic demographic characteristics: male vs. female, adult vs. youth, and family vs. individual. Pathways Community Network Institute was asked to undertake the point-in-time homeless count on behalf of the Tri-J. While the 2003 Tri-J homeless census was in its early planning stages, the U. S. Congress passed legislation requiring state and local governments that receive funding under the McKinney-Vento Homeless Assistance Act (now the Homeless Emergency Assistance and Rapid Transition to Housing [HEARTH] Act of 2009) to conduct point-in-time homeless counts at least once every two years beginning no later than 2004.

In March 2003, the Tri-J and Pathways conducted the first successful homeless census. The census was designed as a full coverage count to assess the number of homeless people sleeping in unsheltered locations, emergency shelters and transitional housing programs throughout the Tri-J. Because the homeless census covered the City of Atlanta and its two counties, the Tri-J relied on the efforts of hundreds of people from service providers, government agencies, faith-based providers, local universities and community volunteers to conduct the count. The U.S. Department of Housing and Urban Development (HUD) recognized the 2003 Tri-J homeless census as a national “best practice.”

The 2005, 2007, 2009, 2011, and 2013 Tri-J homeless census followed the successful methodology used in the 2003 count. Improvements were made to the model for each successive count based upon feedback from Pathways research team, Tri-J working group (Atlanta, Fulton County and DeKalb County), deployment captains, community volunteers and community needs. Each count was followed by an in-depth survey which gathered data on demographics, homeless history, disabling conditions and two additional topics related to community concerns regarding the local homeless population.

The planning of the 2013 Tri-J homeless census began in October 2012 with the actual enumeration occurring on the night of Tuesday, January 28, 2013. This report describes the purpose, methodology and results of the count effort.

Section 2: Project Purpose, Coordination and Oversight

2.1 Project Purpose

With the initiation of the first homeless census, several important goals were identified:

- Provide the number and characteristics of people sleeping in transitional programs, shelters and places not meant for human habitation;
- Provide the local community with data to use in planning, funding, and implementing services that meets the needs of homeless persons;
- Provide a measurement of the changes in the homeless population over time;
- Provide a report that increases awareness of the local homeless issue; and
- Provide data to use in updating the Tri-J's Housing Inventory for the annual HUD Notification of Funding Availability (NOFA) Exhibit 1 report.

2.2 Project Coordination

To meet these objectives and have a successful homeless count, the Tri-J asked Pathways Community Network Institute to undertake the homeless census. Pathways is a nonprofit organization that supports communities with tools – information systems, research and data analysis, and technical assistance and training - to help human service providers work together, reduce costs and increase impact. Since 2003, Pathways has been asked by the Tri-J to manage the homeless point-in-time counts. Pathways has coordinated, staffed, written the reports and presented the findings for the Tri-J homeless census. Beginning in 2007, the Pathways research and data analysis team has also provided expertise in the areas of methodology, data collection, and data analysis. The research team consisted of the research manager and one research assistant.

2.3 Project Oversight

As with the previous Tri-J homeless census, oversight was provided by a working group (WG) of leaders in the Tri-J government agencies and university professors. The functions of the WG included assisting the Pathways research team with refining the count methodology and instruments, logistical planning and providing input regarding compliance with HUD regulations. With few exceptions, the working group met on a monthly basis.

Section 3: Methodology

3.1 Background

Research Atlanta (1984) provided the earliest estimates of the number of people homeless in metropolitan Atlanta based on comparative studies from other U.S. cities and interviews with local homeless service providers. They estimated that around 3,000 people would be homeless on any given night in 1984. A decade later, a point-in-time estimate was again calculated for the number of people homeless in metropolitan Atlanta. Georgia State University researchers estimated that around 11,000 people were homeless on an average night in 1997 within the ten county Atlanta Regional Commission (ARC) area (Jaret and Adelman 1997). The 1997 estimate was calculated from the results of a national study with adjustments made for the City of Atlanta population and its neighboring suburban counties.

In 2002, the Tri-J decided that an actual systematic and comprehensive count of homeless people needed to occur for the City of Atlanta, Fulton County and DeKalb County. This decision coincided with the requirement of state and local governments that receive federal funding under the McKinney-Vento Homeless Assistance Act (now the Homeless Emergency Assistance and Rapid Transition to Housing [HEARTH] Act of 2009) to conduct point-in-time homeless counts at least once every two years beginning no later than 2004. The first actual homeless count conducted by the Tri-J was in 2003. The 2003 Tri-J homeless census established the baseline data with subsequent counts providing useful tracking for the changes in the homeless population over time.

3.2 Date and Time

HUD also mandated the time of year for the homeless census. HUD chose for Continuum of Care (CoC) communities such as the Tri-J to conduct their homeless census during the last ten days in January. One reason for that timeframe is that homeless people are more likely to sleep indoors at shelters and in transitional housing during cold weather months thus making it easier to locate people who might otherwise be outdoors at other times of the year. In addition, cold weather and overflow shelters open for only a few months each year during the winter. Also, by using the mandated time frame set by HUD, the Tri-J homeless numbers are comparable to other CoC homeless populations across the U.S.

For the 2013 Tri-J homeless census, the working group selected Tuesday, January 28th as the count date, with a bad weather back-up date of Thursday, January 31st. The working group chose both homeless count dates to be mid-week to represent a typical weekday morning and to avoid the higher number of non-homeless persons on the streets during weekends. In addition, several large shelters in the City of Atlanta discharge residents in the early morning hours (5:00 a.m. to 6:00 a.m.). To avoid double counting people as sheltered and unsheltered, the working group decided to begin enumeration around 1 a.m. prior to the shelter early morning release times.

3.3 Operational Definition and Components

In order to calculate the size of the homeless population in our community, a definition of homelessness is necessary. The U.S. Census that occurs every decade counts people on the basis of their customary place of residence. However, since homeless people do not have permanent residence, they are instead enumerated based on their temporary sleeping locations such as on the street, in shelters or in transitional housing programs.

The Tri-J homeless count methodology has two components based on sleeping location: unsheltered count and sheltered count. These two counts follow the HUD guides for counting homeless people in a CoC (HUD's Homeless Assistance Programs: A Guide to Counting Unsheltered Homeless People 2008 and A Guide to Counting Sheltered Homeless People 2012). Together, the two enumerations create a comprehensive picture of homelessness in the City of Atlanta, Fulton County and DeKalb County. For the purpose of this study, the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, Section 103, definition of homelessness was used:

- ***Unsheltered homeless people*** reside in places not meant for human habitation, such as on the streets, in vehicles, parks, abandoned buildings, makeshift shelters, and airports.

- ***Sheltered homeless people*** occupy emergency shelters, transitional housing, treatment programs, and motels if motel vouchers are provided by service agencies or federal, state, or local government programs for low-income individuals.

Emergency Shelter: According to HUD, an emergency shelter is defined as any facility with sleeping accommodations that provide temporary shelter for homeless persons with the length of stay ranging from one night to three months.

Transitional housing is defined by HUD as a facility that provides housing and supportive services such as case management and life skills for homeless persons to facilitate movement to independent living within 24 months.

Permanent Supportive Housing
In addition, HUD began requiring an enumeration of permanent supportive housing (PSH) programs for each community starting in 2009. The Tri-J community first collected PSH numbers in 2003 and then again in 2009 and 2011 and for the latest count in 2013. The PSH figures are not included in the homeless count totals but are described in this report as they needed to be collected on the same night as the Tri-J homeless census.

The definition of permanent supportive housing for HUD is a long-term, community-based program with supportive services for homeless individuals with disabilities. A person with a disability is determined to 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental

Disabilities Assistance and Bill of Rights Act (McKinney-Vento Homeless Assistance Act of 1987, Title IV, Subtitle C).

This type of supportive housing enables special needs populations to live as independently as possible in a permanent setting. There is no definite length of stay. Tenants of permanent housing sign legal lease documents. Services are available but the tenant is not obligated to participate. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private services agencies. Permanent supportive housing can be provided in one or several structures at one locations or scattered sites.

Not Counted
In 2009, the U.S. Congress amended the McKinney-Vento Homeless Assistance Act of 1987 as the HEARTH Act. This expanded the Act to include people who are at imminent risk of homelessness and families or unaccompanied youth who are living unstably. Imminent risk of homelessness is defined as people who must leave their current housing situation within the next 14 days with no other place to stay and no resources or support network to obtain housing. "Unstably housed" families or unaccompanied youth are those who 1) meet the definition of homelessness under other federal programs such as the Department of Education, 2) have not lived for a long period independently in permanent housing, 3) have moved frequently, and 4) will continue to experience housing instability due to chronic disabilities, history of domestic violence or multiple barriers to employment. The "at risk of homelessness" and "unstably housed" populations are often labeled as precariously housed. For the 2013 homeless census, HUD again only wanted CoCs to count people who were literally homeless in their point-in-time counts and not those who were precariously housed.

3.4 Unsheltered Count Method

The methodology for the Tri-J unsheltered homeless census was recognized by HUD as a "best practice" in 2003. The Tri-J unsheltered count uses a combination of different methods to determine the number of people homeless on one night. The direct methods include canvassing and hotspot counts, along with an indirect method of estimations. These methods were applied to the first systematic count of homeless people in Chicago in 1985 (Rossi 1989).

The canvassing method entails enumerators covering areas in a community where they observe people, typically at night or in the early morning hours, and either identify them as homeless or housed. This method is best used in urban areas where enumerators can walk the streets of concentrated areas or drive the streets in suburban or sparser areas. The hotspot count is conducted in areas where homeless people are thought to be heavily concentrated and hidden from street view. Typically, enumerators who are experienced working with street homeless populations are sent to cover these areas. Hotspot counts offer data collection opportunities of a subpopulation that might not otherwise be included in a count.

A benefit to conducting a canvassing method is that once the unsheltered numbers are collected, they can be adjusted for the hidden homeless (Rossi 1989). Homeless families tend to be difficult to find because they seek out secluded locations such as abandoned buildings or vehicles where they are shielded from the elements and hidden from view. The 2003 advisory group determined

that unsheltered families should be estimated using an algebraic equation based on the number of sheltered and unsheltered families found on census night and the geographic distribution of those families.

Planning

Planning for the 2013 Tri-J homeless census unsheltered count began in October 2012. The first month involved setting up the working group and, most importantly, setting the date for the count. In addition, as with previous homeless counts, a ***deployment captain's*** (DC) committee was formed to assist Pathways in planning and managing deployment sites for the unsheltered count. The DC was staffed by homeless service providers, non-profit agencies, community volunteers and government agencies. Beginning in December 2012, the deployment captains met on a regular basis to prepare for the upcoming homeless count.

To develop a logistics plan for the Tri-J homeless census, the City of Atlanta, Fulton County and DeKalb County had to be divided into manageable areas for counting. The Tri-J covers over 800 square miles and comprises 771 U.S. Census block groups. In 2003, ***134 enumeration areas*** were created by grouping the U.S. Census blocks into manageable areas for data collection and organization. The enumeration areas varied in size and number of block groups depending on the anticipated concentration of unsheltered homeless persons. For example, in areas with high concentrations of unsheltered homeless people, fewer block groups were allocated to an enumeration area.

The 2013 Tri-J homeless census used the same enumeration areas as previous counts. The enumeration areas were divided among ***11 deployment sites*** (see SPECIAL THANKS). These sites were spaced throughout the Tri-J and appropriately geo-located to provide convenient access for enumerators to their assigned enumeration areas. They served as staging areas for the unsheltered count by providing adequate well-lit parking and a large meeting area.

Once the deployment sites were confirmed, a ***planning map*** was developed. The Atlanta Regional Commission's Geographic Information Systems (GIS) Department created the 2013 planning map for the unsheltered count. The large planning map aided Pathways in the assignment of enumeration areas to each deployment site and the deployment captains in orienting enumerators during training on census night.

The ***enumeration area maps*** created by GIS in 2010 for the 2011 homeless census were again used for the 2013 homeless count. The enumeration maps included one main enumeration area clearly outlined in bold black in the center of the map with the block groups for each EA outlined in purple within the EA. The enumeration maps had been improved from the 2005 homeless census with Aero Atlas street overlays, which detailed street information, defined block group boundaries and distinguished landmarks. The colors of the maps had been changed slightly from the 2007 Tri-J homeless count. In 2007, the maps were updated to one light pastel color for cities and no color for the county areas.

The enumeration areas were stratified into four categories – ***high, medium, low and zero count areas*** – based on the numbers from previous Tri-J homeless census. The WG decided in 2002 that high count areas such as downtown Atlanta would receive enumerators with expertise or

experience with the street homeless population. These high count areas can typically have a concentration of sixty or more people. In 2007, the WG determined that enumeration areas where no homeless people had been found in the previous counts would not be counted. This would allow efforts to be focused on areas where homeless people were thought to be located. For 2009, the WG concluded that low count enumeration areas, where twelve or fewer homeless people had been found on previous counts, would not be assisted by enumerator guides due to the lack of need for their expertise. Finally, the other areas had enumeration teams comprised of community volunteers and homeless enumerator guides.

Conducting a count of this magnitude required community collaboration. Over 400 ***community volunteers*** were needed to carry out the count in the City of Atlanta and its two counties. The Tri-J relied on the efforts of homeless service provider staff, personnel from government agencies, members of faith-based organizations, college students and hundreds of community volunteers to conduct the unsheltered count. Volunteers were recruited using a number of methods including direct recruitment, public announcements, recruitment fliers and postings on websites. Soliciting the help of local stakeholders was accomplished by letting them know that the numbers can be used for planning, funding and implementing services for people who are homeless. Volunteers were assigned to deployment sites based on their preferences and on the minimum requirement of volunteers needed at each site.

As with previous Tri-J homeless counts, ***enumerator guides*** assisted the community volunteers with identifying homeless persons, in pointing out locations likely to have homeless persons present and in recognizing potentially dangerous situations to avoid. The guides were recruited from various transitional housing programs in the Tri-J area. They were required to have lived in the Tri-J area for at least six months and to have been a participant in the transitional program for at least three months. The guides were only used at six of the ten deployment sites due to low numbers of homeless people found in the other four sites during the past census.

One area of the Tri-J where community volunteers and enumerator guides did not count was downtown Atlanta. The downtown area was covered by veterans participating in the ***U.S. Department of Veterans Affairs (VA)***, Health Care for Homeless Veterans Program. Along with the 22 current program participants, VA staff also worked in the downtown enumeration teams on census night. The VA enumerators were assigned enumeration areas in downtown Atlanta due to their experience living on the streets or working with clients on the streets. These areas were walked and involved counting in gulleys and other hidden locations. Typically, downtown Atlanta has the highest number of unsheltered homeless people on count night.

Identifying other areas where concentrated numbers of homeless people were sleeping was critical. Several months prior to census night, ***law enforcement*** agencies throughout the Tri-J were sent packets that included a survey on the probable location of unsheltered homeless persons. In addition to information about homeless persons' locations, law enforcement officers were also asked to identify areas that were unsafe for volunteers and areas that needed police escorts. With the feedback from law enforcement, Pathways was able to compile a detailed list of special coverage areas or hotspot locations.

Enumerators who work with clients on the streets or have specialized knowledge of the street homeless population counted in the ***hot spot locations***. These areas were primarily walked because they involved counting in wooded areas and other hidden locations. ***Special coverage enumeration teams*** were comprised of outreach workers and other knowledgeable personnel from St. Joseph's Mercy Care Services – Community Homeless Outreach Program (CHOP), DeKalb County Community Development Department, and the Latin American Association – homeless outreach team and homeless service provider agencies. The teams were grouped into several geographic coverage areas: City of Atlanta, south Fulton County, the Hartsfield-Jackson Atlanta International Airport, Decatur, Tucker, north DeKalb County, east DeKalb County and south DeKalb County. These teams were stationed at three deployment sites: Crossroads Community Ministries, Center for Pan Asian Community Services and the Maloof Center.

In the weeks prior to the census, Pathways research staff put together ***count night boxes*** for the captains to use at the deployment sites. Planning and enumeration maps were printed, supplies such as clipboards, flashlights and pens were purchased and count night forms from previous census were updated and printed. The forms included: *sign-in sheet, hold harmless agreement, enumerator roles description, map reading guide instruction, street tally form instructions, verification letter, deployment log, block group log and certificate of participation.* Pathways research staff passed out the boxes to the DC the week prior to the count. At the meeting, the Pathways research manager reviewed with the DC all the materials that were included in the boxes and the census night process such as setting up the deployment sites, training the volunteers and calling in the homeless count numbers. This meeting also provided the DCs an opportunity to meet with their fellow deployment site co-captains.

Two other ***training sessions*** also occurred in January. At the first January DC meeting, the captains were trained on how to read the planning and enumeration maps. In addition to the DC, both the veteran and special coverage enumeration teams received special training on how to read the maps, to identify people who are homeless and to fill out the count form. The teams were also taught safety procedures to follow.

Data Collection

On count night, January 28, 2013, the Pathways research team was available during the day to answer any last questions regarding the upcoming count and to assign new volunteers as needed. Deployment captains arrived at the deployment sites around 10:30 p.m. to set up for the count. For each deployment site, three DCs coordinated the site on census night. During the count night, Pathways research staff was located at the Jefferson Place deployment site.

The deployment captains had been provided with an instructions and checklist form to assist with the count night process. The DC count night checklist provided instructions on what to do prior to count night such as organizing supplies and documents and purchasing food. The instructions for count night focused on a process for setting up and organizing the deployment site, training the enumerators, and forming and equipping enumeration teams. Also, on the checklist were procedures for what to do after deploying the teams and when the teams return.

Around 11:30 p.m., 318 community volunteers, 46 enumerator guides, 31 VA enumerators and 21 special coverage team enumerators arrived at the deployment sites to participate in the

homeless count. The WG decided that, for accuracy and safety, enumeration teams not covering downtown Atlanta or hotspot locations would be comprised of at least three to four members, ideally at least two community volunteers and one enumerator guide. The number of teams required at each deployment site depended on the number of enumeration areas assigned to the site with one enumeration team generally covering one enumeration area.

Training for the community volunteers and homeless enumerator guides occurred at midnight. They received training on enumerator roles, how to read the maps and enumeration process and safety tips. The tips were provided to the enumerators on what to do while at the deployment site, such as reviewing their enumeration area map and, while in the field counting, to spend most of their time in high-probability areas including commercial zones, industrial corridors, shut-down businesses and 24-hour businesses. The tips also focused on safety practices, such as driving only in well-lit parking lots and side streets.

Enumerators were instructed to travel all streets in their enumeration area, to drive at speeds of 10-15 miles per hour in areas where homeless people are likely to be, not to count in abandoned buildings due to safety concerns and not to make contact with or disturb any homeless persons found on the street. The enumerators were also requested to stop at 24 hour businesses to ask store clerks if they are aware of where homeless people might be in that area. Another request was that enumerators stop at hospitals in their area and count homeless people in the emergency room.

Proper completion of tally sheets was an important training topic. The tally sheets helped to collect an accurate count of the number of unsheltered homeless people observed. These forms reported the number of homeless individuals by gender and adult vs. youth (under age 18) or undetermined gender/age and the number of homeless family units by adult male, adult female and children under age 18. The street tally forms were pre-printed with an assigned enumeration area number and a block group number. The forms contained directions on how to record the data and how to call in the counts. Enumerators were instructed to call in count results on each block group as it was completed.

On census night, police officers throughout the Tri-J stopped by the deployment sites to provide safety and to identify the location of homeless people and unsafe areas. In addition, the officers were available to provide police escorts as needed.

The enumerators deployed around 1:00 a.m. on census morning with instructions to return to their deployment sites by 5 a.m. The weather conditions on the morning of January 29th were clear with a morning low temperature in the forties. In an effort to ensure accuracy of the count, prevent the loss of data and to get “real time” reporting of the count, a call-in reporting method was used. Enumeration teams reported the tallies for each block group in their assigned enumeration area to their deployment captains as they completed the count for the block group. After an enumeration area was complete, deployment captains provided data to Pathways staff for entry into an online computer application.

Challenges and Suggested Modifications
After enumerators returned from their enumeration areas, they received a continental breakfast and a standardized debriefing questionnaire to fill out. Based on the feedback, volunteers indicated that they liked several things about participating in the count. First, volunteers liked that they could help homeless people and serve the community for a worthwhile cause. The volunteers felt that they were making a difference. Also, they enjoyed working as a team with their follow volunteers and meeting new people.

The main problem with the homeless census that the volunteers expressed was the time that the count occurred. Volunteers did not like staying up late to conduct the census. Another major concern for several volunteers was not finding any or many homeless people in their enumeration area. It is important to understand that lower count numbers will occur in the outer areas of the Tri-J where there are more residential neighborhoods such as in north Fulton County.

All in all, most volunteers were glad to participate and found the process to be easy (85 percent). The volunteers stated that they appreciated the experience and would be willing to volunteer again (96 percent). For many, it raised their awareness of situations faced by people who sleep on the street.

3.5 Sheltered Count Method

Emergency Shelters (ES) and Transitional Housing Programs (TH)
In December 2012, a master list of sheltered agencies (emergency shelters and transitional housing programs, along with permanent supportive housing programs) located in the City of Atlanta, Fulton County and DeKalb County was created based on the previous Tri-J Housing Inventory Charts (HIC) and other agency lists such as providers participating in the Homeless Management Information System (HMIS) and Tri-J grantee organizations. According to HUD, the HIC is a complete inventory of emergency shelter, transitional housing, permanent supportive housing and rapid rehousing beds available in the CoC on a particular night (HUD 2007). HUD requires that the HIC and point-in-time count data be collected for the same night.

Tri-J HMIS staff contacted emergency shelter, transitional housing and permanent supportive housing agencies via email or phone and notified them of the upcoming Tri-J homeless census. In addition, announcements were made at local public meetings, via flyers and via postings on websites. Soliciting the help of local stakeholders was accomplished by letting them know that the numbers can be used for planning, funding and implementing services for people who are homeless.

As agency staff was contacted, current information was verified or corrected as needed to update the master list. If a phone number was no longer in service, Tri-J HMIS staff researched the situation to determine if the facility was no longer open or if the number had changed. Staff also investigated any new agencies that were provided by the advisory council, deployment captains, Tri-J representatives or the community. Throughout the process, contact persons were identified who would provide the number of homeless people staying at the sheltered agencies on count night.

Several days prior to the homeless census, Tri-J HMIS staff again emailed, called or faxed each agency on the master list to remind them of the upcoming homeless count, the need for their bed occupancy and capacity information for census night, and to provide the agency staff with the sheltered count tally form and instructions. The email or fax included a notification letter, sheltered count tally form and instructions for filling out the count form.

The sheltered count tally form requested the following information:

- Agency/Contact information
- Program information, including jurisdiction, program type, target population, number of beds, number of units, HMIS beds
- Point-in-time count, focusing on the number of households with and without children by gender and age (adult age 18-24, adult over age 24 or child under age 18)
- Special needs information

The contact person for each provider agency was instructed to fill out the form for all clients on site from 6 p.m. January 28th to 6 a.m. January 29th, 2013. The contact person was requested to return the sheltered count tally form to the Tri-J HMIS staff by 6 p.m. January 30th. Unfortunately, many agencies did not return their forms back by the set deadline. Therefore, the submission deadline was extended to February 5, 2013.

On February 20, the Pathways research project manager met with the Tri-J representatives to discuss the process for collecting data on non-reporting agencies and for verifying the numbers that agencies had provided. A decision was made that each jurisdiction would be responsible for contacting the non-reporting agencies within their communities. The City of Atlanta representative who had compiled the HIC data in previous years took responsibility for maintaining the sheltered count master spreadsheet which includes all the numbers for the sheltered count. With City of Atlanta having the largest number of provider agencies in their jurisdiction, two additional city personnel were provided to assist with the collection and verification of sheltered count numbers in Atlanta.

Additional meetings were held in March and April to discuss the progress for contacting non-reporting agencies and for verifying numbers reported. Any issues such as determining what is considered a unit and recording street addresses were resolved at the meetings with people coming to a consensus. For the April meeting, the master spreadsheet was reviewed line by line. At that meeting it was determined that for difficult to reach agencies, an individual would visit the program site to confirm its existence and report the number of participants on census night.

In the end, the Tri-J was able to obtain 93 percent return rate on the sheltered count tally forms. Estimations were made for the agencies that did not provide their homeless count numbers. These estimates, conducted by the Pathways research project manager, were derived using a covariate model that had been developed originally for the 2003 Tri-J homeless census. This model predicted occupancies based on the reporting sites and used housing type, bed capacity and demographic information.

Institutions
Pathways has previously had difficulty obtaining the number of homeless persons staying at institutions on count night. Therefore, estimations were conducted on the ratio of homeless individuals in the City of Atlanta from 2009 to 2011 to the actual number of homeless individuals in the institutions in 20011. The estimated numbers were allocated by gender and sheltered vs. unsheltered status based on parameters developed from the 2005 Tri-J homeless census and survey.

In 2011, packets similar to the police requests for information were created to send out to the jails and hospitals. For the 2013 Tri-J homeless census, Pathways used the same methodology for contacting hospitals and jails in the communities. Several months prior to the 2013 homeless census, jails and hospitals received packets that included a letter notifying jail and hospital staff of the upcoming homeless count, a survey on homeless people who use the facility and a request that the institutions provide a contact person who can give the number of people homeless at the facility on count night. The response rate for this census was low with only a few institutions providing their homeless numbers. For institutions that did not report numbers, the previous estimation formulas were used.

Challenges and Suggested Modifications
A continuous challenge for the sheltered homeless counts has been the relatively lengthy return time for some of the Tri-J agencies regarding the number of homeless people at their facilities on census night. This census was no exception with Tri-J representatives verifying sheltered count numbers until the middle of April. The best possible solution to this problem appears to be that used in 2011 where one staff member was dedicated primarily to the accurate collection of the sheltered count data.

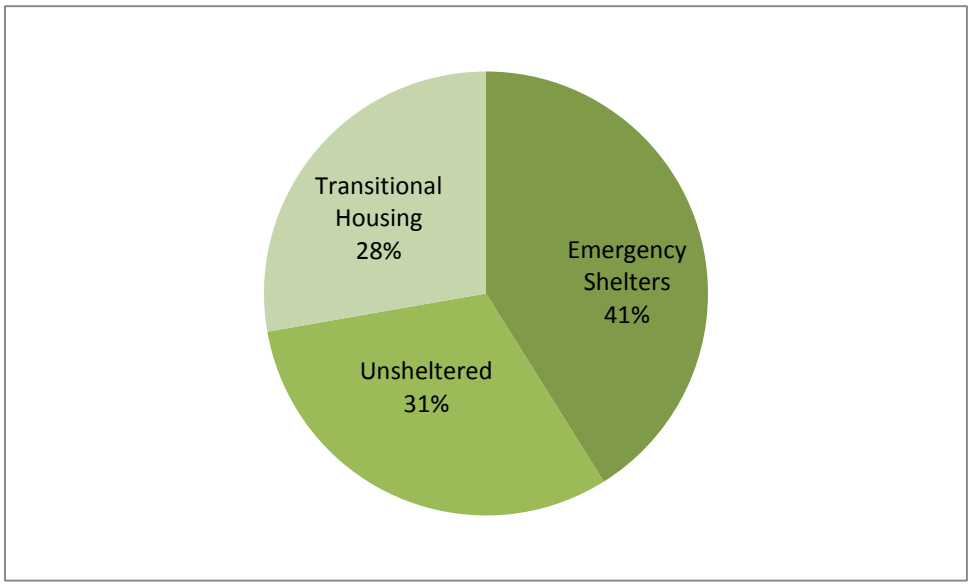
Another major issue was verifying the homeless census numbers provided by sheltered agencies. First, the numbers provided were compared to other Tri-J reports, i.e. past HICs, previous sheltered counts and recent grant applications. A second step of count night number verification was to speak with agency staff directly about specific data anomalies. Confirmation of numbers was a three-month process.

Section 4: Results

4.1 2013 Tri-J Homeless Census Numbers

On the night of January 28, 2013, a total of 6,664 homeless people were counted in Atlanta, Fulton County, and DeKalb County. The largest number (2,736 people) was counted sleeping in emergency shelters, with persons found in unsheltered locations a distant second (2,077 people), and those in transitional housing third (1,851 people).

Figure 1: Homeless Census by Sleeping Location



According to Table 1, five times as many individuals as family members were counted on census night. Overall, individuals staying in emergency shelters comprised the largest group (33 percent) with unaccompanied adults sleeping in unsheltered locations a distant second (30 percent). The largest number of individuals (39 percent) slept in emergency shelters with unsheltered locations a close second (36 percent). The majority of family members (50 percent) were also found in emergency shelters with transitional housing a close second (46 percent).

Table 1: Homeless Census by Sleeping Location and Household Type

Sleeping Location	Individuals	Family Members (Number of Families)	Total Number Homeless People (%)
Emergency Shelters	2,188	548 (176 Families)	**2,736 (41%)**
Unsheltered	2,028	49 (15 Families)	**2,077 (31%)**
Transitional Housing	1,348	503 (166 Families)	**1,851 (28%)**
Totals	**5,564**	**1,100 (357 Families)**	**6,664**
Percent	***83%***	***17%***	

Individuals: The 2013 Tri-J homeless census composition of individuals is similar to the 2009 and 2011 homeless counts. Unaccompanied adult males comprised the largest group of individuals. Almost the same number (38 percent) of adult males were sleeping in unsheltered locations as in emergency shelters. Only a quarter of adult males were staying in transitional housing programs. The next largest group of individuals was unaccompanied female adults. This was the only group with the majority (49 percent) sleeping in emergency shelters. Over a quarter (28 percent) of the women were found in unsheltered locations with less than a quarter (23 percent) in transitional housing programs.

The smallest group of individuals identified was unaccompanied females under the age of eighteen. Only seven youth females were identified as sleeping unsheltered with none staying at emergency shelters or in transitional housing programs. Historically, the count numbers for unaccompanied youth have been low. Homeless youth are hard to locate because they tend to sleep in either abandoned buildings or on people's sofas (called "couch surfing"). In addition, unaccompanied youth (under age 18) who show up at shelters are either reunited with their parents or, if there are no parents, then the police are called and the youth are taken into the Department of Family and Children's custody to become wards of the state.

Table 2: Homeless Individuals by Sleeping Type and Gender

Individuals					
Sleeping Location	**Adult Male**	**Adult Female**	**Youth Male**	**Youth Female**	**Total Individuals**
Emergency Shelters	1,707	481	0	0	**2,188**
Unsheltered	1,710	277	34	7	**2,028**
Transitional Housing	1,127	221	0	0	**1,348**
Totals	**4,544**	**979**	**34**	**7**	**5,564**
Percent	***82%***	***18%***	***0%***	***0%***	

Families: The majority of families (93 percent) were headed by single mothers. Of family members, children were the largest group (64 percent) with single mothers about half that (30 percent). The two previous findings regarding single mothers and children are consistent with past counts. The 1,100 families averaged 3.08 people per household. Almost half of the families (49 percent) were staying in transitional housing programs with emergency shelters a close second (46 percent) and unsheltered locations a distant third (4 percent).

The identified families were comprised of at least one parent and at least one child under the age of eighteen. Families without children such as couples or parents with an adult child (18 years of age or older) may have been homeless for the count but were identified as individuals for a number of reasons. First, only Zaban Couples Center takes couples without children as a household unit. At other shelters, couples are required to separate and stay as individuals. Second, two people sleeping next to each other on the streets are hard to identify as a couple in a relationship.

Table 3: Homeless Families by Sleeping Type and Gender

Family Members						
Sleeping Location	**Male Head of Family**	**Female Head of Family**	**Two Parent Family (Number of Adults)**	**Non-Head Adult**	**Children Under Age 18 in Family**	**Total Family Members (Number of Families)**
Emergency Shelters	2	168	6 (12 Adults)	15	351	**548 (176 Families)**
Transitional Housing	1	148	17 (34 Adults)	8	312	**503 (166 Families)**
Unsheltered	0	15	0	0	34	**49 (15 Families)**
Totals	**3**	**331**	**23 (46 Adults)**	**23**	**697**	**1,100 (357 Families)**
Percent	***0%***	***30%***	***4%***	***2%***	***64%***	

Overall: Of the total number of homeless people counted, unaccompanied adult males comprised the largest group (68 percent) with unaccompanied adult females a distant second (15 percent). Children and single mothers were the third (10 percent) and fourth (5 percent) largest groups. The remaining groups of homeless people by household type, age and gender included two parent heads of households, youth males, non-head of household adults such as adult children or grandmothers, youth females and single fathers.

4.2 Unsheltered Count

On census night, ***2,077 homeless persons were counted in unsheltered locations*** in the City of Atlanta, Fulton County and DeKalb County. Individuals comprised almost all of the people (98 percent) sleeping unsheltered.

Overall: Of the total number of homeless people counted as unsheltered, unaccompanied adult males comprised the largest group (82 percent) with unaccompanied adult females a distant second (13 percent). The remaining groups of unsheltered homeless people by household type, age and gender included youth males (2 percent), children (2 percent), single mothers (1 percent) and youth females.

Table 4: Unsheltered Count Individuals

Individuals					
Unsheltered	**Adult Male**	**Adult Female**	**Youth Male**	**Youth Female**	**Total Individuals**
Totals	1,710	277	34	7	**2,028**
Percent	***84%***	***14%***	***2%***	***0%***	

Families: No families were found sleeping unsheltered on the night of the count. Unsheltered homeless families tend to be difficult to find because they seek out secluded locations such as abandoned buildings or vehicles where they are shielded from the elements and hidden from view. Pathways and the working group believed that homeless families should have been found based upon data from the 2011 Tri-J homeless survey indicating that 4.5 percent of the total number of families usually slept in unsheltered locations. Therefore, it was determined that unsheltered families should be estimated using an algebraic equation based on the number of sheltered and unsheltered families found on census night and the geographic distribution of those families. The results of the estimation determined that 49 people in 15 families were sleeping in unsheltered locations on the night of January 28th.

Table 5: Unsheltered Count Families

	Family Members					
Unsheltered	**Male Adult Head of Family**	**Female Adult Head of Family**	**Two Parent Family (Number of Adults)**	**Non-Head Adult**	**Children Under Age 18 in Family**	**Total Family Members (Number of Families)**
Totals	0	15	0	0	34	**49 (15)**
Percent	***0%***	***31%***	***5%***	***0%***	***64%***	

Geographic Areas: As with previous Tri-J homeless counts, the highest concentration (458 people, 23 percent) of unsheltered homeless people were counted in downtown Atlanta. A likely cause of the large number is the high concentration of emergency shelters and transitional housing programs in the area. The downtown area measures approximately four square miles and is roughly bound by North Avenue to the north, Northside Drive to the west, Boulevard to the east and Interstate 20 to the south.

A high concentration of unsheltered homeless people (55 people, 3 percent) was also found at the Hartsfield-Jackson Atlanta International Airport. Typically, people who are homeless arrive at the Airport on the last MARTA train of the night and leave out the next morning on the first train. Homeless people are usually left alone by the Hartsfield-Jackson Atlanta International Airport Police to sleep overnight.

The lowest number of unsheltered homeless people (16 people, less than 1 percent) was counted in north Fulton County above the City of Atlanta. A possible reason for the low homeless numbers in north Fulton County is that households in that area earn annual incomes far above the U.S. poverty level ($23,550 annual income for a family of four; U.S. Department of Health and Human Services 2013). For example, Sandy Springs households earn a median annual income of $76,477 with Roswell households at $79,733 yearly, and Alpharetta households having a median yearly income of $95,888 (U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates).

Hidden Homeless: On count night, there were two groups of unsheltered homeless people that were not counted. First, enumerators did not enter abandoned buildings to count the number of people sleeping due to safety reasons. These buildings were dark, often in disrepair and could have had drug activity occurring. Second, enumerators were asked not to get out of their cars to walk around unless escorted by police officers or as part of special teams due to safety concerns. This rule made it difficult to count people sleeping in cars because community volunteers were unable to approach parked cars and look inside. Another issue with counting people sleeping in cars is that car owners, business owners and police officers do not appreciate people looking in cars and may suspect the enumerators of theft. Unfortunately, there is no current estimation formula for calculating the numbers for this hidden homeless population.

4.3 Sheltered Count (Emergency Shelters and Transitional Housing)

A total of ***4,587 homeless persons resided in emergency shelter (ES) and transitional housing (TH) facilities*** on census night. For the sheltered count, over half of the people (60 percent) were sleeping at emergency shelters (2,736 people) with the remaining at transitional housing programs (1,851 people). Additionally, more individuals (77 percent) were staying at sheltered locations on count night than family members (23 percent).

Estimated Group: Occupancy figures for the six non-reporting emergency shelter and transitional housing agencies were estimated. These estimates were derived using a covariate model that had been developed originally for the 2003 census, which predicted occupancies based on the reporting sites and using housing type, bed capacity, and demographic information.

Individuals: Of the individuals in the sheltered count, adult males comprised the largest group with adult females a distant second. Adult males in emergency shelters were almost half (48 percent) of the individuals with nearly a third of individuals (32 percent) adult males staying in transitional housing. Adult females sleeping in emergency shelters were 14 percent and those in transitional housing programs were 5 percent of individuals in sheltered locations. This composition of individuals is similar the 2011 sheltered homeless count.

On census night, over half (60 percent) of individual adult males were sleeping in emergency shelters with the rest staying at transitional housing programs. The majority of individual women (69 percent) were also sleeping in emergency shelters.

Table 6: Sheltered Count Individuals

Individuals					
Sleeping Locations	**Adult Male**	**Adult Female**	**Youth Male**	**Youth Female**	**Total Individuals**
Emergency Shelters	1,707	481	0	0	**2,188**
Transitional Housing	1,127	221	0	0	**1,348**
Totals	**2,834**	**702**	**0**	**0**	**3,536**
Percent	***80%***	***20%***	***0%***	***0%***	

Families: The majority of families (92 percent) were headed by single mothers. Of family members, children were the largest group with single mothers half that. The remaining family members were comprised of two parent heads of households, non-head of household adults and single fathers. The 342 families averaged 3.07 people per household. Unlike the 2011 sheltered homeless census, the majority of the families (51 percent) were staying in emergency shelters.

Table 7: Sheltered Count Families

Family Members						
Sleeping Location	**Male Adult Head of Family**	**Female Adult Head of Family**	**Two Parent Family (Number of Adults)**	**Non-Head Adult**	**Children Under Age 18 in Family**	**Total Family Members (Number of Families)**
Emergency Shelters	2	168	6 (12 Adults)	15	351	**548 (176 Families)**
Transitional Housing	1	148	17 (34 Adults)	8	312	**503 (166 Families)**
Totals	**3**	**316**	**23 (46 Adults)**	**23**	**663**	**1,051 (342 Families)**
Percent	***0%***	***30%***	***4%***	***2%***	***64%***	

Overall, unaccompanied male adults comprised the largest group (62 percent) of the total number of people staying in sheltered locations (ES and TH). The next largest groups were unaccompanied female adults (15 percent) and children in families (14 percent). The other groups included single mothers (7 percent), two parent heads of households (1 percent), non-head adults such as adult children (1 percent) and single fathers.

Occupancy and Capacity: Bed capacity on census night was 5,217. The bed capacity was higher for emergency shelters (2,989 beds) than transitional housing programs (2,228 beds). Overall, the occupancy rate for individual emergency beds was the highest (95 percent). There were 359 emergency shelter and transitional housing individual beds not occupied for the count. Even if all these beds had been filled, there still would have been 1,669 individuals that were sleeping outside on count night. Beds may go vacant for a number of reasons including eligibility standards that exclude some unsheltered people such as being drug free or because homeless people are unwillingly to adhere to the shelters' policies such as completing chores.

Table 8: Sheltered Count Occupancy and Capacity Individuals

Individuals			
Sheltered Count	**Emergency Shelters**	**Transitional Housing**	**Total Individual**
Occupancy #	2,188	1,348	**3,536**
Capacity	2,302	1,593	**3,895**
Occupancy Percent	***95%***	***85%***	***91%***

The lowest occupancy rate was for families in transitional housing programs (79%). One reason for the lower occupancy rate for family beds is that families with children are less likely to be asked to leave where they are staying on an extremely cold night, especially if living doubled up with other family members.

Another factor is that programs that serve families are often organized into units rather than beds. A unit may have several beds that go unoccupied depending on the size of the family. For example, a bedroom unit with four beds housing a single mother and two children will appear to have a 75% occupancy rate, but in fact the empty bed is not actually available to anyone else. Therefore, it is better to compare family unit capacity and the number of families homeless on census night. If all emergency shelter and transitional housing family units were filled, there would still be 12 families sleeping in unsheltered locations.

Table 9: Sheltered Count Occupancy and Capacity Families

Family Members			
Sheltered Count	**Emergency Shelters**	**Transitional Housing**	**Total Individual**
Occupancy #	548	503	**1,051**
Capacity	687	635	**1,322**
Occupancy Percent	***80%***	***79%***	***80%***

4.4 Permanent Supportive Housing

HUD began requiring an enumeration of permanent supportive housing (PSH) programs for each CoC starting in 2009. The Tri-J community first collected PSH numbers in 2003 and then again in 2009, 2011 and for the latest count in 2013. The PSH figures are not included in the homeless count totals but are described in this report as they needed to be collected on the same night as the Tri-J homeless count.

A total of ***3,319 persons were residing in permanent supportive housing*** **(PSH)** on census night. The majority of the PSH beds were occupied by individuals (61 percent) rather than family members (39 percent). Most people in PSH were sleeping in Atlanta (1,590 people, 48 percent) with DeKalb County a close second (1,387 people, 42 percent) and Fulton County third (342 people, 10 percent).

Of the total number of people counted, unaccompanied adult males comprised the largest group (39 percent) with children in families a distant second (22 percent) and individual women third (21 percent). These were followed by single mothers (9 percent) and heads of two parent families (7 percent).

Individuals: By jurisdiction on census night, the majority of individuals (52 percent) were staying in permanent supportive housing in Atlanta, with those in DeKalb County a close second (41 percent) and persons in Fulton County third (7 percent). The largest group of individuals was unaccompanied men staying in Atlanta (34 percent) with the individual men in DeKalb County a

close second (27 percent). Adult women in Atlanta comprised the third largest group (19 percent) with those in DeKalb County fourth (14 percent).

Among unaccompanied men, those in Atlanta were the largest (43 percent) with individuals in DeKalb County a close second (42 percent) and persons in Fulton County third (6 percent). Unaccompanied women demonstrated a similar pattern to the men. The majority of adult females slept in Atlanta (55 percent) with those in DeKalb County a close second (39 percent) and individuals in Fulton County third (9 percent).

Table 8: Permanent Supportive Housing Occupancy by Jurisdiction for Individuals

Individuals			
Jurisdiction	**Adult Male**	**Adult Female**	**Total Individuals**
Atlanta	678	373	**1,051**
DeKalb	542	280	**822**
Fulton	82	58	**140**
Totals	**1,302**	**711**	**2,013**
Percent	***65%***	***35%***	

Families: As with the sheltered count, the majority of families (72 percent) were headed by single mothers. Of family members, children were the largest group (55 percent). The 420 families with children averaged 3.1 people per household. Unlike individuals living in PSH, most of family members were staying in DeKalb County on census night (43 percent) with people in Atlanta a close second (41 percent) and those in Fulton County third (16 percent).

Table 9: Permanent Supportive Housing Occupancy by Jurisdiction for Family Members

Family Members						
Jurisdiction	**Male Head of Family**	**Female Head of Family**	**Two Parent Family (Number of Adults)**	**Non-Head Adult in Family**	**Children in Family**	**Total Family Members (Number of Families)**
DeKalb	6	144	42 (84)	33	298	**565 (192)**
Atlanta	1	97	58 (116)	11	314	**539 (156)**
Fulton	2	61	9 (18)	10	111	**202 (72)**
Totals	**9**	**302**	**109 (218)**	**54**	**723**	**1,306 (420)**
Percent	***1%***	***23%***	***17%***	***4%***	***55%***	

Table 10: PSH Occupancy and Capacity by Jurisdiction

PSH	Atlanta	DeKalb County	Fulton County	Total
Occupancy	1,590	1,387	342	**3,319**
Capacity	1,695	1,435	376	**3,506**
Occupancy Percent	***94%***	***97%***	***91%***	***95%***

Figure 2: PSH Occupancy and Capacity by Household Type

Trend Analysis: The total permanent supportive housing occupancy numbers have increased dramatically from 2003 to present (by 2,908 people). The main reason for the rise in occupancy can be seen by the increase in PSH bed capacity over the years.

Table 11: PSH Occupancy over Time

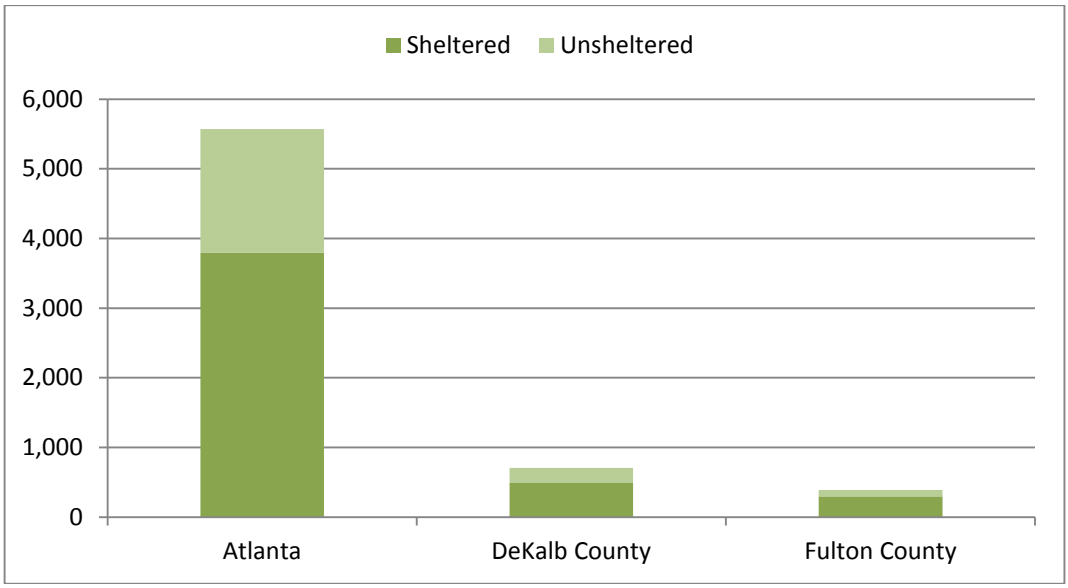
PSH	2003	2009	2011	2013
Individuals	386	876	1,335	**2,013**
Family Members	25	577	920	**1,306**
Totals	**411**	**1,453**	**2,255**	**3,319**
Percent Change		***+252%***	***+55%***	***+47%***

Comparing Emergency Shelter, Transitional Housing and Permanent Supportive Housing Beds: On census night, there was a capacity of 8,723 emergency shelter, transitional housing and permanent supportive housing beds for homeless people. A total of 7,906 beds in occupancy (91 percent). Permanent supportive housing programs had the highest capacity of beds (3,506 beds) with emergency shelters second (2,989 beds) and transitional housing programs third (2,228 beds). This is a change from the previous census when the order was emergency shelter, transitional housing and permanent supportive housing. As for the number of available beds, permanent supportive housing programs had the highest occupancy rate (95 percent) with emergency shelters a close second (92 percent) and transitional housing programs a distant third (83 percent).

Section 5: Atlanta, DeKalb County and Fulton County

Of the 6,664 homeless people counted in the Tri-J on census night, the majority were located in the City of Atlanta (5,571 people, 84 percent) with DeKalb County being a distant second (705 people, 11 percent) and Fulton County third (388 people, 6 percent). This composition is similar to the previous 2011 Tri-J homeless census with Atlanta at 87 percent, DeKalb County at 8 percent and Fulton County at 5 percent.

Figure 3: Homelessness by Jurisdiction



To some extent, these jurisdictional homeless counts are simply a reflection of the number of beds available in each jurisdiction. For example, 82 percent of Tri-J emergency shelter and transitional housing beds were located in Atlanta, 11 percent of the beds were in DeKalb County, and 7 percent were in Fulton County on the night of the homeless census.

Table 12: Housing Bed Inventory by Jurisdiction

Jurisdiction	Individual Emergency Beds	Family Emergency Beds	Individual Transitional Beds	Family Transitional Beds	Total
Atlanta	2,282	512	1,284	185	**4,263**
DeKalb	8	131	231	225	**595**
Fulton	12	44	78	225	**359**
Totals	**2,302**	**687**	**1,593**	**635**	**5,217**
Percent	***44%***	***13%***	***31%***	***12%***	

5.1 City of Atlanta Homeless Numbers

A total of ***5,571 people were homeless in the City of Atlanta*** on the night of January 28, 2013. More individuals (90 percent) were counted in Atlanta than family members (10 percent). The 2013 Atlanta composition is similar to the 2011 homeless numbers (88 percent individuals, 12 percent family members).

Overall: Of the total number of homeless people counted in the City of Atlanta, unaccompanied adult males comprised the largest group (74 percent) with unaccompanied adult females a distant second (15 percent). Children in families and single mothers were the third (7 percent) and fourth (3 percent) largest groups. These findings reflect the overall Tri-J homeless census numbers.

Individuals: Of the number of individuals counted for the City of Atlanta, unaccompanied male adults comprised the largest group (82 percent). Most (41 percent) of these individual men were staying at emergency shelters with over a third (36 percent) sleeping in unsheltered locations and less than a quarter(23 percent) staying at transitional housing programs. This composition differs from 2011 when most (40 percent) of the unaccompanied males were sleeping outside.

The next largest group of individuals was unaccompanied female adults (17 percent). The majority of this group also slept at emergency shelters (52 percent). Overall, the Atlanta individual numbers reflect the larger Tri-J homeless census.

Table 13: City of Atlanta by Sleeping Location and Individuals

Individuals					
Sleeping Location	**Adult Male**	**Adult Female**	**Youth Male**	**Youth Female**	**Total Individuals**
Emergency Shelters	1,697	471	0	0	2,168
Unsheltered	1,457	237	33	7	1,734
Transitional Housing	945	149	0	0	1,094
Totals	**4,099**	**857**	**33**	**7**	**4,996**
Percent	***82%***	***17%***	***1%***	***0***	

Families: The majority of families (94 percent) were headed by single mothers. The 306 families averaged 3.1 people per household. Among family members, children were the largest group (64 percent). These findings are similar to the larger 2011 Tri-J homeless count and the past 2011 Atlanta homeless numbers. For example in 2011, single mothers also headed 94 percent of families and children were 67 percent of family members. Over half of the families (57 percent) were staying in emergency shelters with transitional housing programs a close second (39 percent) and unsheltered locations a distant third (4 percent). These numbers are quite different from 2011 when most families were staying in transitional housing programs (52 percent).

Table 14: City of Atlanta by Sleeping Location and Family Members

	Family Members					
Sleeping Location	**Male Head of Family**	**Female Head of Family**	**2 Parent Families (Number of Parents)**	**Non-Head Adults**	**Children in Family**	**Total Family Members (Number of Families)**
Emergency Shelters	2	119	6 (12)	11	247	**391 (127)**
Transitional Housing	1	43	4 (8)	1	92	**145 (48)**
Unsheltered	0	12	0	0	27	**39 (12)**
Totals	**3**	**174**	**10 (20)**	**12**	**366**	**575 (187)**
Percent	***1%***	***30%***	***3%***	***2%***	***64%***	

Sleeping Location: On census night in Atlanta, most people (2,559 people, 46 percent) were sleeping at emergency shelters with unsheltered locations a distant second (1,773 people, 32 percent) and transitional housing programs third (1,239 people, 22 percent).

For 2013, downtown Atlanta had the highest concentration of unsheltered people in the city. The area comprised over a quarter (26 percent) of the Atlanta homeless unsheltered count numbers. This is similar to the 2011 Tri-J homeless census downtown Atlanta findings (24 percent).

Interestingly, the downtown Atlanta homeless numbers are similar from the first census in 2003 to the latest count. This trend shows a comparable pattern to the overall Atlanta homeless numbers. Specifically from 2003 to 2007, downtown Atlanta experienced a steady decrease (by 32 percent) in homeless people on count night. However from 2007 to 2011, there was a dramatic increase (by 89 percent). The good news is that the downtown Atlanta area saw a decrease (by 132 people, 22 percent) for this census.

Table 15: Downtown Atlanta Unsheltered Homeless Numbers

	2003	2005	2007	2009	2011	2013
Totals	460	373	312	440	590	**458**
Percent Change		***-18%***	***-16%***	***+57%***	***+34%***	***-22%***

Trend Analysis: The 2013 total Atlanta homeless census numbers are the second lowest with 2003 being the lowest. From 2003 to 2009, the City of Atlanta experienced a steady increase (by 25 percent). However, over the past four years there has been a steady decrease (by 9 percent).

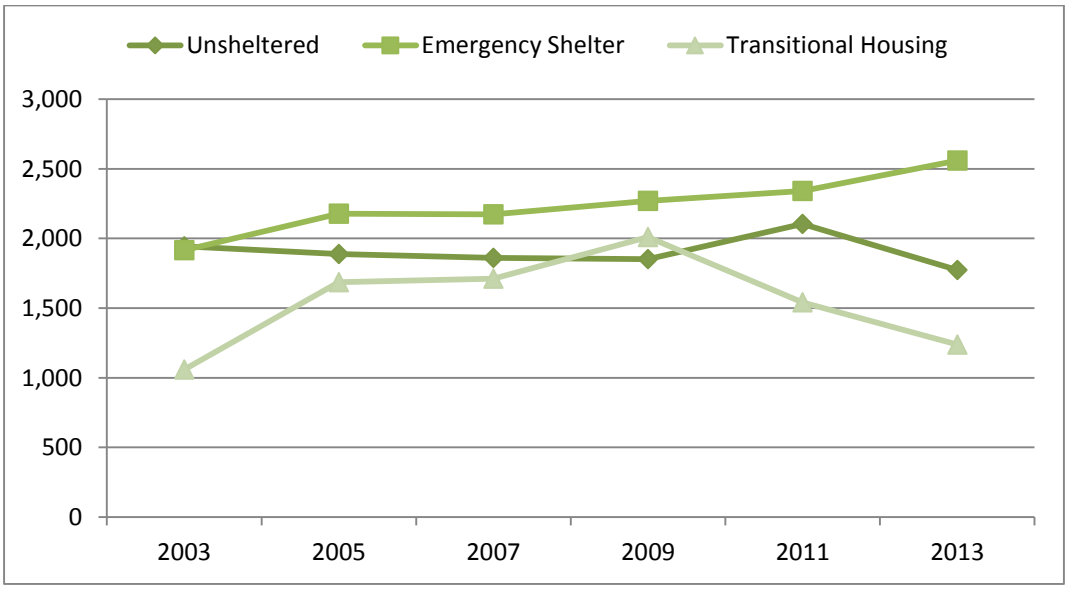
The Atlanta unsheltered numbers experienced a steady decrease from 2003 to 2009 (by 92 people, 5 percent) with an increase in 2011 (by 254 people, 14 percent) followed by a decrease for this census (by 332 people, 16 percent). These are the lowest number of unsheltered homeless people that Atlanta has experienced since the count began. From 2003 to present, the emergency shelter numbers have been steadily increasing (by 644 people, 13 percent).

Atlanta experienced a tremendous increase in people (by 952 people, 89 percent) sleeping at transitional housing programs from 2003 to 2009. However, over the last four years, Atlanta has been experiencing a decrease (560 people, 9 percent) in the transitional housing numbers. These changes in numbers are more than likely a reflection of the change in bed capacity in Atlanta over the years.

Table 16: Atlanta Homeless Census for 2003 to 2013

Sleeping Location	2003	2005	2007	2009	2011	2013
Emergency Shelter	1,915	2,177	2,172	2,269	2,340	**2,559**
Unsheltered	1,943	1,888	1,861	1,851	2,105	**1,773**
Transitional Housing	1,059	1,687	1,712	2,011	1,542	**1,239**
Totals	**4,917**	**5,752**	**5,745**	**6,131**	**5,987**	**5,571**
Percent Change		***+17%***	***0%***	***+6.5%***	***-2%***	***-7%***

Figure 4: Atlanta by Sleeping Location Over Time



5.2 DeKalb County Homeless Numbers

A total of ***705 people were homeless in DeKalb County*** (not including City of Atlanta) on the night of January 28, 2013. This is the second largest number of homeless people counted among the three jurisdictions on that night. The majority of the homeless people (57 percent) found in DeKalb County were individuals. This composition of more individuals than families is similar to the 2011 DeKalb County homeless numbers (60 percent individuals, 40 percent family

members). In comparison, DeKalb count had a higher percentage of family members than the City of Atlanta (10 percent) for the 2013 Tri-J homeless census.

Overall: Of the total number of homeless people counted in DeKalb County, unaccompanied adult males comprised the largest group (46 percent). This was similar to the overall Tri-J (68 percent) and City of Atlanta (74 percent) homeless count numbers; however, the DeKalb County percentage was much lower. With the Tri-J and Atlanta homeless numbers, the second largest group was unaccompanied adult females; however for DeKalb County, the next largest group was children in families (27 percent). Single mothers and unaccompanied adult females were the third and fourth largest groups (both 12 percent). The remaining groups of homeless people by household type, age and gender included two-parent households, adult family members, and youth males.

Individuals: Of the homeless individuals counted for DeKalb County, unaccompanied male adults comprised the largest group (80 percent). Unlike the City of Atlanta, the majority (55 percent) of these individual men were sleeping outside with the rest staying in transitional housing programs (45 percent). A possible reason for the high percentage of individual males sleeping outdoors is that no emergency shelter beds were available for individual men in DeKalb County.

The next largest group of individuals was unaccompanied female adults (20 percent). Unlike the individual men, the majority of unaccompanied women (59 percent) were staying in transitional housing with nearly a third sleeping in unsheltered locations (31 percent) and the rest located at emergency shelters (10 percent).

More than half of the individuals (51 percent) were sleeping outside with those in transitional housing a close second (47 percent) and emergency shelters a distant third (2 percent).

Table 17: DeKalb County by Sleeping Location and Individuals

Individuals					
Sleeping Location	**Adult Male**	**Adult Female**	**Youth Male**	**Youth Female**	**Total Individuals**
Unsheltered	178	25	1	**0**	**204**
Transitional Housing	143	47	0	**0**	**190**
Emergency Shelter	0	8	0	**0**	**8**
Totals	**321**	**80**	**1**	**0**	**402**
Percent	***80%***	***20%***	***0%***	***0%***	

Families: The majority of families (90 percent) were headed by single mothers. The 93 families averaged 3.3 people per household. Among family members, children were the largest group (64 percent). These findings are similar to previous censuses. For example in 2011, single mothers headed 94 percent of families and children were 67 percent of family members.

Over half of the families (59 percent) were staying in transitional housing programs with emergency shelters a close second (38 percent) and unsheltered locations a distant third (3 percent).

Table 18: DeKalb County by Sleeping Location and Family Member

Family Members						
Sleeping Location	**Male Head of Family**	**Female Head of Family**	**2 Parent Families (Number of Parents)**	**Non-Head Adults**	**Children in Family**	**Total Family Members (Number of Families)**
Transitional Housing	0	46	9 (18)	4	111	**179 (55)**
Emergency Shelter	0	35	0	4	75	**114 (35)**
Unsheltered	0	3	0	0	7	**10 (3)**
Totals	***0***	***84***	***9 (18)***	***8***	***193***	***303 (93)***
Percent	**0%**	**28%**	**6%**	**2%**	**64%**	

Sleeping Location: On count night, the largest number of DeKalb County homeless people (369 people, 52 percent) were sleeping in transitional housing programs with unsheltered locations a distant second (214 people, 30 percent) and emergency shelters third (122 people, 17 percent). These findings are in reverse of Atlanta were the majority of homeless people were sleeping in emergency shelters with unsheltered locations a distant second and transitional housing third. An interesting finding was that more people were staying in permanent supportive housing (1,435 people) in DeKalb County than in transitional housing, emergency shelters and unsheltered locations combined. These findings indicate a DeKalb County homeless population that is mainly housed in programs that provide supporting services.

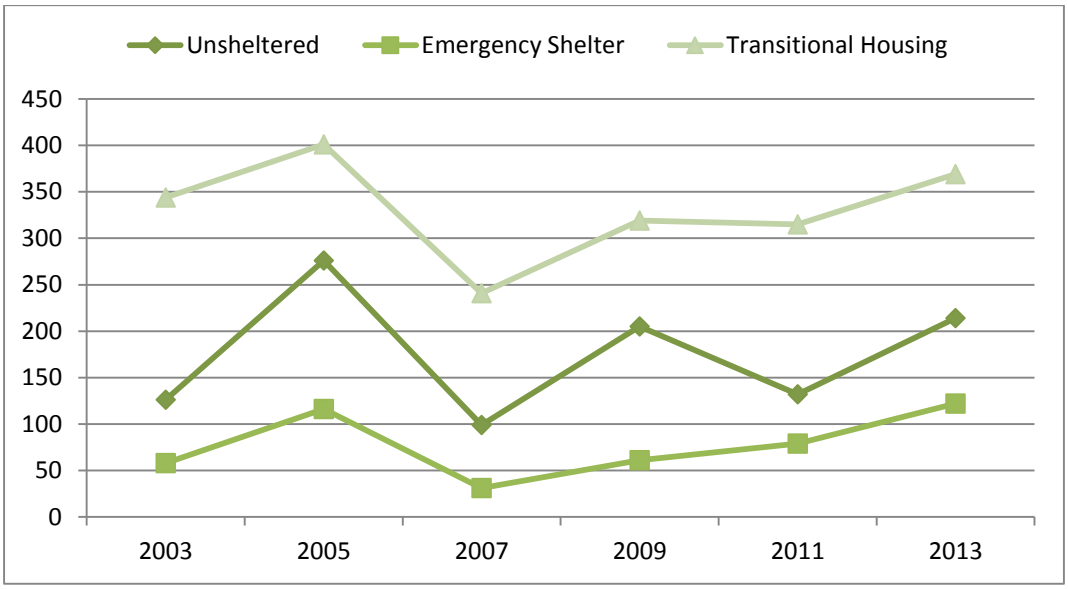
Trend Analysis: The DeKalb County homeless census numbers have experienced increases and decreases since 2003. From 2003 to 2005, there was an increase of 265 people. Then in 2007, there was a dramatic decrease of 422 people, followed by another increase (by 214 people) in 2009. Again in 2011, DeKalb County experienced a decrease in the homeless numbers (by 59 people). This census saw the third increase in numbers for DeKalb County (by 179 people). The largest number of homeless people was counted in DeKalb County in 2005 with the least number of people found in 2007.

Over the years, the largest number of people in DeKalb County was found staying in transitional housing programs with emergency shelters showing the least number of people. Specifically, the numbers for each of the sleeping location counts has varied over the years. From the first count to the latest, people sleeping in *unsheltered locations* have increased dramatically (by 70 percent) with emergency shelters experiencing the largest increase (by 101 percent). People staying in transitional housing programs also experienced an increase but only slightly compared to the other two types of sleeping locations (by 7 percent).

Table 19: DeKalb County Homeless Census for 2003 to 2013

Sleeping Location	2003	2005	2007	2009	2011	2013
Transitional Housing	344	401	241	319	315	**369**
Unsheltered	126	276	99	205	132	**214**
Emergency Shelter	58	116	31	61	79	**122**
Totals	**528**	**793**	**371**	**585**	**526**	**705**
Percent Change		***+50%***	***-53%***	***+58%***	***-10%***	***+34%***

Figure 5: DeKalb County by Sleeping Location Over Time



5.3 Fulton County Homeless Numbers

A total of ***388 people were homeless in Fulton County*** (not including the City of Atlanta) on census night. Of the three jurisdictions, Fulton County found the smallest number of people homeless. Slightly more than half of the homeless people counted in Fulton County were family members (57 percent) rather than individuals. This composition is in contrast to the 2011 Fulton County homeless numbers where more individuals (170 people, 52 percent) were counted than family members (155 people, 48 percent).

Overall: Of the total number of homeless people counted in Fulton County, children in families comprised the largest group (36 percent) with unaccompanied adult males a close second (32 percent). Typically, individual adult males are the largest group. This is the first time, however, that children in families have been the largest number.

Single mothers were the third largest group of homeless people (19 people) with unaccompanied adult females as the fourth group (11 percent). The remaining groups of homeless people by household type, age and gender included two parent heads of households and a non-head adult member of household.

Individuals: Of the homeless individuals counted for Fulton County, unaccompanied male adults comprised the largest group (75 percent). Similarly to DeKalb County, the majority of these individual men (60 percent) were sleeping in unsheltered locations with transitional housing programs second (31 percent) and emergency shelters third (8 percent). As for unaccompanied women, over half (60 percent) were staying in transitional housing programs with those sleeping outside a distant second (36 percent). Only two women were sleeping at an emergency shelter on count night.

Table 20: Fulton County by Sleeping Location and Individual

	Individuals			
Sleeping Location	**Adult Male**	**Adult Female**	**Youth**	**Total Individual**
Unsheltered	75	15	0	**90**
Transitional Housing	39	25	0	**64**
Emergency Shelters	10	2	0	**12**
Totals	**124**	**42**	**0**	**166**
Percent	***75%***	***25%***	***0%***	

Families: Of the 77 families, almost all (95 percent) were headed by a single mother with four families headed by two parents. The families averaged 2.9 people per household. Children comprised the largest number of family members (62 percent). The majority of families (82 percent) were staying in transitional housing. These figures are similar to DeKalb County.

Table 21: Fulton County by Sleeping Location and Family Members

	Family Members					
Sleeping Location	**Male Head of Family**	**Female Head of Family**	**2 Parent Families (Number of Parents)**	**Non-Head Adult**	**Children in Family**	**Total Family Members (Number of Families)**
Transitional Housing	0	59	4 (8)	3	109	**179 (63)**
Emergency Shelters	0	14	0	0	29	**43 (14)**
Unsheltered	0	0	0	0	0	**0 (0)**
Totals	**0**	**73**	**4 (8)**	**3**	**138**	**222 (77)**
Percent	***0%***	***33%***	***4%***	***1%***	***62%***	

Sleeping Locations: On census night in Fulton County, the majority of homeless people (243 people, 63 percent) were living in transitional housing with individuals sleeping outside a distant second (143 people, 23 percent). The smallest number of people (55 people, 14%) were staying in emergency shelters. Similarly to DeKalb County, more people (342 people) were staying in permanent supportive housing in Fulton County than in transitional housing, emergency shelters or unsheltered locations.

North and South Fulton County: Of the people counted as homeless in Fulton County (not including Atlanta), the majority of people were found in North Fulton County above the Atlanta city limits (251 people, 65 percent) with the remaining located in South Fulton County below Atlanta (137 people, 35 percent). This finding is different than the last census when most homeless people were counted in South Fulton County. In North Fulton, the majority of people (76 percent) were staying in transitional housing programs. On the other hand, the majority of homeless people (54 percent) were sleeping in unsheltered locations in South Fulton County.

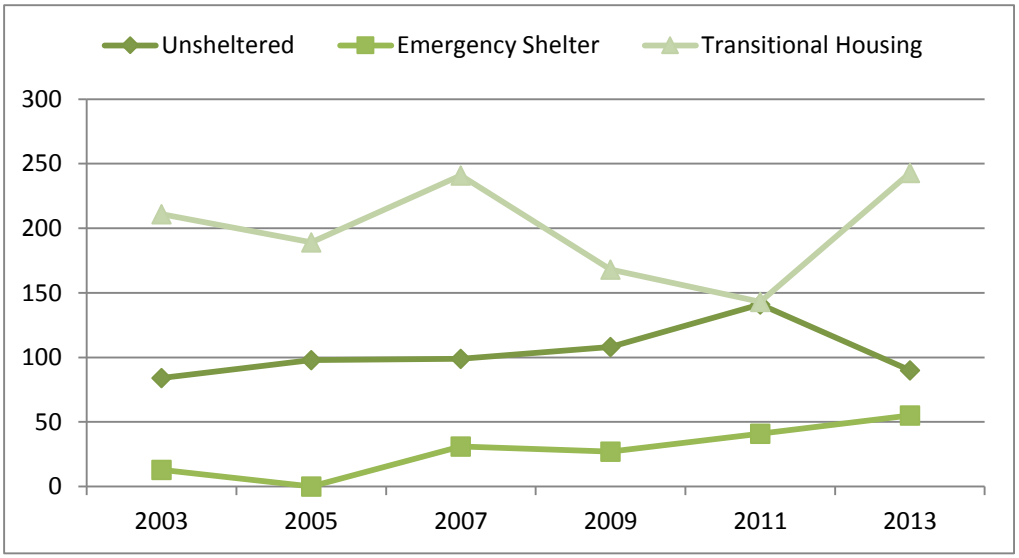
Trend Analysis: Overall, the Fulton County numbers have experienced an increase from the first count to the latest (by 80 people, 26 percent). Specifically, figures are unique in that they have fallen and risen from count to count. From 2003 to 2005, there was a slight decrease (21 people), followed by the greatest increase (by 84 people) from 2005 to 2007. Then there was another decrease (by 68 people) from 2007 to 2009, ending this year with another increase (by 85 people, 28%). The largest number of homeless people was counted in Fulton County in 2013 with the least number of people found in 2005.

The Fulton County unsheltered numbers saw a steady increase from the first count to the 2011 (57 people, 68 percent). However, this homeless census experienced a decrease (by 36 percent). From 2003 to 2005, the emergency shelter numbers decreased to zero. Over the past eight years, however, the numbers have doubled. The transitional housing figures have fallen (by 10 percent), risen (by 28 percent), fallen (by 41 percent) and then risen again over time (by 45 percent).

Table 22: Fulton County Homeless Census for 2003 to 2013

Sleeping Location	2003	2005	2007	2009	2011	2013
Unsheltered	84	98	99	108	141	**90**
Emergency Shelter	13	0	31	27	41	**55**
Transitional Housing	211	189	241	168	143	**243**
Totals	**308**	**287**	**371**	**303**	**325**	**388**
Percent Change		***-7%***	***+29%***	***-18%***	***+7%***	***+19%***

Figure 6: Fulton County by Sleeping Location over Time



Section 6: Trend Analysis

Overall: The point-in-time Tri-J homeless census have held fairly steady from year to year (average of 6,800 people homeless nightly). Only an additional 107 people were found homeless on a particular night from the first count in 2003 to the latest (2 percent). The trend shows that from 2003 to 2009 the Tri-J homeless census experienced a steady increase of people homeless (by 462 people, 7 percent) on a particular night. However, over the past four years, there has been a decrease of people homeless (355 people, 5 percent) for the point-in-time census. The 2003 Tri-J homeless census experienced the lowest numbers of all the counts, with this latest census having the second lowest.

Sleeping Location: Over the years, both the unsheltered and sheltered counts have held fairly steady within a particular range. The unsheltered number has averaged 2,217 people. The sheltered count is typically double the unsheltered numbers with an average over the years of 4,575 persons.

For people sleeping in sheltered locations, there was a steady increase (by 602 people, 14 percent) on census night for both individuals and families from 2003 to 2009. However, over the past two years, the sheltered numbers saw a decrease in people (395 people, 8 people) staying in emergency shelters and transitional housing programs. With the 2013 homeless census, there was another increase in numbers (by 127 people, 3 people).

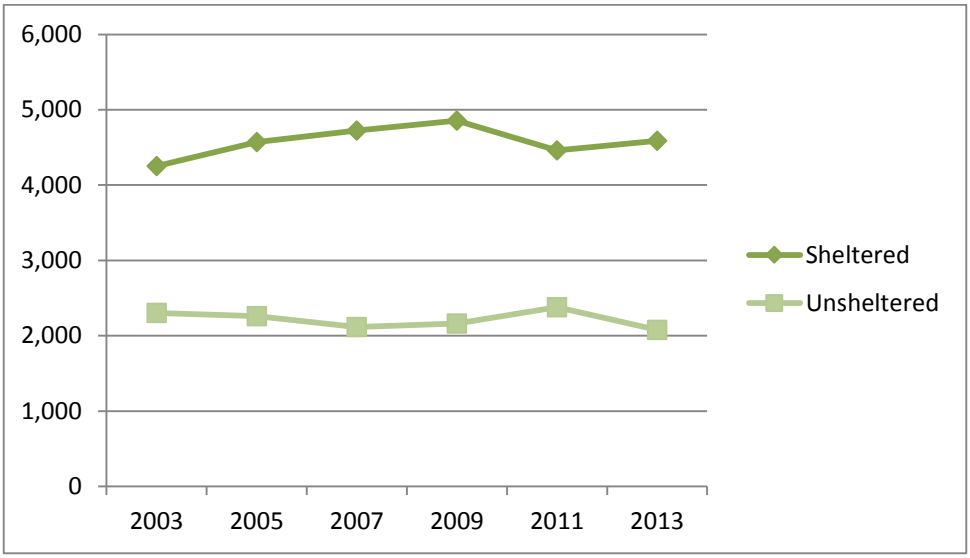
From 2003 to 2007, there was a steady decrease (by 189 people, 8 percent) in the number of people sleeping in unsheltered locations on the night of the census for both individuals and family members. However, there was an increase (by 263 people, 12 percent) from 2007 to 2011 to an all time high of homeless people sleeping outdoors. The good news is that there was a decrease for the most recent homeless census (by 301, 13 percent) with the numbers being the lowest for all the counts.

It is important to note that as the number of people in emergency shelter and transitional housing beds rose in the Tri-J, the number of people sleeping outdoors fell. On the other hand, as the number of people in emergency shelter and transitional housing beds decreased, the number of people sleeping in unsheltered locations increased. This finding indicates a relationship between the number of people in unsheltered locations and those in sheltered facilities.

Table 23: 2003 to 2013 Homeless Counts by Sleeping Location

Sleeping Locations	2003	2005	2007	2009	2011	2013
Sheltered	4,253	4,570	4,725	4,855	4,460	**4,587**
Unsheltered	2,304	2,262	2,115	2,164	2,378	**2,077**
Totals	**6,557**	**6,832**	**6,840**	**7,019**	**6,838**	**6,664**
Percent		***+4%***	***0%***	***+3%***	***-3%***	***-3%***

Figure 7: Tri-J Homeless Census by Sleeping Location Over Time



Individuals: The Tri-J individual numbers have held steady over the years (around 5,600 persons per night). From 2003 to 2009, there was a steady increase in the number of individuals (by 492 individuals, 6 percent). However, over the past four years, there has been a decrease (by 217 individuals, 4 percent). The lowest number of individuals was counted in 2003 with the highest numbers found in 2009.

Sheltered individuals experienced a steady increase from 2003 to 2005 (by 415 family members, 13 percent) with a slight decrease from 2005 to 2007 (by 37 persons, 1 percent). This is followed by another increase (by 162 people, 5 percent) and decrease (by 284 people, 8 percent). With this homeless census, there has been a third increase in the number of people sleeping in emergency shelters and transitional housing programs (by 107 people, 3 percent). On the other hand, from 2003 to 2009 there was a slight decrease of unsheltered individuals (by 48 people, 2 percent) with a dramatic increase from 2009 to 2011 (by 268 persons, 13 percent). This has been followed by a significant decrease over the last two years (by 308 individuals, 13 percent).

Overall, the unsheltered individual homeless numbers have decreased slightly (by 88 individuals, 4 percent) from 2003 to 2013. On the other hand, the sheltered numbers have increased (by 363 persons, 11 percent) during that time period. As the sheltered numbers increased, the unsheltered numbers decreased for individuals. The average for the unsheltered numbers has been 2,117 individuals with a sheltered average of 3,498 persons.

Table 24: Homeless Census by Sleeping Location and Household Type Over Time

Individuals						
	2003	**2005**	**2007**	**2009**	**2011**	**2013**
Sheltered	3,173	3,588	3,551	3,713	3,429	**3,536**
Unsheltered	2,116	2,085	2,071	2,068	2,336	**2,028**
Totals	**5,289**	**5,673**	**5,622**	**5,781**	**5,765**	**5,564**
Percent		***+7%***	***-1%***	***+3%***	***-.3%***	***-3***

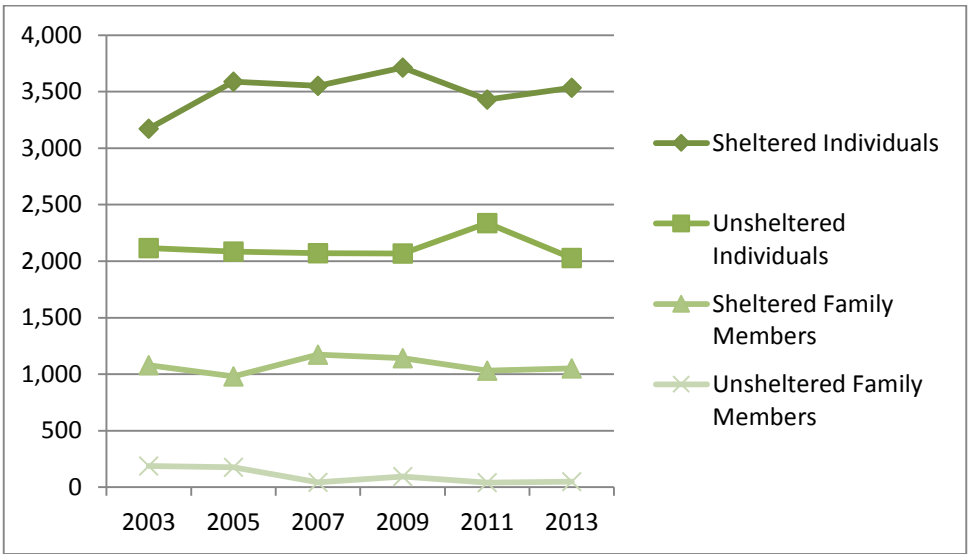
Families: Similarly to homeless individuals, the number of family members homeless in the Tri-J has also held steady (averaging 1,177 people per night). For family members, there was a decrease from 2003 to 2005 (by 109 people, 9%) with a steady increase from 2005 to 2009 (by 79 people, 7%). This is followed by a second decrease from 2009 to 2011 (by 165 people, 13%) with an increase over the past two years (by 27 people, 2.5%). The 2011 Tri-J family member numbers were the lowest of all the family counts with the highest numbers found in 2003.

Overall, the sheltered family homeless numbers have decreased slightly (by 29 persons, 3%) from 2003 to 2013. The unsheltered numbers also decreased (by 139 family members, 70%) during that time period but more dramatically. The average for the sheltered numbers has been 1,077 family members with the unsheltered average at 99 persons.

Table 25: Homeless Census by Sleeping Location and Household Type Over Time

	Family Members					
	2003	2005	2007	2009	2011	2013
Sheltered	1,080	982	1,174	1,142	1,031	**1,051**
Unsheltered	188	177	44	96	42	**49**
Totals	**1,268**	**1,159**	**1,224**	**1,238**	**1,073**	**1,100**
Percent		***-9%***	***+6%***	***+1%***	***-13%***	***+2.5***

Figure 8: Homeless Census by Household Type and Sleeping Location Over Time



Bed Capacity and Occupancy Rate: The number of people homeless on each census night is typically a reflection of the number of beds available. For each count, about two thirds of homeless people are sleeping in sheltered locations. From 2005 to 2009, there was a steady increase in beds for both individuals (3,722 to 4,082 beds) and family members (1,449 to 1,511 beds).

Since 2007, there has been a steady decrease (235 beds, 15 percent) in the bed capacity for family members. With bed type, an interesting finding is that in 2007 and 2009 there was a

greater number of transitional housing beds than emergency shelter beds. However, for 2011 and 2013, the reverse is true.

The overall point-in-time Tri-J homeless census occupancy rate has held fairly steady over the years (87 percent average). Typically the occupancy rate for individuals is higher (92 percent average) than for family members (76 percent average). Family beds often are unoccupied because the size of a family can be less than number of beds in the room. Additionally, emergency shelters have a higher occupancy rate (94 percent average) than transitional housing programs (81 percent average).

Table 26: 2003 to 2013 Bed Capacity and Occupancy for Tri-J

Total Tri-J Homeless Counts					
	2005	2007	2009	2011	2013
Occupancy	4,570	4,725	4,855	4,460	**4,587**
Capacity	5,171	5,298	5,653	5,282	**5,217**
Occupancy Percent	***88%***	***89%***	***86%***	***84%***	***88%***

Table 27: 2005 to 2013 Bed Capacity and Occupancy for Individuals

Individuals					
	2005	2007	2009	2011	2013
Occupancy	3,588	3,551	3,713	3,429	**3,536**
Capacity	3,722	3,741	4,082	3,840	**3,895**
Occupancy Percent	***96%***	***95%***	***91%***	***89%***	***91%***

Table 28: 2007 to 2013 Bed Capacity and Occupancy for Families

Families				
	2007	2009	2011	2013
Occupancy	1,174	1,142	1,031	**1,051**
Capacity	1,557	1,511	1,442	**1,322**
Occupancy Percent	***75%***	***76%***	***72%***	***80%***

Figure 9: 2007 to 2011 Bed Capacity by Household Type

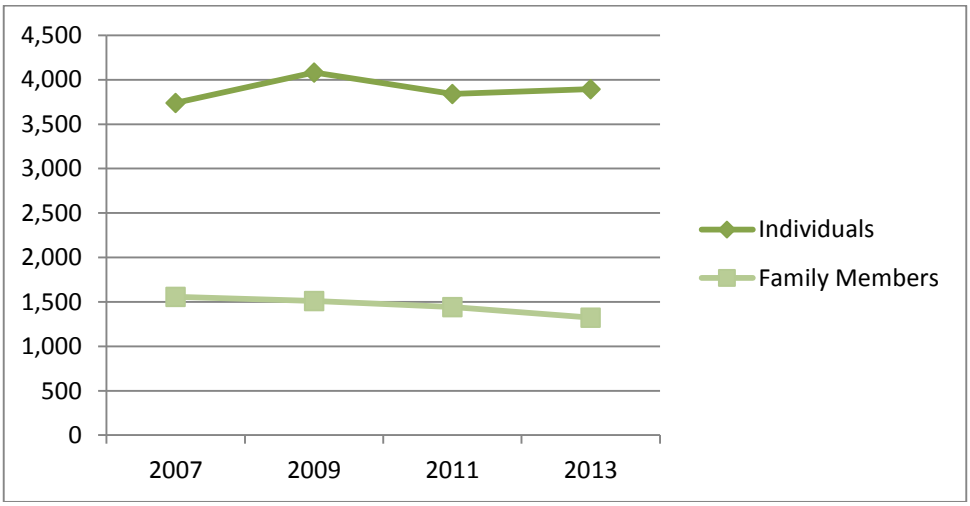


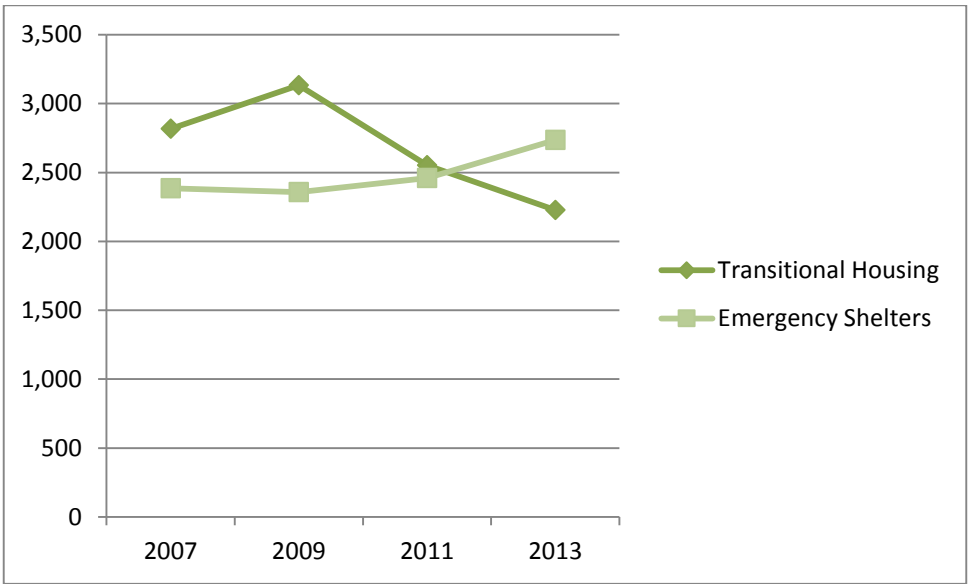
Table 29: 2007 to 2013 Bed Capacity and Occupancy for Emergency Shelters

Emergency Shelters				
	2007	2009	2011	2013
Occupancy	2,386	2,357	2,460	**2,736**
Capacity	2,481	2,460	2,729	**2,989**
Occupancy (%)	**96%**	**96%**	**90%**	**92%**

Table 30: 2007 to 2013 Bed Capacity and Occupancy for Transitional Housing

Transitional Housing				
	2007	2009	2011	2013
Occupancy	2,339	2,498	2,000	**1,851**
Capacity	2,817	3,133	2,553	**2,228**
Occupancy (%)	**83%**	**80%**	**78%**	**83%**

Figure 10: 2007 to 2011 Bed Capacity by Sleeping Location



Section 7: Annualized Projection

For the 2013 Tri-J homeless census, the community collected information on persons who were homeless on a single night. This provides only a snap shot of people who are homeless on a given night in winter. Over the course of a year, individuals and families will cycle in and out of homelessness. People who are homeless for a short period will be in the situation briefly as they find a permanent place to stay usually within a few weeks or months. On the other hand, people who are homeless for the long-term will remain without housing for a year or longer. The long term homeless tend to be chronic indicating that they experience a disabling condition such as a mental illness or addiction.

To estimate how many people will be homeless over the course of an entire year, Pathways projected an annualized count of homeless people based on turnover rates (also called multipliers). Multipliers have been calculated for the 2013 Tri-J homeless population to estimate the number of individuals and family members who will experience homelessness this year.

Three factors were used to determine categorically specific turnover rates:

- Length of homelessness as reported by the 2011 Tri-J homeless survey respondents
- Percent of respondents indicating each length
- Minimum turnover rate for each length category

A weighted average was then calculated based on the relative proportion of respondents who fell within each length category. The net result of this approach suggested an annual multiplier of 2.5 for family members (2.5 x 1,100 = 2,750) and a multiplier of 3.3 for individuals (3.3 x 5,564 = 18,361). On a regular basis, families are homeless a shorter time period than individuals. According to the 2011 Tri-J homeless survey for length of time homeless, the mode for family members was 4-6 months while the mode for individuals was 10-12 months.

Approximately 21,111 people will experience homelessness in the Tri-J area sometime during 2013. From the 2003 to 2009 Tri-J homeless counts, there was a steady increase of people homeless over the years (by 4,816 people, 22.5 percent). However from 2009 to 2011, there was a decrease of people homeless annually (by 1,670 people). Unfortunately, another annualized increase has occurred from the last homeless census (by 1,340 people). A reason for the increase is that the turnover rate for 2013 Tri-J homeless census is higher than the 2011 count (family members at 2.2, individuals at 3).

Table 31: Annualized Projections for Each Homeless Census

	2003	2005	2007	2009	2011	2013
Totals	16,625	20,086	20,110	21,441	19,771	21,111
Percent Change		**+21%**	**0%**	**+7%**	**-8%**	**+7%**

Section 8: Conclusion

The 2013 Tri-J homeless census is the sixth count for our community. These findings reflect a homeless population that predominately lives in metropolitan areas and is literally homeless. The good news is that the homeless numbers have been steadily decreasing since 2009 when the census was found to be at its highest due to the recent economic crisis.

Over the years, the biggest finding is the relationship between bed capacity / occupancy and the number of unsheltered people in the community. Thus, as the emergency shelter and transitional housing bed capacity increases, the number of persons on the streets decrease. On the other hand, if the capacity is reduced for a particular year, the number of unsheltered people rises. This same result is also a reflection of occupancy whereby as the occupancy rate increases, the number of people sleeping unsheltered decreases.

The total Tri-J homeless numbers have held fairly steady over the years even though there has been a steady increase in the bed capacity, especially for permanent supportive housing programs. This finding indicates that adding beds to the Tri-J community does not necessarily reduce the overall number of people homeless. It merely shifts where homeless persons are sleeping at night. Instead, efforts must be made to solve the causes of homelessness, such as addiction and mental health problems.

The majority of people homeless in the Tri-J are individual. Predominately they are sleeping at emergency shelters and on the streets. The majority of these individuals are located in Atlanta. These results indicate that Atlanta must focus its efforts on tackling the issues experienced by homeless individuals.

Finally, one of the biggest concerns is the large number of children who are homeless on a nightly basis in our community. Primarily, the heads of homeless families are single mothers. Single women with children are at a greater risk of poverty than two-parent families. For single mothers, 41 percent make an annual income below the U.S. poverty level (U.S. Census Bureau 2011).

Section 9: References

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SPECIAL THANKS

Sponsors	
Metro Atlanta Tri-Jurisdictional (Tri-J) Collaborative on Homelessness Atlanta · Fulton County · DeKalb County	
Tri-J Executive Group	
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Deployment Sites	
Atlanta Chapel of Christian Love Church Crossroads Community Ministries Jefferson Place Project Community Connections St. Jude's Recovery Center Urban Residential Development Center	**DeKalb County** Center for Pan Asian Community Services Maloof Auditorium Salvation Army - Peachcrest **Fulton County** North Fulton Community Charities Zion Hill Community Development Corporation

Deployment Captains	
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City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

PR-10
Fulton County Continuum of Care Homeless Census Report

Data Sources for This Report
CoC: GA-502 Fulton County Continuum of Care

The CoC Profile includes data from Point-in-Time (PIT) Count, Housing Inventory Count (HIC), Annual Homeless Assessment Report (AHAR), and Homelessness Pulse report data entered into HUD's Homelessness Data Exchange (HDX). The data in this report is limited to data that has been finalized and determined to be useable. For each report type, all data sets that have been entered into the HDX are listed below, along with information that identifies whether or not the data is included in this report. Some fluctuations in numbers may be attributable to data that was excluded.

For CoCs which have merged, this report will only include data submitted under the current active CoC name and number. Data profile reports from merged CoCs may show significant increases in beds, units, and people, since only the data from the active CoC is being posted to the report.

Point-in-Time (PIT) Data

Limited to PIT data with a reporting status of 'Confirmed' dated 1/1/2009 or later. All 2009 PIT data was imported to the HDX from the final data set submitted to HUD.
PIT methodologies for sheltered and unsheltered counts are included starting with the year 2013.

Date	Reporting Status	Included in CoC Profile
1/28/2013	Confirmed	No
1/27/2014	Confirmed	Yes
1/22/2015	Confirmed	Yes
1/26/2016	Confirmed	Yes
1/26/2017	Confirmed	Yes

Housing Inventory Count (HIC) Data

Includes all HIC data with a reporting status of 'Confirmed'.

Date	Reporting Status	Included in CoC Profile
1/28/2013	Confirmed	No
1/27/2014	Confirmed	Yes
1/22/2015	Confirmed	Yes
1/26/2016	Confirmed	Yes
1/26/2017	Confirmed	Yes

Annual Homeless Assessment Report (AHAR) Data

Data Sources for CoC: GA-502 Fulton County Continuum of Care

For CoCs with more than one AHAR site, data has been aggregated across all sites; counts of people who were served in more than one site may be duplicated. Only report sections marked 'Useable' below are included in this report. PSH report sections marked with an asterisk (*) below were not added to the AHAR until 2010. Only years in which AHAR data were submitted are listed below.

AHAR Acronyms
ES = Emergency Shelter
TH = Transitional Housing
PSH = Permanent Supportive Housing

IND = Individuals
FAM = Families

Fulton County Continuum of Care

Year	ES-IND	ES-FAM	TH-FAM	TH-IND	PSH-IND	PSH-IND
2008	TBD	TBD	TBD	TBD	*	*
2010	TBD	TBD	TBD	TBD	TBD	TBD
2012	TBD	TBD	TBD	TBD	TBD	TBD
2013	Useable	Useable	Useable	Useable	Useable	Useable
2014	Useable	Useable	Useable	Not Useable	Useable	Useable
2015	Not Useable	Not Useable	Useable	Not Useable	Useable	Useable
2016	Not Useable	Not Useable	Useable	Not Useable	Useable	Useable
2017	TBD	TBD	TBD	TBD	TBD	TBD

Pulse Data

Includes all Pulse data with a reporting status of 'Confirmed'. Only quarters for which Pulse data were submitted are listed below.

Date	Reporting Status	Included in CoC Profile

Point-in-Time Counts of People Who Are Homeless
CoC: GA-502 Fulton County Continuum of Care

	01/28/2013	01/27/2014	01/22/2015	01/26/2016
Sheltered People in Households...				
With at Least One Adult and One Child	222	237	194	194
Under Age 18	138	131	110	110
Age 18 - 24	19	22	13	13
Over Age 24	65	84	71	71
Average household size	2.9	2.9	2.7	3.0
With Only Children	0	0	0	0
In one-child Households	0	0	*	*
In multi-child households	0	0	*	*
Average household size	*	*	*	*
Without Children	76	137	226	228
Age 18 - 24	10	6	38	40
Over Age 24	66	131	188	188
Average household size	1.1	1.3	1.9	1.8
All Sheltered People	298	374	420	422
Average household size	2.0	2.0	2.2	2.2
Unsheltered People in Households...				
With at Least One Adult and One Child	0	8	7	7
Under Age 18	0	5	3	3
Age 18 - 24	0	0	0	0
Over Age 24	0	3	4	4
Average household size	*	4.0	3.5	3.5

01/26/2017
70
43
1
26
2.8
0
*
*
*
133
3
130
1.0
203
1.3

6
3
0
3
3.0

With Only Children	0	0	0	0
In one-child Households	0	0	*	*
In multi-child households	0	0	*	*
Average household size	*	*	*	*
Without Children	130	95	46	54
Age 18 - 24	0	11	1	9
Over Age 24	130	84	45	45
Average household size	1.4	1.0	1.0	1.0
All Unsheltered People	130	103	53	61
Average household size	1.4	1.1	1.1	1.1

All People in Households...

With at Least One Adult and One Child	222	245	201	201
Under Age 18	138	136	113	113
Age 18 - 24	19	22	13	13
Over Age 24	65	87	75	75
Average household size	2.9	2.9	2.8	3.0
With Only Children	0	0	0	0
In one-child Households	0	0	*	*
In multi-child households	0	0	*	*
Average household size	*	*	*	*
Without Children	206	232	272	282
Age 18 - 24	10	17	39	49
Over Age 24	196	215	233	233
Average household size	1.2	1.2	1.6	1.6
All People	**428**	**477**	**473**	**483**

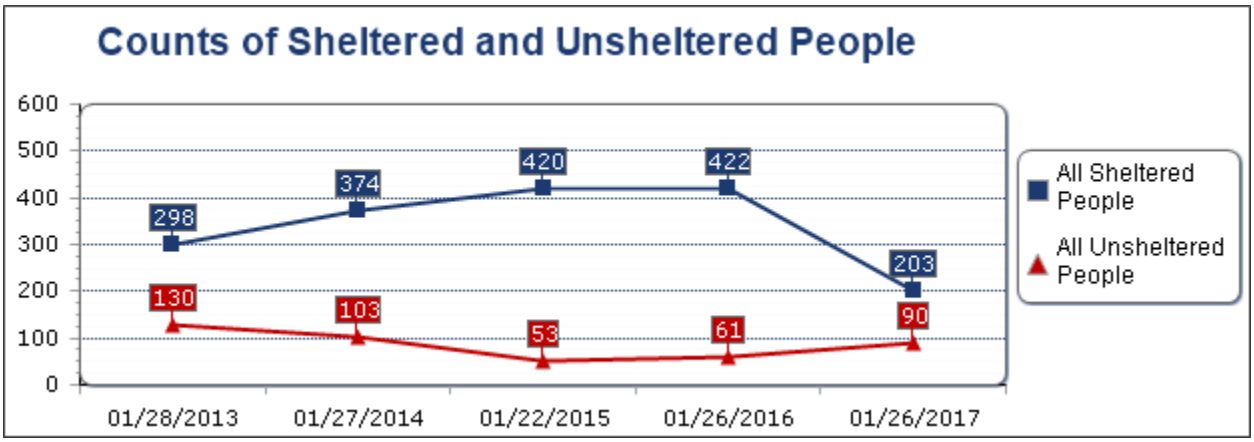
2
*
*
1.0
82
2
80
1.0
90
1.0

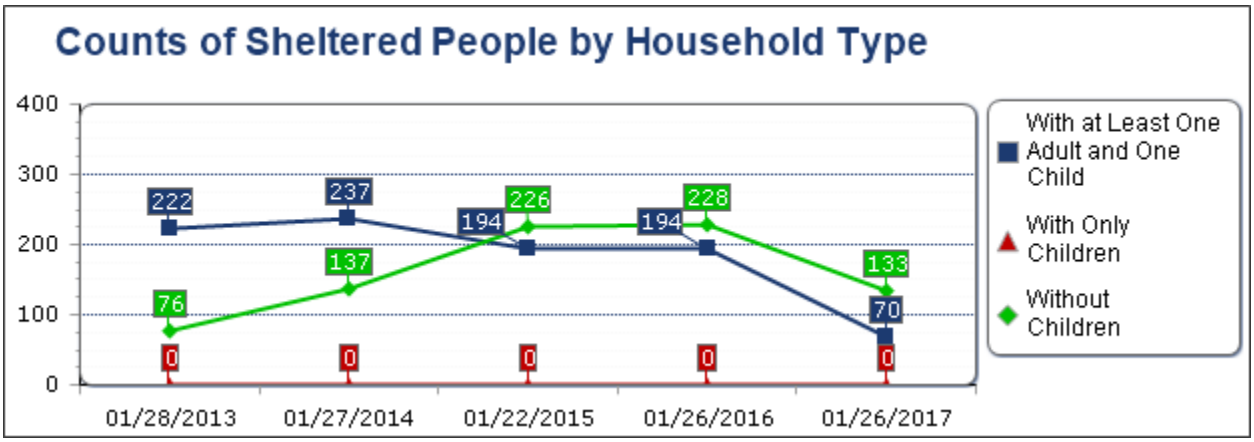
76
46
1
29
2.8
2
*
*
1.0
215
5
210
1.0
293

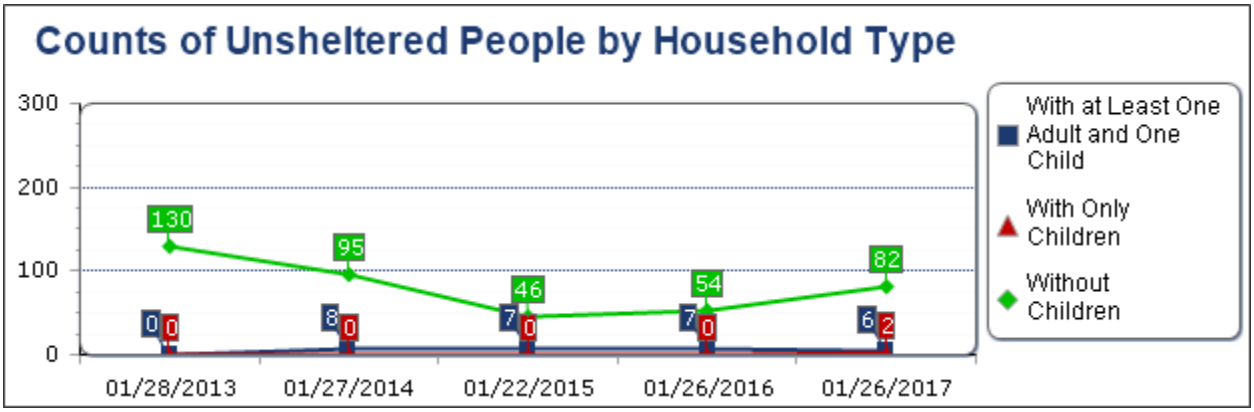
Average household size	**1.4**	**1.1**	**1.1**	**1.1**

*No data entered for this category on this date

The age categories ("Under Age 18", etc.) were added in 2013.







1.0

Households without children - Households with adults (18 or older) only. This includes households composed of unaccompanied adults and multiple adults.
Households with at least one adult and one child - Households with at least one adult (18 or older) and one child (under 18).
Households with only children - Households composed exclusively of persons under age 18, including unaccompanied children, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.
Sheltered - Sleeping in emergency shelters, transitional housing, and Safe Haven programs on the night designated for the count.
Unsheltered - Sleeping in a place not meant for human habitation, such as cars, parks, sidewalks abandoned buildings, or on the street.

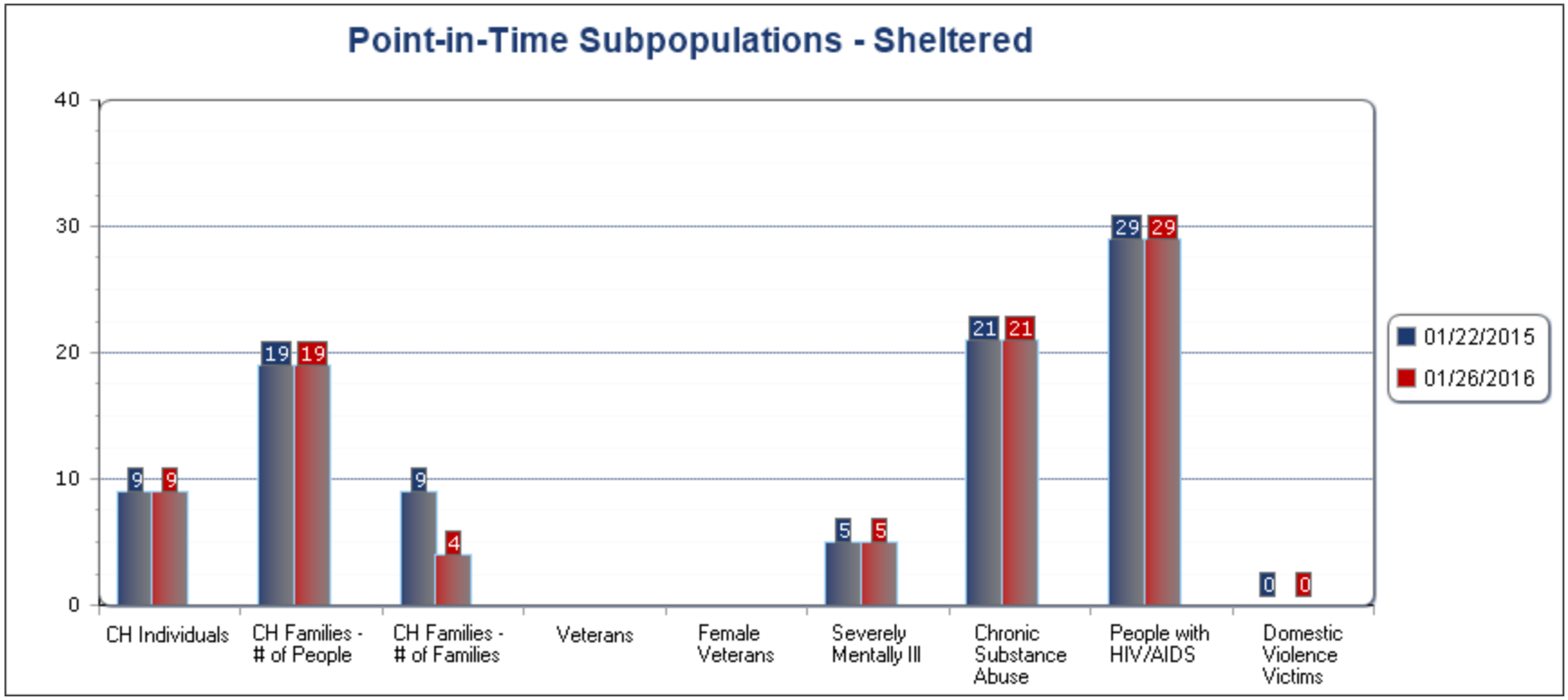
PIT Subpopulations
CoC: GA-502 Fulton County Continuum of Care

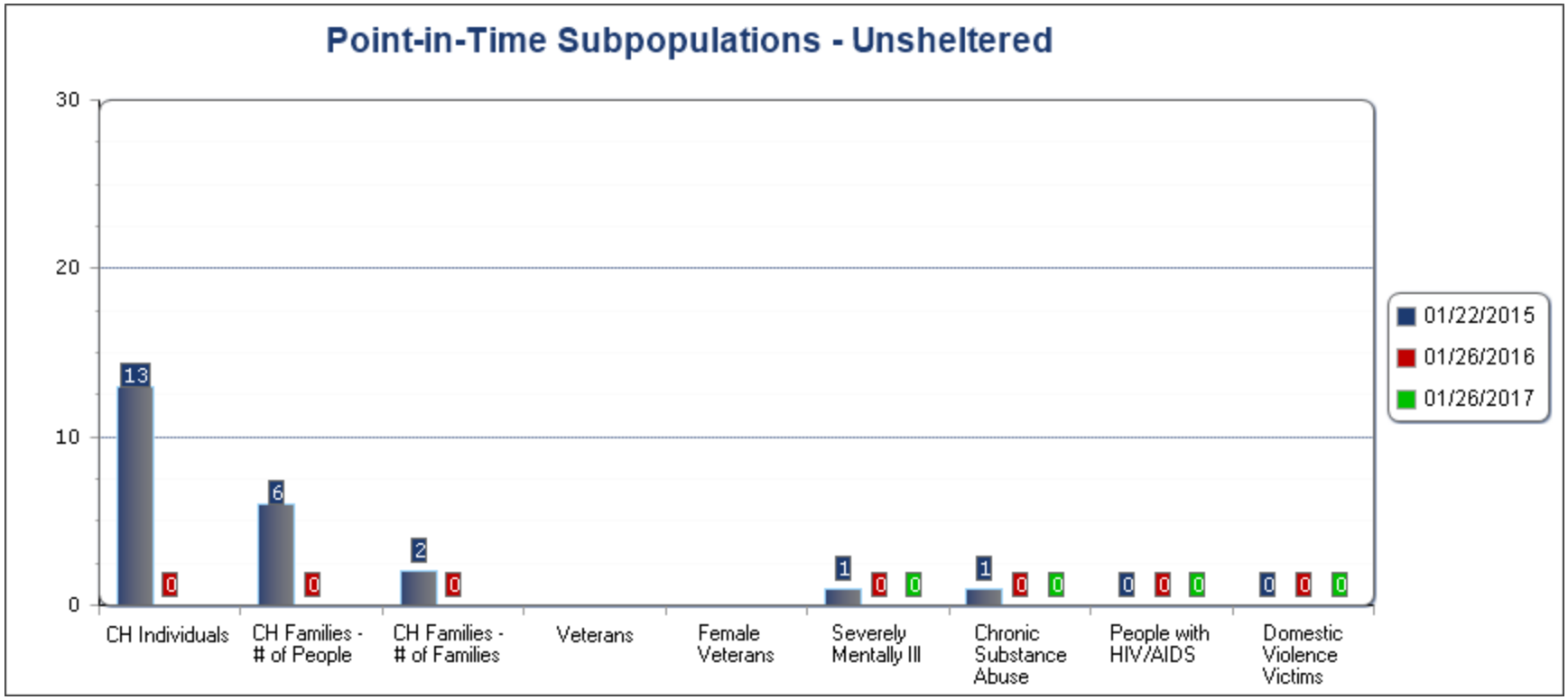
	01/22/2015			01/26/2016			01/26/2017		
Population Type	**Sheltered**	**Unsheltered**	**All**	**Sheltered**	**Unsheltered**	**All**	**Sheltered**	**Unsheltered**	**All**
Chronically Homeless Individuals	9	13	22	9	0	9	*	*	*
Chronically Homeless Families (Total Number of Families)	9	2	11	4	0	4	*	*	*
Chronically Homeless Families (Total Number of People in Household)	19	6	25	19	0	19	*	*	*
Veterans	*	*	*	*	*	*	*	*	*
Female Veterans	*	*	*	*	*	*	*	*	*
Severely Mentally Ill †	5	1	6	5	0	5	*	0	0
Chronic Substance Abuse †	21	1	22	21	0	21	*	0	0
People with HIV/AIDS †	29	0	29	29	0	29	*	0	0
Victims of Domestic Violence †	0	0	0	0	0	0	*	0	0

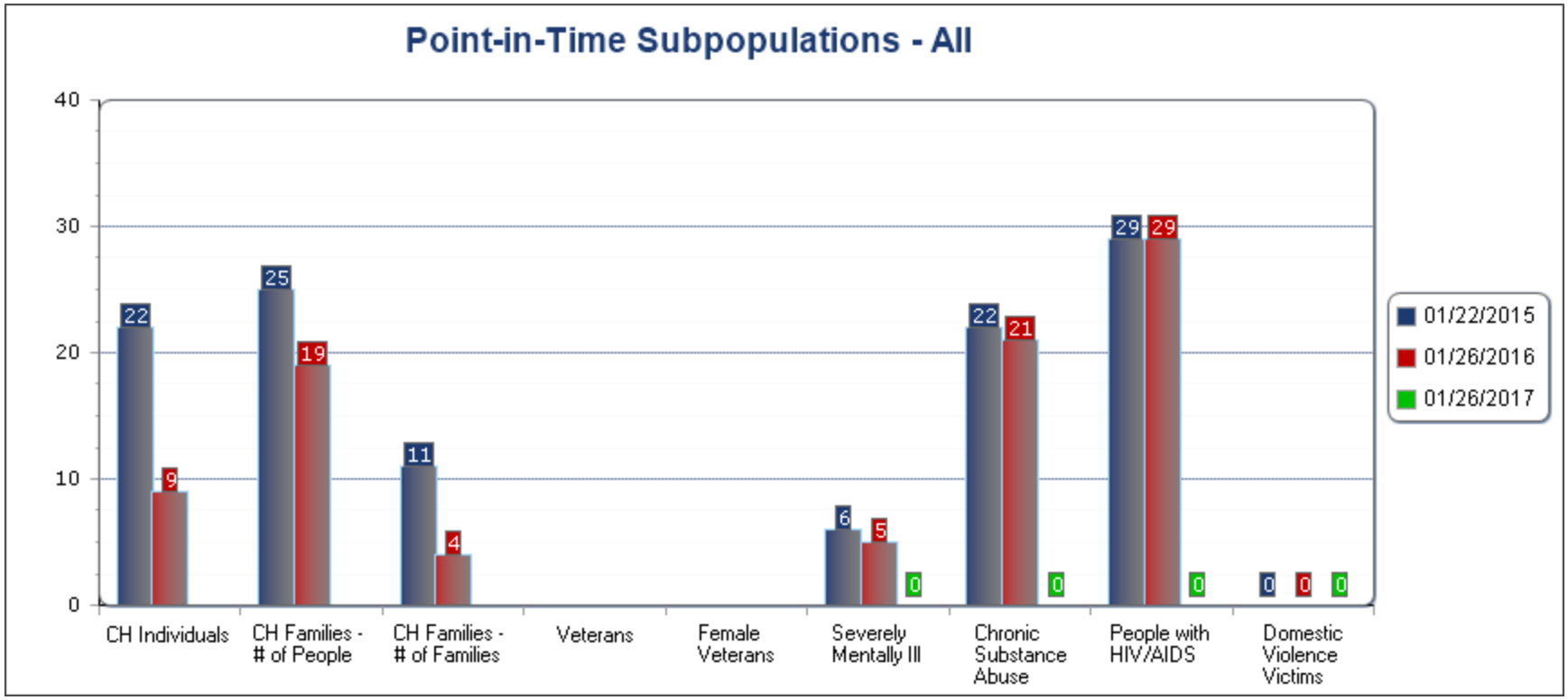
* No data entered for this category on this date

† Optional for unsheltered people

Starting in 2013:
- All subpopulations except victims of domestic violence are required.
- Unaccompanied children are no longer part of the subpopulations.
- Female veterans were added as a subpopulation.


Point-in-Time Subpopulations - Sheltered
40
30
20
10
0
9
9
19
19
9
4
5
5
21
21
29
29
0
0
CH Individuals
CH Families - # of People
CH Families - # of Families
Veterans
Female Veterans
Severely Mentally Ill
Chronic Substance Abuse
People with HIV/AIDS
Domestic Violence Victims
01/22/2015
01/26/2016


Point-in-Time Subpopulations - Unsheltered
30
20
10
0
13
0
6
0
2
0
1
0
0
1
0
0
0
0
0
0
0
0
CH Individuals
CH Families - # of People
CH Families - # of Families
Veterans
Female Veterans
Severely Mentally Ill
Chronic Substance Abuse
People with HIV/AIDS
Domestic Violence Victims
01/22/2015
01/26/2016
01/26/2017


Point-in-Time Subpopulations - All
40
30
20
10
0
22
9
25
19
11
4
6
5
0
22
21
0
29
29
0
0
0
0
CH Individuals
CH Families - # of People
CH Families - # of Families
Veterans
Female Veterans
Severely Mentally Ill
Chronic Substance Abuse
People with HIV/AIDS
Domestic Violence Victims
01/22/2015
01/26/2016
01/26/2017

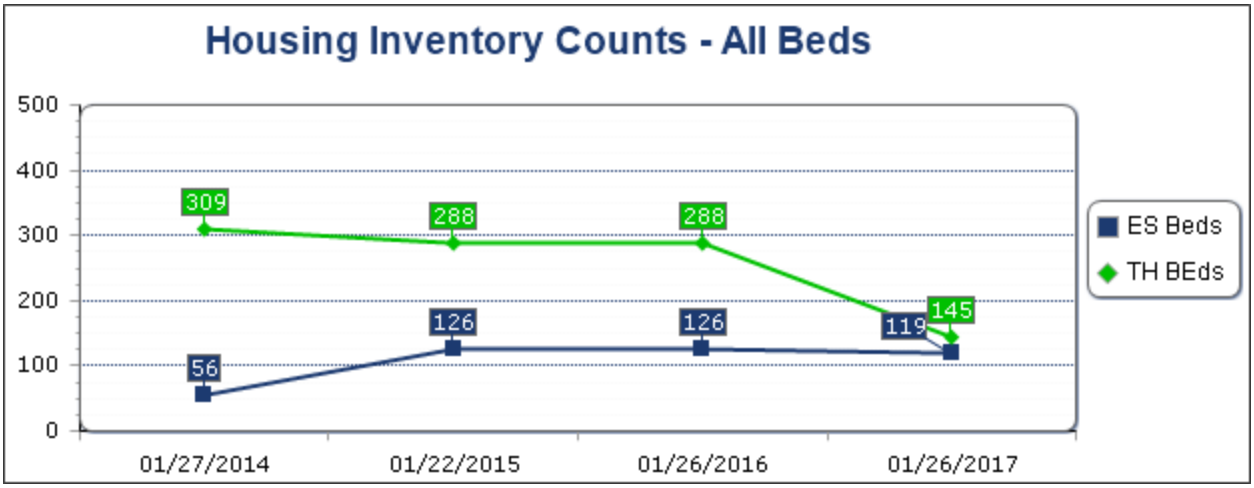
Housing Inventory Count
CoC: GA-502 Fulton County Continuum of Care

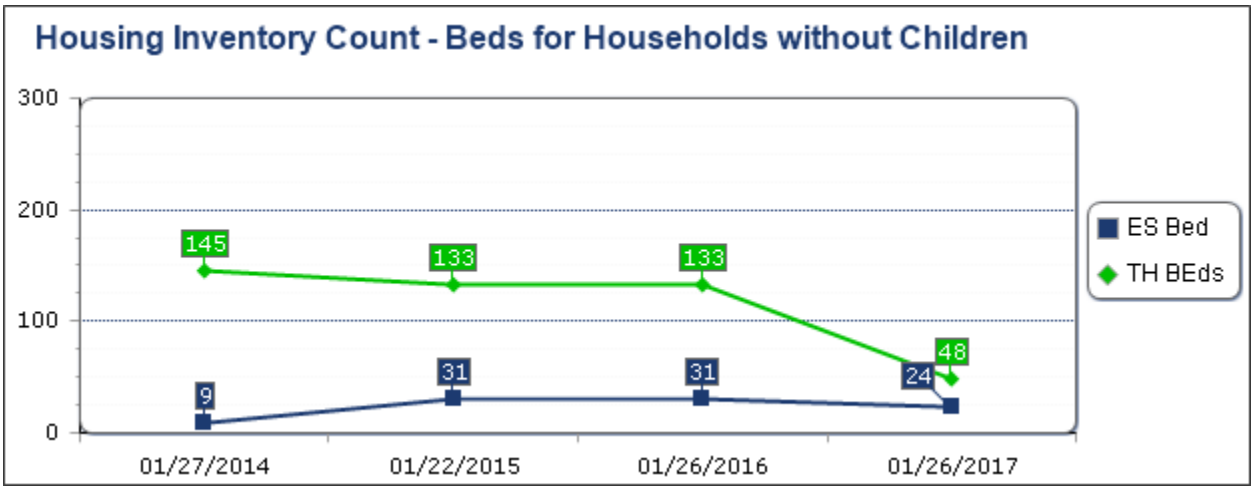
	01/27/2014 (2014)	01/22/2015 (2015)	01/26/2016 (2016)	01/26/2017 (2017)	change from last year	overall change
Emergency Shelter						
Units, Households with Children	16	39	39	30	-23 %	88 %
Beds, Households with Children	47	95	95	95	0 %	102 %
Beds, Households without Children	9	31	31	24	-23 %	167 %
Emergency Shelter Beds	**56**	**126**	**126**	**119**	**-6 %**	**113 %**
Transitional Housing						
Units, Households with Children	70	61	61	35	-43 %	-50 %
Beds, Households with Children	164	155	155	97	-37 %	-41 %
Beds, Households without Children	145	133	133	48	-64 %	-67 %
Transitional Housing Beds	**309**	**288**	**288**	**145**	**-50 %**	**-53 %**
Safe Haven						
Beds, Households without Children	*	*	*	*	*	*
Safe Haven Beds	*	*	*	*	*	*
Permanent Supportive Housing						
Units, Households with Children	*	*	*	*	*	*
Beds, Households with Children	*	*	*	*	*	*
Beds, Households without Children	*	*	*	*	*	*
Permanent Supportive Housing Beds	*	*	*	*	*	*
HPRP						
Units, Households with Children	*	*	*	*	*	*
Beds, Households with Children	*	*	*	*	*	*
Beds, Households without Children	*	*	*	*	*	*
HPRP Beds	*	*	*	*	*	*
RRH						
Units, Households with Children	*	*	*	*	*	*

Beds, Households with Children	*	*	*	*	*	*
Beds, Households without Children	*	*	*	*	*	*
RRH Beds	*	*	*	*	*	*

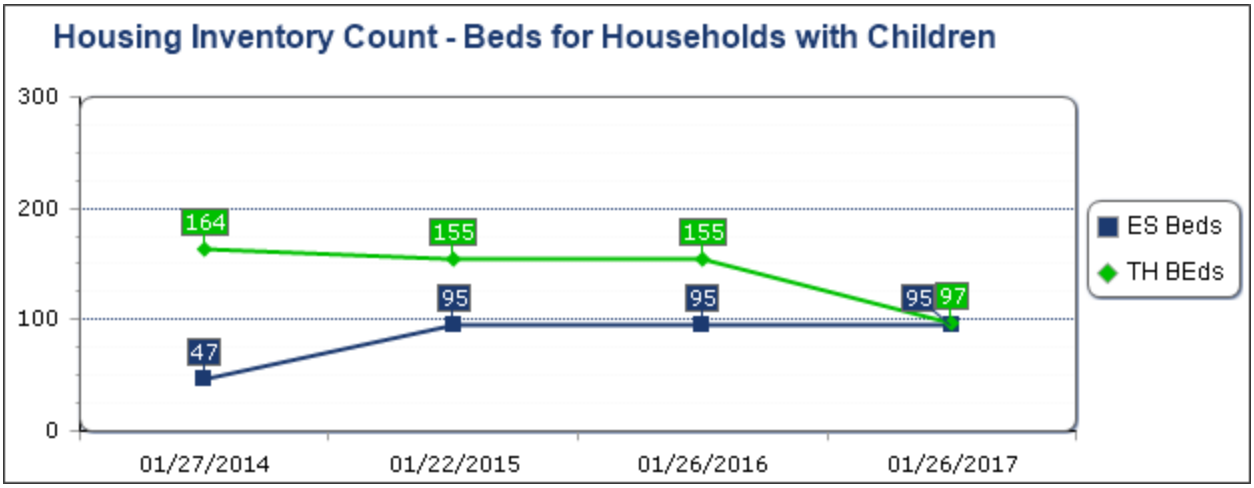
*No data entered for this category on this date

In 2013, HPRP was discontinued and RRH was added.





Housing Inventory Count CoC: GA-502 Fulton County Continuum of Care



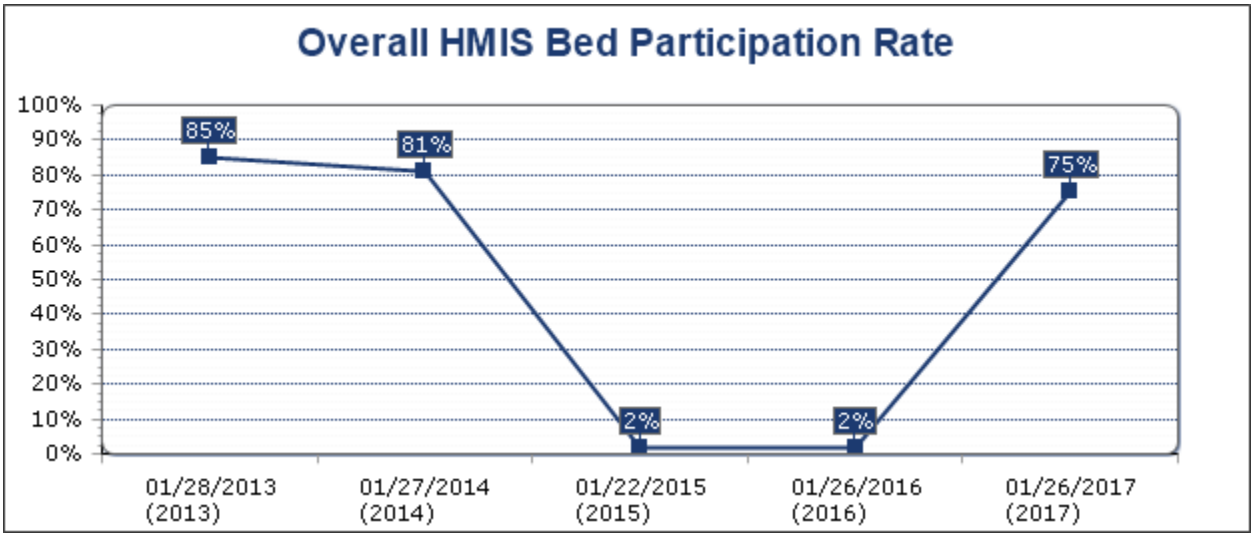
HPRP was a time limited program and these beds are not included in the charts for annual comparison purposes

Housing Inventory Count HMIS Bed ParticipationRates
CoC: GA-502 Fulton County Continuum of Care

HMIS participation rates have been corrected and no longer include domestic violence beds in the HMIS bed participation rate.

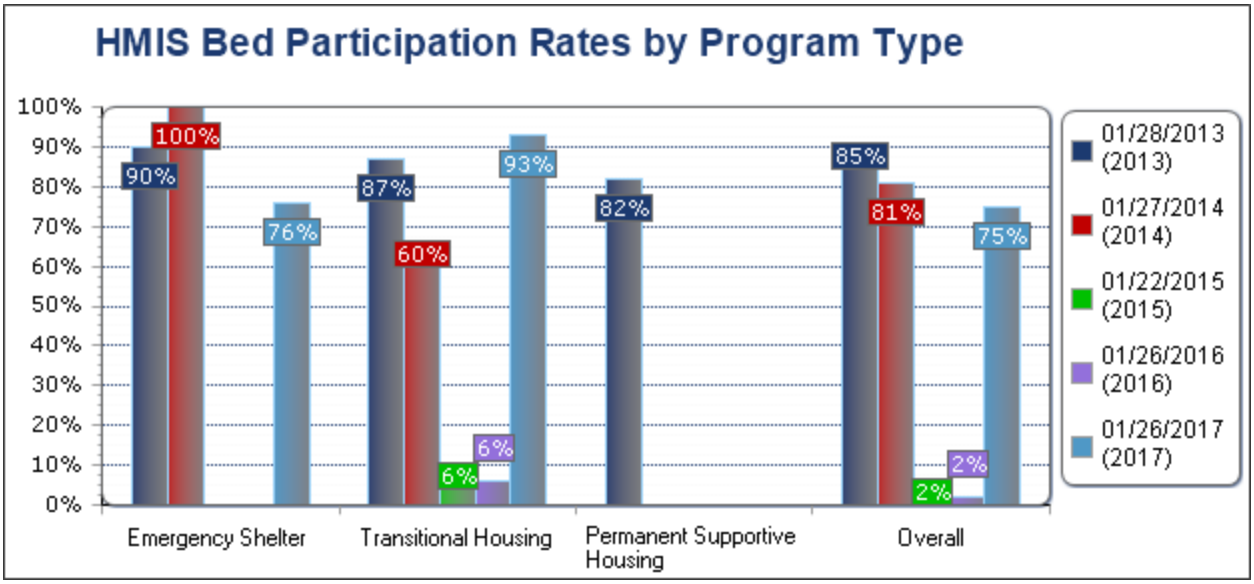
	01/28/2013 (2013)	01/27/2014 (2014)	01/22/2015 (2015)	01/26/2016 (2016)
Emergency Shelter	90 %	100 %	*	*
Transitional Housing	87 %	60 %	6 %	6 %
Safe Haven	*	*	*	*
Permanent Supportive Housing	82 %	97 %	*	*
HPRP	*	*	*	*
RRH	*	100 %	*	*
Overall	**85 %**	**81 %**	**2 %**	**2 %**

HMIS participation rates are based on year-round beds and do not include seasonal or overflow beds.



01/26/2017 (2017)
76 %
93 %
*
70 %
*
13 %
75 %

Housing Inventory Count HMIS Bed ParticipationRates CoC: GA-502 Fulton County Continuum of Care

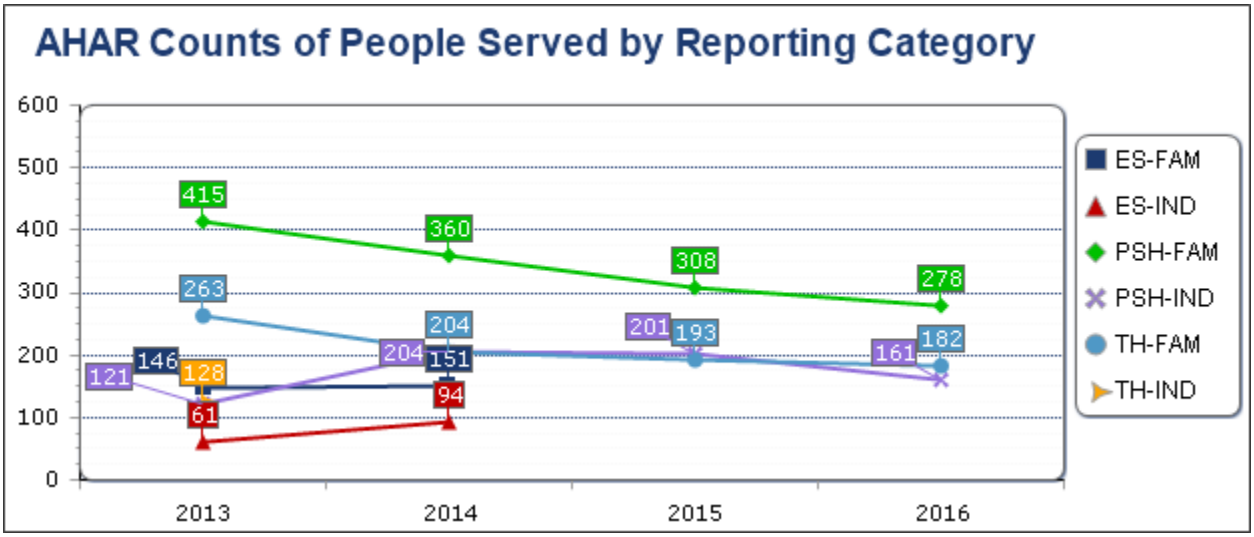


Annual Homeless Assessment Report Counts
CoC: GA-502 Fulton County Continuum of Care
AHAR Counts of People Served by Reporting Category

Reporting Category	2013	2014	2015	2016
Individuals in Emergency Shelter	61	94	*	*
Individuals in Transitional Housing	128	*	*	*
Individuals in Permanent Supportive Housing	121	204	201	161
Families in Emergency Shelter	146	151	*	*
Families in Transitional Housing	263	204	193	182
Families in Permanent Supportive Housing	415	360	308	278

† First year PSH data included in AHAR.

*No data entered for this year or status is not Confirmed and Usable.

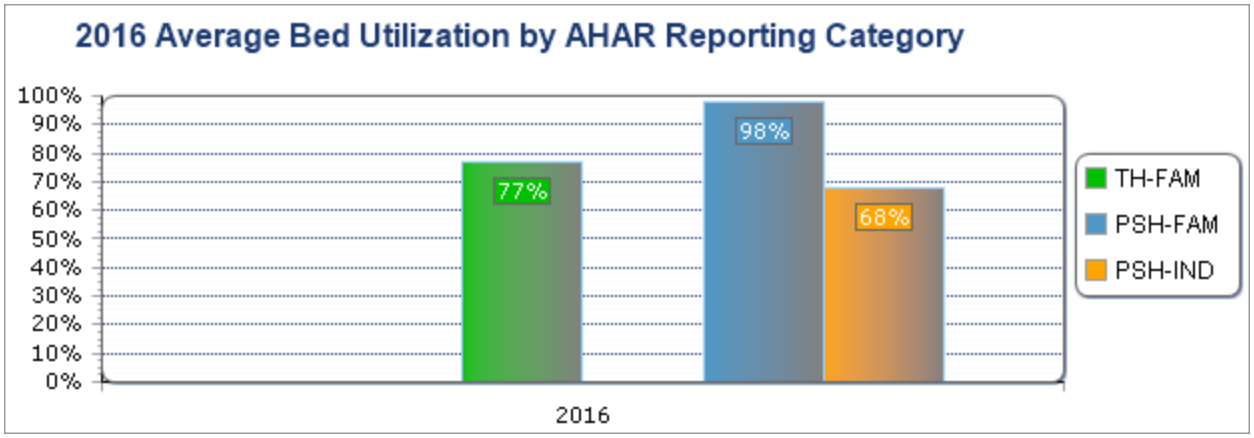


Average Bed Utilization by AHAR Reporting Category

Reporting Category	2013	2014	2015	2016
Individuals in Emergency Shelter	99 %	83 %	*	*
Individuals in Transitional Housing	94 %	*	*	*
Individuals in Permanent Supportive Housing	82 %	90 %	72 %	68 %
Families in Emergency Shelter	87 %	88 %	*	*
Families in Transitional Housing	76 %	86 %	70 %	77 %
Families in Permanent Supportive Housing	82 %	78 %	73 %	98 %

† First year PSH data included in AHAR.

*No data entered for this year or status is not Confirmed and Usable.

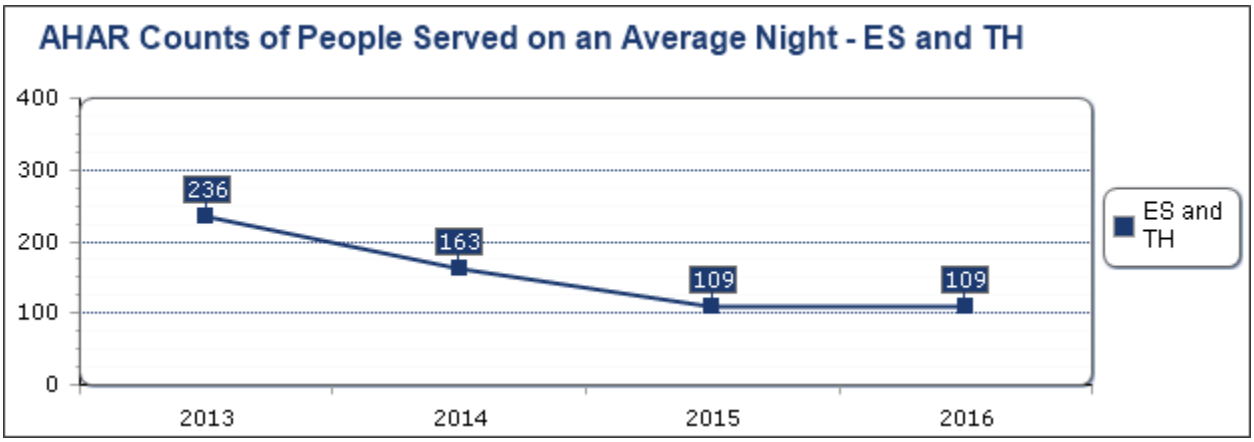


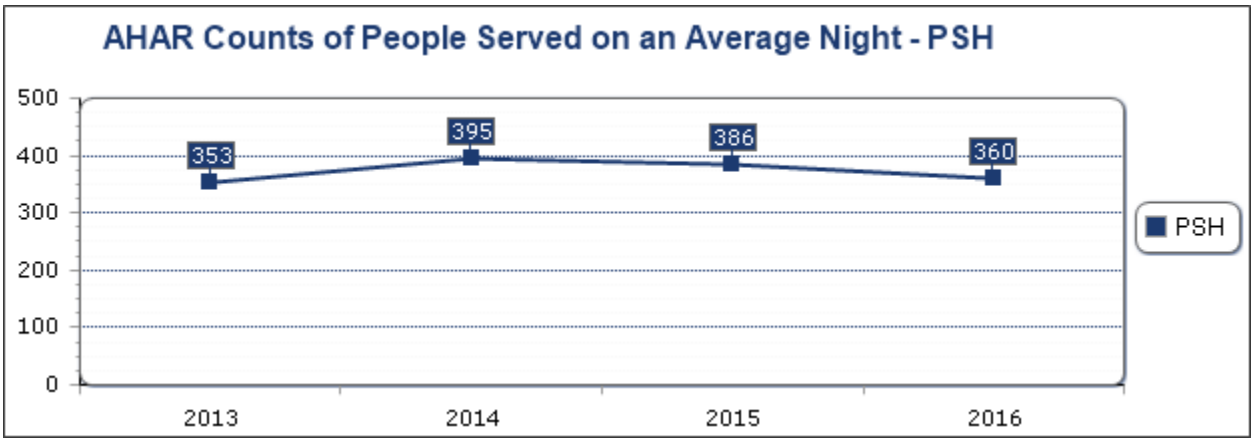
AHAR Counts of People Served on an Average Night

Reporting Category	2013	2014	2015	2016
Individuals in Emergency Shelter	7	11	*	*
Individuals in Transitional Housing	65	*	*	*
Individuals in Permanent Supportive Housing	82	134	140	131
Families in Emergency Shelter	38	39	*	*
Families in Transitional Housing	127	113	109	109
Families in Permanent Supportive Housing	271	260	246	228
Total	**589**	**558**	**495**	**469**

† First year PSH data included in AHAR.

*No data entered for this year or status is not Confirmed and Usable.





AHAR Living Situation Prior to Program Entry
CoC: GA-502 Fulton County Continuum of Care

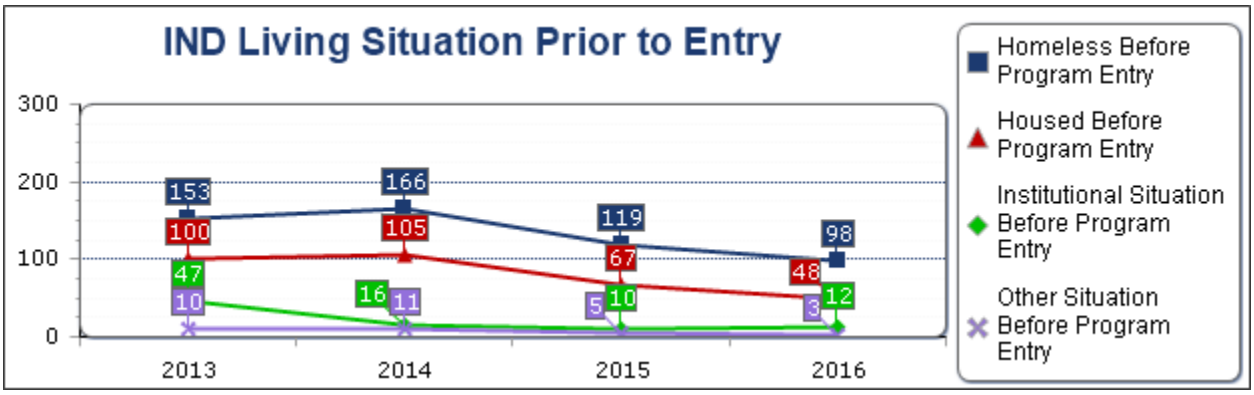
Individuals Living Situation Prior to Program Entry

This table includes data about living situation prior to program entry (where persons spent last night) as reported in the AHAR for individuals in emergency shelter, transitional housing and permanent supportive housing. Individuals included in this table are people in households comprised of only adults or only persons age 17 or under, including unaccompanied children, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Living Situation	2013	2014	2015	2016
Place not meant for habitation	21	39	14	7
Emergency Shelter, Safe Haven, or Transitional Housing	132	127	105	91
Homeless Before Program Entry	**153**	**166**	**119**	**98**
Staying with family/friends	58	63	30	17
Rented/owned	42	42	37	31
Housed Before Program Entry	**100**	**105**	**67**	**48**
Psychiatric facility, substance abuse center, or hospital	46	13	10	12
Jail, prison, or juvenile detention	1	3	0	0
Foster care home	0	0	0	0
Institutional Situation Before Program Entry	**47**	**16**	**10**	**12**
Hotel or motel with no voucher	6	8	4	2
Other	4	3	0	1
Information missing	0	0	1	0
Other Situation Before Program Entry	**10**	**11**	**5**	**3**

†First year PSH data included in AHAR.

*No data entered for this year or status is not Confirmed and Usable.



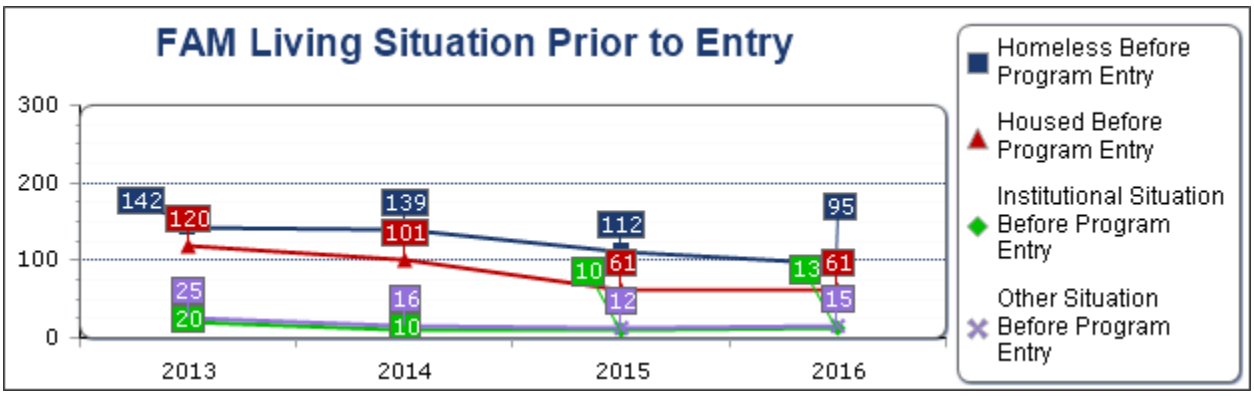
Family Living Situation Prior to Program Entry

This table includes data about living situation prior to program entry (where persons spent last night) as reported in the AHAR for families in emergency shelter, transitional housing and permanent supportive housing. People included in this table are persons in households with at least one adult and one child.

Living Situation	2013	2014	2015	2016
Place not meant for habitation	4	6	5	7
Emergency Shelter, Safe Haven, or Transitional Housing	138	133	107	88
Homeless Before Program Entry	**142**	**139**	**112**	**95**
Staying with family/friends	86	74	44	42
Rented/owned	34	27	17	19
Housed Before Program Entry	**120**	**101**	**61**	**61**
Psychiatric facility, substance abuse center, or hospital	20	10	10	12
Jail, prison, or juvenile detention	0	0	0	1
Foster care home	0	0	0	0
Institutional Situation Before Program Entry	**20**	**10**	**10**	**13**
Hotel or motel with no voucher	24	15	9	9
Other	1	1	3	5
Information missing	0	0	0	1
Other Situation Before Program Entry	**25**	**16**	**12**	**15**

†First year PSH data included in AHAR.

*No data entered for this year or status is not Confirmed and Usable.

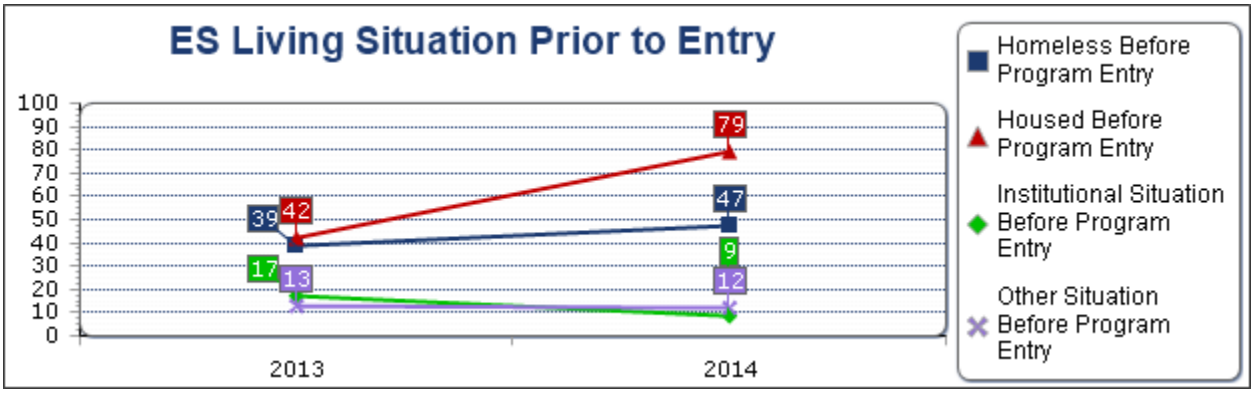


Living Situation Prior to Program Entry for People Staying in Emergency Shelter

This table includes data about where people were staying the night prior to program entry for all persons served in emergency shelter during the AHAR reporting period. Data is reported for both individuals and families.

Living Situation	2013	2014
Place not meant for habitation	13	25
Emergency Shelter, Safe Haven, or Transitional Housing	26	22
Homeless Before Program Entry	**39**	**47**
Staying with family/friends	29	57
Rented/owned	13	22
Housed Before Program Entry	**42**	**79**
Psychiatric facility, substance abuse center, or hospital	16	7
Jail, prison, or juvenile detention	1	2
Foster care home	0	0
Institutional Situation Before Program Entry	**17**	**9**
Hotel or motel with no voucher	11	11
Other	2	1
Information missing	0	0
Other Situation Before Program Entry	**13**	**12**

†First year PSH data included in AHAR.
*No data entered for this year or status is not Confirmed and Usable.



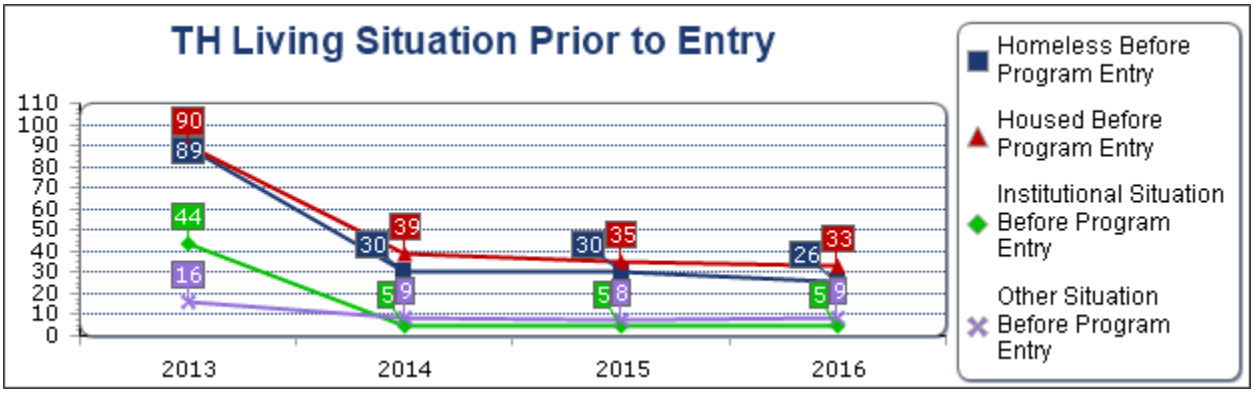
Living Situation Prior to Program Entry for People Living in Temporary Housing

This table includes data about where people were staying the night prior to program entry for all persons served in temporary housing during the AHAR reporting period. Data is reported for both individuals and families.

Living Situation	2013	2014	2015	2016
Place not meant for habitation	3	0	0	1
Emergency Shelter, Safe Haven, or Transitional Housing	86	30	30	25
Homeless Before Program Entry	**89**	**30**	**30**	**26**
Staying with family/friends	68	35	29	24
Rented/owned	22	4	6	9
Housed Before Program Entry	**90**	**39**	**35**	**33**
Psychiatric facility, substance abuse center, or hospital	44	5	5	4
Jail, prison, or juvenile detention	0	0	0	1
Foster care home	0	0	0	0
Institutional Situation Before Program Entry	**44**	**5**	**5**	**5**
Hotel or motel with no voucher	15	9	6	4
Other	1	0	2	4
Information missing	0	0	0	1
Other Situation Before Program Entry	**16**	**9**	**8**	**9**

†First year PSH data included in AHAR.

*No data entered for this year or status is not Confirmed and Usable.



AHAR Living Situation Prior to Program Entry CoC: GA-502 Fulton County Continuum of Care

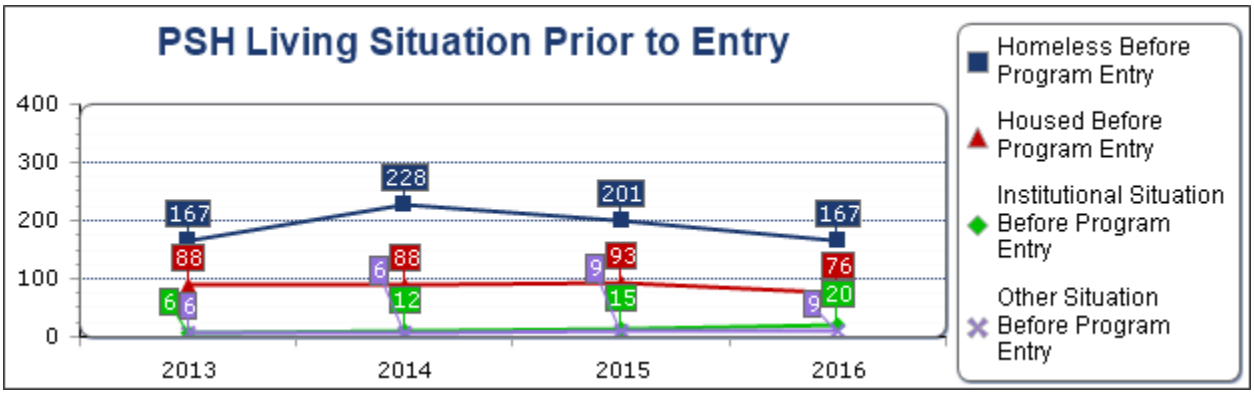
Living Situation Prior to Program Entry for People Living in Permanent Supportive Housing

This table includes data about where people were staying the night prior to program entry for all persons served in permanent supportive housing during the AHAR reporting period. Data is reported for both individuals and families.

Living Situation	2013	2014	2015	2016
Place not meant for habitation	9	20	19	13
Emergency Shelter, Safe Haven, or Transitional Housing	158	208	182	154
Homeless Before Program Entry	**167**	**228**	**201**	**167**
Staying with family/friends	47	45	45	35
Rented/owned	41	43	48	41
Housed Before Program Entry	**88**	**88**	**93**	**76**
Psychiatric facility, substance abuse center, or hospital	6	11	15	20
Jail, prison, or juvenile detention	0	1	0	0
Foster care home	0	0	0	0
Institutional Situation Before Program Entry	**6**	**12**	**15**	**20**
Hotel or motel with no voucher	4	3	7	7
Other	2	3	1	2
Information missing	0	0	1	0
Other Situation Before Program Entry	**6**	**6**	**9**	**9**

†First year PSH data included in AHAR.

*No data entered for this year or status is not Confirmed and Usable.



AHAR Destination of People Exiting Permanent Supportive Housing
CoC: GA-502 Fulton County Continuum of Care

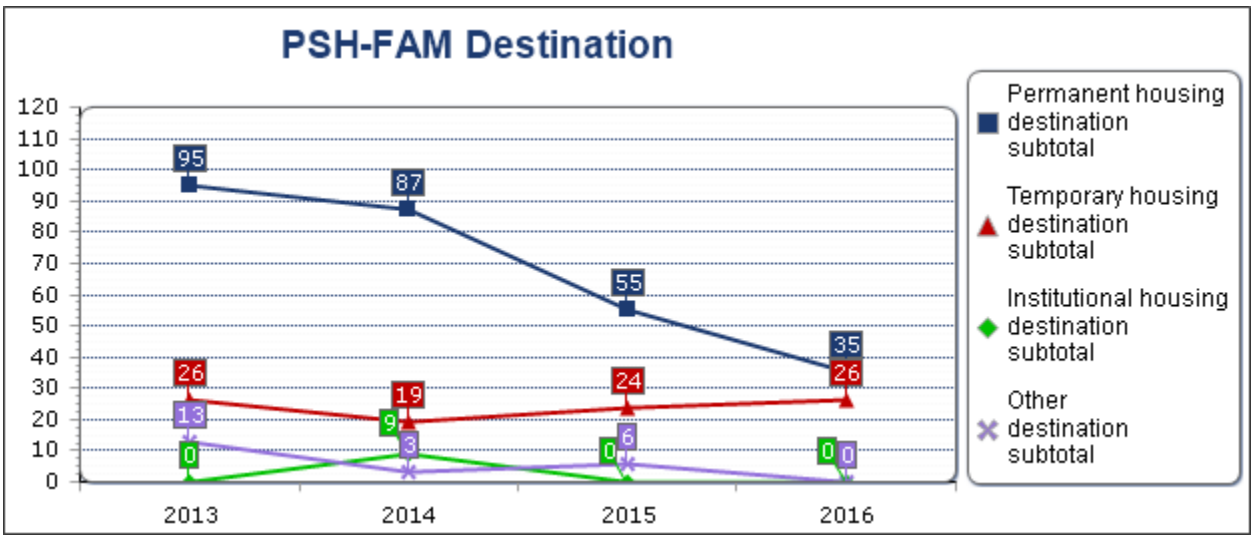
Exit Destination for Families in Permanent Supportive Housing

This table includes data about housing destinations of people in households with at least one adult and one child who exited permanent supportive housing during the AHAR reporting period. Note that prior to 2011, There was no distinction between staying with family/friends permanently or temporarily. All family/friends destinations prior to 2011 are grouped in the temporary category.

Destination	2013	2014	2015	2016
Permanent supportive housing	32	9	9	0
Rental by client	47	54	38	29
Staying with family/friends (permanent)	16	21	8	3
Owned by client	0	3	0	3
Permanent housing destination subtotal	**95**	**87**	**55**	**35**
Emergency shelter	13	13	0	0
Transitional housing	0	0	0	4
Staying with family/friends (temporary)	8	6	21	16
Place not meant for habitation	0	0	0	0
Safe Haven	0	0	0	0
Hotel or motel (no voucher)	5	0	3	6
Temporary housing destination subtotal	**26**	**19**	**24**	**26**
Psychiatric facility	0	0	0	0
Substance abuse treatment or detox	0	0	0	0
Hospital (non-psychiatric)	0	0	0	0
Jail, prison, or juvenile detention	0	9	0	0
Foster care home	0	0	0	0
Institutional housing destination subtotal	**0**	**9**	**0**	**0**
Deceased	0	0	0	0

Other living arrangement	13	3	4	0
Missing this information	0	0	2	0
Other destination subtotal	**13**	**3**	**6**	**0**

*No data entered or status is not Confirmed and Usable.



Exit Destination for Individuals in Permanent Supportive Housing

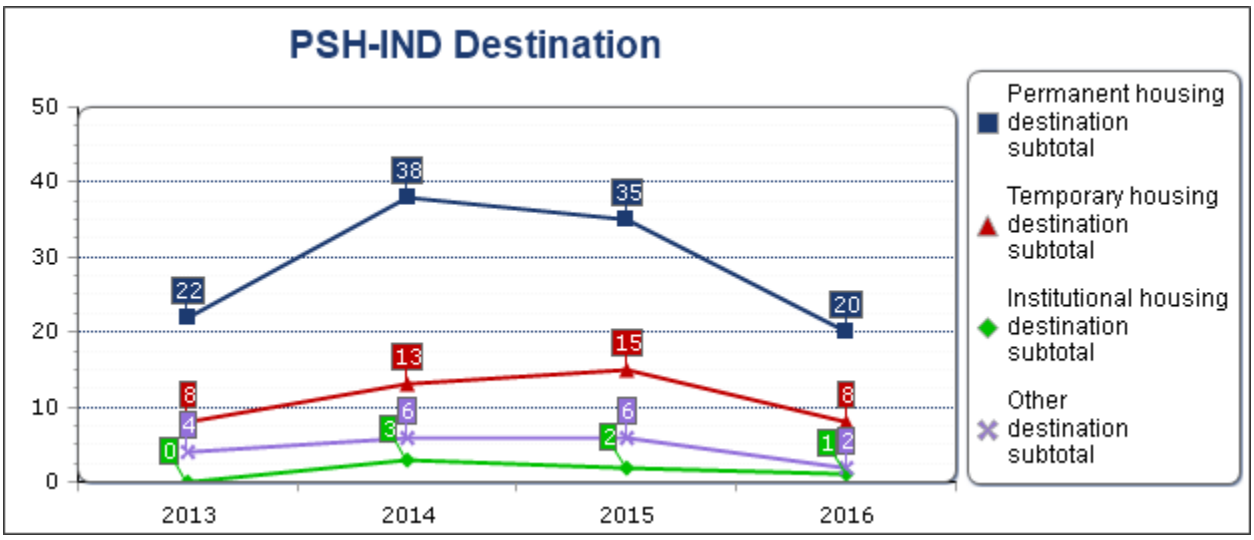
This table includes data about housing destinations of people in households comprised of only adults or only children who exited permanent supportive housing during the AHAR reporting period. Note that prior to 2011, There was no distinction between staying with family/friends permanently or temporarily. All family/friends destinations prior to 2011 are grouped in the temporary category.

Destination	2013	2014	2015	2016
Permanent supportive housing	4	11	9	4
Rental by client	12	12	17	11
Staying with family/friends (permanent)	5	15	9	5
Owned by client	1	0	0	0
Permanent housing destination subtotal	**22**	**38**	**35**	**20**
Emergency shelter	0	5	2	3
Transitional housing	5	2	6	1

AHAR Destination of People Exiting Permanent Supportive Housing CoC: GA-502 Fulton County

Staying with family/friends (temporary)	3	4	7	4
Place not meant for habitation	0	0	0	0
Safe Haven	0	1	0	0
Hotel or motel (no voucher)	0	1	0	0
Temporary housing destination subtotal	**8**	**13**	**15**	**8**
Psychiatric facility	0	0	0	0
Substance abuse treatment or detox	0	2	1	0
Hospital (non-psychiatric)	0	0	0	1
Jail, prison, or juvenile detention	0	1	1	0
Foster care home	0	0	0	0
Institutional housing destination subtotal	**0**	**3**	**2**	**1**
Deceased	0	1	0	1
Other living arrangement	4	4	4	0
Missing this information	0	1	2	1
Other destination subtotal	**4**	**6**	**6**	**2**

*No data entered or status is not Confirmed and Usable.

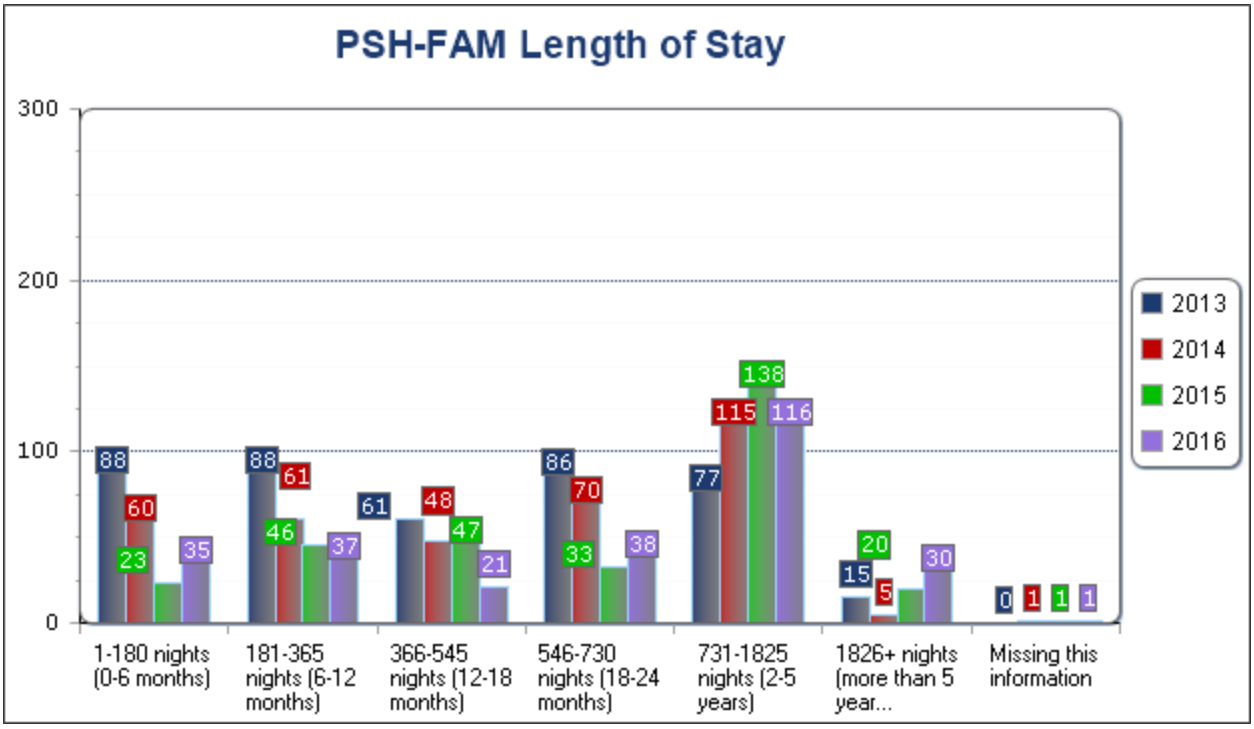


AHAR Length of Stay in Permanent Supportive Housing
CoC: GA-502 Fulton County Continuum of Care

Length of Stay for Families in Permanent Supportive Housing

This table includes data about total length of stay in permanent supportive housing for people in households with at least one adult and one child during the AHAR reporting period.

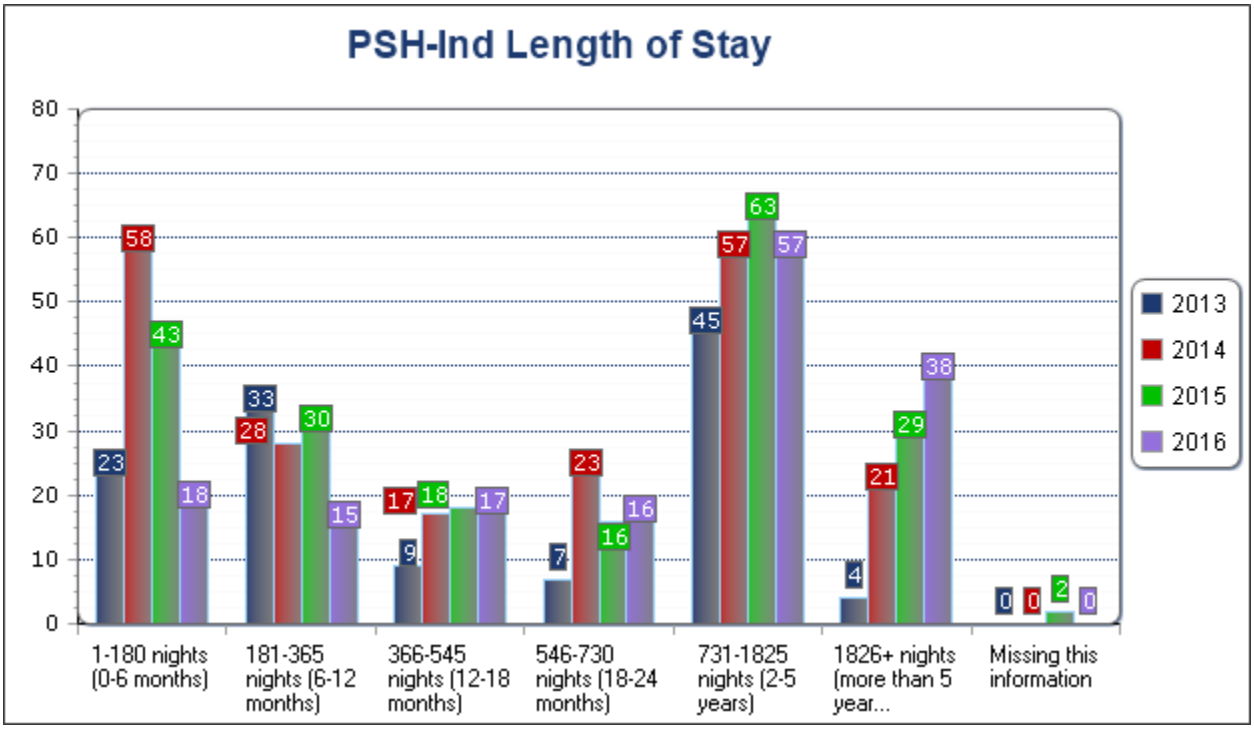
Length of Stay	2013	2014	2015	2016
1-180 nights (0-6 months)	88	60	23	35
181-365 nights (6-12 months)	88	61	46	37
366-545 nights (12-18 months)	61	48	47	21
546-730 nights (18-24 months)	86	70	33	38
731-1825 nights (2-5 years)	77	115	138	116
1826+ nights (more than 5 years)	15	5	20	30
Missing this information	0	1	1	1



Length of Stay for Individuals in Permanent Supportive Housing

This table includes data about total length of stay in permanent supportive housing for people in households comprised of only adults or only children during the AHAR reporting period.

Length of Stay	2013	2014	2015	2016
1-180 nights (0-6 months)	23	58	43	18
181-365 nights (6-12 months)	33	28	30	15
366-545 nights (12-18 months)	9	17	18	17
546-730 nights (18-24 months)	7	23	16	16
731-1825 nights (2-5 years)	45	57	63	57
1826+ nights (more than 5 years)	4	21	29	38
Missing this information	0	0	2	0



Pulse Counts of New Clients
No Pulse data at this time
CoC: GA-502 Fulton County Continuum of Care

HUD 2017 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

Important Notes About This Data:This report is based on information provided to HUD by Continuums of Care in the 2017 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2016. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (https://www.hudexchange.info/grantees/). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

State: Georgia

Summary of all beds reported, aggregated to the state level:

								Subset of Total Bed Inventory		
	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	**945**	**3,222**	**4,885**	**20**	**8,127**	**232**	**252**	**n/a**	**258**	**139**
Emergency Shelter	541	1,932	2,646	15	4,593	232	252	n/a	44	65
Transitional Housing	404	1,290	2,239	5	3,534	n/a	n/a	n/a	214	74
Permanent Housing	**1,652**	**4,088**	**5,597**	**8**	**9,693**	**n/a**	**n/a**	**n/a**	**3,292**	**66**
Permanent Supportive Housing*	1,291	3,002	5,261	8	8,271	n/a	n/a	2,927	2,777	44
Rapid Re-Housing	357	1,076	303	0	1,379	n/a	n/a	n/a	515	22
Other Permanent Housing**	4	10	33	0	43	n/a	n/a	n/a	0	0
Grand Total	**2,597**	**7,310**	**10,482**	**28**	**17,820**	**232**	**252**	**2,927**	**3,550**	**205**

Summary of all beds reported by Continuum of Care:

CoC Number: GA-500

CoC Name: Atlanta CoC

								Subset of Total Bed Inventory		
	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	**220**	**739**	**2,680**	**0**	**3,419**	**153**	**201**	**n/a**	**175**	**101**
Emergency Shelter	140	497	1,271	0	1,768	153	201	n/a	25	46
Transitional Housing	80	242	1,409	0	1,651	n/a	n/a	n/a	150	55
Permanent Housing	**210**	**605**	**1,505**	**8**	**2,118**	**n/a**	**n/a**	**1,581**	**417**	**42**
Permanent Supportive Housing*	166	483	1,450	8	1,941	n/a	n/a	1,581	373	42
Rapid Re-Housing	44	122	55	0	177	n/a	n/a	n/a	44	0
Grand Total	**430**	**1,344**	**4,185**	**8**	**5,537**	**153**	**201**	**1,581**	**592**	**143**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

HUD 2017 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

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CoC Number: GA-501

CoC Name: Georgia Balance of State CoC

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**451**	**1,476**	**921**	**2**	**2,399**	**0**	**23**	**n/a**	**24**	**15**
Emergency Shelter	260	837	705	2	1,544	0	23	n/a	0	6
Transitional Housing	191	639	216	0	855	n/a	n/a	n/a	24	9
Permanent Housing	**612**	**1,473**	**1,699**	**0**	**3,172**	**n/a**	**n/a**	**473**	**626**	**7**
Permanent Supportive Housing*	431	875	1,575	0	2,450	n/a	n/a	473	415	0
Rapid Re-Housing	181	598	124	0	722	n/a	n/a	n/a	211	7
Grand Total	**1,063**	**2,949**	**2,620**	**2**	**5,571**	**0**	**23**	**473**	**650**	**22**

CoC Number: GA-502

CoC Name: Fulton County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**65**	**192**	**72**	**0**	**264**	**0**	**0**	**n/a**	**25**	**0**
Emergency Shelter	30	95	24	0	119	0	0	n/a	1	0
Transitional Housing	35	97	48	0	145	n/a	n/a	n/a	24	0
Permanent Housing	**75**	**215**	**104**	**0**	**319**	**n/a**	**n/a**	**n/a**	**52**	**2**
Permanent Supportive Housing*	73	202	97	0	299	n/a	n/a	175	37	2
Rapid Re-Housing	2	13	2	0	15	n/a	n/a	n/a	15	0
Other Permanent Housing**	0	0	5	0	5	n/a	n/a	n/a	0	0
Grand Total	**140**	**407**	**176**	**0**	**583**	**0**	**0**	**175**	**77**	**2**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

HUD 2017 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

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CoC Number: GA-503

CoC Name: Athens-Clarke County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**21**	**76**	**72**	**0**	**148**	**35**	**0**	**n/a**	**0**	**0**
Emergency Shelter	21	76	71	0	147	35	0	n/a	0	0
Transitional Housing	0	0	1	0	1	n/a	n/a	n/a	0	0
Permanent Housing	**59**	**155**	**159**	**0**	**314**	**n/a**	**n/a**	**55**	**131**	**0**
Permanent Supportive Housing*	35	90	148	0	238	n/a	n/a	55	112	0
Rapid Re-Housing	24	65	11	0	76	n/a	n/a	n/a	19	0
Grand Total	**80**	**231**	**231**	**0**	**462**	**35**	**0**	**55**	**131**	**0**

CoC Number: GA-504

CoC Name: Augusta-Richmond County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**10**	**47**	**178**	**0**	**225**	**0**	**5**	**n/a**	**15**	**0**
Emergency Shelter	7	39	115	0	154	0	5	n/a	0	0
Transitional Housing	3	8	63	0	71	n/a	n/a	n/a	15	0
Permanent Housing	**165**	**212**	**37**	**0**	**249**	**n/a**	**n/a**	**169**	**135**	**0**
Permanent Supportive Housing*	137	142	27	0	169	n/a	n/a	169	135	0
Rapid Re-Housing	28	70	10	0	80	n/a	n/a	n/a	0	0
Grand Total	**175**	**259**	**215**	**0**	**474**	**0**	**5**	**169**	**150**	**0**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

HUD 2017 Continuum of Care Homeless Assistance Programs
Housing Inventory Count Report

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CoC Number: GA-505

CoC Name: Columbus-Muscogee/Russell County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	**19**	**111**	**230**	**6**	**347**	**0**	**0**	**n/a**	**7**	**6**
Emergency Shelter	16	106	186	1	293	0	0	n/a	6	1
Transitional Housing	3	5	44	5	54	n/a	n/a	n/a	1	5
Permanent Housing	**6**	**13**	**235**	**0**	**248**	**n/a**	**n/a**	**n/a**	**50**	**0**
Permanent Supportive Housing*	0	0	178	0	178	n/a	n/a	89	49	0
Rapid Re-Housing	6	13	29	0	42	n/a	n/a	n/a	1	0
Other Permanent Housing**	0	0	28	0	28	n/a	n/a	n/a	0	0
Grand Total	**25**	**124**	**465**	**6**	**595**	**0**	**0**	**89**	**57**	**6**

CoC Number: GA-506

CoC Name: Marietta/Cobb County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	Family Beds[1]	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds[2]	Veteran Beds[3]	Youth Beds[3]
Emergency, Safe Haven and Transitional Housing	**45**	**144**	**141**	**0**	**285**	**0**	**23**	**n/a**	**0**	**0**
Emergency Shelter	28	88	63	0	151	0	23	n/a	0	0
Transitional Housing	17	56	78	0	134	n/a	n/a	n/a	0	0
Permanent Housing	**84**	**281**	**207**	**0**	**488**	**n/a**	**n/a**	**42**	**392**	**0**
Permanent Supportive Housing*	73	246	200	0	446	n/a	n/a	42	369	0
Rapid Re-Housing	11	35	7	0	42	n/a	n/a	n/a	23	0
Grand Total	**129**	**425**	**348**	**0**	**773**	**0**	**23**	**42**	**392**	**0**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
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Housing Inventory Count Report

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CoC Number: GA-507

CoC Name: Savannah/Chatham County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**52**	**185**	**502**	**12**	**699**	**40**	**0**	**n/a**	**0**	**12**
Emergency Shelter	23	103	191	12	306	40	0	n/a	0	12
Transitional Housing	29	82	311	0	393	n/a	n/a	n/a	0	0
Permanent Housing	**234**	**478**	**221**	**0**	**699**	**n/a**	**n/a**	**n/a**	**132**	**0**
Permanent Supportive Housing*	230	468	221	0	689	n/a	n/a	93	132	0
Other Permanent Housing**	4	10	0	0	10	n/a	n/a	n/a	0	0
Grand Total	**286**	**663**	**723**	**12**	**1,398**	**40**	**0**	**93**	**132**	**12**

CoC Number: GA-508

CoC Name: DeKalb County CoC

								Subset of Total Bed Inventory		
	Family Units[1]	**Family Beds[1]**	**Adult-Only Beds**	**Child-Only Beds**	**Total Yr-Round Beds**	**Seasonal**	**Overflow / Voucher**	**Chronic Beds[2]**	**Veteran Beds[3]**	**Youth Beds[3]**
Emergency, Safe Haven and Transitional Housing	**62**	**252**	**89**	**0**	**341**	**4**	**0**	**n/a**	**12**	**5**
Emergency Shelter	16	91	20	0	111	4	0	n/a	12	0
Transitional Housing	46	161	69	0	230	n/a	n/a	n/a	0	5
Permanent Housing	**207**	**656**	**1,430**	**0**	**2,086**	**n/a**	**n/a**	**250**	**1,357**	**15**
Permanent Supportive Housing*	146	496	1,365	0	1,861	n/a	n/a	250	1,155	0
Rapid Re-Housing	61	160	65	0	225	n/a	n/a	n/a	202	15
Grand Total	**269**	**908**	**1,519**	**0**	**2,427**	**4**	**0**	**250**	**1,369**	**20**

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards.
[1]Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
[2]Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
[3]Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

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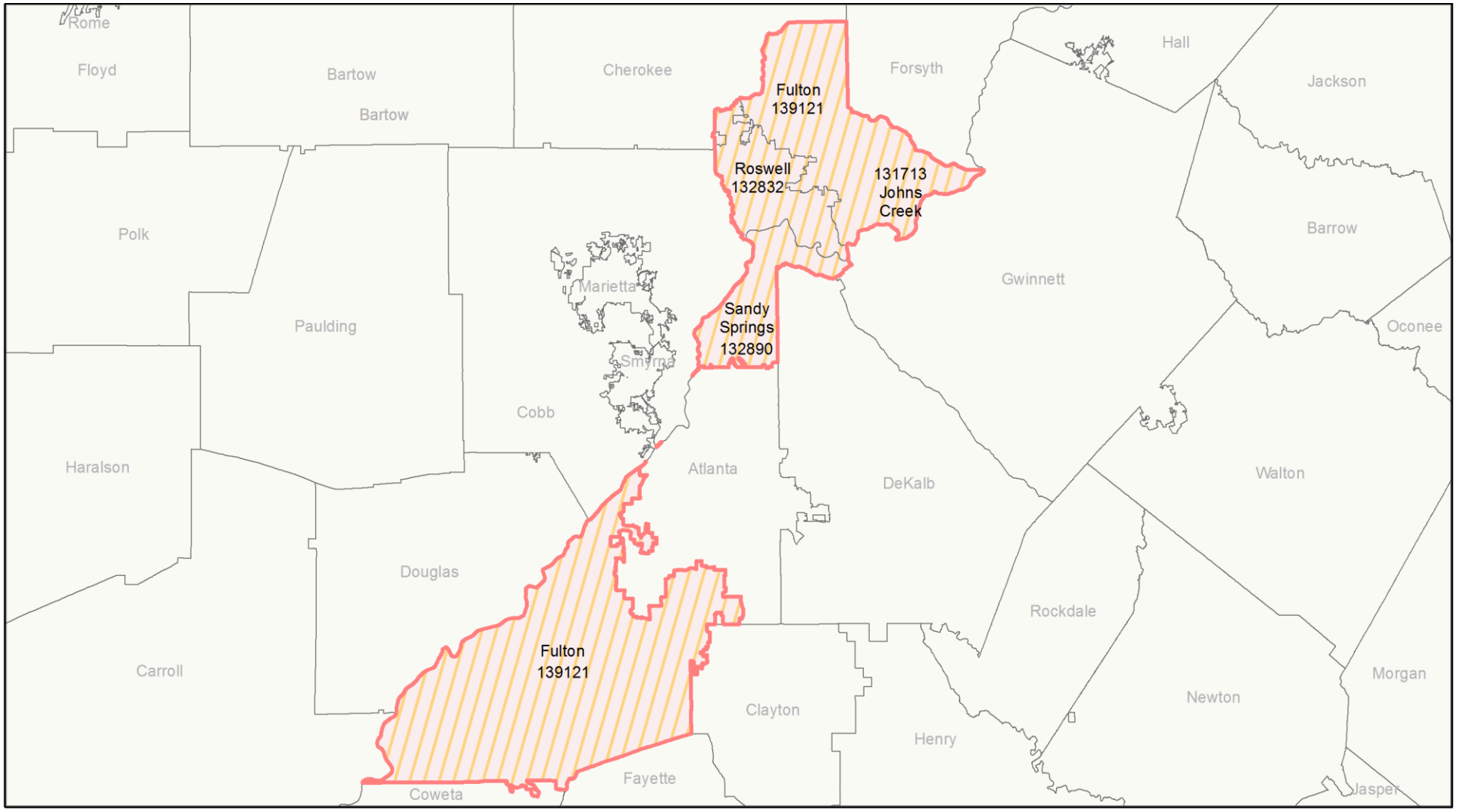
CoC Name: __Fulton County CoC

CoC Number: GA-502



2016 CoC Boundary 2015 CoC Boundary

Wednesday, April 26, 2017

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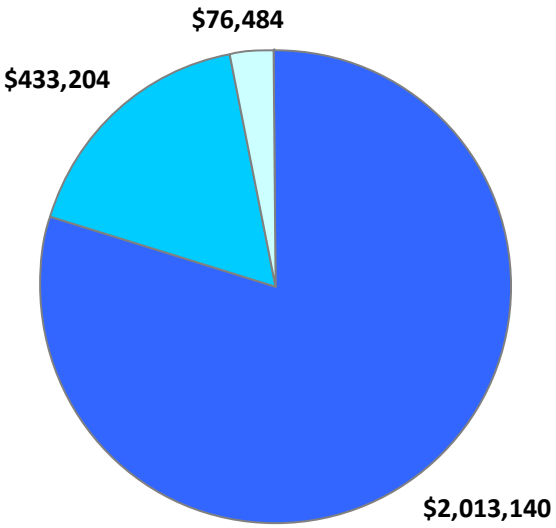
CoC Name: Fulton County CoC

CoC Number: GA-502

2016 Awards by Component and Renewal Type

Total Award Amount

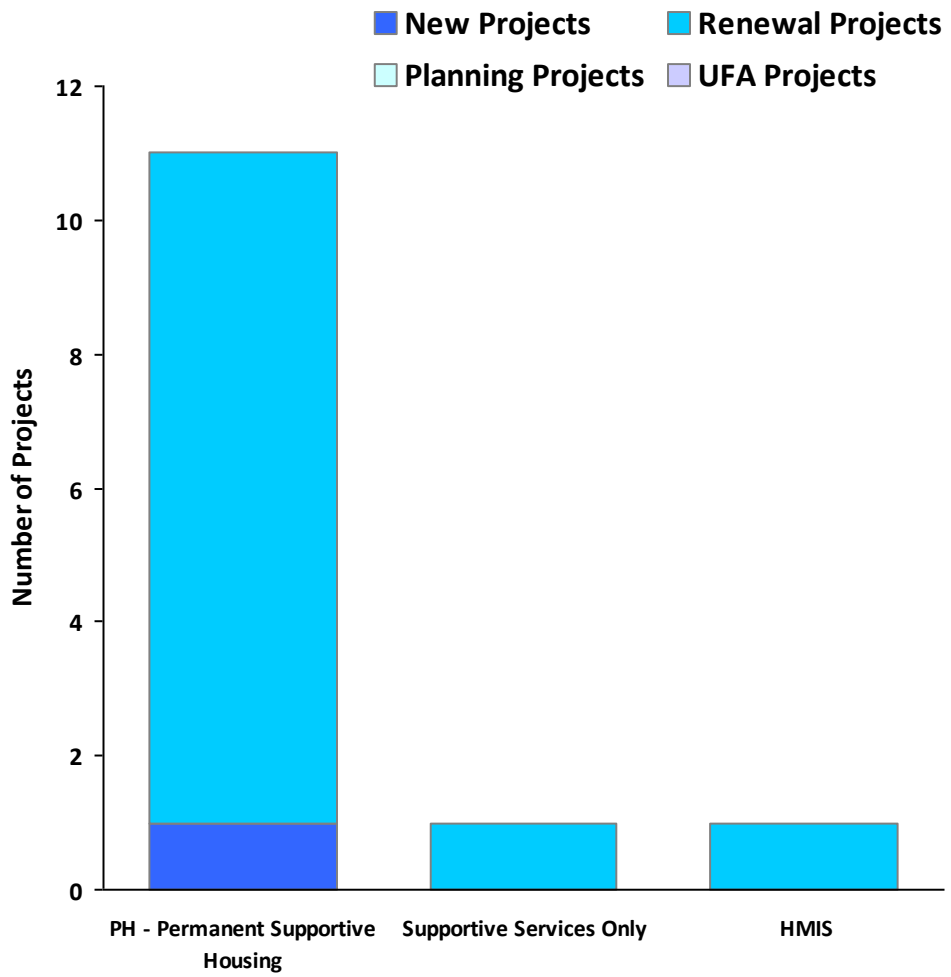
$2,604,210.00



PH - Permanent Supportive Housing

Supportive Services Only

HMIS



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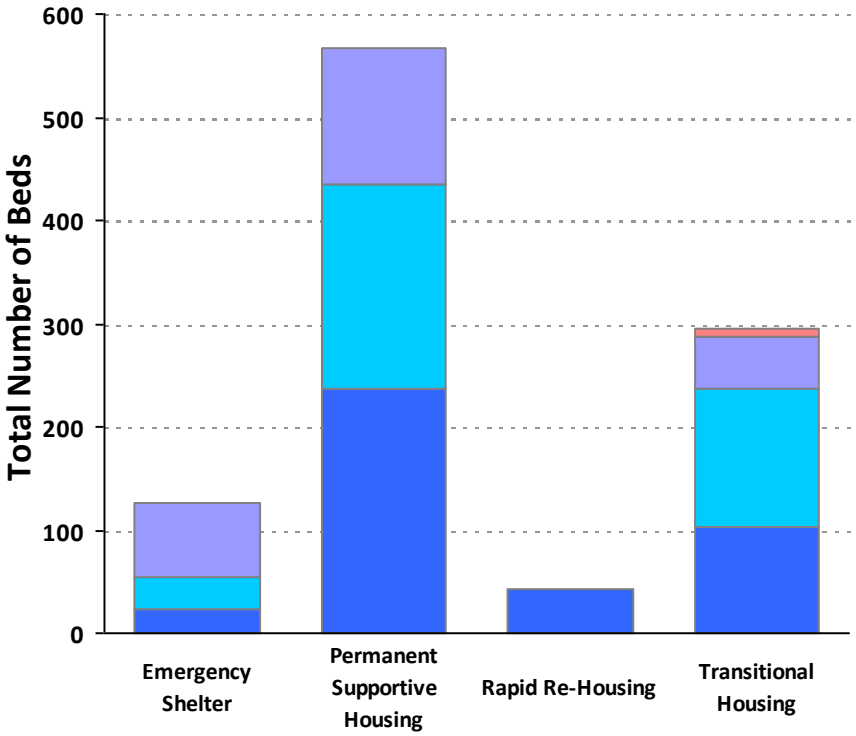
CoC Name: __Fulton County CoC

CoC Number: GA-502

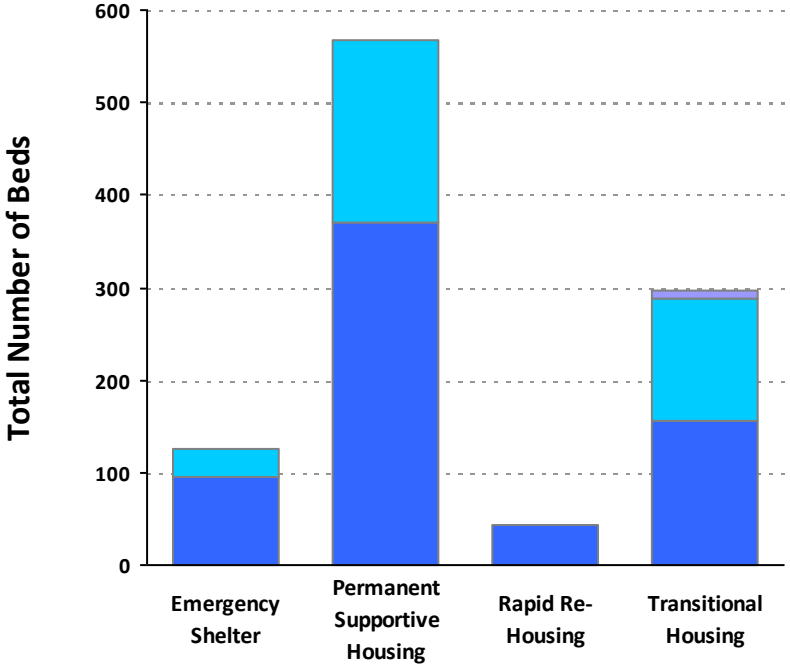
2016 Housing Inventory Summarized by Target Population and Bed Type

Beds by Designated Target Population



	Emergency Shelter	Permanent Supportive Housing	Rapid Re-Housing	Transitional Housing
Youth				8
Mixed	72	133		52
Individuals	31	197		133
Households	23	237	43	103

Beds by Intended Household Type Served



	Emergency Shelter	Permanent Supportive Housing	Rapid Re-Housing	Transitional Housing
Child-Only Beds	0	0	0	8
Adult-Only Beds	31	197	0	133
Adult & Child Beds**	95	370	43	155

* Mixed beds may serve any target population

**Adult & Child and Adult & Child Beds refer to beds for households with one adult and at least one child under age 18

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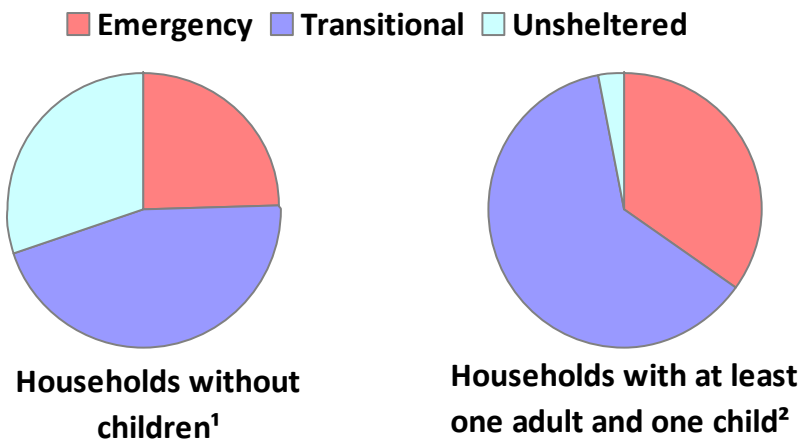
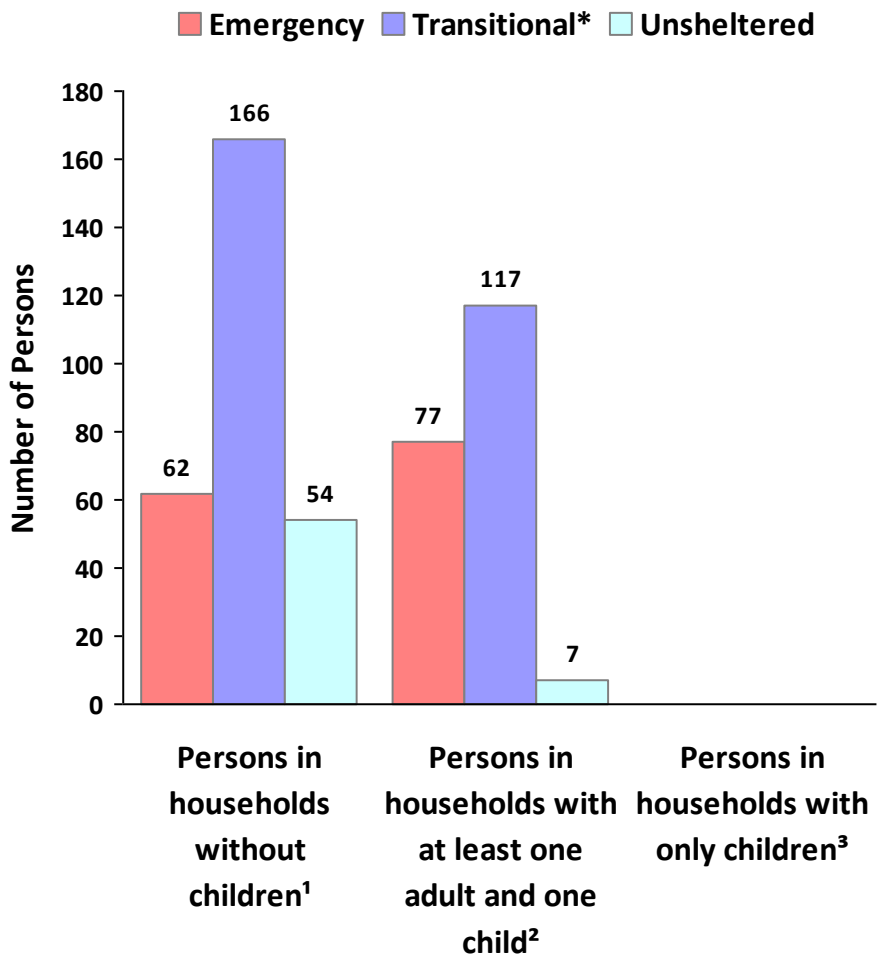
CoC Name: __Fulton County CoC

CoC Number: GA-502

2016 Point in Time Count Summarized by Household Type

Proportion of Households Served by Program Type





* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults. ²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

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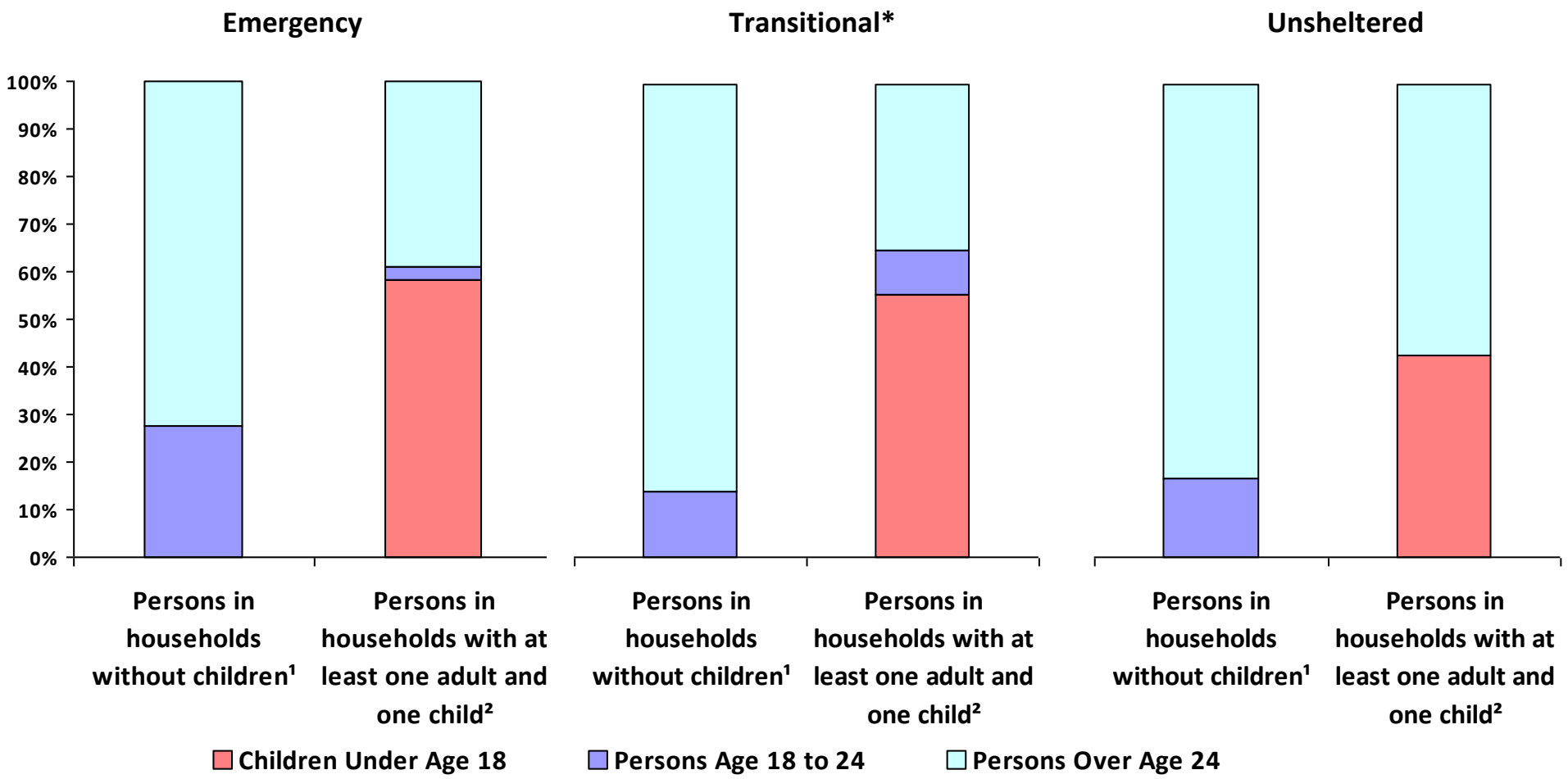
CoC Name: __Fulton County CoC

CoC Number: GA-502

2016 Point-In-Time Count Proportion of Persons in each Age Group by Household Type



* Safe Haven programs are included in the Transitional Housing category.

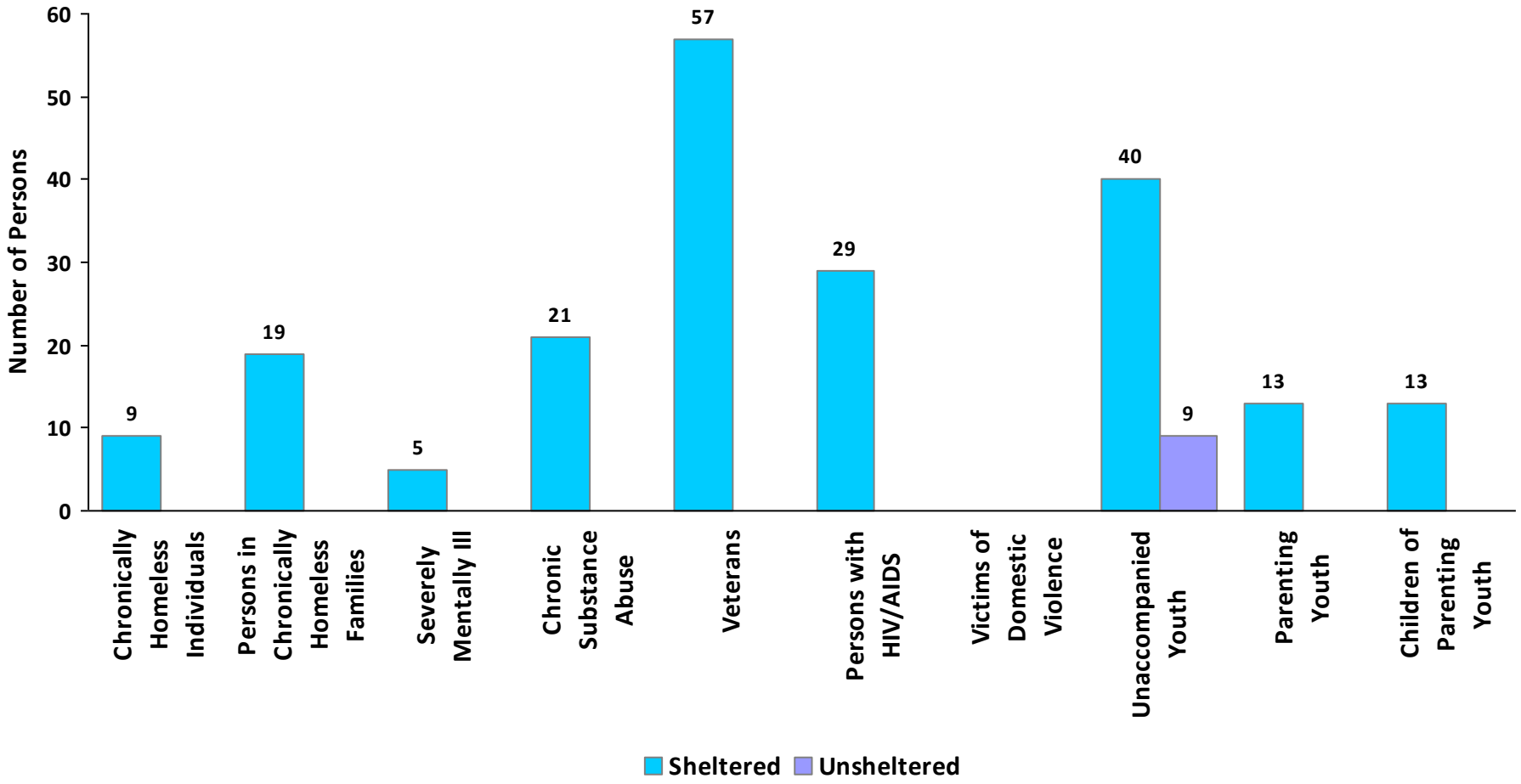
¹This category includes single adults, adult couples with no children, and groups of adults. ²This category includes households with one adult and at least one child under age 18.

Important Notes About This Data:This report is based on information provided to HUD by Continuums of Care (CoCs) in the fiscal year 2016 application for CoC Homeless Assistance Programs. HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the Housing Inventory and Homeless Count data may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods. For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange website (https://www.hudexchange.info/grantees/?granteesaction=main.searchresultsprogramid=3).

CoC Name: __Fulton County CoC

CoC Number: GA-502

2016 Point in Time Count Summarized by Sub-Population



City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

PR-10
Georgia Department of Community Affairs
Report on Homelessness

2015 REPORT ON HOMELESSNESS

GEORGIA'S 14,000

Georgia® Department of Community Affairs

September 2015

Georgia's 14,000
2015 Report on Homelessness

Georgia's Homeless Population

In the last ten days of January 2015, communities nationwide conducted a count of individuals and families who were homeless, as required by the U.S. Department of Housing and Urban Development (HUD). The resulting homeless census, referred to as a "Point in Time Count," provides an indication of the size and characteristics of the nation's homeless population.

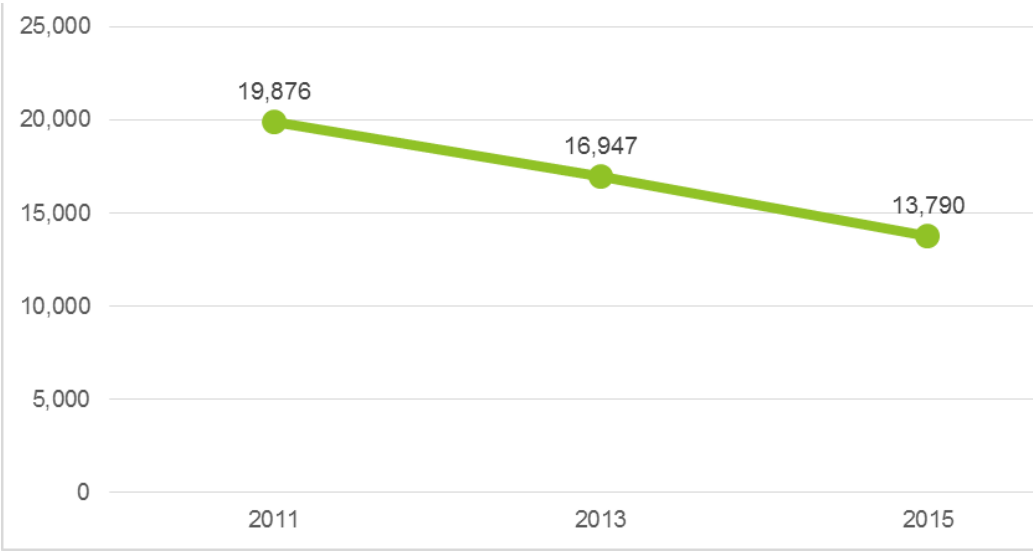
In Georgia, all nine of the state's homeless program regions, called Continua of Care, conducted a count of individuals and families who are homeless in their respective jurisdictions. Georgia's homeless population isn't static; some of the people who were homeless on the January count date will find housing. Other people, who had housing on the count night, will later become homeless.

During the Point in Time Count in January 2015, at least 13,790 people were literally homeless in Georgia – a 19% decrease from 2013.

Georgia's Literally Homeless Population: Single Night (Point in Time Count)

	Number of Individuals per Year		
Housing Status	2011	2013	2015
Unsheltered	11,384	8,450	5,803
Emergency Shelter or Transitional Housing	8,492	8,497	7,987
Total	**19,876**	**16,947**	**13,790**
Change from previous count (%)	**-6%**	**-15%**	**-19%**

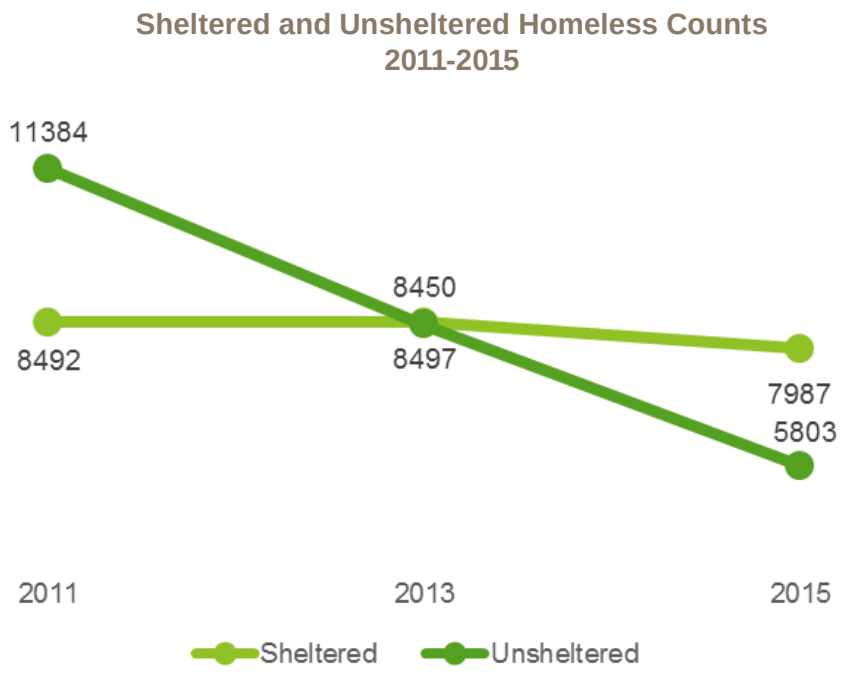
2011-2015 Point in Time Homeless Count Trend



Homelessness in Georgia

In accordance with HUD guidelines, for the 2015 Count, Continua of Care used the following categories to define homelessness:

- Literally Homeless
  - Sheltered Homeless – lives in emergency shelter, transitional housing for homeless persons, or a hotel or motel with the stay being paid for by an organization
  - Unsheltered Homeless – lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location
- Imminently Homeless – is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing
- Other Homeless – is in jail, a hospital, or a detox program, but would otherwise have been homeless[1]



2013 marked the first year in which just under half of the homeless individuals and families were unsheltered; the remainder were in emergency or transitional housing. In 2015 the number of people who were unsheltered homeless continued to decline with just 42% of the state's overall homeless population being unsheltered.

[1] Literally homeless, imminently homeless and, other homeless categories based on the U.S. Department of Housing and Urban Development's definition of homelessness in 2012.

In addition to people who are literally homeless, other people are living in motels, hotels, or are doubled up with friends or family. They may move frequently among temporary living arrangements. For some public programs, these living conditions also are categorized as homelessness.

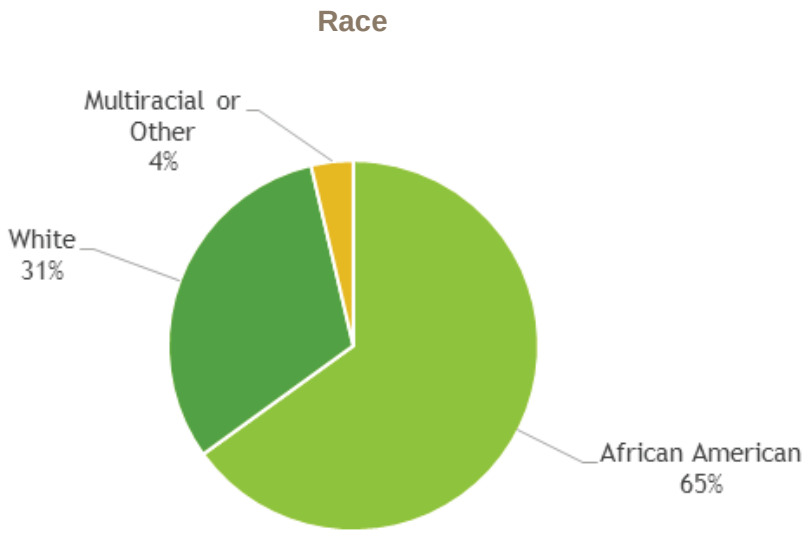
The unifying condition for virtually all of Georgia's homeless population is poverty. Many people who are homeless also experience some type of personal vulnerability that places them at risk, such as:

- Family violence
- Physical disability or chronic medical problems
- Mental illness
- Substance abuse
- Development disability or brain injury
- Criminal background

Georgia's Continua of Care

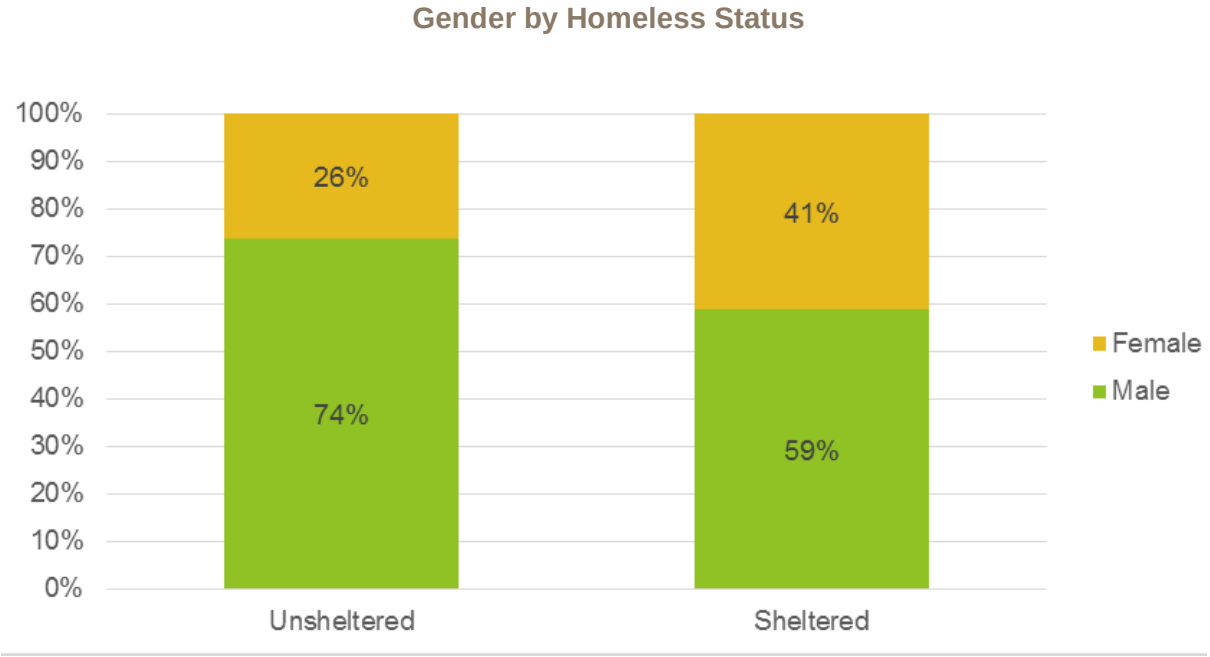
- Athens-Clarke County
- Augusta-Richmond County
- City of Atlanta
- Columbus-Muscogee County
- DeKalb County
- Fulton County
- Georgia Balance of State (152 counties, administered by the Georgia Department of Community Affairs)
- Marietta-Cobb County
- Savannah-Chatham County

Race, Ethnicity, and Age



The majority (65%) of the state's homeless population is African American. Four percent of the homeless population is Hispanic or Latino. Children under the age of 18 comprise 18% of the homeless population; 13% of the homeless population are youth between the ages of 18 and 24.

Gender

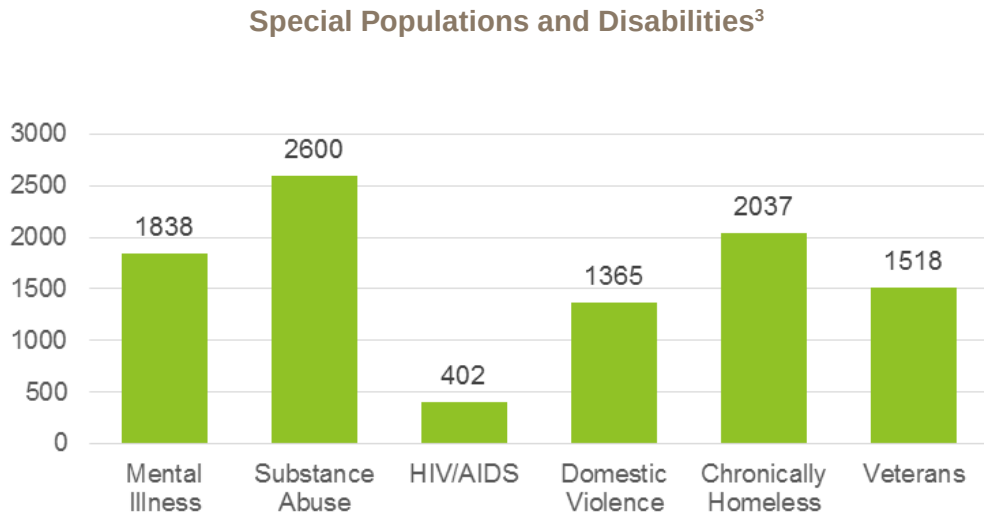


Overall, 64% of the people who are homeless are men, however that percentage increases when looking at those who are unsheltered, as three out of four of the people who are unsheltered homeless are men. When taking a closer look at gender by homeless status, the percentage of unsheltered homeless who are women (26%) is disproportionately smaller than the percentage of sheltered homeless who are women (41%).

Family Composition

Taking a look at family composition, 30% of the total homeless population are in families with children; 70% individuals and households with only adults. This year, 36% of the total homeless population are unaccompanied adults. Four percent of heads of household are youth between the ages of 18 and 24.

Special Populations and Disabilities

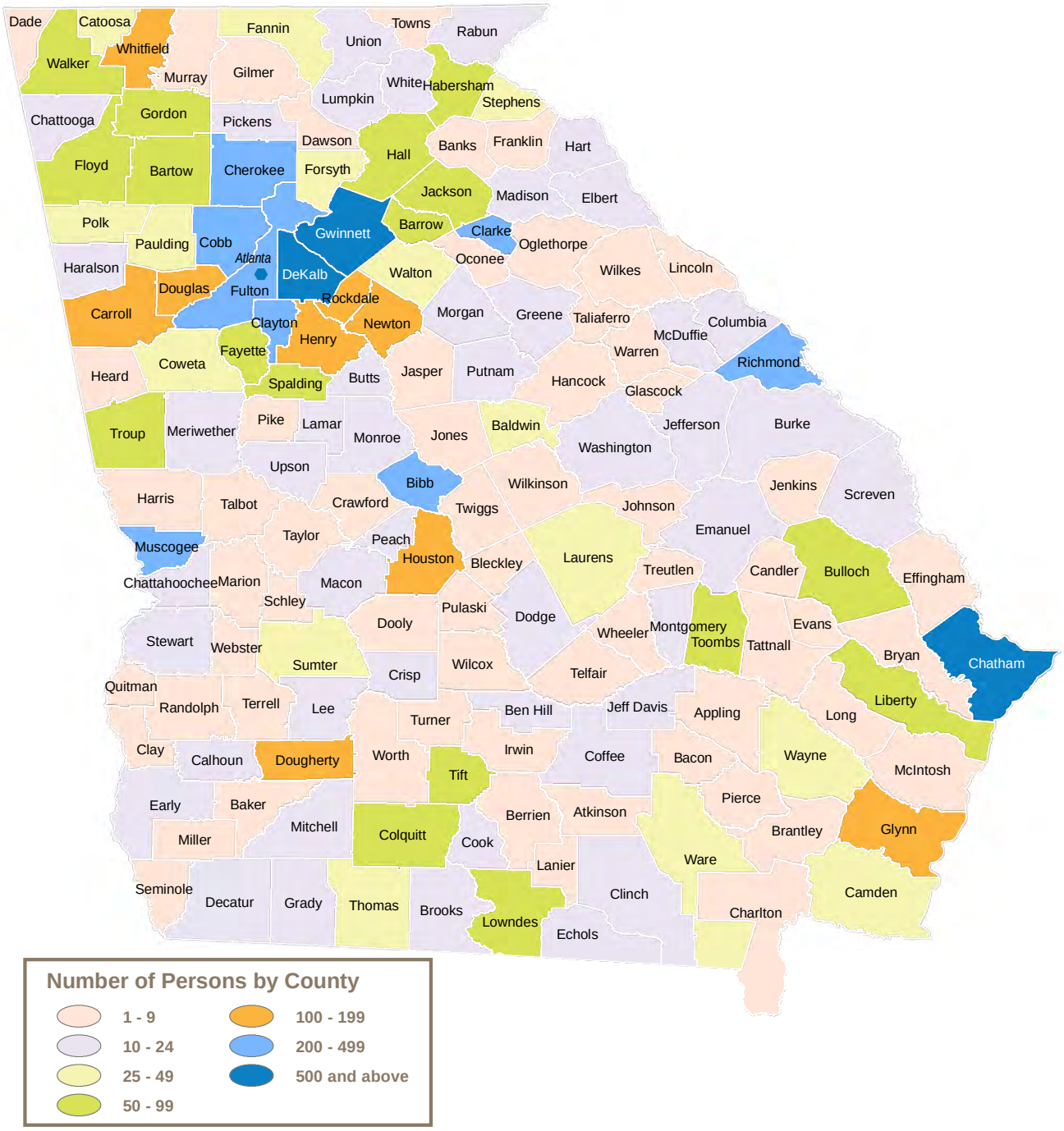


People with special needs are the most vulnerable subset of the homeless population. Sixteen (16) percent of the people who are homeless are chronically homeless, meaning that they have a disability and have been homeless for one full year or longer, or have experienced multiple occasions of homelessness in the past. Additionally, 12% of Georgia's homeless population are veterans, which is striking because only 7% of Georgia's overall population are veterans.[2] Substance abuse is the most

[2] U.S. Census Bureau, Georgia QuickFacts, (2014), http://quickfacts.census.gov/qfd/states/13000.html
[3] These conditions are not mutually exclusive. An individual could be included in more than one of these categories.

2015 Statewide Report on Homelessness

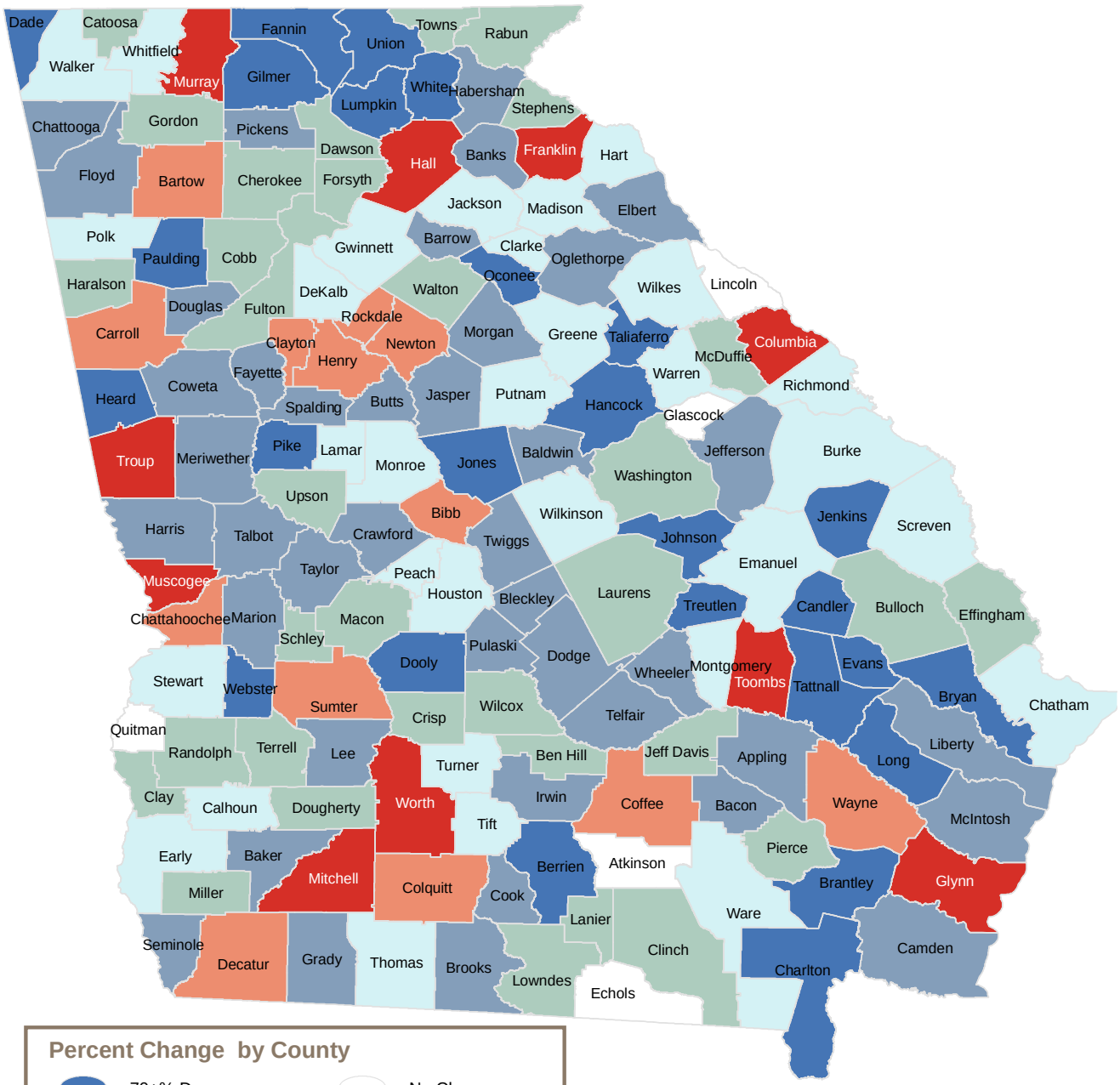
Homeless Persons
(Sheltered and Unsheltered)



Source: 2015 Sheltered Count;
2015 Unsheltered Count and Predictive Model
This map reflects circumstances on the night of January 26, 2015

2015 Statewide Report on Homelessness

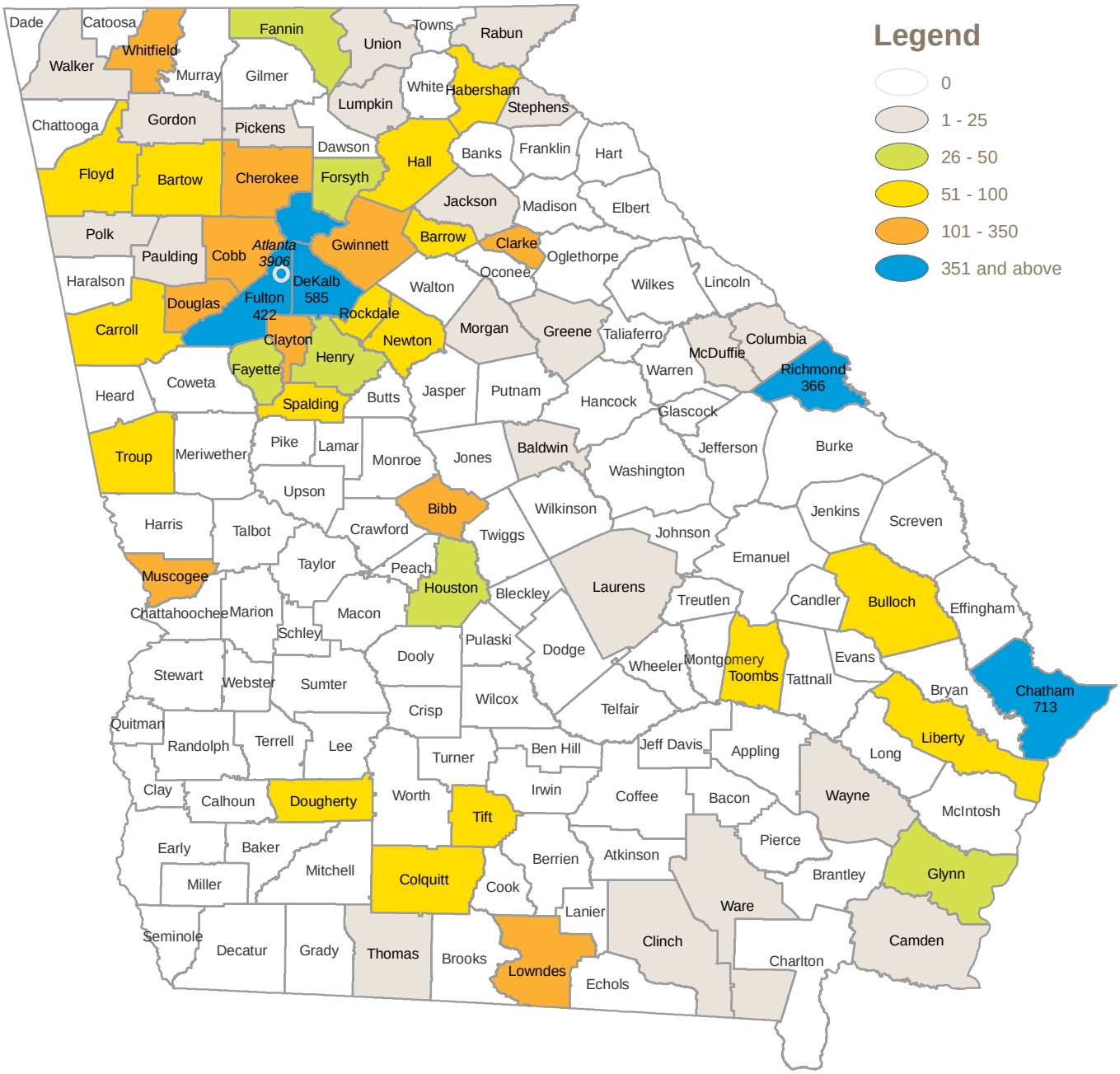
Unsheltered Change Since 2013



Source: 2015 Sheltered Count;
2015 Unsheltered Count and Predictive Model
This map reflects circumstances on the night of January 26, 2015

2015 Statewide Report on Homelessness

Emergency and Transitional Housing Beds



Special Thanks

The 2015 Point in Time Count and the 2015 Homeless Count Report would not have been possible without the efforts of many people and organizations across Georgia.

- Katie Arce, Georgia Department of Community Affairs
- Lynda Barrs, CSRA Economic Opportunity Authority
- Christie Bevis, United Way of the Chattahoochee Valley
- Suzy Bus, Gwinnett Coalition for Health and Human Services
- Samanta Carvalho, Unified Government of Athens-Clarke County
- Charlotte Christian, City of Thomasville
- Jessica David, Emmaus House
- Kerrie Davis, Southwest Georgia Regional Commission
- Liz Dillard, Homeless Resource Network
- Lorena Dione McDowell, Atlanta Continuum of Care
- Daniel Evans, Augusta-Richmond County
- Vanassa Flucas, City of Valdosta Neighborhood Development Division
- Targie Folds, Greene County Board of Education
- Stacy Horn Koch, Atlanta Continuum of Care
- Shawn Howell, Ninth District Opportunity, Inc.
- Daisy Jones, City of Hinesville
- Derrick Jordan, The Salvation Army Brunswick
- Marjorie Lacy, Haven House
- Kim Loesing, MUST Ministries
- April Mahone, City of Albany Department of Community and Economic Development
- Dr. Ronnie Mathis, South Georgia Partnership to End Homelessness
- Jessica Mitcham, Good Neighbor Homeless Shelter
- Tina Moore, Georgia Department of Community Affairs
- Dr. Josie Parker, Pathways Community Network Institute, Inc.
- Frances Phillips, Faith Community Development Services
- Dr. Jennifer Priestley, Kennesaw State University
- Gigi Rofles, Volunteer Macon
- Diane Rogers, Concerted Services, Inc.
- Mike Rowicki, Fulton County
- Jennifer Shearin, Dalton-Whitfield Community Development Corporation
- Janice Sheffield, Chatham-Savannah Authority for the Homeless
- Joan Stoddard, United Way of CSRA
- Christy Storey, Kennesaw State University
- Kelly Strozier, South Georgia Partnership to End Homelessness
- Michelle Thompson, AVITA Community Partners
- Joan Toder, The Center for Family Resources
- Kelly Trapanier, Kennesaw State University
- Paul Vaughn, Kennesaw State University
- Shauntae Walker, City of Brunswick

Appendix A: The Homeless Count Requirement and Methodology

Congressionally Mandated Data Collection – Homeless Counts and HMIS

In order to better respond to homelessness in America, Congress has incorporated data collection requirements into the McKinney-Vento Act's programs for the homeless. The hope is that through data collection, progress toward eliminating homelessness can be tracked and programs can be tailored to better meet the need. Through amendments to the McKinney Vento Act and by HUD regulation, the nation's homeless service providers must:

1) Adopt a Homeless Management Information System (HMIS). HMIS is a person-level data collection system on people who access homeless services.[4]
2) Conduct a regular homeless census. Point-in-time homeless counts must be conducted during the last ten days of January in odd years (January 2011, 2013, and so on).

A homeless census consists of counting both sheltered and unsheltered homeless persons.

- A count of sheltered homeless people is comprised of those who occupy emergency shelters, transitional housing, recovery programs that serve homeless and non-homeless clients, and motels if motel vouchers are provided by a service agency. The goal for the sheltered count is for the data to ultimately come from HMIS.
- A count of unsheltered homeless people is comprised of those who reside in places not meant for human habitation, such as on the streets, in vehicles, parks, sidewalks, abandoned buildings, and makeshift shelters such as tents.

As a result of data requirements placed on the Continua of Care, HUD is now able to issue an annual assessment of homelessness to Congress. In the most recent assessment, the *2014 Annual Assessment Report to Congress*[5], HUD estimated that 578,424 people across the country were on the streets, in emergency shelters, or in transitional housing programs on a single night in January of that year.

Georgia's Homeless Counts

In response to the mandates described above, each of Georgia's nine Continua of Care is engaged in an effort to count their jurisdiction's sheltered and unsheltered homeless population. Although each Continuum has an independent responsibility to meet McKinney-Vento data collection requirements, eight of the Continua have been working with a single HMIS provider (Pathways Community Network Institute, Inc.) and all nine share data related to their counts.

Sheltered Homeless Counts

The census of homeless persons and families in shelter is done annually, in conjunction with a housing inventory count. The housing inventory count is an opportunity for each Continuum of Care to track the available housing resources for homeless persons. The goal of each inventory is to account for all housing resources for people that are homeless (emergency shelter, transitional housing, and permanent supportive housing), not just those that are funded by the state or federal government. Each January, the Continua attempt to collect data from all homeless service providers about the number and type of beds (emergency, transitional, or permanent supportive) provided. Additionally, those service providers are asked to provide information on how many people they had utilizing the beds on a single specified night (sheltered count).

Unsheltered Counts

There are two generally accepted methodologies for conducting counts of unsheltered persons.[6] The service based method uses surveys collected from persons seeking service. The surveys are generally collected during a one to two week period, but focus on a single point-in-time. The other method is the street count or canvassing method that uses a visual count of people sleeping outdoors, in encampments, and in abandoned buildings on a single night. The implementation of these methodologies varies considerably across jurisdictions, and some communities use a hybrid methodology that combines features of each approach.

This year in Georgia, most Continua relied on a hybrid methodology that included a street count or canvassing on the night of the count as well as service based administration of surveys the following week. However, some continua, such as the DeKalb County Continuum and the Savannah-Chatham Continuum have relied more heavily on the canvassing method to obtain their unsheltered counts. For the 2015 count, the Columbus-Muscogee Continuum and the City of Atlanta Continuum worked collaboratively with the Balance of State Continuum to conduct a their homeless count.

The Georgia Balance of State Continuum of Care covers 152 counties, many of them rural, presenting a significant challenge in conducting the biennial unsheltered count. While DCA was able to conduct a sheltered count to comply with the 2004 count requirement, until 2008 it did not have a feasible way to count unsheltered homeless people in the 152 counties. To meet the federal requirement, estimation techniques based on count data from other jurisdictions were used. Beginning in 2008, DCA has used a sampling methodology and predictive model developed by statistics faculty at Kennesaw State University.[7] In 2015, the data used for the model came from survey counts conducted in 68 counties. Additionally, the model used data from the street counts in the other Continuums. The counts conducted in the Balance of State were done using surveys collected at locations where people receive services and in places where homeless persons are known to congregate and stay.

[4] U.S. Department of Housing and Urban Development. Office of Community Planning and Development. August 2001. *Report to Congress: HUD's Strategy for Homeless Data Collection, Analysis and Reporting*.

[5] U.S. Department of Housing and Urban Development. Office of Community Planning and Development. November 2013. *The 2013 Annual Homeless Assessment Report to Congress.*

[6] U.S. Department of Housing and Urban Development. Office of Community Planning and Development. October 2004. *A Guide to Counting Unsheltered Homeless People.*

[7] Jennifer Lewis Priestley. May 2008. *Every Georgian Counts: Final Report on Sampling and Modeling*. Kennesaw State University, Department of Mathematics and Statistics.

Appendix B

COUNTY	Unsheltered Homeless Persons (Counts and Predictive Model)	Sheltered Homeless Persons (Emergency and Transitional Housing)	Total Homeless Persons	Total Emergency and Transitional Beds
APPLING	6	0	6	0
ATKINSON	2	0	2	0
BACON	5	0	5	0
BAKER	5	0	5	0
BALDWIN	30	8	38	8
BANKS	6	0	6	0
BARROW	34	41	75	93
BARTOW	37	57	94	59
BEN HILL	23	0	23	0
BERRIEN	6	0	6	0
BIBB	92	252	344	256
BLECKLEY	9	0	9	0
BRANTLEY	6	0	6	0
BROOKS	10	0	10	0
BRYAN	5	0	5	0
BULLOCH	32	45	77	58
BURKE	22	0	22	0
BUTTS	10	0	10	0
CALHOUN	10	0	10	0
CAMDEN	30	5	35	24
CANDLER	3	0	3	0
CARROLL	72	82	154	86
CATOOSA	38	0	38	0
CHARLTON	3	0	3	0
CHATHAM	522	578	1,100	713
CHATTAHOOCHEE	17	0	17	0
CHATTOOGA	19	0	19	0
CHEROKEE	108	233	341	234
CITY OF ATLANTA	1,037	3,280	4,317	3,906
CLARKE	91	135	226	153
CLAY	5	0	5	0
CLAYTON	147	97	244	107
CLINCH	6	12	18	22
COBB	91	324	415	348
COFFEE	23	0	23	0
COLQUITT	11	54	65	68
COLUMBIA	13	3	16	3
COOK	13	0	13	0
COWETA	40	0	40	0
CRAWFORD	7	0	7	0
CRISP	19	0	19	0

COUNTY	Unsheltered Homeless Persons (Counts and Predictive Model)	Sheltered Homeless Persons (Emergency and Transitional Housing)	Total Homeless Persons	Total Emergency and Transitional Beds
DADE	7	0	7	0
DAWSON	3	0	3	0
DECATUR	22	0	22	0
DEKALB	197	487	684	585
DODGE	17	0	17	0
DOOLY	6	0	6	0
DOUGHERTY	72	42	114	67
DOUGLAS	60	101	161	109
EARLY	15	0	15	0
ECHOLS	13	0	13	0
EFFINGHAM	3	0	3	0
ELBERT	12	0	12	0
EMANUEL	15	0	15	0
EVANS	4	0	4	0
FANNIN	7	25	32	40
FAYETTE	29	24	53	26
FLOYD	44	47	91	69
FORSYTH	24	22	46	27
FRANKLIN	7	0	7	0
FULTON	53	420	473	422
GILMER	8	0	8	0
GLASCOCK	2	0	2	0
GLYNN	74	43	117	48
GORDON	43	21	64	21
GRADY	14	0	14	0
GREENE	9	9	18	12
GWINNETT	527	265	792	345
HABERSHAM	16	74	90	67
HALL	33	28	61	52
HANCOCK	3	0	3	0
HARALSON	15	0	15	0
HARRIS	9	0	9	0
HART	20	0	20	0
HEARD	5	0	5	0
HENRY	125	31	156	39
HOUSTON	112	38	150	44
IRWIN	6	0	6	0
JACKSON	43	11	54	16
JASPER	6	0	6	0
JEFF DAVIS	11	0	11	0
JEFFERSON	21	0	21	0
JENKINS	2	0	2	0

COUNTY	Unsheltered Homeless Persons (Counts and Predictive Model)	Sheltered Homeless Persons (Emergency and Transitional Housing)	Total Homeless Persons	Total Emergency and Transitional Beds
JOHNSON	2	0	2	0
JONES	8	0	8	0
LAMAR	14	0	14	0
LANIER	7	0	7	0
LAURENS	21	5	26	15
LEE	11	0	11	0
LIBERTY	5	56	61	71
LINCOLN	4	0	4	0
LONG	3	0	3	0
LOWNDES	21	65	86	112
LUMPKIN	7	9	16	12
MACON	20	0	20	0
MADISON	17	0	17	0
MARION	7	0	7	0
MCDUFFIE	11	3	14	3
MCINTOSH	5	0	5	0
MERIWETHER	16	0	16	0
MILLER	5	0	5	0
MITCHELL	10	0	10	0
MONROE	18	0	18	0
MONTGOMERY	13	0	13	0
MORGAN	8	3	11	3
MURRAY	6	0	6	0
MUSCOGEE	165	206	371	258
NEWTON	92	28	120	65
OCONEE	7	0	7	0
OGLETHORPE	9	0	9	0
PAULDING	10	17	27	23
PEACH	15	0	15	0
PICKENS	7	7	14	7
PIERCE	4	0	4	0
PIKE	5	0	5	0
POLK	27	6	33	17
PULASKI	6	0	6	0
PUTNAM	15	0	15	0
QUITMAN	3	0	3	0
RABUN	6	7	13	12
RANDOLPH	8	0	8	0
RICHMOND	129	278	407	366
ROCKDALE	59	41	100	74
SCHLEY	5	0	5	0
SCREVEN	14	0	14	0

COUNTY	Unsheltered Homeless Persons (Counts and Predictive Model)	Sheltered Homeless Persons (Emergency and Transitional Housing)	Total Homeless Persons	Total Emergency and Transitional Beds
SEMINOLE	5	0	5	0
SPALDING	45	47	92	52
STEPHENS	37	4	41	9
STEWART	11	0	11	0
SUMTER	29	0	29	0
TALBOT	4	0	4	0
TALIAFERRO	2	0	2	0
TATTNALL	8	0	8	0
TAYLOR	4	0	4	0
TELFAIR	7	0	7	0
TERRELL	9	0	9	0
THOMAS	24	16	40	23
TIFT	28	41	69	52
TOOMBS	5	79	84	80
TOWNS	3	0	3	0
TREUTLEN	2	0	2	0
TROUP	61	38	99	54
TURNER	7	0	7	0
TWIGGS	4	0	4	0
UNION	5	15	20	15
UPSON	16	0	16	0
WALKER	61	13	74	18
WALTON	47	0	47	0
WARE	15	14	29	14
WARREN	7	0	7	0
WASHINGTON	23	0	23	0
WAYNE	26	12	38	12
WEBSTER	1	0	1	0
WHEELER	3	0	3	0
WHITE	11	0	11	0
WHITFIELD	62	83	145	112
WILCOX	6	0	6	0
WILKES	8	0	8	0
WILKINSON	9	0	9	0
WORTH	4	0	4	0
STATE TOTAL	5,803	7,987	13,790	9,606

Based on 2015 Continuum of Care Housing Inventory and 2015 Homeless Count and Predictive Model

Georgia® Department of
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City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

PR-15
CDBG Public Notice Mailing List

Agency	Address	City	State	Zip Code	Phone Number	Contact	Email
Child Development Association	89 Grove Way	Roswell	GA	30075	770-992-4339	Stefanie Dye, Development Director	sdye@cdakids.org
Community Asisstance Center	1130 Hightower Trail	Sandy Springs	GA	30350	770-552-4889	Tamara Carrera, Executive Director	ceo@ourcac.org
Drake House	10525 Clara Dr A-5	Roswell	GA	30076	770-587-4712 x30	Kathy Swahn , Executive Director	kswahn@thedrakehouse.org
Families First	89 Grove Way	Roswell	GA	30075	770-641-6764	Jennifer Knop	jknop@familiesfirst.org
FOSSL- Friends of the Sandy Springs Library	359 Mt. Vernon Hwy	Sandy Springs	GA	30328	770-396-0757	Fay Hendricks	jfaybee@aol.com
Heritage Sandy Springs	6110 Bluestone Rd	Sandy Springs	GA	30328	404-851-9111		information@heritagesandysprings.org
Home Stretch	89 Grove Way, Roswell GA 30075	Roswell	GA	30075	770-642-9185	Joan O'Connell , Development Director	joconnell@homestretch.org
Los Ninos Primero	471 Mt. Vernon Hwy	Sandy Springs	GA	30328	404-705-8562	Maritza Morelli, Executive Director	martiza.morelli@losninosprimeroga.org
Mary Hall Freedom House	200 Hannover Park Drive	Sandy Springs	GA	30350	404-843-3800		kimberly.mcclee@mhfh.org
Sandy Springs Christian Church	315 Johnson Ferry Rd NW	Sandy Spirngs	GA	30328			
Sandy Springs Mission	650 Mount Vernon Hwy NE	Sandy Spirngs		30328	770-598-1729	Felix Lora Executive Director FellixLora@integrity.con	flixlora@gmail.com
Sandy Springs Regional Library	395 Mount Vernon Hwy NE	Sandy Spirngs	GA	30328			librarycomments@fultoncountyga.gov
Sandy Springs Education Force	P.O. Box 567683	Sandy Springs	GA	31156	770-399-6181	Irene Schweiger Executive Director	irschweiger@aol.com
Sharon Community UMC Church	8775 Dunwoody Pl	Sandy Spirngs	GA	30350			sharonchurch@bellsouth.net
U Hope CDC, Inc.	1110 Hope Road	Sandy Springs	GA	30328	770-256-1570	Aletha Malley	uhopecommunity@gmail.com
Center for Pan Asian Community Services	3510 Shallowford Rd NE	Atlanta	GA	30341	770-936-0969	Andy Yoon	Andy.yoon@cpacs.org
Atlanta Regional Commission	229 Peachtree St Ne STE 100	Atlanta	GA	30303	404-463-3305	Sam Shenbaga, Manager of	sshenbaga@atlantaregional.com
Georgia DCA						Grace Baranowski	grace.baranowski@dca.ga.gov
City of Atlanta						Jackie Ragan, Office of Hou	jragan@atlantaga.gov
City of Roswell						Danny Blitch, Grants Mana	dblitch@roswellgov.com
Cobb County						Kimberly Roberts, Managir	robertsk@cobbcountycdbg.com
City of Dunwoody						Tammy Hiler, Planning Coo	tammy.hiler@dunwoodyga.gov
City of Brookheaven						Patrice Ruffin, Director of (	Patrice.Ruffin@brookhavenga.gov
Fulton County						Frankie Atwater, Director H	frankie.atwater@fultoncountyga.gov

Thu 11/9/2017 1:08 PM

Tovar, Louisa

City of Sandy Springs Community Development Block Grant (CDBG) Program Update and 2018-2022 Consolidated Plan Needs Asses

To

Bcc 'sdye@cdakids.org'; 'ceo@ourcac.org'; 'kswahn@thedrakehouse.org'; 'jknop@familiesfirst.org'; 'jfaybee@aol.com'; 'information@heritagesandysprings.org'; 'joconnell@homestretch.org'; 'martiza.morelli@losninosprimeroga.org'; 'kimberly.mcclee@mhfh.org'; 'flixlora@gmail.com'; 'librarycomments@fultoncountyga.gov'; 'irschweiger@aol.com'; 'sharonchurch@bellsouth.net'; 'uhopecommunity@gmail.com'; 'Andy.yoon@cpacs.org'; 'sshenbaga@atlantaregional.com'; 'Grace Baranowski'; 'dblitch@roswellgov.com'; 'robertsk@cobbcountycdbg.com'; 'tammy.hiler@dunwoodyga.gov'; 'Patrice.Ruffin@brookhavenga.gov'; 'Frankie.Atwater@fultoncountyga.gov'; 'MGhani@atlantaregional.org'; Mercier-Baggett, Catherine; 'jragan@atlantaga.gov'

Consolidated Plan - English - electronic - REV 1.1.pdf
44 KB

Consolidated Plan - Spanish - electronic - REV 1.1.pdf
45 KB

Open House Survey 2017.pdf
125 KB

Dear Interested Party:

The Community Development Block Grant (CDBG) program was signed into law in 1974 and is one of the longest-running programs of the U.S. Department of Housing and Urban Development (HUD). The program funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development.

The City of Sandy Springs has been participating in the CDBG since 2008 as an Entitlement Community. The 2008-2012 and 2013-17 Consolidated Plan adopted by the City Council focused on infrastructure improvements that benefit low- and moderate-income residents of Sandy Springs through the Roswell Road Multi-year Sidewalk Project to improve access to public transit, parks, and health services for residents.

Please be advised that your agency has been identified as a non-profit, public service, or other agency serving community needs in the City of Sandy Springs or in a neighboring jurisdiction. As such, the City would like to provide you the opportunity to attend several upcoming meetings regarding the Community Development Block Grant program to discuss its current status and your recommendations for developing the next 5-year Consolidated Plan. The meeting schedule is as follows:

Meeting	Day/Date/Time	Location
1. Public Hearing	Tuesday, December 5, 2017 @ 6:00 p.m.	Sandy Springs City Hall 7840 Roswell Road Building 500 Sandy Springs, Georgia 30350
2. Open House	Wednesday, December 13, 2017 @ 6:00 p.m.	
3. Needs Assessment	Tuesday, January 10, 2018 @ 6:00 p.m.	

We have included fliers in both English and Spanish for use by your agency regarding the upcoming Public Hearing and Open House in December. If you or your representative are unable to attend, we have also included a Needs Assessment Survey that you can return to the following address:

CDBG Program
Department of Community Development
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

2018-2022 CONSOLIDATED PLAN

PUBLIC MEETINGS

Desde el 2008, la Ciudad de Sandy Springs ha participado en el Programa de Subsidios Globales de Desarrollo (CDBG) para financiar el Proyecto de aceras múltiples de Roswell en áreas de destino para mejorar el acceso al transporte público, parques y servicios de salud para residentes.

Para seguir participando en el Programa de CDBG, la Ciudad está preparando su Plan Consolidado de 5 años requerido, que busca atender las necesidades de la comunidad y establecer metas a alcanzar en un período de 5 años.

La Ciudad organizará las siguientes reuniones comunitarias para obtener información sobre las necesidades de la comunidad y los posibles objetivos para el Plan Consolidado 2018-2022. Los residentes de Sandy Springs se animan a asistir y proporcionar sus pensamientos e ideas. Traducción a español estará disponible.

AUDIENCIA PÚBLICA

MARTES 5 DE DICIEMBRE DE 2017, A LAS 6:00 PM

OPEN HOUSE

MIÉRCOLES 13 DE DICIEMBRE DE 2017, A LAS 6:00 PM

REUNIÓN DE EVALUACIÓN DE NECESIDADES

MIÉRCOLES 10 DE ENERO DE 2018, A LAS 6:00 PM

Todas las reuniones se llevarán a cabo en el Ayuntamiento de Sandy Springs, 7840 Roswell Road, Edificio 500 (Entrada del Tribunal Municipal), Sandy Springs, GA 30350.

Se puede encontrar información adicional sobre el Programa CDBG en la página web del Departamento de Desarrollo Comunitario *spr.gs/cdbg.*

SANDY SPRINGS
GEORGIA

COMUNÍQUESE CON EL COORDINADOR DEL PROGRAMA CDBG AL (770) 206-1542 O CDBGPROGRAM@SANDYSPRINGSGA.GOV PARA OBTENER INFORMACIÓN ADICIONAL.

2018-2022 CONSOLIDATED PLAN

PUBLIC MEETINGS

Since 2008, the City of Sandy Springs has participated in the Community Development Block Grant (CDBG) Program to fund the Roswell Multi-Year Sidewalk Project in target areas, improving access to public transit, parks, and health services for residents.

As part of its participation, the City is preparing its required 5-Year Consolidated Plan, which seeks to address community needs and set goals to be achieved over a 5-year period.

The City will host the following community meetings to obtain input on community needs and potential goals for the 2018-2022 Consolidated Plan. Sandy Springs residents are encouraged to attend and provide their thoughts and ideas. Spanish translation will be available upon request.

PUBLIC HEARING MEETING
TUESDAY, DECEMBER 5, 6:00 PM

OPEN HOUSE
WEDNESDAY, DECEMBER 13, 6:00 PM

NEEDS ASSESSMENT MEETING
WEDNESDAY, JANUARY 10, 6:00 PM

All meetings will be held at
Sandy Springs City Hall
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

Additional information on the CDBG Program can be found on the Community Development Department's webpage at *spr.gs/cdbg*.

SANDY SPRINGS
GEORGIA

FOR QUESTIONS, PLEASE CONTACT LOUISA TOVAR AT LTOVAR@SANDYSPRINGSGA.GOV OR CALL 770.206.1542

SANDY SPRINGS™
GEORGIA

The City of Sandy Springs is interested in your opinion on how it should use Community Development Block Grant (CDBG) funds.

Most jurisdictions use CDBG for the following activities. How would you rank the following on a scale from 1-9 (with 1 being the most important to you)? Please circle your response.

Activity	Rank								
1. City acquires land, building or other property in targeted areas	1	2	3	4	5	6	7	8	9
2. City improvements to infrastructure such as streets, sidewalks, parks, playgrounds, water and sewer lines, flood and drainage improvements	1	2	3	4	5	6	7	8	9
3. City provides public services, including child care, health care and job training services; recreation and education programs; fair housing activities; services for seniors and the homeless	1	2	3	4	5	6	7	8	9
4. City removes architectural barriers to improve accessibility for disabled persons	1	2	3	4	5	6	7	8	9
5. Construction of housing (under limited circumstances and for income eligible persons) by a community-based development organization	1	2	3	4	5	6	7	8	9
6. Code enforcement programs to improve quality of life in targeted areas	1	2	3	4	5	6	7	8	9
7. Economic development and microenterprise assistance to businesses having five or fewer employees (City partially funds grants, loans and technical assistance)	1	2	3	4	5	6	7	8	9
8. City offers homeownership assistance to qualified buyers	1	2	3	4	5	6	7	8	9
9. City conducts studies, data gathering, plan preparation for community development, capital improvements, small area plans, environmental and historic preservation studies	1	2	3	4	5	6	7	8	9

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

NA-10
2010 Decennial Census Data
(Demographics)

DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/dpsf.pdf.

Geography: Sandy Springs city, Georgia

Subject	Number	Percent
SEX AND AGE		
Total population	93,853 (r41518)	100.0
Under 5 years	6,351	6.8
5 to 9 years	5,598	6.0
10 to 14 years	5,025	5.4
15 to 19 years	4,582	4.9
20 to 24 years	6,445	6.9
25 to 29 years	10,357	11.0
30 to 34 years	8,733	9.3
35 to 39 years	7,537	8.0
40 to 44 years	6,578	7.0
45 to 49 years	6,245	6.7
50 to 54 years	6,055	6.5
55 to 59 years	5,350	5.7
60 to 64 years	4,889	5.2
65 to 69 years	3,210	3.4
70 to 74 years	1,995	2.1
75 to 79 years	1,530	1.6
80 to 84 years	1,540	1.6
85 years and over	1,833	2.0
Median age (years)	34.9	(X)
16 years and over	75,904	80.9
18 years and over	73,952	78.8
21 years and over	71,417	76.1
62 years and over	12,987	13.8
65 years and over	10,108	10.8
Male population	45,214	48.2
Under 5 years	3,324	3.5
5 to 9 years	2,863	3.1
10 to 14 years	2,530	2.7
15 to 19 years	2,325	2.5
20 to 24 years	3,051	3.3
25 to 29 years	5,050	5.4
30 to 34 years	4,345	4.6
35 to 39 years	3,820	4.1
40 to 44 years	3,236	3.4
45 to 49 years	2,913	3.1
50 to 54 years	2,865	3.1
55 to 59 years	2,390	2.5
60 to 64 years	2,264	2.4

Subject	Number	Percent
65 to 69 years	1,535	1.6
70 to 74 years	891	0.9
75 to 79 years	694	0.7
80 to 84 years	583	0.6
85 years and over	535	0.6
Median age (years)	33.9	(X)
16 years and over	36,013	38.4
18 years and over	35,012	37.3
21 years and over	33,723	35.9
62 years and over	5,581	5.9
65 years and over	4,238	4.5
Female population	48,639	51.8
Under 5 years	3,027	3.2
5 to 9 years	2,735	2.9
10 to 14 years	2,495	2.7
15 to 19 years	2,257	2.4
20 to 24 years	3,394	3.6
25 to 29 years	5,307	5.7
30 to 34 years	4,388	4.7
35 to 39 years	3,717	4.0
40 to 44 years	3,342	3.6
45 to 49 years	3,332	3.6
50 to 54 years	3,190	3.4
55 to 59 years	2,960	3.2
60 to 64 years	2,625	2.8
65 to 69 years	1,675	1.8
70 to 74 years	1,104	1.2
75 to 79 years	836	0.9
80 to 84 years	957	1.0
85 years and over	1,298	1.4
Median age (years)	35.9	(X)
16 years and over	39,891	42.5
18 years and over	38,940	41.5
21 years and over	37,694	40.2
62 years and over	7,406	7.9
65 years and over	5,870	6.3
RACE		
Total population	93,853 (r41518)	100.0
One Race	91,305	97.3
White	61,051	65.0
Black or African American	18,724	20.0
American Indian and Alaska Native	275	0.3
Asian	4,702	5.0
Asian Indian	2,586	2.8
Chinese	675	0.7
Filipino	209	0.2
Japanese	191	0.2
Korean	413	0.4
Vietnamese	121	0.1
Other Asian [1]	507	0.5
Native Hawaiian and Other Pacific Islander	42	0.0
Native Hawaiian	21	0.0
Guamanian or Chamorro	3	0.0
Samoan	4	0.0

Subject	Number	Percent
Other Pacific Islander [2]	14	0.0
Some Other Race	6,511	6.9
Two or More Races	2,548	2.7
White; American Indian and Alaska Native [3]	141	0.2
White; Asian [3]	482	0.5
White; Black or African American [3]	616	0.7
White; Some Other Race [3]	459	0.5
Race alone or in combination with one or more other races: [4]		
White	62,983	67.1
Black or African American	19,980	21.3
American Indian and Alaska Native	776	0.8
Asian	5,461	5.8
Native Hawaiian and Other Pacific Islander	149	0.2
Some Other Race	7,286	7.8
HISPANIC OR LATINO		
Total population	93,853 (r41518)	100.0
Hispanic or Latino (of any race)	13,368	14.2
Mexican	9,010	9.6
Puerto Rican	773	0.8
Cuban	432	0.5
Other Hispanic or Latino [5]	3,153	3.4
Not Hispanic or Latino	80,485	85.8
HISPANIC OR LATINO AND RACE		
Total population	93,853 (r41518)	100.0
Hispanic or Latino	13,368	14.2
White alone	5,985	6.4
Black or African American alone	632	0.7
American Indian and Alaska Native alone	115	0.1
Asian alone	42	0.0
Native Hawaiian and Other Pacific Islander alone	9	0.0
Some Other Race alone	5,840	6.2
Two or More Races	745	0.8
Not Hispanic or Latino	80,485	85.8
White alone	55,066	58.7
Black or African American alone	18,092	19.3
American Indian and Alaska Native alone	160	0.2
Asian alone	4,660	5.0
Native Hawaiian and Other Pacific Islander alone	33	0.0
Some Other Race alone	671	0.7
Two or More Races	1,803	1.9
RELATIONSHIP		
Total population	93,853 (r41518)	100.0
In households	93,526 (r30515)	99.7
Householder	42,334	45.1
Spouse [6]	16,953	18.1
Child	22,479	24.0
Own child under 18 years	18,407	19.6
Other relatives	4,641	4.9
Under 18 years	1,182	1.3
65 years and over	510	0.5
Nonrelatives	7,119	7.6
Under 18 years	285	0.3
65 years and over	119	0.1
Unmarried partner	2,438	2.6
In group quarters	327	0.3

Subject	Number	Percent
Institutionalized population	205	0.2
Male	64	0.1
Female	141	0.2
Noninstitutionalized population	122	0.1
Male	46	0.0
Female	76	0.1
HOUSEHOLDS BY TYPE		
Total households	42,334 (r3262)	100.0
Family households (families) [7]	22,539	53.2
With own children under 18 years	10,417	24.6
Husband-wife family	16,953	40.0
With own children under 18 years	7,315	17.3
Male householder, no wife present	1,566	3.7
With own children under 18 years	690	1.6
Female householder, no husband present	4,020	9.5
With own children under 18 years	2,412	5.7
Nonfamily households [7]	19,795	46.8
Householder living alone	15,716	37.1
Male	6,378	15.1
65 years and over	768	1.8
Female	9,338	22.1
65 years and over	2,621	6.2
Households with individuals under 18 years	11,062	26.1
Households with individuals 65 years and over	7,510	17.7
Average household size	2.21	(X)
Average family size [7]	2.96	(X)
HOUSING OCCUPANCY		
Total housing units	46,955 (r18032)	100.0
Occupied housing units	42,334 (r3262)	90.2
Vacant housing units	4,621	9.8
For rent	2,314	4.9
Rented, not occupied	78	0.2
For sale only	1,398	3.0
Sold, not occupied	90	0.2
For seasonal, recreational, or occasional use	318	0.7
All other vacants	423	0.9
Homeowner vacancy rate (percent) [8]	6.5	(X)
Rental vacancy rate (percent) [9]	9.4	(X)
HOUSING TENURE		
Occupied housing units	42,334 (r3262)	100.0
Owner-occupied housing units	20,163	47.6
Population in owner-occupied housing units	46,997	(X)
Average household size of owner-occupied units	2.33	(X)
Renter-occupied housing units	22,171	52.4
Population in renter-occupied housing units	46,529	(X)
Average household size of renter-occupied units	2.10	(X)

(r41518) This count has been revised.
Revised count: **93,852**
Revision date: **08-22-2013**
For more information, see 2010 Census Count Question Resolution.

(r30515) This count has been revised.
Revised count: **93,525**
Revision date: **08-22-2013**

(r30515) For more information, see 2010 Census Count Question Resolution.

(r3262) This count has been revised.
Revised count: **42,333**
Revision date: **08-22-2013**
For more information, see 2010 Census Count Question Resolution.

(r18032) This count has been revised.
Revised count: **46,954**
Revision date: **08-22-2013**
For more information, see 2010 Census Count Question Resolution.

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.
[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."
[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."
[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.
[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.
Source: U.S. Census Bureau, 2010 Census.

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

NA-10
2012-2016 American Community Survey
5-year Estimates
(Demographics)

DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	102,212	+/-77	102,212	(X)
Male	48,124	+/-970	47.1%	+/-0.9
Female	54,088	+/-969	52.9%	+/-0.9
Under 5 years	6,359	+/-673	6.2%	+/-0.7
5 to 9 years	6,145	+/-497	6.0%	+/-0.5
10 to 14 years	5,429	+/-606	5.3%	+/-0.6
15 to 19 years	5,219	+/-651	5.1%	+/-0.6
20 to 24 years	5,913	+/-721	5.8%	+/-0.7
25 to 34 years	20,709	+/-1,024	20.3%	+/-1.0
35 to 44 years	15,521	+/-815	15.2%	+/-0.8
45 to 54 years	13,196	+/-739	12.9%	+/-0.7
55 to 59 years	5,909	+/-494	5.8%	+/-0.5
60 to 64 years	5,231	+/-403	5.1%	+/-0.4
65 to 74 years	7,159	+/-505	7.0%	+/-0.5
75 to 84 years	3,473	+/-408	3.4%	+/-0.4
85 years and over	1,949	+/-316	1.9%	+/-0.3
Median age (years)	35.7	+/-0.5	(X)	(X)
18 years and over	80,857	+/-948	79.1%	+/-0.9
21 years and over	78,251	+/-1,048	76.6%	+/-1.0
62 years and over	15,590	+/-670	15.3%	+/-0.7
65 years and over	12,581	+/-544	12.3%	+/-0.5
18 years and over	80,857	+/-948	80,857	(X)
Male	37,676	+/-966	46.6%	+/-1.1
Female	43,181	+/-1,061	53.4%	+/-1.1
65 years and over	12,581	+/-544	12,581	(X)
Male	5,132	+/-298	40.8%	+/-1.7

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Female	7,449	+/-405	59.2%	+/-1.7
RACE				
Total population	102,212	+/-77	102,212	(X)
One race	98,959	+/-867	96.8%	+/-0.9
Two or more races	3,253	+/-872	3.2%	+/-0.9
One race	98,959	+/-867	96.8%	+/-0.9
White	67,876	+/-1,913	66.4%	+/-1.9
Black or African American	21,357	+/-1,475	20.9%	+/-1.4
American Indian and Alaska Native	1,403	+/-617	1.4%	+/-0.6
Cherokee tribal grouping	120	+/-96	0.1%	+/-0.1
Chippewa tribal grouping	0	+/-30	0.0%	+/-0.1
Navajo tribal grouping	27	+/-45	0.0%	+/-0.1
Sioux tribal grouping	0	+/-30	0.0%	+/-0.1
Asian	6,689	+/-891	6.5%	+/-0.9
Asian Indian	3,957	+/-817	3.9%	+/-0.8
Chinese	1,119	+/-341	1.1%	+/-0.3
Filipino	176	+/-94	0.2%	+/-0.1
Japanese	235	+/-149	0.2%	+/-0.1
Korean	335	+/-154	0.3%	+/-0.2
Vietnamese	419	+/-257	0.4%	+/-0.3
Other Asian	448	+/-219	0.4%	+/-0.2
Native Hawaiian and Other Pacific Islander	9	+/-14	0.0%	+/-0.1
Native Hawaiian	6	+/-11	0.0%	+/-0.1
Guamanian or Chamorro	3	+/-6	0.0%	+/-0.1
Samoan	0	+/-30	0.0%	+/-0.1
Other Pacific Islander	0	+/-30	0.0%	+/-0.1
Some other race	1,625	+/-646	1.6%	+/-0.6
Two or more races	3,253	+/-872	3.2%	+/-0.9
White and Black or African American	823	+/-339	0.8%	+/-0.3
White and American Indian and Alaska Native	468	+/-328	0.5%	+/-0.3
White and Asian	1,109	+/-597	1.1%	+/-0.6
Black or African American and American Indian and Alaska Native	147	+/-129	0.1%	+/-0.1
Race alone or in combination with one or more other races				
Total population	102,212	+/-77	102,212	(X)
White	70,657	+/-1,758	69.1%	+/-1.7
Black or African American	22,704	+/-1,495	22.2%	+/-1.5
American Indian and Alaska Native	2,236	+/-759	2.2%	+/-0.7
Asian	8,051	+/-1,143	7.9%	+/-1.1
Native Hawaiian and Other Pacific Islander	17	+/-18	0.0%	+/-0.1
Some other race	2,014	+/-683	2.0%	+/-0.7
HISPANIC OR LATINO AND RACE				
Total population	102,212	+/-77	102,212	(X)
Hispanic or Latino (of any race)	13,521	+/-1,719	13.2%	+/-1.7
Mexican	9,585	+/-1,502	9.4%	+/-1.5
Puerto Rican	565	+/-311	0.6%	+/-0.3
Cuban	360	+/-156	0.4%	+/-0.2
Other Hispanic or Latino	3,011	+/-622	2.9%	+/-0.6
Not Hispanic or Latino	88,691	+/-1,720	86.8%	+/-1.7
White alone	58,556	+/-1,950	57.3%	+/-1.9
Black or African American alone	20,845	+/-1,516	20.4%	+/-1.5
American Indian and Alaska Native alone	226	+/-114	0.2%	+/-0.1
Asian alone	6,640	+/-905	6.5%	+/-0.9
Native Hawaiian and Other Pacific Islander alone	9	+/-14	0.0%	+/-0.1

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Some other race alone	497	+/-363	0.5%	+/-0.4
Two or more races	1,918	+/-478	1.9%	+/-0.5
Two races including Some other race	165	+/-153	0.2%	+/-0.1
Two races excluding Some other race, and Three or more races	1,753	+/-453	1.7%	+/-0.4
Total housing units	48,640	+/-863	(X)	(X)
CITIZEN, VOTING AGE POPULATION				
Citizen, 18 and over population	68,419	+/-1,565	68,419	(X)
Male	31,027	+/-1,133	45.3%	+/-1.2
Female	37,392	+/-1,136	54.7%	+/-1.2

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

S1810

DISABILITY CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Sandy Springs city, Georgia				
	Total		With a disability		Percent with a disability
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total civilian noninstitutionalized population	101,787	+/-154	6,493	+/-548	6.4%
SEX					
Male	47,837	+/-980	2,958	+/-410	6.2%
Female	53,950	+/-979	3,535	+/-359	6.6%
RACE AND HISPANIC OR LATINO ORIGIN					
White alone	67,606	+/-1,874	4,607	+/-417	6.8%
Black or African American alone	21,218	+/-1,458	1,462	+/-401	6.9%
American Indian and Alaska Native alone	1,403	+/-617	72	+/-72	5.1%
Asian alone	6,687	+/-892	88	+/-61	1.3%
Native Hawaiian and Other Pacific Islander alone	9	+/-14	0	+/-30	0.0%
Some other race alone	1,618	+/-650	69	+/-80	4.3%
Two or more races	3,246	+/-874	195	+/-94	6.0%
White alone, not Hispanic or Latino	58,354	+/-1,906	4,338	+/-403	7.4%
Hispanic or Latino (of any race)	13,446	+/-1,692	440	+/-180	3.3%
AGE					
Under 5 years	6,359	+/-673	15	+/-23	0.2%
5 to 17 years	14,979	+/-827	470	+/-217	3.1%
18 to 34 years	28,320	+/-1,146	753	+/-220	2.7%
35 to 64 years	39,763	+/-977	2,115	+/-317	5.3%
65 to 74 years	7,106	+/-506	957	+/-250	13.5%
75 years and over	5,260	+/-465	2,183	+/-324	41.5%
DISABILITY TYPE BY DETAILED AGE					
With a hearing difficulty	(X)	(X)	1,919	+/-262	1.9%
Population under 18 years	21,338	+/-939	26	+/-35	0.1%
Population under 5 years	6,359	+/-673	0	+/-30	0.0%
Population 5 to 17 years	14,979	+/-827	26	+/-35	0.2%
Population 18 to 64 years	68,083	+/-1,058	568	+/-149	0.8%

Subject	Sandy Springs city, Georgia				
	Total		With a disability		Percent with a disability
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Population 18 to 34 years	28,320	+/-1,146	210	+/-109	0.7%
Population 35 to 64 years	39,763	+/-977	358	+/-124	0.9%
Population 65 years and over	12,366	+/-524	1,325	+/-220	10.7%
Population 65 to 74 years	7,106	+/-506	326	+/-113	4.6%
Population 75 years and over	5,260	+/-465	999	+/-208	19.0%
With a vision difficulty	(X)	(X)	1,234	+/-274	1.2%
Population under 18 years	21,338	+/-939	80	+/-58	0.4%
Population under 5 years	6,359	+/-673	15	+/-23	0.2%
Population 5 to 17 years	14,979	+/-827	65	+/-52	0.4%
Population 18 to 64 years	68,083	+/-1,058	733	+/-216	1.1%
Population 18 to 34 years	28,320	+/-1,146	203	+/-107	0.7%
Population 35 to 64 years	39,763	+/-977	530	+/-173	1.3%
Population 65 years and over	12,366	+/-524	421	+/-132	3.4%
Population 65 to 74 years	7,106	+/-506	185	+/-84	2.6%
Population 75 years and over	5,260	+/-465	236	+/-104	4.5%
With a cognitive difficulty	(X)	(X)	2,292	+/-393	2.4%
Population under 18 years	14,979	+/-827	416	+/-215	2.8%
Population 18 to 64 years	68,083	+/-1,058	1,086	+/-253	1.6%
Population 18 to 34 years	28,320	+/-1,146	360	+/-159	1.3%
Population 35 to 64 years	39,763	+/-977	726	+/-190	1.8%
Population 65 years and over	12,366	+/-524	790	+/-255	6.4%
Population 65 to 74 years	7,106	+/-506	238	+/-184	3.3%
Population 75 years and over	5,260	+/-465	552	+/-152	10.5%
With an ambulatory difficulty	(X)	(X)	3,023	+/-375	3.2%
Population under 18 years	14,979	+/-827	32	+/-37	0.2%
Population 18 to 64 years	68,083	+/-1,058	1,282	+/-252	1.9%
Population 18 to 34 years	28,320	+/-1,146	208	+/-118	0.7%
Population 35 to 64 years	39,763	+/-977	1,074	+/-247	2.7%
Population 65 years and over	12,366	+/-524	1,709	+/-311	13.8%
Population 65 to 74 years	7,106	+/-506	359	+/-124	5.1%
Population 75 years and over	5,260	+/-465	1,350	+/-288	25.7%
With a self-care difficulty	(X)	(X)	1,452	+/-290	1.5%
Population under 18 years	14,979	+/-827	69	+/-72	0.5%
Population 18 to 64 years	68,083	+/-1,058	592	+/-220	0.9%
Population 18 to 34 years	28,320	+/-1,146	171	+/-114	0.6%
Population 35 to 64 years	39,763	+/-977	421	+/-191	1.1%
Population 65 years and over	12,366	+/-524	791	+/-237	6.4%
Population 65 to 74 years	7,106	+/-506	116	+/-66	1.6%
Population 75 years and over	5,260	+/-465	675	+/-230	12.8%
With an independent living difficulty	(X)	(X)	2,672	+/-435	3.3%
Population 18 to 64 years	68,083	+/-1,058	1,121	+/-359	1.6%
Population 18 to 34 years	28,320	+/-1,146	384	+/-192	1.4%
Population 35 to 64 years	39,763	+/-977	737	+/-259	1.9%
Population 65 years and over	12,366	+/-524	1,551	+/-382	12.5%
Population 65 to 74 years	7,106	+/-506	303	+/-203	4.3%
Population 75 years and over	5,260	+/-465	1,248	+/-291	23.7%

Subject	Sandy Springs city, Georgia
	Percent with a disability
	Margin of Error
Total civilian noninstitutionalized population	+/-0.5
SEX	
Male	+/-0.8
Female	+/-0.7
RACE AND HISPANIC OR LATINO ORIGIN	
White alone	+/-0.6
Black or African American alone	+/-1.8
American Indian and Alaska Native alone	+/-5.3
Asian alone	+/-0.9
Native Hawaiian and Other Pacific Islander alone	+/-100.0
Some other race alone	+/-4.5
Two or more races	+/-3.1
White alone, not Hispanic or Latino	+/-0.7
Hispanic or Latino (of any race)	+/-1.3
AGE	
Under 5 years	+/-0.4
5 to 17 years	+/-1.4
18 to 34 years	+/-0.8
35 to 64 years	+/-0.8
65 to 74 years	+/-3.3
75 years and over	+/-5.5
DISABILITY TYPE BY DETAILED AGE	
With a hearing difficulty	+/-0.3
Population under 18 years	+/-0.2
Population under 5 years	+/-0.6
Population 5 to 17 years	+/-0.2
Population 18 to 64 years	+/-0.2
Population 18 to 34 years	+/-0.4
Population 35 to 64 years	+/-0.3
Population 65 years and over	+/-1.7
Population 65 to 74 years	+/-1.5
Population 75 years and over	+/-4.0
With a vision difficulty	+/-0.3
Population under 18 years	+/-0.3
Population under 5 years	+/-0.4
Population 5 to 17 years	+/-0.3
Population 18 to 64 years	+/-0.3
Population 18 to 34 years	+/-0.4
Population 35 to 64 years	+/-0.4
Population 65 years and over	+/-1.0
Population 65 to 74 years	+/-1.2
Population 75 years and over	+/-1.9
With a cognitive difficulty	+/-0.4
Population under 18 years	+/-1.4
Population 18 to 64 years	+/-0.4
Population 18 to 34 years	+/-0.6
Population 35 to 64 years	+/-0.5
Population 65 years and over	+/-2.0
Population 65 to 74 years	+/-2.5
Population 75 years and over	+/-2.9
With an ambulatory difficulty	+/-0.4
Population under 18 years	+/-0.3
Population 18 to 64 years	+/-0.4

Subject	Sandy Springs city, Georgia
	Percent with a disability
	Margin of Error
Population 18 to 34 years	+/-0.4
Population 35 to 64 years	+/-0.6
Population 65 years and over	+/-2.4
Population 65 to 74 years	+/-1.7
Population 75 years and over	+/-5.1
With a self-care difficulty	+/-0.3
Population under 18 years	+/-0.5
Population 18 to 64 years	+/-0.3
Population 18 to 34 years	+/-0.4
Population 35 to 64 years	+/-0.5
Population 65 years and over	+/-1.8
Population 65 to 74 years	+/-0.9
Population 75 years and over	+/-4.2
With an independent living difficulty	+/-0.5
Population 18 to 64 years	+/-0.5
Population 18 to 34 years	+/-0.7
Population 35 to 64 years	+/-0.6
Population 65 years and over	+/-3.0
Population 65 to 74 years	+/-2.8
Population 75 years and over	+/-5.2

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The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.

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City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

NA-10
2012-2016 American Community Survey
5-year Estimates
(Income)

DP03

SELECTED ECONOMIC CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates

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Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS				
Population 16 years and over	83,124	+/-971	83,124	(X)
In labor force	60,815	+/-1,196	73.2%	+/-1.1
Civilian labor force	60,658	+/-1,196	73.0%	+/-1.1
Employed	57,663	+/-1,261	69.4%	+/-1.2
Unemployed	2,995	+/-512	3.6%	+/-0.6
Armed Forces	157	+/-98	0.2%	+/-0.1
Not in labor force	22,309	+/-908	26.8%	+/-1.1
Civilian labor force	60,658	+/-1,196	60,658	(X)
Unemployment Rate	(X)	(X)	4.9%	+/-0.8
Females 16 years and over	44,179	+/-1,032	44,179	(X)
In labor force	29,044	+/-1,082	65.7%	+/-1.6
Civilian labor force	29,041	+/-1,079	65.7%	+/-1.6
Employed	27,651	+/-1,089	62.6%	+/-1.7
Own children of the householder under 6 years	7,775	+/-805	7,775	(X)
All parents in family in labor force	4,680	+/-605	60.2%	+/-6.3
Own children of the householder 6 to 17 years	13,293	+/-798	13,293	(X)
All parents in family in labor force	9,031	+/-718	67.9%	+/-4.1
COMMUTING TO WORK				
Workers 16 years and over	57,083	+/-1,283	57,083	(X)
Car, truck, or van -- drove alone	42,738	+/-1,281	74.9%	+/-2.0
Car, truck, or van -- carpooled	3,852	+/-654	6.7%	+/-1.1
Public transportation (excluding taxicab)	4,536	+/-826	7.9%	+/-1.4
Walked	759	+/-223	1.3%	+/-0.4
Other means	715	+/-184	1.3%	+/-0.3
Worked at home	4,483	+/-586	7.9%	+/-1.0

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Mean travel time to work (minutes)	25.1	+/-0.6	(X)	(X)
OCCUPATION				
Civilian employed population 16 years and over	57,663	+/-1,261	57,663	(X)
Management, business, science, and arts occupations	31,099	+/-1,438	53.9%	+/-2.1
Service occupations	8,937	+/-929	15.5%	+/-1.6
Sales and office occupations	13,589	+/-888	23.6%	+/-1.5
Natural resources, construction, and maintenance occupations	1,786	+/-390	3.1%	+/-0.7
Production, transportation, and material moving occupations	2,252	+/-359	3.9%	+/-0.6
INDUSTRY				
Civilian employed population 16 years and over	57,663	+/-1,261	57,663	(X)
Agriculture, forestry, fishing and hunting, and mining	192	+/-160	0.3%	+/-0.3
Construction	1,927	+/-444	3.3%	+/-0.8
Manufacturing	2,828	+/-398	4.9%	+/-0.7
Wholesale trade	1,430	+/-304	2.5%	+/-0.5
Retail trade	5,399	+/-584	9.4%	+/-1.0
Transportation and warehousing, and utilities	1,814	+/-390	3.1%	+/-0.7
Information	2,988	+/-472	5.2%	+/-0.8
Finance and insurance, and real estate and rental and leasing	6,025	+/-563	10.4%	+/-1.0
Professional, scientific, and management, and administrative and waste management services	13,798	+/-1,039	23.9%	+/-1.7
Educational services, and health care and social assistance	10,762	+/-861	18.7%	+/-1.4
Arts, entertainment, and recreation, and accommodation and food services	6,427	+/-844	11.1%	+/-1.4
Other services, except public administration	2,986	+/-597	5.2%	+/-1.0
Public administration	1,087	+/-246	1.9%	+/-0.4
CLASS OF WORKER				
Civilian employed population 16 years and over	57,663	+/-1,261	57,663	(X)
Private wage and salary workers	50,028	+/-1,327	86.8%	+/-1.2
Government workers	3,464	+/-486	6.0%	+/-0.8
Self-employed in own not incorporated business workers	4,118	+/-569	7.1%	+/-1.0
Unpaid family workers	53	+/-36	0.1%	+/-0.1
INCOME AND BENEFITS (IN 2016 INFLATION-ADJUSTED DOLLARS)				
Total households	44,231	+/-790	44,231	(X)
Less than $10,000	2,081	+/-386	4.7%	+/-0.9
$10,000 to $14,999	1,798	+/-361	4.1%	+/-0.8
$15,000 to $24,999	3,108	+/-427	7.0%	+/-0.9
$25,000 to $34,999	3,474	+/-423	7.9%	+/-0.9
$35,000 to $49,999	5,751	+/-582	13.0%	+/-1.3
$50,000 to $74,999	7,788	+/-640	17.6%	+/-1.4
$75,000 to $99,999	4,149	+/-432	9.4%	+/-1.0
$100,000 to $149,999	5,998	+/-486	13.6%	+/-1.1
$150,000 to $199,999	3,237	+/-383	7.3%	+/-0.9
$200,000 or more	6,847	+/-444	15.5%	+/-1.0
Median household income (dollars)	68,629	+/-3,206	(X)	(X)
Mean household income (dollars)	119,319	+/-3,904	(X)	(X)
With earnings	38,375	+/-826	86.8%	+/-0.9
Mean earnings (dollars)	118,025	+/-4,234	(X)	(X)
With Social Security	8,045	+/-453	18.2%	+/-1.0
Mean Social Security income (dollars)	20,695	+/-915	(X)	(X)
With retirement income	4,170	+/-385	9.4%	+/-0.9
Mean retirement income (dollars)	33,178	+/-3,191	(X)	(X)

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
With Supplemental Security Income	602	+/-204	1.4%	+/-0.5
Mean Supplemental Security Income (dollars)	13,310	+/-5,648	(X)	(X)
With cash public assistance income	487	+/-186	1.1%	+/-0.4
Mean cash public assistance income (dollars)	3,076	+/-1,988	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	2,571	+/-352	5.8%	+/-0.8
Families	23,533	+/-728	23,533	(X)
Less than $10,000	793	+/-281	3.4%	+/-1.2
$10,000 to $14,999	604	+/-181	2.6%	+/-0.7
$15,000 to $24,999	1,047	+/-249	4.4%	+/-1.0
$25,000 to $34,999	1,587	+/-355	6.7%	+/-1.4
$35,000 to $49,999	2,054	+/-311	8.7%	+/-1.3
$50,000 to $74,999	3,322	+/-393	14.1%	+/-1.6
$75,000 to $99,999	1,962	+/-332	8.3%	+/-1.4
$100,000 to $149,999	3,555	+/-363	15.1%	+/-1.6
$150,000 to $199,999	2,460	+/-338	10.5%	+/-1.4
$200,000 or more	6,149	+/-416	26.1%	+/-1.6
Median family income (dollars)	105,271	+/-4,325	(X)	(X)
Mean family income (dollars)	164,433	+/-7,563	(X)	(X)
Per capita income (dollars)	53,257	+/-1,938	(X)	(X)
Nonfamily households	20,698	+/-943	20,698	(X)
Median nonfamily income (dollars)	48,985	+/-2,633	(X)	(X)
Mean nonfamily income (dollars)	66,090	+/-3,595	(X)	(X)
Median earnings for workers (dollars)	41,533	+/-1,511	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	61,732	+/-3,870	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	50,516	+/-2,976	(X)	(X)
HEALTH INSURANCE COVERAGE				
Civilian noninstitutionalized population	101,787	+/-154	101,787	(X)
With health insurance coverage	88,461	+/-1,188	86.9%	+/-1.2
With private health insurance	76,610	+/-1,478	75.3%	+/-1.5
With public coverage	19,789	+/-1,204	19.4%	+/-1.2
No health insurance coverage	13,326	+/-1,196	13.1%	+/-1.2
Civilian noninstitutionalized population under 18 years	21,338	+/-939	21,338	(X)
No health insurance coverage	1,308	+/-565	6.1%	+/-2.6
Civilian noninstitutionalized population 18 to 64 years	68,083	+/-1,058	68,083	(X)
In labor force:	56,623	+/-1,255	56,623	(X)
Employed:	53,855	+/-1,304	53,855	(X)
With health insurance coverage	45,283	+/-1,325	84.1%	+/-1.6
With private health insurance	44,791	+/-1,331	83.2%	+/-1.6
With public coverage	913	+/-232	1.7%	+/-0.4
No health insurance coverage	8,572	+/-885	15.9%	+/-1.6
Unemployed:	2,768	+/-485	2,768	(X)
With health insurance coverage	1,332	+/-300	48.1%	+/-9.1
With private health insurance	1,059	+/-244	38.3%	+/-7.9
With public coverage	332	+/-184	12.0%	+/-6.3
No health insurance coverage	1,436	+/-398	51.9%	+/-9.1
Not in labor force:	11,460	+/-748	11,460	(X)
With health insurance coverage	9,622	+/-655	84.0%	+/-3.2
With private health insurance	8,323	+/-631	72.6%	+/-3.6

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
With public coverage	1,562	+/-367	13.6%	+/-3.1
No health insurance coverage	1,838	+/-405	16.0%	+/-3.2
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL				
All families	(X)	(X)	8.1%	+/-1.5
With related children of the householder under 18 years	(X)	(X)	14.3%	+/-3.1
With related children of the householder under 5 years only	(X)	(X)	12.3%	+/-4.8
Married couple families	(X)	(X)	4.8%	+/-1.3
With related children of the householder under 18 years	(X)	(X)	8.3%	+/-2.6
With related children of the householder under 5 years only	(X)	(X)	11.3%	+/-5.1
Families with female householder, no husband present	(X)	(X)	22.4%	+/-6.1
With related children of the householder under 18 years	(X)	(X)	31.6%	+/-9.7
With related children of the householder under 5 years only	(X)	(X)	13.2%	+/-15.1
All people	(X)	(X)	11.8%	+/-1.7
Under 18 years	(X)	(X)	19.3%	+/-4.2
Related children of the householder under 18 years	(X)	(X)	19.1%	+/-4.2
Related children of the householder under 5 years	(X)	(X)	22.0%	+/-6.0
Related children of the householder 5 to 17 years	(X)	(X)	17.9%	+/-4.5
18 years and over	(X)	(X)	9.8%	+/-1.3
18 to 64 years	(X)	(X)	10.5%	+/-1.4
65 years and over	(X)	(X)	6.2%	+/-1.9
People in families	(X)	(X)	10.2%	+/-2.0
Unrelated individuals 15 years and over	(X)	(X)	15.8%	+/-2.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Employment and unemployment estimates may vary from the official labor force data released by the Bureau of Labor Statistics because of differences in survey design and data collection. For guidance on differences in employment and unemployment estimates from different sources go to Labor Force Guidance.

Workers include members of the Armed Forces and civilians who were at work last week.

Occupation codes are 4-digit codes and are based on Standard Occupational Classification 2010.

Industry codes are 4-digit codes and are based on the North American Industry Classification System (NAICS). The Census industry codes for 2013 and later years are based on the 2012 revision of the NAICS. To allow for the creation of 2012-2016 tables, industry data in the multiyear files (2012-2016) were recoded to 2013 Census industry codes. We recommend using caution when comparing data coded using 2013 Census industry codes with data coded using Census industry codes prior to 2013. For more information on the Census industry code changes, please visit our website at https://www.census.gov/people/io/methodology/.

Logical coverage edits applying a rules-based assignment of Medicaid, Medicare and military health coverage were added as of 2009 -- please see https://www.census.gov/library/working-papers/2010/demo/coverage_edits_final.html for more details. The 2008 data table in American FactFinder does not incorporate these edits. Therefore, the estimates that appear in these tables are not comparable to the estimates in the 2009 and later tables. Select geographies of 2008 data comparable to the 2009 and later tables are available at https://www.census.gov/data/tables/time-series/acs/1-year-re-run-health-insurance.html. The health insurance coverage category names were modified in 2010. See https://www.census.gov/topics/health/health-insurance/about/glossary.html#par_textimage_18 for a list of the insurance type definitions.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DP04

SELECTED HOUSING CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	48,640	+/-863	48,640	(X)
Occupied housing units	44,231	+/-790	90.9%	+/-1.3
Vacant housing units	4,409	+/-660	9.1%	+/-1.3
Homeowner vacancy rate	3.3	+/-1.0	(X)	(X)
Rental vacancy rate	7.1	+/-1.6	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	48,640	+/-863	48,640	(X)
1-unit, detached	16,467	+/-578	33.9%	+/-1.1
1-unit, attached	3,910	+/-387	8.0%	+/-0.8
2 units	406	+/-155	0.8%	+/-0.3
3 or 4 units	1,662	+/-298	3.4%	+/-0.6
5 to 9 units	6,988	+/-701	14.4%	+/-1.4
10 to 19 units	9,773	+/-759	20.1%	+/-1.5
20 or more units	9,153	+/-742	18.8%	+/-1.5
Mobile home	274	+/-169	0.6%	+/-0.3
Boat, RV, van, etc.	7	+/-11	0.0%	+/-0.1
YEAR STRUCTURE BUILT				
Total housing units	48,640	+/-863	48,640	(X)
Built 2014 or later	342	+/-137	0.7%	+/-0.3
Built 2010 to 2013	637	+/-173	1.3%	+/-0.4
Built 2000 to 2009	4,673	+/-411	9.6%	+/-0.8
Built 1990 to 1999	7,900	+/-652	16.2%	+/-1.3
Built 1980 to 1989	14,814	+/-819	30.5%	+/-1.6
Built 1970 to 1979	11,261	+/-691	23.2%	+/-1.4
Built 1960 to 1969	6,075	+/-495	12.5%	+/-1.0

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Built 1950 to 1959	2,319	+/-343	4.8%	+/-0.7
Built 1940 to 1949	339	+/-150	0.7%	+/-0.3
Built 1939 or earlier	280	+/-110	0.6%	+/-0.2
ROOMS				
Total housing units	48,640	+/-863	48,640	(X)
1 room	830	+/-272	1.7%	+/-0.6
2 rooms	1,317	+/-281	2.7%	+/-0.6
3 rooms	6,373	+/-578	13.1%	+/-1.2
4 rooms	9,193	+/-743	18.9%	+/-1.4
5 rooms	9,327	+/-683	19.2%	+/-1.4
6 rooms	4,913	+/-466	10.1%	+/-0.9
7 rooms	3,016	+/-316	6.2%	+/-0.6
8 rooms	2,773	+/-349	5.7%	+/-0.7
9 rooms or more	10,898	+/-474	22.4%	+/-1.0
Median rooms	5.2	+/-0.1	(X)	(X)
BEDROOMS				
Total housing units	48,640	+/-863	48,640	(X)
No bedroom	838	+/-271	1.7%	+/-0.6
1 bedroom	10,235	+/-685	21.0%	+/-1.3
2 bedrooms	16,549	+/-850	34.0%	+/-1.6
3 bedrooms	8,292	+/-511	17.0%	+/-1.1
4 bedrooms	6,871	+/-409	14.1%	+/-0.8
5 or more bedrooms	5,855	+/-384	12.0%	+/-0.8
HOUSING TENURE				
Occupied housing units	44,231	+/-790	44,231	(X)
Owner-occupied	20,651	+/-639	46.7%	+/-1.3
Renter-occupied	23,580	+/-766	53.3%	+/-1.3
Average household size of owner-occupied unit	2.44	+/-0.06	(X)	(X)
Average household size of renter-occupied unit	2.18	+/-0.07	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	44,231	+/-790	44,231	(X)
Moved in 2015 or later	3,801	+/-484	8.6%	+/-1.1
Moved in 2010 to 2014	21,102	+/-836	47.7%	+/-1.6
Moved in 2000 to 2009	11,817	+/-640	26.7%	+/-1.5
Moved in 1990 to 1999	4,091	+/-363	9.2%	+/-0.8
Moved in 1980 to 1989	1,777	+/-238	4.0%	+/-0.5
Moved in 1979 and earlier	1,643	+/-229	3.7%	+/-0.5
VEHICLES AVAILABLE				
Occupied housing units	44,231	+/-790	44,231	(X)
No vehicles available	3,404	+/-482	7.7%	+/-1.1
1 vehicle available	19,997	+/-970	45.2%	+/-1.8
2 vehicles available	15,699	+/-656	35.5%	+/-1.5
3 or more vehicles available	5,131	+/-358	11.6%	+/-0.8
HOUSE HEATING FUEL				
Occupied housing units	44,231	+/-790	44,231	(X)
Utility gas	26,542	+/-766	60.0%	+/-1.5
Bottled, tank, or LP gas	348	+/-112	0.8%	+/-0.3
Electricity	17,250	+/-737	39.0%	+/-1.5
Fuel oil, kerosene, etc.	18	+/-19	0.0%	+/-0.1
Coal or coke	0	+/-30	0.0%	+/-0.1
Wood	24	+/-29	0.1%	+/-0.1
Solar energy	0	+/-30	0.0%	+/-0.1

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Other fuel	16	+/-26	0.0%	+/-0.1
No fuel used	33	+/-30	0.1%	+/-0.1
SELECTED CHARACTERISTICS				
Occupied housing units	44,231	+/-790	44,231	(X)
Lacking complete plumbing facilities	101	+/-89	0.2%	+/-0.2
Lacking complete kitchen facilities	369	+/-158	0.8%	+/-0.4
No telephone service available	1,435	+/-300	3.2%	+/-0.7
OCCUPANTS PER ROOM				
Occupied housing units	44,231	+/-790	44,231	(X)
1.00 or less	43,241	+/-857	97.8%	+/-0.6
1.01 to 1.50	700	+/-175	1.6%	+/-0.4
1.51 or more	290	+/-186	0.7%	+/-0.4
VALUE				
Owner-occupied units	20,651	+/-639	20,651	(X)
Less than $50,000	350	+/-103	1.7%	+/-0.5
$50,000 to $99,999	1,606	+/-228	7.8%	+/-1.0
$100,000 to $149,999	1,634	+/-281	7.9%	+/-1.3
$150,000 to $199,999	1,336	+/-248	6.5%	+/-1.2
$200,000 to $299,999	1,863	+/-280	9.0%	+/-1.3
$300,000 to $499,999	5,975	+/-493	28.9%	+/-2.1
$500,000 to $999,999	6,017	+/-309	29.1%	+/-1.5
$1,000,000 or more	1,870	+/-210	9.1%	+/-1.0
Median (dollars)	421,600	+/-11,411	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	20,651	+/-639	20,651	(X)
Housing units with a mortgage	14,650	+/-635	70.9%	+/-2.0
Housing units without a mortgage	6,001	+/-449	29.1%	+/-2.0
SELECTED MONTHLY OWNER COSTS (SMOC)				
Housing units with a mortgage	14,650	+/-635	14,650	(X)
Less than $500	27	+/-28	0.2%	+/-0.2
$500 to $999	1,321	+/-240	9.0%	+/-1.6
$1,000 to $1,499	2,593	+/-299	17.7%	+/-1.9
$1,500 to $1,999	2,162	+/-310	14.8%	+/-2.0
$2,000 to $2,499	2,178	+/-326	14.9%	+/-2.1
$2,500 to $2,999	1,751	+/-269	12.0%	+/-1.8
$3,000 or more	4,618	+/-350	31.5%	+/-2.0
Median (dollars)	2,281	+/-74	(X)	(X)
Housing units without a mortgage	6,001	+/-449	6,001	(X)
Less than $250	260	+/-117	4.3%	+/-1.8
$250 to $399	473	+/-145	7.9%	+/-2.2
$400 to $599	1,116	+/-209	18.6%	+/-3.0
$600 to $799	1,187	+/-182	19.8%	+/-2.8
$800 to $999	842	+/-169	14.0%	+/-2.6
$1,000 or more	2,123	+/-228	35.4%	+/-3.8
Median (dollars)	794	+/-41	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)				
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	14,497	+/-625	14,497	(X)
Less than 20.0 percent	7,374	+/-550	50.9%	+/-3.1
20.0 to 24.9 percent	2,101	+/-327	14.5%	+/-2.2
25.0 to 29.9 percent	1,480	+/-278	10.2%	+/-1.8
30.0 to 34.9 percent	749	+/-154	5.2%	+/-1.1

Subject	Sandy Springs city, Georgia			
	Estimate	Margin of Error	Percent	Percent Margin of Error
35.0 percent or more	2,793	+/-356	19.3%	+/-2.2
Not computed	153	+/-99	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	5,964	+/-444	5,964	(X)
Less than 10.0 percent	3,224	+/-318	54.1%	+/-3.5
10.0 to 14.9 percent	726	+/-145	12.2%	+/-2.2
15.0 to 19.9 percent	549	+/-125	9.2%	+/-2.0
20.0 to 24.9 percent	381	+/-108	6.4%	+/-1.8
25.0 to 29.9 percent	299	+/-109	5.0%	+/-1.8
30.0 to 34.9 percent	145	+/-73	2.4%	+/-1.2
35.0 percent or more	640	+/-173	10.7%	+/-2.7
Not computed	37	+/-31	(X)	(X)
GROSS RENT				
Occupied units paying rent	22,857	+/-751	22,857	(X)
Less than $500	509	+/-179	2.2%	+/-0.8
$500 to $999	8,426	+/-677	36.9%	+/-2.8
$1,000 to $1,499	10,707	+/-715	46.8%	+/-2.8
$1,500 to $1,999	2,119	+/-317	9.3%	+/-1.3
$2,000 to $2,499	579	+/-192	2.5%	+/-0.8
$2,500 to $2,999	227	+/-99	1.0%	+/-0.4
$3,000 or more	290	+/-127	1.3%	+/-0.6
Median (dollars)	1,083	+/-19	(X)	(X)
No rent paid	723	+/-222	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	22,317	+/-776	22,317	(X)
Less than 15.0 percent	3,066	+/-352	13.7%	+/-1.5
15.0 to 19.9 percent	3,223	+/-493	14.4%	+/-2.1
20.0 to 24.9 percent	3,248	+/-456	14.6%	+/-2.0
25.0 to 29.9 percent	2,997	+/-508	13.4%	+/-2.1
30.0 to 34.9 percent	1,793	+/-341	8.0%	+/-1.5
35.0 percent or more	7,990	+/-609	35.8%	+/-2.7
Not computed	1,263	+/-310	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census

2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

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7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
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City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

NA-35
Housing Authority of Fulton County
5-Year Plan

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 **PHA Information**
PHA Name: Housing Authority of Fulton County, GA PHA Code: GA264
PHA Type: ☐ Small ☒ High Performing ☒ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): **10/01/15**

2.0 **Inventory** (based on ACC units at time of FY beginning in 1.0 above) **As of July 1, 2015**
Number of PH units: 231 Number of HCV units: 651 (total administered by HAFC); 1184 (ports)

3.0 **Submission Type**
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 **PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 **5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.
SEE BELOW

5.1 **Mission.** The Housing Authority of Fulton Count, Georgia is a local public agency, created under state law working cooperatively with the community and public and private partners to provide quality housing opportunities and further to promote and secure supportive services for eligible persons with limited incomes, through a variety of federal, state, local and private resources.

5.2 **Goals and Objectives. Five Year Plan (FY2015-2019) and Annual Plan FY 2015**
The HAFC has made progress in accomplishing the goals and objectives established in the FY2010-2014 Five Year Plan and will continue and expand on those initiatives in (2015-2019). Development activities for the HAFC will continue as a priority as the focus of the Agency changes from traditional, low rent public housing (LIPH) to expanding the more untraditional affordable housing programs. The HAFC was approved in October 2013 for the Rental Assistance Demonstration Program (RAD) in for Allen-Road Midrise.

5.2	The HAFC under the leadership of the current, Interim Executive Director is being restructured and reorganized to focus on a commitment to demonstrating fiscal responsibility, quality customer service, maximization of resources and employing more effective personnel. Ultimately, the goals and objectives for FY 2015-2019 include: A. Implementing practices and procedures conducive for effective agency administration. B. Expanding the supply of assisted housing through applying for additional rental vouchers; leveraging private or other public funds to create additional housing opportunities; and acquiring or building units in non-impacted areas throughout Fulton County. C. Improving the quality of assisted housing by enforcement and implementation of effective public housing management; increasing the PHAS and SEMAP scores; completing all items on the corrective action plan within the specified period of time; improving voucher management; increasing customer satisfaction by emphasizing a commitment to efficiency and quality customer service; modernizing public housing units; providing replacement public housing; providing replacement vouchers; implementation of a comprehensive Quality Control Initiative which will provide training, technology, and other resources to HAFC Staff; and address and correct if applicable, any deficiencies listed in the audit reports prepared by HUD or Independent Auditor for each Fiscal year addressed in the Five Year Plan as applicable. D. Increasing assisted housing choices by providing voucher mobility counseling; conducting outreach efforts to potential voucher landlords; increasing voucher payment standards as applicable; and implementing homeownership programs. Promote home ownership and open market rental opportunities for current HAFC program participants through specific partnerships and community programs. E Providing an improved living environment by implementing measures to deconcentrate poverty; implementing public housing security improvements; and designating developments or buildings for particular resident groups (elderly, persons with disabilities). F. Promoting self-sufficiency and asset development of assisted households by increasing the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assistance recipients' employability; and provide or attract supportive services to increase independence for the elderly or families with disabilities. G. Ensuring equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing, a suitable living environment for families living in assisted housing and accessible housing regardless of race, color, religion national origin, sex, familial status, and disability. H. Developing additional affordable housing opportunities for the community by continuing to expand HAFC's housing inventory through new construction as part of mixed-income developments (including HOPE VI), development of replacement housing units and/or acquisition of existing rental housing. I. Developing and maintaining affordable housing programs such as HAFC's Rental Assistance Payment Programs (i.e. Housing Choice Vouchers, TBRA, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Fulton County's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure HAFC is serving the maximum number of families.

J. Recycle a percentage of the families in HAFC's Rental Assistance Program (HCV) per year through resident job training and educational programs so that others on our waiting list can access our Assistance programs.

K. Utilizing local foundations, corporation and other private entities to expand housing and revenue sources not generally available to, nor specifically designed for, "public" housing authorities.

L. Assist local non-profit agencies who serve special needs populations in developing affordable housing for their clients. Continue to utilize effective partnerships for the implementation of FSS activities and supportive services for HCV and conventional PHA residents.

M. Collaborating with the private sector to develop mixed-use, high density rental and/or for-sale housing that includes an affordable component that exceeds local and/or national requirements utilizing tax-exempt bond and tax credit programs.

N. Operating from a sound financial position to ensure sustainability, long term financial health and continued public trust. Develop significant new financial resources to sustain and develop new housing and operation programs. Seek ways to increase and enhance the value of the Authority's Real Estate Portfolio.

O. Fostering a work environment that values and encourages individual and team commitment to HAFC goals and objectives. Ensure an effective and efficient operation through fulfillment of policy direction, resource allocation, accountability, advocacy and selection/retention of highly skilled employees.

6.0

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The HAFC has revised documents and policies under the Operation and Management Element of the PHA Plan since the last Annual Plan submission in July 2014. The policies and procedures revised included the Admission and Continued Occupancy Plan and Administrative Plan. All policies and procedures are on file in specific locations to include at the Main Administrative office as cited in 6.0 (b)).

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The FY 2015-2019 Five Year and FY2015 Annual Plan, including attachments and PHA Plan Elements are available for public inspection at the Main Administrative Office of the HAFC and on the website.

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

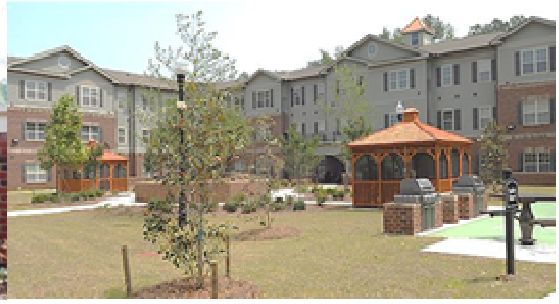
HAFC's affordable housing revitalization activities have had a multiplier effect, generating new and sustainable economic activity for local residents and businesses, improving confidence in the County's real estate markets, supporting families in the transition from welfare to work, and building pride within the communities. In continuing the progression of the Five Year Plan submitted for FY2010-2014, in FY2015-2019, the HAFC will focus on increasing the number and quality of affordable housing units available to eligible low income families by improving the maintenance efficiency, management operations and implementation of scheduled revitalization activities. A summary of previous HAFC activities in implementation are as follows:

HAFC DEVELOPMENT ACTIVITIES 2010-2014: The following development projects were completed or commenced during the last five year plan period.

PROJECT	ARCADIA	WOODBRIDGE	PROVIDENCE
Closing	2007	2010	2014
Construction Completion	2009	2012	2015
Property Stabilization	2010	2013	2016
ACC Units	76	10	10
PBV Units	116	90	90
LIHTC Units	71	50	50
Market Rate Units	29	0	0
TOTAL UNITS	**292**	**150**	**150**
TOTAL DEVELOPMENT COSTS	**$36,588,131**	**$19,856,203**	**$17,166,475**
HAFC Funding	$10,068,553	$4,144,550	$2,175,000
Private Funding	$26,519,578	$15,711,653	$14,991,475

Arcadia at Parkway Village – Arcadia was Phase I of HAFC's HOPE VI Program: a 292 unit multi-family rental development constructed on the alternate Hope VI site acquired by HAFC. Of the 292 rental units, 76 are ACC Public Housing units; 116 are Project Based Rental Assistance units (made available through an intergovernmental agreement with Atlanta Housing Authority); 71 are Low Income Housing Tax Credit units; and, 29 are market rate units. The project consists of 9 residential buildings; a community building and related amenities. There are 56 one bedroom units; 161 two bedroom units; and 75 three bedroom units. Amenities include a swimming pool; tennis courts; an athletic court; a playground; and passive parks. The community building includes the leasing and management offices; computer and business center; community room; and fitness center. The mixed finance closing occurred in 2007 and construction was completed in 2009. Property stabilization and full occupancy was accomplished by the end of 2010. **SEE PICTURE BELOW**

Woodbridge at Parkway Village – Woodbridge was Phase III of HAFC's HOPE VI Program: a 150 unit elderly only rental development constructed on the alternate HOPE VI site and adjacent to Phase I, the multi-family rental development. Of the 150 rental units, 30 are ACC Public Housing units; 90 units have Project Based Rental Assistance and 50 units are Low Income Housing Tax Credit only units. The mixed finance closing occurred in 2010 and construction was completed in 2012. The property reached full occupancy and stabilization in 2013. Woodbrige consists of 2 mid-rise (3 story elevator) residential buildings and includes community space, various amenities and a maintenance building. There are 92 one bedroom units and 58 two bedroom units. Amenities include a community room and kitchen; computer room; library; card room; fitness center and health center. There is also be an on-site management office. **SEE PICTURE BELOW:**



7.0

Providence at Parkway Village – Providence is Phase II of HAFC's HOPE VI Program: a 150 unit elderly only rental development constructed on the alternate HOPE VI site and adjacent to Phase III, the other senior development. Of the 150 rental units, 10 are ACC Public Housing units; 90 are Project Based Voucher units of which, 30 are also HOME units; and, the remaining 50 are Low Income Housing Tax Credit only units The project consists of 2 mid-rise (3 story elevator) residential buildings and includes community space, various amenities and a maintenance building. There are 110 one bedroom units and 40 two bedroom units. Amenities include a community room and kitchen; computer room; library; card room; fitness center and health center. There is also be an on-site management office.
The mixed finance closing occurred in 2014 and construction is in progress with an estimated completion date of December 2015. The property is scheduled to reach full occupancy and stabilization by the end of 2016. **SEE PICTURE BELOW:**

PUBLIC HOUSING CONVERSION (RAD): Allen Road has been converted to Project Based Vouchers under the Rental Assistance Demonstration (RAD) Program. Allen Road Mid-Rise: Recognizing the physical obsolescence of the Allen Road Public Housing Community, HAFC procured a development partner in 2011 to assist in the redevelopment of the project. Initial attempts to secure financing were unsuccessful. However, upon implementation of HUD's Rental Assistance Demonstration Program (RAD), HAFC determined that this could be a viable tool to finance the much needed physical improvements at Allen Road. **SEE PCTURE BELOW**.

In July 2013, HAFC submitted a RAD application to convert the Allen Road Public Housing community to Project Based Rental Assistance. The application was approved and a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) was received in October 2013. The financial closing was completed in February 2015; rehabilitation construction work is in progress with a scheduled completion for February 2016. At that time, the property will be renamed "Sterling Place". The chart below summarizes the financing secured under the RAD conversion program for Allen Road.

The chart below summarizes the financing secured under the RAD conversion program for Allen Road.

ALLEN ROAD RAD TRANSACTION FINANCING	
Low Income Housing Tax Credit Equity - 9%	$5,211,969
State Tax Credit Equity - 9%	$1,955,716
Other - Deferred Developer's Fee	$84,117
The Community Development Trust - 1st Mortgage	$2,837,000
Replacement Housing Factor Funds - 2nd Mortgage	$205,000
TOTAL FINANCING	**$10,293,802**

8.0 **Riverside Property**: HAFC is exploring the viability of other development opportunities, including development of its Riverside property, a 12.45 acre tract of land at the corner of Riverside Drive and Waycrest Drive in the southwest area of Fulton County. HAFC is also exploring the possibility of selling the property and using the proceeds from the sale for Replacement Housing Factor Funds to development needed affordable housing in Fulton County.

Belle Isle Property: The HAFC submitted a disposition application in June 2012 for Belle Isle public housing apartments. Upon disposition approval, the Belle Isle property will be sold, the residents relocated and the proceeds be used as Replacement Housing Factor Funds to develop additional mixed-use or elderly only property.

In continuing the progression of the Five Year Plan submitted for FY2010-2014, in FY2015-2019, the HAFC will focus on increasing the number and quality of affordable housing units available to eligible low income families by improving the maintenance efficiency, management operations and implementation of scheduled revitalization activities. Therefore, it is the intent of HAFC to continue to develop additional elderly only projects under the Replacement Housing Program that will contain ACC (Public Housing) Replacement units; Low Income Housing Tax Credit Units with Section 8 Project Based Assistance; and unrestricted Market Rate Units.

8.1 **Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
SEE ATTACHED HUD-50075.1 and HUD-50075.2

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing. **SEE ATTACHED REQUIRED REPORTS FOR GA06P264501-15; GA06P264501-13; GA06R264501-07; GA06R264502-11; GA06R264502-12; GA06R264502-13 and GA06R264502-15.**

8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. ***SEE ATTACHED PLAN FOR FY2015-2019.***
8.3	**Capital Fund Financing Program (CFFP).** ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. **NOT APPLICABLE**

9.0	**Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. The HAFC will continue to utilize Replacement Housing Factor funds to address the need for senior housing in Fulton County. In assessing the most critical affordable housing needs, HAFC has determined that the greatest need is for senior housing in Fulton County. This need is not only among residents below 50% of Area Median Income (public housing eligible) but extends to elderly households with annual incomes up to 100% of AMI. Rising housing costs in the metropolitan area have made it difficult for many of the area's long term residents to continue to reside in their hometown communities. As a result, the HAFC developed an elderly only mixed-income community with Woodbridge at Parkway Village. This facility was designated by HUD as elderly only. The final phase of the HOPE VI project will be developed as an elderly only facility as well. Replacement Housing Factor funds will also be utilized to assist in financing of the Riverside project which will be developed as a mixed-use or elderly only property, or sold with the proceeds being utilized to developed a mixed-use or elderly only property in Fulton County. The HOPE VI site is located on Thompson Road, at the northeast corner of South Fulton Parkway and Highway 92 adjacent to a new commercial development anchored by a grocery store. The development concept includes a mix of multi-family units and elderly units. • The HAFC has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s. • The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan. • The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan. • Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The Consolidated Plan for the HAFC identifies needs for housing based on lack of availability and affordable units within the County. The Plan identifies areas where new affordable construction would be a priority. The HAFC strives to ensure that areas identified within the Plan are targeted as potential sights for development as single-family homeownership opportunities. As the Plan also indicates a lack of affordable, available rental housing, the HAFC also identifies units within the County that would qualify as additional asset inventory. The HAFC prioritizes programs and activities that support the issues outlined in the Consolidated Plan. Through the administration of the Public Housing Program (Conventional, Housing Choice Voucher Program Tax Credit Units and Project-Based Vouchers), the Housing Authority of Fulton County (HAFC) administers and maintains units of affordable rental housing in the community. Further, through its modernization program, the HAFC maintains these units to a high standard, which helps assure that the County has quality affordable rental dwellings available for residents needing government subsidized housing. The primary goal for the Consolidated Plan is to develop viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities for the low and moderate income persons. The HAFC has diligently worked to extend and strengthen partnerships with government, private and local sector for the availability of quality affordable housing and supportive services. The Consolidated Plan for Fulton County, Georgia supports the HAFC Five-Year Plan (FY 2015-2019) and FY 2015 Annual Summary by collaborating on the goals and partnerships established to create a commitment for providing affordable housing opportunities. The Consolidated Plan furthermore, has specifically identified that distressed communities within the County will continue to require enhanced coordination between resources to address the goals and objectives established. Strategies that affirmatively further fair-housing are utilized to ensure that all Residents of the County receive a safe and comfortable living environment. These commitments are components of the HAFC Five-Year Plan as they are grounded in the mission statement of the Agency. The waiting lists as of 06/01/15 also support the strategies prioritized by the HAFC for addressing the Housing Needs of Fulton County.

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as **of June 1, 2015**

☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction: **Belle Isle- (9) ACC Units**

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity (other)			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No ☐ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 37 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☐ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as **of June 1, 2015**

☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction: **Legacy at Walton Lakes- (16) ACC Units**

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 9 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) **as of June 1, 2015**

☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction: **Arcadia at Parkway Village - (76) ACC Units**

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes: **There are 215 names currently on the waiting list.**

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 16 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as of June 1, 2015

☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction: **Woodbridge at Parkway Village-(30) ACC Units**

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black/African American)			
Race/ethnicity (Hawaiian / Pacific Islander)			
Race/ethnicity (Asian)			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one) as **of June 1, 2015**

☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Over Income (>80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity (White)			
Race/ethnicity (Black)			
Race/ethnicity (Hawaiian/Pacific Islander)			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 112

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

☒ No ☐ Yes

9.1	

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Development activities for the HAFC will continue as a priority as the focus of the Agency changes from traditional, low rent public housing (LIPH) to expanding the more untraditional affordable housing programs.
Recognizing the physical obsolescence of the Allen Road Public Housing Community, HAFC procured a development partner in 2011 to assist in the redevelopment of the project. Initial attempts to secure financing were unsuccessful. The project was awarded Low Income Housing Tax Credits by the Georgia Department of Community Affairs. Then, upon implementation of HUD's Rental Assistance Demonstration Program (RAD), HAFC determined that RAD could be a viable tool to combine with the Tax Credit award to finance the much needed physical improvements at Allen Road. In (2015-2019), the HAFC will be directing its' efforts to maximizing the number of affordable units available to the Agency and increasing the number of affordable housing units by (1) Leveraging affordable housing resources in the community through the creation of mixed-finance housing; (2) Applying for additional Housing Choice Vouchers should they become available and (3) Pursuing housing resources other than public housing or HCV tenant-based assistance.

The HAFC will also pursue homeownership opportunities for residents through the continued leverage of partnerships with public and private enterprise. Further, as the HAFC is a HUD certified Housing Counseling Center, Homebuyer Education Workshops will continue to be implemented for HAFC residents to assist with preparing more residents to become first time homebuyers using the available homeownership options. The components of this strategy were developed in consultation with the Resident Advisory Board and other public/private for profit and non-profit housing agencies and reflect the mission of the HAFC in utilizing all available resources as efficiently as possible to accomplish the overall goals and objectives established through the Five Year Plan. Other strategies include:

- Employing effective management by improving the financial stability of the HAFC. All staff are required to become industry-certified personnel.
- Maintaining or increasing HCV lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. Counsel HCV tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. Market the HCV program to owners outside of areas of poverty /minority concentrations.
- Maintaining or increasing HCV lease-up rates by effectively screening HCV applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Apply for additional Housing Choice Vouchers (HCV) should they become available. Apply for special-purpose vouchers targeted to families with disabilities, should they become available. Affirmatively market to local non-profit agencies that assist families with disabilities. Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or tenant-based assistance. Create mixed-income communities.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance.
- Employ admissions preferences aimed at families who are working. Adopt rent policies to support and encourage working families.

The following factors influenced the HAFC's selection of the strategies it will pursue to include funding and staffing constraints, limited availability of sites for assisted housing, extent to which particular housing needs are met by other organizations in the community, evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the HAFC, influence of the current housing market on HAFC programs, community priorities regarding housing assistance, results of consultation with local or state government, results of consultation with residents and the Resident Advisory Board and results of consultation with advocacy groups.

10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. **(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.** The HAFC is working diligently to continue to address the goals established in previous fiscal years to include, the Five-Year Plan of FY2010-2014. The HAFC entered into a Recovery Agreement on May 29, 2012 with HUD to address deficiencies within the Agency and a Voluntary Compliance Agreement (VCA). Quarterly reports as per the Recovery Agreement are forwarded to HUD to include all benchmarks designated for addressing the identified deficiencies. The next fiscal year (FY 2015) and in the upcoming Five Years (2015-2019), it will be the goal of the HAFC to complete all of the items listed in the Recovery Agreement and close-out addressing the VCA and maintain the Agency's current high performer status. The Resident Advisory Board, residents, other assisted families, the Board of Commissioners, local government officials and representatives of other local public and private sector entities will continue to be provided an opportunity to participate in the implementation of activities for the Five Year Plan thereby, ensuring that the FY 2015-2019 Plan is a culmination of collective efforts. **(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"** The Housing Authority of Fulton County, Georgia (HAFC) does not have any significant amendments to the FY 2015-2019 Five Year Plan and FY 2015 Annual Plan. The Agency amended the previous HUD approved 2013 Annual Agency Plan in June 2014 because it was a successful applicant in the Rental Assistance Demonstration (RAD) program. As a result, HAFC will be converting some Public Housing to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. The revised HAFC definitions of Substantial Deviation and Significant Amendment or Modification was as follows: As a result of the RAD approval, the HAFC redefined the definition of a substantial deviation to exclude the following RAD-specific items: ➢ Changes to the Capital Fund Budgets produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; ➢ Changes to the construction and/or rehabilitation plan for each approved RAD conversion; and ➢ Changes to the financing structure for each approved RAD conversion. Also significant deviation still includes the following: ▪ changes to rent or admissions policies or organization of the waiting list In setting the above criteria, the HAFC intends by "Strategic Goal" to specify those items under those headings in its Five Year Plan. Because the Annual Plan already requires annual review by the Resident Advisory Board and by Public Hearing, the Authority believes this annual process sufficient to meet the spirit of the Quality Housing and Work Responsibility Act of 1998. If any changes will be required of the FY 2015-2019 Plan, as stated in all items above, that significant changes should be subject to a resident/public process. The HAFC has also reviewed the requirements set out in HUD Notice PIH 99-51. The notice incorporates the several additional criteria established by HUD for "substantial deviation" or "significant amendment or modification" to its Agency Plan. The HAFC will also consider the following events to require a public process before amending such changes to its Agency Plan. The HAFC acknowledges that an exception will be made by HUD to compliance with the above criteria for any of the above changes that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD. . Also, as the conversion may require changes to the HAFC's Admissions and Continued Occupancy Policy (ACOP) and/or HCV/Section 8 Administrative Plan, these changes also included a component to the significant amendment

The HAFC is implementing the following **Violence Against Women Act (VAWA).**

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking perpetrated against the victim.

2. Criminal activity directly relating to domestic violence, dating violence, sexual assault or stalking, engaged in by a member of the Tenant's Household or any Guest or Other Person under the Tenant's Control, if the Tenant or immediate member of the Tenant's Household is a victim of that domestic violence, dating violence, sexual assault or stalking; provided, however, landlord may divide this Lease for the purpose of evicting, removing or terminating the occupancy rights of a Household member, whether or not such Household member is a signatory to this Lease, who engages in criminal acts of physical violence against Family members or others, without evicting, removing or otherwise penalizing the victim of such violence, who is also a Tenant or lawful occupant of the Unit.

   The foregoing exceptions shall not apply unless the victim delivers to the landlord a certification on one of the following forms:

   a. A HUD-approved form supplied by attesting that she/he is a victim of domestic violence, dating violence, or sexual assault or stalking and that the incident(s) in question are bona fide violations of such actual or threatened abuse; or

   b. Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of the abuse, in which the professional states under penalty of perjury that the professional's belief that the incident(s) in question are bona fide incidents of abuse and the victim has signed or attests to the documentation; or

   c. A federal, state, or local police report or court record describing the crime or incident(s) in question. The victim must deliver the certification to the landlord within fourteen (14) business days after landlord requests the certification. If the victim does not deliver the certification to landlord within the aforesaid period, landlord may terminate the tenancy of the Tenant or any lawful occupant of the Unit including the victim.

   The foregoing exceptions, however, shall not limit the authority of the landlord to (i) honor court orders addressing rights of access or control of property, including civil protection orders issued to address the distribution or possession of property among Household members, (ii) evict a Tenant for any violation of this Lease not based on or connected with the act or acts of violence in question against the Tenant or member of Tenant's Household, provided that such victim is not held to a more demanding standard than other Tenants, and (iii) evict any Tenant if landlord can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the property if that Tenant is not evicted.

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Violence Against Women Act (h) Challenged Elements (i) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (j) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan**.**

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, and; **5**) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (**1**) Any programs relating to services and amenities provided or offered to assisted families; (**2**) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (**3**) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan**. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1**, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

Streamlined Annual PHA Plan *(Small PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Housing Authority of Fulton County, Georgia **PHA Code:** GA264
PHA Type: ☒ Small ☐ High Performer
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/01/2017
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
As of June 1, 2017: Number of Public Housing (PH) Units (9) Number of Housing Choice Vouchers (HCVs) (847)
PH/LIHTC (132); Project-Based Vouchers/RAD: (190); and Ports administered by HAFC (1480).

Total Combined: 2658
PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	**Annual Plan Elements Submitted with 5-Year PHA Plans.** Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).
B.1	**Revision of PHA Plan Elements.** (a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission? Y N ☐ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☐ Financial Resources. ☐ ☐ Rent Determination. ☐ ☐ Homeownership Programs. ☐ ☐ Substantial Deviation. ☐ ☐ Significant Amendment/Modification (b) The PHA must submit its Deconcentration Policy for Field Office Review. (c) If the PHA answered yes for any element, describe the revisions for each element below:
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☐ Hope VI or Choice Neighborhoods. ☐ ☐ Mixed Finance Modernization or Development. ☐ ☐ Demolition and/or Disposition. ☐ ☐ Conversion of Public Housing to Tenant Based Assistance. ☐ ☐ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☐ Project Based Vouchers. ☐ ☐ Units with Approved Vacancies for Modernization. ☐ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
C.	**Annual Plan Elements Submitted All Other Years (Years 1-4).** Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.
C.1.	**New Activities** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☒ ☐ Mixed Finance Modernization or Development. **The HAFC is exploring the viability of other development opportunities as proposed in the FY 2015-2019 Five Year Plan. The HAFC has engaged a development partner to its Riverside property (now named "Anthem"), a 12.45 acre tract of land at the corner of Riverside Drive and Waycrest Drive in the southwest area of Fulton County. The HAFC has submitted an application for the first phase to the Georgia Department of Community Affairs for tax credit award. Additionally, HAFC has made application for CDBG funding for infrastructure improvements at the property. HAFC proposes to develop the property in three (3) phases, with the first two (2) phases being senior housing, and the third to be multifamily. The project will also serve as a one for one (1-for-1) replacement housing of the Belle Isle disposition.**

	☒ ☐ Demolition and/or Disposition. **A Disposition Application for the HAFC Belle Isle Property was approved by HUD. The closing on the property is projected to be by December 31, 2017.** ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☒ Project Based Vouchers. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. (d) The PHA must submit its Deconcentration Policy for Field Office Review. **The HAFC does not have a Deconcentration Plan as its Conventional PH inventory consist only of nine (9) units in the same development. The other PH development Sterling Place (formerly Allen Road) was converted to RAD and therefore, consist of Project-Based Voucher PBV) units.**
C.2	**Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan** Form 50077-SM, *Certification of Compliance with PHA Plans and Related Regulations,* including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. **SEE ATTACHED**
D	**Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years.
D.1	**Civil Rights Certification.** Form 50077-SM-HP, *Certification of Compliance with PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan. **SEE ATTACHED**
D.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☒ **The RAB did not have any comments to the FY 2017 Annual Plan, but one (1) RAB member stated she does not like the HAFC's bedroom allocation policy. She is a Housing Choice Voucher (HCV) participant and based on the approved Board policy in the Administrative Plan she does not qualify for an extra bedroom without an approved Reasonable Accommodation (RA).** If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
D.3	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. **SEE ATTACHED**.
E	**Statement of Capital Improvements.** Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
E.1	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. **The HAFC most recent Five Year Action Plan (50075.2) was approved in APRIL 2016.**

Instructions for Preparation of Form HUD-50075-SM
Annual Plan for Small and High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(1) and 24 CFR §903.12(b). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(2)(ii) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c)

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

☐ **Homeownership Programs**. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii)

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods. 1)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development. 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

C. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is not due. (24 CFR §903.12)

C.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods. 1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development. 1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: Notice PIH 2012-32

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

C.2 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing form HUD-50077 SM-HP.

D. Annual Plan. PHAs must complete this section in all years.

D.1 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments

to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

D.2 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

D.3 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

E. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

E.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Certification of Compliance with PHA Plans and Related Regulations *(Small PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 02/29/2016

PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2017, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

___ 903.7a Housing Needs
___ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
___ 903.7c Financial Resources
___ 903.7d Rent Determination Policies
___ 903.7h Demolition and Disposition
___ 903.7k Homeownership Programs
___ 903.7r Additional Information
- ___A. Progress in meeting 5-year mission and goals
- ___B. Criteria for substantial deviation and significant amendments
- ___C. Other information requested by HUD
  - ___1. Resident Advisory Board consultation process
  - ___2. Membership of Resident Advisory Board
  - ___3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:
(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
(ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Fulton County, Georgia
PHA Name

GA264
PHA Number/HA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

Annual PHA Plan for Fiscal Year **2017**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Barbara S. Duffy	**Chairman**
Signature Barbara S. Duffy	Date July 10, 2017

form HUD-50077-CRT-SM (12/2014)

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan *(All PHAs)*	U. S Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 **Expires 2/29/2016**

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Frankie L. Atwater (*Official's Name*) the Director, Fulton County Department of Community Development (*Official's Title*)

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of Fulton County, Georgia
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the

Fulton County, Georgia
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Housing Authority of Fulton County, Georgia (HAFC) FY 2017 Annual Plan is consistent with the Fulton County Annual Action Consolidated Plan (proposed for 2017) and Analysis of Impediments (AI) to the Fair Housing Choice factors listed in the Annual Action Plan. The HAFC in the FY 2017 Annual Plan addresses the issues of affordable housing to include, regardless of tenure, income or household size, the most common problem affecting all households is cost burden. The HAFC will continue to work in partnership with Fulton County Government administration to assist in meeting the needs of persons needing affordable housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Frankie L. Atwater	Director
Signature	Date
	7-14-2017

form HUD-50077-SL (12/2014)

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

NA-45
2010-2014 City of Atlanta HOPWA Consolidated Planning Report

City of Atlanta HOPWA Consolidated Planning Report

Collaborative Solutions, Inc.

CONTENTS

Contents 2
List of Tables 5
List of Figures 6
List of Acronyms 7
1. Introduction and Methods 8
Needs Assessment Process 8
Consolidated Planning Meeting #1 9
Consolidated Planning Meeting #2 10
Data Sources 11
Existing Plans 11
Interviews with Project Sponsors 11
Provider Surveys 11
HOPWA Performance Data 11
HIV/AIDS Prevalence Data 12
Comprehensive Housing Affordability Strategy (CHAS) Data 12
2. Overview of HIV/AIDS in Atlanta EMSA 13
Estimated Number of PLWHA in Atlanta EMSA 13
General Characteristics of PLWHA 13
Demographic Differences Among Persons Living with HIV and Persons Living with AIDS 16
3. System of HOPWA-funded Housing and Services 19
Overview of System of Care for PLWHA in the Atlanta EMSA 19
Provider Relationships 19
System Elements 19
Provider Profiles 20
AID Atlanta 20
AID Gwinnett 21
AIDS Alliance of Northwest Georgia 21
AIDS Athens 21
Antioch Urban Ministries 22
Atlanta Legal Aid Society, AIDS Legal Project 22
Cobb County Board of Health 22
Cooperative Resource Center 23
DeKalb County Board of Health 23
Furniture Bank of Metro Atlanta 23

Jerusalem House 23
Living Room 25
Marcus Jewish Community Center of Atlanta 25
Open Hand 26
Positive Impact 26
Progressive Hope House 26
Saint Joseph's Mercy Care 27
Southside Medical Center 27
HOPE Atlanta Programs of Travelers Aid 27
Housing Inventory 28
HOPWA-Funded Emergency and Short-Term Housing 28
HOPWA-Funded Transitional Housing 29
HOPWA-Funded Permanent Supportive Housing 29
HOPWA-Funded Intensive Care Housing 30
HOPWA-Funded Short-Term Rent, Mortgage, and Utility Assistance 31
Services Inventory 31
4. Housing Need Among PLWHA in the Atlanta EMSA 34
Determining Housing Need Among PLWHA 34
Estimate of Low-Income PLWHA 34
Estimate of PLWHA with Housing Need 34
Demographic Profile of PLWHA Receiving Housing 36
Age, Gender, Race, and Ethnicity 36
Income 37
Prior Living Situation 37
Housing Assistance Received 38
Barriers to Housing Assistance 38
Housing Affordability and Cost Burden 39
Affordability Gap 39
Housing Cost Burden 40
Accessible Housing 41
Available Housing 42
Adequate Housing – Substandard Housing and Overcrowding 45
5. Supportive Services Needs Among PLWHA in the Atlanta EMSA 46
6. HOPWA Plan 49
Program Vision 49

Method to Determine Annual HOPWA Output Goals 50
Estimate of Housing Need by Type 50
Current Continuum of HIV/AIDS Housing 52
Housing Goals 53
Supportive Services and Housing Placement Services 54
Five-Year Goals 54
Housing 54
Housing Placement and Information 55
Supportive Services 56
System of Care 57
References 59
Attachments 61
A. Housing Worksheets 61
B. Supportive Services Worksheets 61
C. System of Care Worksheet 61
D. Provider Survey 61
E. Provider Profiles 61

LIST OF TABLES

2-1 Number of Persons Living with HIV (not AIDS) and AIDS in the 28 County Atlanta EMSA

2-2 Demographic Characteristics of PLWHA in the Atlanta EMSA

3-1 HOPWA-Funded Emergency and Short-Term Housing

3-2 HOPWA-Funded Transitional Housing

3-3 HOPWA-Funded Permanent Supportive Housing

3-4 HOPWA-Funded Intensive Care Housing

3-5 HOPWA-Funded Short-Term Rent, Mortgage, and Utility Assistance

3-6 Supportive Services by Project Sponsor

4-1 Estimates of PLWHA in the Atlanta EMSA, 2009–2015

4-2 Estimates of PLWHA in Need of Housing Assistance, 2009–2015

4-3 Demographic Characteristics of Households Served by HOPWA and PLWHA in the Atlanta EMSA

4-4 Area Median Income of Households Served by HOPWA

4-5 Prior Living Situation of Households Served by HOPWA

4-6 Households Receiving HOPWA Housing Assistance

4-7 Affordability Gap for Low-Income Households in the Atlanta EMSA

4-8 Housing Cost Burden

4-9 Location of Housing Resources, by County

4-10 Housing Problems

6-1 Low-Income PLWHA in Atlanta EMSA – Estimate of Households in Need of Housing Assistance by Type of Housing

6-2 Tenant-Based Rental Assistance Current Inventory

6-3 Facility-Based Housing Current Inventory

6-4 HOPWA Housing Needs and Output Goals, Years 1–5

6-5 HOPWA Housing Placement and Information Needs and Output Goals, Years 1–5

6-6 HOPWA Supportive Services Needs and Output Goals, Years 1–5

LIST OF FIGURES

2-1 Race/Ethnicity of PLWHA

2-2 Gender of PLWHA

2-3 Age of PLWHA

2-4 Race/Ethnicity of Persons Living with HIV and Persons Living with AIDS

2-5 Gender of Persons Living with HIV and Persons Living with AIDS

2-6 Age of Persons Living with HIV and Persons Living with AIDS

3-1 Proportion of Households Receiving HOPWA-Funded Supportive Services

4-1 Estimate of Housing Need Among PLWHA in the Atlanta EMSA

4-2 Priority Ranking of Housing Focus

4-3 Priority Ranking of Sub-Populations in Need of Accessible Housing

4-4 Priority Ranking of Sub-Populations in Need of Housing (Available Housing)

4-5 Priority Ranking of Housing Types

5-1 Priority Ranking of Supportive Services to Prevent Homelessness

5-2 Priority Ranking of Supportive Services to Access Housing

5-3 Priority Ranking of Supportive Services to Maintain Housing

6-1 HOPWA Continuum of Housing

6-2 HOPWA's Connection to Other Systems of Care

6-3 Percent Increase in Housing Resources

6-4 Priority Ranking of System of Care Elements

LIST OF ACRONYMS

AHW	AIDS Housing of Washington
AMI	Area Median Income
APR	Annual Progress Report
ASO	AIDS Services Organization
CAPER	Consolidated Annual Performance and Evaluation Report
CDC	Centers for Disease Control and Prevention
CHAS	Comprehensive Housing Affordability Strategy
CSI	Collaborative Solutions, Inc.
DCA	Department of Community Affairs
EMSA	Eligible Metropolitan Statistical Area
FMR	Fair Market Rent
HOPWA	Housing Opportunities for Persons with AIDS
PLWHA	Person Living with HIV/AIDS
SEATEC	Southeast AIDS Training and Education Center
SNHAP	Special Needs Housing Assistance Program
SOAR	SSDI Outreach, Access, and Recovery Initiative
SRO	Single Room Occupancy
SSDI	Social Security Disability Insurance
SSI	Supplemental Security Income
STRMU	Short-Term Rent, Mortgage, and Utility
TBRA	Tenant-Based Rental Assistance

1. INTRODUCTION AND METHODS

The City of Atlanta, Office of Grants Management identified the need to develop an updated comprehensive strategy to increase housing resources for low-income persons living with HIV/AIDS (PLWHA) in the Atlanta Eligible Metropolitan Statistical Area (EMSA), which is comprised of the following 28 counties:

- Barrow
- Bartow
- Butts
- Carroll
- Cherokee
- Clayton
- Cobb
- Coweta
- Dawson
- DeKalb
- Douglas
- Fayette
- Forsyth
- Fulton
- Gwinnett
- Haralson
- Heard
- Henry
- Jasper
- Lamar
- Meriwether
- Newton
- Paulding
- Pickens
- Pike
- Rockdale
- Spalding
- Walton

Developing a comprehensive strategy to address the ongoing HIV/AIDS epidemic in the Atlanta metropolitan area as well as the needs of PLWHA related to housing and supportive services is a challenging and complex task. The changing face of HIV/AIDS, due in part to advances in treatment, as well as increasing incidence and prevalence rates of the disease create a difficulty in balancing the scarce availability of resources with a high level of need among PLWHA.

The City contracted with Collaborative Solutions, Inc. (CSI), a regional nonprofit Housing Opportunities for Persons with AIDS (HOPWA) technical assistance provider, to coordinate a comprehensive Resource Identification project, the first phase of which is to conduct a needs assessment to inform the production of a five-year (2010–2014) HOPWA section of the Consolidated Plan. This plan will guide the work of the HOPWA program to increase housing and service options for PLWHA, improve the coordination of such services through improved provider capacity, and enhance the overall system of care through effective management of the HOPWA program.

The following sections describe the needs assessment process that CSI undertook and the sources of data used to develop an overview of the system of care for PLWHA in the Atlanta EMSA.

Needs Assessment Process

The City previously undertook two comprehensive planning efforts to serve as a foundation for the needs assessment. Additionally, current data from HOPWA-funded Project Sponsors; the Ryan White Planning Council; the Metropolitan Atlanta Tri-Jurisdictional Collaborative on Homelessness, which covers the City of Atlanta, Fulton County, and DeKalb County; and the Georgia Department of Community Affairs (DCA), which manages the HOPWA program for the balance of state was reviewed. A combination of outreach interviews, provider surveys, HOPWA performance reports, data from related systems and public sources, and meetings with providers was used to identify current need.

Specific goals to accomplish are:

- Use convening of providers to serve as a first step in establishing a more regular and long-term HOPWA coordinating and planning body;
- Incorporate in the assessment of need the capacity of provider agencies to increase housing and related services for PLWHA;
- Establish a HOPWA funding proposal process that clearly responds to needs;

- Identify community-wide priorities;
- Create standards for proposals and projects;
- Document and include an established process in the Consolidated Plan; and
- Clarify the role of City staff in facilitating ongoing coordination among providers.

CSI facilitated two planning meetings with Project Sponsors, City staff, and key stakeholders. The following is a list of all agencies represented at these meetings:

- AID Gwinnett
- AIDS Alliance of Northwest Georgia, Narnia Housing Program
- AIDS Athens
- Antioch Urban Ministries, Matthew's Place
- Atlanta Legal Aid Society, AIDS Legal Project
- City of Atlanta, Department of Planning and Community Development
- City of Atlanta, Office of Grants Management
- Cobb County Board of Health
- Cobb County CDBG Program Office
- Community Foundation for Greater Atlanta
- Cooperative Resource Center, The Edgewood
- DeKalb County Board of Health
- DeKalb County Community Development
- Fulton County Government, Ryan White Program
- Fulton County Human Services Department
- Furniture Bank of Metro Atlanta
- Georgia Department of Community Affairs
- HOPE Atlanta Programs of Travelers Aid
- Hope House
- Integrated Life Center
- Jerusalem House
- Living Room
- Marcus Jewish Community Center of Atlanta, Home But Not Alone
- Mayor's Office of Human Services
- Open Hand
- Our Cousin's House
- Positive Impact
- St. Joseph's Mercy Care Services, The Edgewood
- Southside Medical Center

Consolidated Planning Meeting #1

The first meeting, conducted on August 18, 2009, allowed the City staff to share their vision for the HOPWA program and what they hope to accomplish. This first meeting also included a HOPWA 101 presentation so that all parties had a basic understanding of the HOPWA program. An explanation of HUD's Consolidated Planning process emphasized the importance of good data collection and participation in annual action plans. The state of the Atlanta EMSA HOPWA program was presented with a focus on housing, related supportive services, and the system of care. A review of the past plans and current survey information was provided.

This information set the stage for three brainstorming sessions:

- *Housing* –The following questions were posed to the group: What are the greatest housing needs of PLWHA in Atlanta EMSA? What are the top two to three needs over the next five years? The group brainstormed answers, which were written on flip charts. Categories of housing resources needed for PLWHA were identified. Ultimately, the group agreed that the "consumers should have housing along a continuum within a community of their choice that is affordable, accessible, available, and adequate."

- *Supportive Services* – The group responded to the following questions: What are the greatest housing-related supportive services needs of PLWHA in Atlanta EMSA? What are the top two to three needs over the next five years? First, the group brainstormed responses to these questions, which were again written on flip charts. Participants were then asked to indicate which services are necessary to prevent homelessness, access housing, and maintain housing.

- *System of Care* – The group was asked: What other needs exist within the housing-related system of care? The group's responses were recorded on flip charts. Due to time constraints, system of care issues were not categorized with the stakeholders.

Consolidated Planning Meeting #2

The second planning meeting was held on September 11, 2009. Many of the participants of the first meeting returned for the second meeting; there were several new participants as well. An overview of the first meeting was presented to ensure that participants understood the process and knew that the information they shared in the first meeting was being used. The methodology for identifying unmet need was presented and participants provided feedback about the accuracy of these numbers.

A review of the brainstorming efforts regarding housing, supportive services, and system of care followed. This review included a comparison of what participants reported with existing data. Participants were asked to consider three questions for each of the focus areas:

1. Does this information adequately describe the needs of low-income PLWHA in the Atlanta EMSA?
2. What would you like to see happen to enhance housing/services/system of care for low-income PLWHA over the next five years?
3. Looking beyond HOPWA and Ryan White, on what other housing/supportive services/system of care resources can, and should, we focus?

Meeting participants completed a series of worksheets to help further refine and prioritize the housing, supportive services, and system of care needs. Each of these processes is described below:

- *Housing* – Participants were first asked to prioritize the importance of addressing several characteristics of housing for PLWHA: housing along a continuum that is affordable, adequate, accessible, available, and increasing the capacity of nonprofits to enhance and increase housing stock. The participants prioritized housing specific populations and indicated if the populations were in need of increased access to housing and related supportive services or additional units available to them. The final activity to determine the system's priority for housing required smaller group discussions based on housing type—emergency/short-term; transitional; permanent housing facilities; permanent housing Tenant-Based Rental Assistance (TBRA); Short-Term Rent, Mortgage, and Utility (STRMU) assistance; and supportive services only. Each of these groups—and the participants individually—reviewed housing inventories for each type of housing. These inventories included the estimated need for housing, the total inventory, and the current gap. Participants were asked to identify other types of housing that HOPWA could fund, other resources for this housing that could be accessed in the community, other geographic areas that could be served, and other populations that should be prioritized for this type of housing. Finally, participants were asked to indicate whether the type of housing was a high, medium, or low priority going forward. (See Attachment A for the housing worksheets.)

- *Supportive Services* – The list of supportive services that participants of the first meeting identified as being necessary to prevent homelessness, access housing, and maintain housing was reviewed. Participants were given the opportunity to indicate if any services should be added to these lists. Once the lists of supportive services were finalized, participants reported for each type of service the other resources in the community that support the service and the level at which HOPWA should prioritize the service. (See Attachment B for the supportive services worksheets.)

- System of Care – An overview of previous planning efforts and results of the previous brainstorming session was summarized along four dimensions: collaboration and communication, standards of care, agency capacity, and data collection. Participants were asked to indicate if each of these dimensions should be prioritized at a high, medium, or low level. (See Attachment C for the system of care worksheet.)

Data Sources

The data used to inform the needs assessment process were a combination of existing planning reports; information from Project Sponsors gathered through telephone interviews and a provider survey; HOPWA performance reports at the EMSA and Project Sponsor levels; and publicly available data regarding HIV/AIDS and housing indicators.

Existing Plans

There are two previous comprehensive plans: *1998 Atlanta EMSA HIV/AIDS Housing Plan* by AIDS Housing of Washington (AHW) and *2006 Atlanta EMSA Comprehensive Housing Needs Assessment for People Living with HIV* by the Southeast AIDS Training and Education Center (SEATEC). The AHW plan included an overview of housing, homelessness, and HIV/AIDS in the Atlanta EMSA as well as information collected through consumer surveys. The SEATEC plan included information gathered from key informant interviews, consumer focus groups, provider surveys, and provider discussion groups. These plans provided comprehensive background information and important consumer information.

In addition to these plans, the following documents were used:

- *2002–2003 Atlanta EMA HIV Consumer Survey* by SEATEC
- *2007–2008 Atlanta EMA HIV Consumer Survey* by SEATEC
- *FY 2009–2011 Atlanta EMA Comprehensive HIV Health Services Plan: Ryan White Part A, Atlanta Eligible Metropolitan Area* by The Comprehensive Planning Committee, Metropolitan Atlanta HIV Health Services Planning Council

Interviews with Project Sponsors

Interviews were conducted with agencies identified as points of entry to the HIV/AIDS system of care or that provide comprehensive intake services for housing. Telephone interviews were conducted with AID Atlanta, AID Gwinnett, Jerusalem House, and Living Room. Interviews focused on specific HOPWA services provided by these agencies, agency housing and related services inventories, system of care linkages among HOPWA providers and with other providers, and information related to data collection. When possible, agencies shared intake forms so some comparison could be made regarding data elements.

Provider Surveys

HOPWA Project Sponsors completed a survey that was administered through Survey Monkey, a Web-based application. The survey asked questions related to the agency's service population and location, the overall housing system of care for PLWHA, housing-related services, and housing resources provided by the agency. This information was used to create provider- and system-level profiles that include a housing and services inventory, geographic coverage area, and agency caseloads.

HOPWA Performance Data

HOPWA performance data for the entire Atlanta EMSA as well as each of the Project Sponsors funded in 2008 was reviewed. The City's Consolidated Annual Performance and Evaluation Report (CAPER) for the

years 2006, 2007, and 2008 was also used, as well as each of the Project Sponsors' Annual Progress Reports (APR) for 2008.

HIV/AIDS Prevalence Data

The HIV/AIDS Epidemiology Unit, Office of Epidemiology, Evaluation, and Health Information, Division of Public Health, Georgia Department of Community Health provided HIV/AIDS prevalence data for each of the 28 counties in the Atlanta EMSA. Due to confidentiality concerns, population demographics were only provided in the aggregate for the entire 28 county area. These numbers described the race/ethnicity, gender, and age for all persons diagnosed with HIV/AIDS as of December 31, 2008.

Comprehensive Housing Affordability Strategy (CHAS) Data

CHAS data are culled from the 2000 Census and intended to assist HOME and CDBG jurisdictions in the preparation of their Consolidated Plans. These data include information about housing problems and the availability of affordable housing at the county level. These data were used to represent the general population in Atlanta and to estimate the number and percentage of PLWHA that are low-income and have a housing cost burden.

2. OVERVIEW OF HIV/AIDS IN ATLANTA EMSA

The following sections provide an overview of HIV/AIDS in the Atlanta EMSA including the estimated number of HIV and AIDS cases and general characteristics of the population. Because county-level data regarding characteristics of PLWHA was not available for the entire EMSA (only those counties with high incidence rates of the disease), the Georgia Department of Community Health was only able to provide aggregate numbers for the 28 counties comprising the EMSA.

Estimated Number of PLWHA in Atlanta EMSA

As of December 31, 2008, a total of 24,679 persons were living with HIV or AIDS in the 28 counties that comprise the Atlanta EMSA; 39.3% of these individuals were living with HIV while the remaining 60.7% had a diagnosis of AIDS. This finding is consistent for the state of Georgia as a whole; all but one public health district (South Central, Dublin) had AIDS case rates that were higher than HIV case rates in 2008 (Georgia Department of Human Resources, 2009). It is important to note that 90.39% of the total persons living with HIV or AIDS in the 28 counties are actually living in the following five counties: Clayton, Cobb, DeKalb, Fulton, and Gwinnett (See Table 2-1).

Nationally, the number of persons living with AIDS increased between 2002 and 2007. The length of survival among persons with a diagnosis of AIDS tends to increase with the date of diagnosis (i.e., those diagnosed more recently tend to live longer) and decreases with age (i.e., the older one is when diagnosed with AIDS, the shorter the survival period) (CDC, 2009).

2-1. Number of Persons Living with HIV (not AIDS) and AIDS in the 28 County Atlanta EMSA, as of December 31, 2008

	HIV-NA	AIDS	Total
BARROW	33	67	100
BARTOW	90	124	214
BUTTS	99	86	185
CARROLL	118	107	225
CHEROKEE	136	134	270
CLAYTON	782	872	1654
COBB	830	1032	1862
COWETA	56	100	156
DAWSON	9	12	21
DEKALB	2795	3690	6485
DOUGLAS	84	107	191
FAYETTE	54	66	120
FORSYTH	22	49	71
FULTON	3617	7046	10663

GWINNETT	636	762	1398
HARALSON	12	12	24
HEARD	3	5	8
HENRY	79	103	182
JASPER	29	26	55
LAMAR	11	17	28
MERIWETHER	16	26	42
NEWTON	75	87	162
PAULDING	23	29	52
PICKENS	4	9	13
PIKE	2	10	12
ROCKDALE	22	47	69
SPALDING	12	57	69
WALTON	26	50	76

Note: 1) Numbers are based on cases entered through August 1, 2009, and have not been adjusted for reporting delays. 2) Prevalent cases are based on current residence in the health district regardless of state of diagnosis. 3) Data does not include cases with unknown current residence (n=494).

General Characteristics of PLWHA

In general, PLWHA in the Atlanta EMSA primarily identify as African American or Black; 69.9% reported their race to be Black while 24.3% reported their race to be White. An additional 4.6% reported identifying as Hispanic and 1.2% reported other races, which included Hawaiian/Pacific Islander, American Indian/Alaska Native, multiracial, and unknown. (See Figure 2-1.)

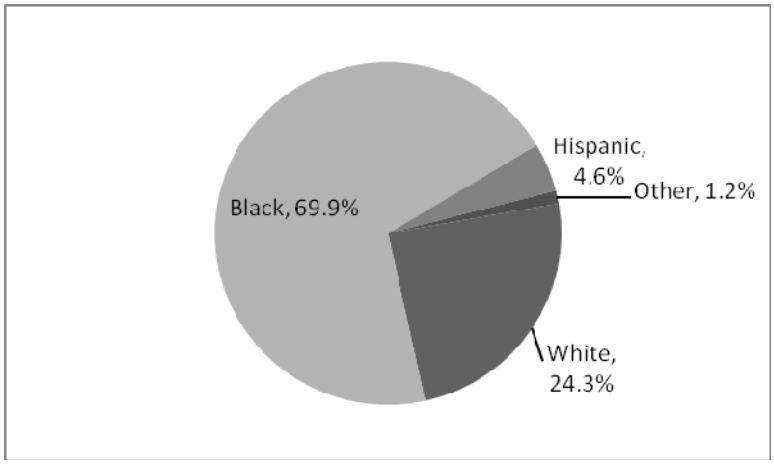


Figure 2-1. Race/Ethnicity of PLWHA

Even though estimates provided by the CDC indicate that nationally 51% of persons diagnosed with HIV/AIDS in 2007 identified as African American or Black, this proportion is still lower than the 2008 data for the Atlanta EMSA (CDC, 2009). The HIV research literature discusses at length the significant

relationship between Black or African American race and HIV incidence (Aral, O'Leary, & Baker, 2006; Peterman, Lindsey, & Selik, 2005; Qian, Taylor, Fawah, & Vermund, 2006). This relationship is particularly significant in the South where there is a larger proportion of Black or African American persons than in other parts of the country. The literature states that, even controlling for socioeconomic factors—poverty, education, family structure—there is a higher incidence of HIV infection among Black persons. Several researchers have provided explanations for this obvious disparity including higher rates of infection in the partner pool, segregated sexual networks, low male-to-female sex ratio—due to high rates of incarceration among Black men—leading to concurrent sexual partnerships (Adimora & Schoenbach, 2002), all of which may be related to racism, unequal access to care, and persistent poverty (Aral, et al., 2006).

The vast majority of PLWHA identified their gender as male: 77.3% identified as male with the remaining identifying as female. This finding is consistent over time as the majority of PLWHA in the Atlanta EMSA, and nationally, are men. In addition, men who have sex with men comprise the largest proportion of PLWHA. (See Figure 2-2.)

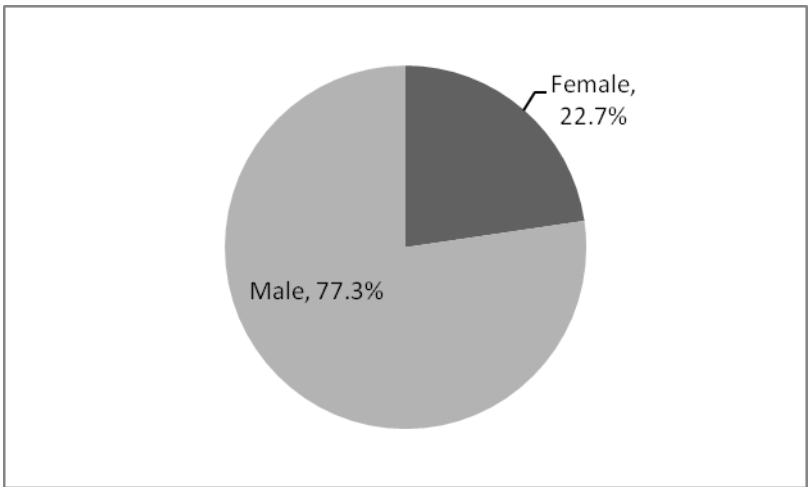


Figure 2-2. Gender of PLWHA

Finally, among PLWHA in the Atlanta EMSA, 38.3% were between the ages of 40 and 49 years. In fact, the vast majority of PLWHA (81.9%) were between 30 and 59 years. (See Figure 2-3.)

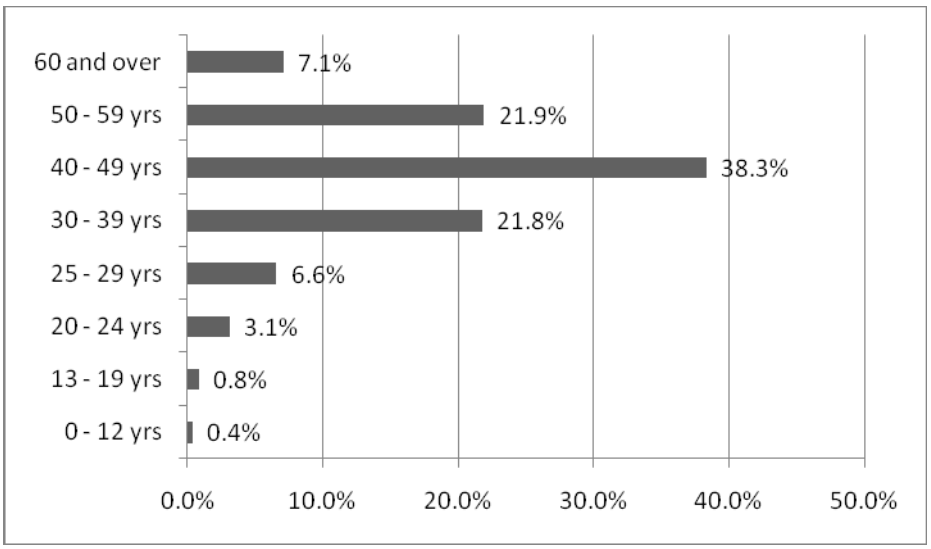


Figure 2-3. Age of PLWHA

Nationally, the number of PLWHA has increased over time, due primarily to two occurrences: the introduction of highly active antiretroviral therapy (HAART) as well as an increase in the incidence of new cases of HIV among persons older than 50 years of age. HAART is helping PLWHA live longer lives, thereby increasing the prevalence of older PLWHA. The CDC (2008) has identified a number of prevention challenges within this population including lack of information about HIV/AIDS, most frequent unprotected sexual intercourse, substance use, and increased stigma.

Demographic Differences Among Persons Living with HIV and Persons Living with AIDS

Some important demographic differences exist among those living with HIV (not AIDS) and those who have a diagnosis of AIDS. Among the 24,679 identified cases of HIV/AIDS in the Atlanta EMSA, 60.7% are persons who have been diagnosed with AIDS and the remaining 39.3% are living with HIV. Figure 2-4 provides a comparison of race and ethnicity for those living with HIV and those living with AIDS. A larger proportion of persons identifying as White and Hispanic have been diagnosed with AIDS (63.5% and 61.2%, respectively).

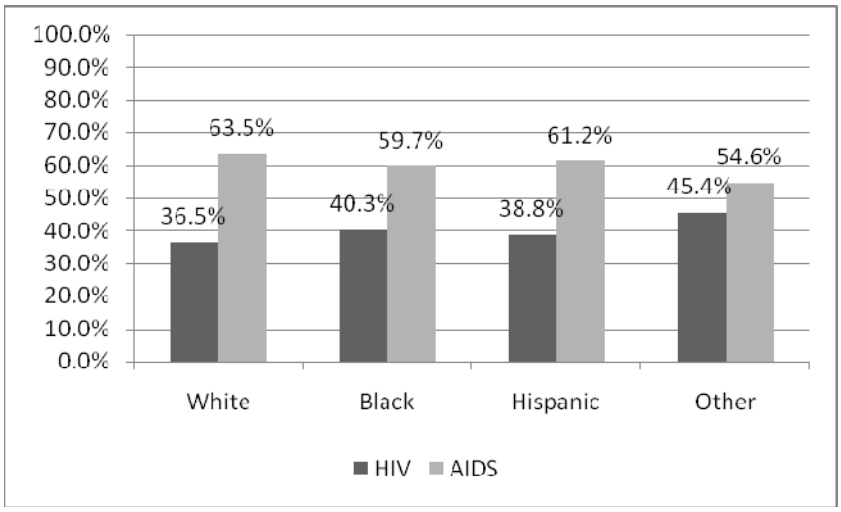


Figure 2-4. Race/Ethnicity of Persons Living with HIV and Persons Living with AIDS

Males are also more likely to be diagnosed with AIDS rather than living with HIV; 62.5% of males have AIDS compared to 54.3% of females. (See Figure 2-5.)

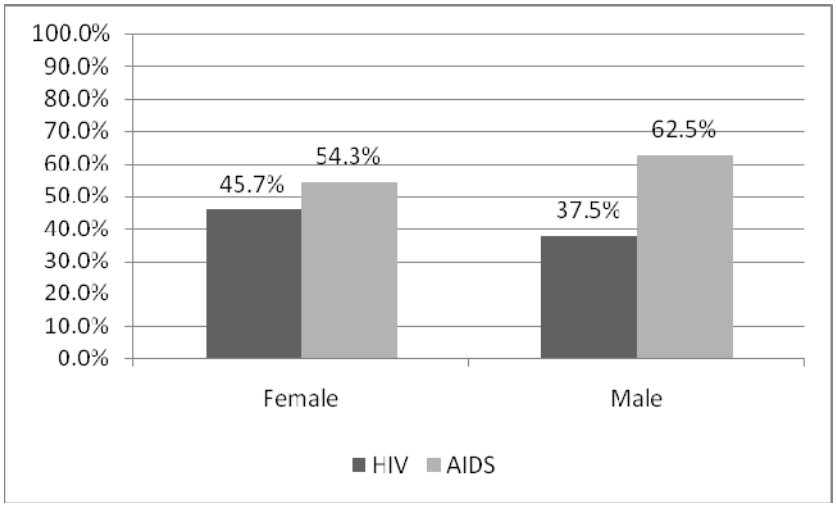


Figure 2-5. Gender of Persons Living with HIV and Persons Living with AIDS

Finally, most striking is the increasing proportion of persons diagnosed with AIDS by age. That is, the older age groups have a significantly higher proportion of persons living with AIDS as opposed to HIV. Figure 2-6 provides a comparison of HIV and AIDS diagnoses by age group.

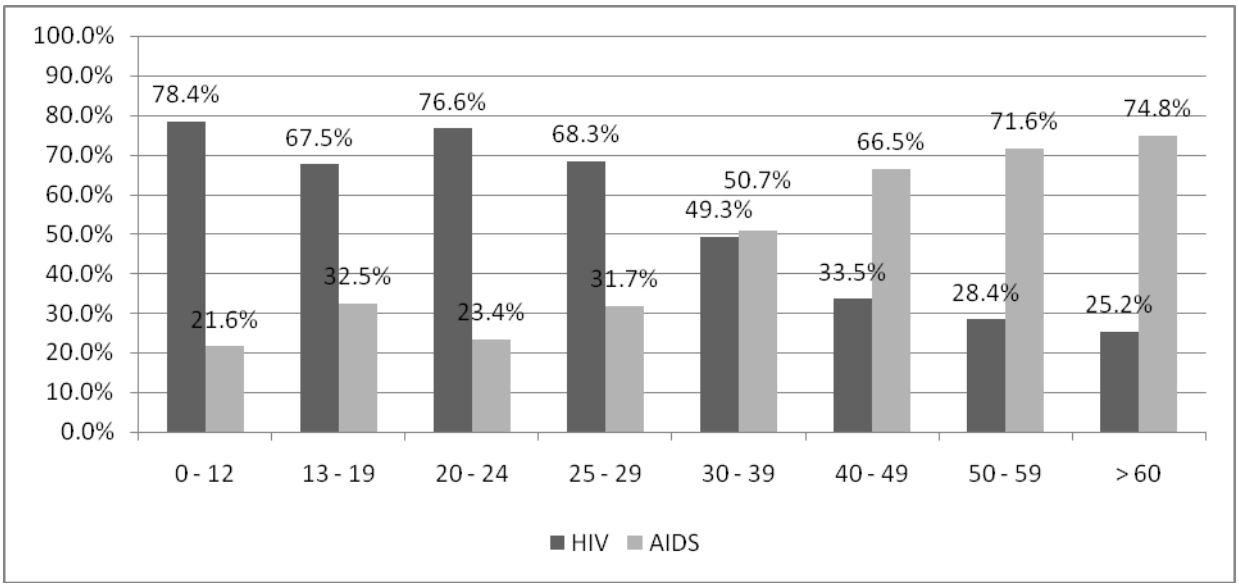


Figure 2-6. Age of Persons Living with HIV and Persons Living with AIDS

Table 2-2 provides a summary of demographic characteristics for PLWHA in the Atlanta EMSA.

Table 2-2. Demographic Characteristics of PLWHA in the Atlanta EMSA

Age	HIV (not AIDS)	AIDS	Total
0–12 years	80	22	102
13–19 years	139	67	206
20–24 years	585	179	764
25–29 years	1,110	514	1,624
30–39 years	2,650	2,720	5,370
40–49 years	3,164	6,290	9,454
50–59 years	1,536	3,864	5,400
60 years and older	444	1,315	1,759
Gender			
Female	2557	3036	5593
Male	7151	11935	19086
Race and Ethnicity			
Black or African American	6941	10298	17239
Hispanic of all races	439	691	1130
White	2191	3817	6008
Other	137	165	302

Other race and ethnicity includes Hawaiian/Pacific Islander, American Indian/Alaskan Native, multiracial, and unknown.

3. SYSTEM OF HOPWA-FUNDED HOUSING AND SERVICES

The following sections provide an overview of the system of care for PLWHA in the Atlanta EMSA, including descriptions of each of the 19 Project Sponsors that are providing housing and supportive services funded through HOPWA. In addition, housing and services inventories are provided.

Overview of System of Care for PLWHA in the Atlanta EMSA

The HOPWA program funds a variety of eligible activities including emergency assistance, STRMU, permanent housing facilities, TBRA, and supportive services. According to HOPWA Project Sponsors and other providers, referrals to the system of care most often come through post-test counseling. AID Atlanta, AID Gwinnett, and AIDS Athens are easily identifiable agencies that serve as common points of entry to the system of care.

Living Room continues to serve as a system-wide contact for housing assessment and intake. Although Living Room does not appear to be the only point of entry for housing, the agency does maintain long-term relationships with providers as well as a unique relationship with Grady Hospital's Infectious Disease Program where many referrals for housing originate. Over the years, as providers have expanded their housing services they have also started undertaking intake assessments on their own.

Housing and services frequently are centrally located in the City. HOPWA funding is awarded for a large 28-county coverage area. An important challenge is how to address unmet need in the outlying coverage area, although approximately 81.5% of PLWHA are in the central counties.[1]

Provider Relationships

Interviews with providers indicate that they have a solid knowledge of the provider system and are successful at referral and linkage. Many agencies utilize memoranda of understanding with one another and, as with most systems, there is a wealth of institutional knowledge. Providers indicated that they have recently convened to improve coordination of STRMU services. This type of focus on coordination may be beneficial to replicate in other areas.

An integral piece of the system of care is the connection to Ryan White case management and other services. Providers agree that HOPWA case management is an important component that needs effective coordination with Ryan White case management and should focus on continually assisting clients to achieve the highest level of independent living possible. An important aspect of coordination among providers is the need to maintain a current housing directory that is accessible to all providers and includes mainstream housing resources in addition to those funded through HOPWA.

In the past, HOPWA providers convened more regularly for overall planning and coordination but, over time, these meetings have decreased in frequency. Additionally, there is inconsistent participation with the established homeless continuum of care groups.

System Elements

Previous planning efforts clearly identified four elements of the system of care that require ongoing attention:

- Collaboration and Communication
- Data Collection

[1] For this purpose, central counties are defined as those in Public Health District 3 (Clayton, Cobb, DeKalb, Douglas, Fulton, Gwinnett, Newton, Rockdale). The cumulative numbers of HIV/AIDS cases for these counties are based on 2007 Georgia HIV/AIDS surveillance data; therefore, this proportion is intended as an estimate only.

- Agency Capacity
- Standards of Care

Provider Profiles

Each of the 19 HOPWA-funded providers delivers a unique set of housing and services to PLWHA in the Atlanta EMSA. A brief synopsis of HOPWA-funded housing and services provided by these agencies is included below. In addition, a series of provider profiles for each of these agencies is located in Attachment E and include agency caseload and the proportion of the caseload receiving or needing housing; specific sub-populations prioritized by the provider; geographic coverage of services; services provided by the agency and whether they are funded with HOPWA; and a housing inventory.

AID Atlanta

Through the HOPWA program AID Atlanta provides several rental assistance programs including STRMU and long-term rental assistance. The STRMU program provides emergency financial assistance for PLWHA who are facing a crisis housing situation such as loss of employment or an increase in medical expenses and require assistance to prevent homelessness. AID Atlanta provides long-term rental assistance to individuals and families who are in the process of becoming financially self-sufficient; this assistance may be provided for up to 12 months and recipients must be actively engaged in a plan for self-sufficiency.

In addition to rental assistance, AID Atlanta uses HOPWA funds to provide supportive services carried out by a team of supportive personnel:

- Housing Coordinator and Housing Assistant – These HOPWA-funded staff positions refer clients to services, handle applications for the rental assistance programs, and facilitate the provision of supportive services to help clients remain housed. In addition, these staff coordinate with other community partners to increase access to housing and supportive services for PLWHA.
- Housing Case Managers – The Housing Case Managers provide intensive case management to clients living in housing dedicated for PLWHA as well as clients who may be at risk of homelessness. The housing facilities where the Housing Case Managers provide services include Matthew's Place, The Edgewood Single Room Occupancy (SRO), The Living Room, Welcome House, Jerusalem House, Legacy House, and Legacy Village.
- Substance Abuse Case Manager – This staff person works with individuals who have a substance-related disorder or are homeless. In addition to case management duties such as assessment, outreach, and referral, the Substance Abuse Case Manager is responsible for helping clients in their transition into permanent housing.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide STRMU assistance to at least 300 PLWHA.
2. Provide long-term housing assistance, using long-term rental assistance funds, to at least 50 PLWHA and their families.
3. Provide or facilitate two workshops for long-term rental assistance program participants.
4. The Housing Coordinator and Housing Assistant will (a) process, verify, and select applications for at least 300 STRMU recipients, and (b) process, verify, and select applications for at least 50 recipients of the long-term rental assistance program.
5. Two Housing Case Managers will provide case management and supportive services to 200 PLWHA living in community housing facilities.

6. Substance Abuse Case Manager will provide substance abuse supportive services and case management to 100 PLWHA.

AID Gwinnett

AID Gwinnett serves PLWHA with an emphasis on those identifying as racial or cultural minorities. AID Gwinnett serves three counties—Gwinnett, Newton, and Rockdale—and is, in fact, the only AIDS Services Organization (ASO) in that area.

Using HOPWA funds, AID Gwinnett provides both STRMU and TBRA. STRMU is provided to clients who have received eviction notices or late notices for payment of rent, mortgage, or utilities. AID Gwinnett staff work with the STRMU recipient to identify permanent living situations and require that STRMU recipients complete a budgeting skills course prior to the receipt of additional assistance. TBRA is provided to individuals and families with a focus on those who have diagnoses in addition to HIV/AIDS but also have the capacity to live independently following receipt of assistance. Case management staff work with TBRA recipients to increase their independent living skills and identify permanent housing situations. In addition to housing funded through HOPWA, AID Gwinnett uses other types of funding to provide food vouchers for persons living in housing as well emergency shelter through extended stay hotels.

In addition to rental assistance and case management, AID Gwinnett also uses HOPWA funds to supplement transportation costs for clients to attend appointments related to medical care and housing. Transportation assistance is provided through bus tokens in areas that have public transportation and cab rides in counties that do not. Other non-HOPWA funded services include a medical clinic and prevention services as well as case management funded by Ryan White.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide STRMU assistance to prevent homelessness for 36 PLWHA.
2. Provide TBRA assistance to 24 PLWHA.
3. Provide case management to 500 PLWHA.
4. Maintain an updated Housing Resource Directory for the service area, assist clients with obtaining information about affordable housing, assist with the development of housing plans for clients eligible for rent assistance, and advocate for and work to maintain collaborative relationships and create linkages to affordable or subsidized housing and services for clients.
5. Provide transportation to medical, Social Security, Family and Children's Services, and housing-related appointments for 20 PLWHA.

AIDS Alliance of Northwest Georgia

Through the Narnia housing program, the AIDS Alliance of Northwest Georgia provides supportive housing for individuals and families, specifically those who have previously experienced homelessness. While the housing is funded through the Shelter Plus Care program, the supportive services, which include a Case Manager who provides referrals and case management, are funded through HOPWA.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Permanently house up to 9 previously homeless PLWHA plus eligible family members.
2. Fully fund the positions of part-time Case Manager and part-time Program Assistant.

AIDS Athens

Through HOPWA, AIDS Athens provides rental assistance and transportation assistance for PLWHA and their families who reside in either Barrow or Walton County. The housing assistance provided includes

both TBRA and STRMU. Transportation assistance is provided to help clients attend their medical appointments. These services are coordinated by a Case Manager who also provides additional supportive services aimed at helping residents to achieve housing stability.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide TBRA for 10 PLWHA and their households.
2. Provide STRMU for 15 PLWHA and their households.
3. Provide transportation assistance to medical appointments to 19 PLWHA.

Antioch Urban Ministries

Through the Matthew's Place housing program, Antioch Urban Ministries provides long-term transitional housing and supportive services to PLWHA. Residents of Matthew's Place are individuals who have the ability to live independently and have been clean and sober for six months prior to admission. Residents live in an SRO facility where they receive substance abuse and comprehensive supportive services provided by a Housing Director and a Supportive Service Coordinator. Residents attend two "Substance Abuse and Relapse Prevention" peer support meetings each week as well as a weekly "Motivation and Spirituality Workshop." Additional supportive services are provided by other community-based organizations.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide long-term transitional housing to 20 PLWHA who are homeless or imminently homeless.
2. Realize a 50% success rate of residents who transition from Matthew's Place to permanent housing.
3. Conduct "Substance Abuse and Relapse Prevention" group meetings twice a week.
4. Conduct "Motivation and Spirituality Workshops" group meetings once a week.
5. Fully fund the positions of a Housing Program Director, a Supportive Services Coordinator, and a Program Receptionist.

Atlanta Legal Aid Society, AIDS Legal Project

The AIDS Legal Project conducts housing-related legal casework for PLWHA and their families, including housing discrimination, landlord/tenant issues, and administrative hearings funded by HOPWA as well as issues related to healthcare such as public benefits, insurance, and access to care funded by Ryan White. The project also provides self-help housing information and community education through information seminars. Additionally, the Grantee can refer clients to Atlanta Legal Aid for assistance with landlord/tenant disputes.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide legal services to 150 PLWHA and their families.
2. Provide approximately 150 hours of outreach to clients of other ASOs, such as the Grady Hospital Infectious Disease Program, AID Atlanta, and AID Gwinnett.
3. Provide partial funding for salaries and benefits for three staff attorneys and one paralegal/intake staff person to provide legal services to low- and moderate-income PLWHA.

Cobb County Board of Health

The Cobb County Board of Health provides short-term rental and utility assistance and case management to PLWHA and their families in Cobb and Douglas Counties and the surrounding EMSA. HOPWA funds support two Case Managers to assess client needs and develop service plans for the coordination of housing and supportive services. Rental assistance is provided through the STRMU program.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Coordinate HIV/AIDS supportive services for 450–500 PLWHA.
2. Provide nutritional support to 50 PLWHA.
3. Fully fund the positions of one Case Manager and partially fund the positions of another case manager and four administrative personnel (Controller, Budget Analyst, Human Resources, Fiscal Clerk).
4. Provide 80 clients with STRMU assistance to prevent homelessness.

Cooperative Resource Center

The Cooperative Resource Center operates a 46-unit SRO permanent housing facility called The Edgewood. This facility is operated through a complement of staff including the Site Manager, who selects program participants and oversees the daily activities of the facility, as well as an Assistant Manager and security personnel and maintenance staff. In addition to facility operations, on-site supportive services at The Edgewood are provided by St. Joseph's Mercy Care as well as other community-based organizations.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide permanent housing for 65 PLWHA at The Edgewood facility.
2. Partially fund the position of Site Manager and fully fund the Assistant Manager, security personnel, and Maintenance Manager.

DeKalb County Board of Health

The DeKalb County Board of Health provides rental and utility assistance through the HOPWA STRMU program for clients receiving services at the DeKalb County Board of Health Ryan White Early Care Clinic. In addition to housing and utility assistance, the DeKalb County Board of Health provides transportation services between a client's home and DeKalb County Board of Health primary care HIV services, to specialty medical clinics in the community, and other service organizations including Matthew's Place, Living Room, Jerusalem House, and the Grady Hospital Infectious Disease Program. Transportation is provided through a van service or tokens for public transportation.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide STRMU assistance for 50 PLWHA.
2. Provide transportation to 120 PLWHA through direct van transportation or tokens.

Furniture Bank of Metro Atlanta

Clients who have been homeless previously are referred to the Furniture Bank by ASOs to access donated furniture and household items as they move into permanent housing. The objective for this project to be completed during the 12-month contract period is to provide and/or deliver furniture and household items to 180 PLWHA and their families.

Jerusalem House

Jerusalem House is specifically dedicated to meeting the needs of PLWHA and their families with a focus on those who are homeless or low-income based on HUD guidelines. Jerusalem House provides housing and services to both individuals and families and has the capacity to house up to 250 residents (approximately 100 of whom are children) in 138 housing units.

The primary work of Jerusalem House takes place in the following four programs:

- *Program for Single Adults* – This program is intended to serve homeless individuals with a diagnosis of AIDS. In addition to 23 private efficiency apartments, the program provides counseling, case management, personal care assistance as needed, support groups, and recreational and social activities.
- *The Family Program* – This program serves homeless single mothers living with HIV/AIDS and their children in 12 apartment units. Associated supportive services include counseling, case management, personal care assistance as needed, access to an on-site learning center, tutoring services, support groups, and recreational and social activities.
- *Scattered-Site I Program* – This program serves both homeless individuals and families living with HIV/AIDS. The housing offered is an array of 32 master-leased apartment units scattered throughout the Atlanta area. Supportive services are also available and may include counseling and case management.
- *Scattered-Site II Program* – This program serves primarily low-income individuals and families living with HIV/AIDS. Housing is located in 71 master-leased apartment units across the Atlanta area with supportive services that include counseling and case management.

Housing and services are provided in Fulton County, DeKalb County, and the City of Atlanta, but Jerusalem House will serve the entire 28-county EMSA. Jerusalem House has focused on providing housing in these areas due to geographic proximity to Jerusalem House offices, which keeps program overhead low, as well as the fact that the greatest need for HIV-dedicated housing has been demonstrated in these areas. Supportive services are provided by Jerusalem House as well as through collaborative agreements with 16 other agencies in the Atlanta area.

Objectives for the *Program for Single Adults* to be completed for each 12-month period in a 24-month HOPWA contract period are as follows:

1. Permanently house 23 single adults living with HIV/AIDS.
2. Partially fund the Resident Manager, Maintenance Supervisor, Volunteer Manager, Counselor, and the Director of Housing and Services.

Objectives for *The Family Program* to be completed for each 12-month period in a 24-month HOPWA contract period are as follows:

1. Permanently house approximately 12 PLWHA and their families.
2. Fully fund the positions of Maintenance Technician and part-time Residence Managers and partially fund the positions of Learning Center Coordinator, Director of Housing and Residential Services, Volunteer Manager, and Counselor.

Objectives for the *Scattered-Site I Program* to be completed for each 12-month period in a 24-month HOPWA contract period are as follows:

1. Permanently house 32 heads of households who were previously homeless PLWHA and their children, where applicable (any family configuration).
2. Fully fund the positions of Manager of Scattered-Site I and Scattered-Site I Case Manager; partially fund Scattered-Site Grants Manager and the Director of Housing and Services.

Objectives for the *Scattered-Site II Program* to be completed for each 12-month period in a 24-month HOPWA contract period are as follows:

1. Permanently house 71 heads of households who are primarily low-income and their children, where applicable (any family configuration).

2. Fully fund the positions of Manager of Scattered-Site II, four Scattered-Site II Case Managers, one Scattered-Site II Intake Specialist, one part-time Counselor; partially fund the administrative duties for Scattered-Site II and the Director of Housing and Services.

Living Room

Living Room serves individuals and their families who are living with HIV/AIDS including those who are homeless or formerly homeless. Housing and services are provided throughout the 28-county Atlanta EMSA with the majority of services and housing administered in five counties: Clayton, Cobb, DeKalb, Fulton, and Gwinnett.

Living Room provides five primary services:

- *Housing Referrals and Placements* – This program helps PLWHA and their families locate affordable housing and can provide assistance with first month's rent, security deposits, and application fees.

- *Late Rent and Utility Assistance (STRMU)* – This program provides emergency assistance to cover late rent, mortgage, and utility payments to help clients maintain housing stability and prevent homelessness.

- *Long-Term Rental Assistance* – This program provides TBRA for at least 12 months to help 100 families increase their housing stability and address health and other issues associated with their HIV disease.

- *Special Needs Housing Assistance Program (SNHAP)* – This program provides housing for 50 homeless adults who experience co-occurring HIV disease and mental illness or substance-related disorders or are transgendered. Clients participate in residential and treatment programs and receive ongoing case management.

- *Shelter Plus Care Scattered-Site Housing* – This program includes 30 master-leased apartment units that are sublet to chronically homeless individuals and families at a subsidized rate. The program also includes on-site case management services to help each household reach its work, education and health goals.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide housing information and referrals for 1,000 PLWHA.
2. Provide STRMU to 350 Living Room clients.
3. Provide supportive services (emergency shelter to Grady Hospital discharges) to 90 PLWHA.
4. Provide rental assistance to 100 individuals or multi-person households.
5. Provide rental assistance to 50 individuals or multi-person households (SNHAP).
6. Provide Permanent Housing Placement as a supportive service to 100 households.
7. Provide supportive services to 30 households for the Clayton County Shelter Plus Care program.
8. Provide three additional Case Managers, one Data Manager, and increase the part-time Administrative Assistant to full-time.

Marcus Jewish Community Center of Atlanta

The Marcus Jewish Community Center operates a program called “Home But Not Alone,” which matches PLWHA who are homeless or imminently homeless with individuals or households that are interested in shared housing. This program is intended to identify affordable and permanent housing options for

PLWHA. Homeowners and homeseekers will share the living environment, expenses, and household duties and will be matched based on their compatibility in these areas.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Facilitate matching 250 low- and moderate-income PLWHA.
2. Screen and verify the suitability of participants in housing placements through the verification of at least three references.
3. Make periodic followup calls to monitor the success and stability of matches.

Open Hand

Open Hand provides meals and nonperishable foods for PLWHA and their families living in HOPWA-funded facility-based housing programs such as The Edgewood and Jerusalem House. In addition to food, the program also provides nutritional counseling, education services, and health monitoring. The objectives for this project to be completed during each 12-month contract period is to deliver 60,221 home-delivered meals for PLWHA.

Positive Impact

Positive Impact operates a comprehensive mental health outreach program for residents of HIV-related housing facilities, with an emphasis on identifying individuals with acute psychiatric disorders and linking them to appropriate care. Positive Impact assesses individuals to facilitate their access to mental health care.

Objectives for this project to be completed during each 12-month contract period are as follows:

1. Provide intake and mental health assessment for a minimum of 60 PLWHA.
2. Provide individual mental health case management to assist 30 clients with maintaining connection with mental health and substance abuse day treatment services; and to identify and maintain stable housing.
3. Provide 50 weekly psycho-educational group counseling sessions for sites serving PLWHA, focusing on issues related to mental health and HIV education.
4. Provide group and individual mental health case management to a minimum of 20 participants at IMPACT, the substance abuse day treatment program at Positive Impact.
5. Link at least 20 PLWHA into on-site psychiatric care at Positive Impact.
6. Refer at least 30 PLWHA into additional services such as mental health or substance abuse housing or other community support programs.

Progressive Hope House

Progressive Hope House provides transitional housing for homeless men who have substance-related disorders; a portion of the beds are dedicated for PLWHA. Hope House is a structured program intended to lead to participant self-sufficiency. The program includes two phases: phase one lasts between two weeks and four months while new residents participate in a pre-treatment or day treatment program and phase two focuses on long-term recovery. On- and off-site supportive services include substance abuse recovery services, employment services, comprehensive supportive services such as counseling and therapy, and community responsibility for the property. The ultimate goal of the program is to help residents recover from substance abuse, obtain employment, and attain permanent housing.

The objective to be completed during the 12-month contract period is to provide seven dedicated beds as transitional housing, with supportive services.

Saint Joseph's Mercy Care

Saint Joseph's Mercy Care provides the on-site supportive services at The Edgewood, which is operated by the Cooperative Resource Center. The supportive services, which include crisis intervention, development and monitoring of individual care plans, referrals, and program coordination, are intended to help residents of The Edgewood to obtain and maintain permanent housing. Residents are referred to off-site case management providers, such as AID Atlanta, as well as existing community resources.

Objectives for this project to be completed during the 12-month contract period are as follows:

1. Provide or facilitate supportive services to approximately 65 residents at The Edgewood facility.
2. Develop and monitor individualized "care plans" for each resident.
3. Fully fund the positions of Resident Director, Residential Services Coordinator, and four Resident Assistants.

Southside Medical Center

Southside Medical Center provides housing to PLWHA through two programs: Legacy Village and Legacy House.

Legacy Village provides permanent housing to PLWHA in two facilities: a 15-unit apartment facility and a 3-bedroom house. Residents at Legacy Village may participate in supportive services such as personal care assistance, legal services, mental health counseling, substance abuse recovery support, nutrition counseling, employment and educational services, and health management provided by other ASOs.

Objectives for Legacy Village to be completed during each 12-month contract period are as follows:

1. Provide permanent housing to approximately 34 unduplicated persons.
2. Fully fund the full-time Provider Relations Representative.
3. Partially fund the Housing Director, Assistant Housing Director, and Maintenance Technician and Security positions.

Legacy House provides permanent housing for PLWHA who are medically, physically, and psychologically frail and require either (a) intensive personal care or assistance with activities of daily living or (b) are in the later stages of HIV disease. Supportive services are provided through a series of collaborative arrangements with other services providers in the community. In addition, on-site staffing provides transportation and coordination of supportive services.

Objectives for Legacy House to be completed during the 12-month contract period are as follows:

1. House 14 PLWHA who are homeless or imminently homeless and are medically frail or require assistance with personal care and activities of daily living.
2. Fully fund three program Resident Managers and other part-time Resident Managers who will fill in for regular staff on weekends and holidays.

HOPE Atlanta Programs of Travelers Aid

Travelers Aid provides emergency, transitional, and permanent housing to PLWHA and their families through three programs: emergency shelter services, transitional rental assistance, and long-term permanent rental assistance. Emergency shelter services may be provided for up to two months while PLWHA and their families are waiting to enter transitional or permanent housing. Supportive services both on-site and at collaborating agencies will be provided during residents' stays in the emergency shelter. The emergency shelter will accept referrals from hospitals, ASOs, and other social service agencies, shelters, and jails.

The transitional rental assistance program provides stable and supportive housing for 6–12 months while residents work to identify permanent, affordable housing. Transitional housing is provided in seven scattered-site apartments throughout several counties in the metropolitan area.

The long-term permanent rental assistance program provides permanent housing for six families in which at least one person is living with HIV disease and at least one person in the family has income and, ideally, was referred by another transitional housing program. The program includes scattered-site apartments throughout the metropolitan area.

Objectives for this project to be completed during each 12-month contract period are as follows:

1. Provide emergency lodging assistance to 200 families or individuals who are low or moderate income and are living with HIV/AIDS.
2. Establish and maintain seven apartment units to be used as long-term rental assistance for PLWHA and their families.
3. Establish and maintain six apartment units to be used as transitional rental assistance for PLWHA and their families.

Housing Inventory

To determine the components of the existing system of care for PLWHA in the Atlanta EMSA, a housing inventory was developed using input from HOPWA-funded Project Sponsors and other HIV knowledgeable participants. The following sections describe HOPWA-funded housing along the following continuum of care: emergency and short-term housing, transitional housing, permanent supportive housing, intensive care housing, and short-term rent, mortgage, and utility assistance.

HOPWA-Funded Emergency and Short-Term Housing

Two Project Sponsors currently provide emergency or short-term housing (i.e., no longer than 60 days of assistance). Living Room provides up to two months of emergency lodging in a personal care home or assisted living facility, special shelter bed, or motel with cooking facilities. Travelers Aid provides emergency motel vouchers. See Table 3-1 for the emergency and short-term housing inventory.

Table 3-1. HOPWA-Funded Emergency and Short-Term Housing

Project Sponsor	Program	Funding			Housing Type			Number of Units		
		Other Federal	State	Local	Facility	Single-Family	Other	Individual	Family	Total
Living Room	Emergency Stay						✓	115	0	115
Travelers Aid	Emergency Lodging Assistance Program	✓	✓	✓			✓			172
									Total	**287**

HOPWA-Funded Transitional Housing

Four Project Sponsors provide transitional housing for a variety of populations including persons with substance-related disorders, persons experiencing homelessness, and persons with serious mental illness. See Table 3-2 for the transitional housing inventory.

Table 3-2. HOPWA-Funded Transitional Housing

Project Sponsor	Program	Funding			Housing Type			Number of Units		
		Other Federal	State	Local	Facility	Single-Family	Other	Individual	Family	Total
Antioch Urban Ministries	Matthew's Place	✔			✔			18	0	18
Living Room	SNHAP						✔	50	0	50
Progressive Hope House					✔					7
Travelers Aid	Transitional Housing Program				✔			0	7	7
									Total	**82**

HOPWA-Funded Permanent Supportive Housing

The majority of HOPWA-funded housing units in the Atlanta EMSA are considered permanent supportive housing. These units are provided through a number of housing models including TBRA, facilities, and master leasing programs with scattered-site, single-family units located throughout the EMSA. Table 3-3 includes the permanent supportive housing inventory. Note that three of the Project Sponsors listed provide supportive services funded by HOPWA in conjunction with non-HOPWA housing: AIDS Alliance of Northwest Georgia, Narnia; Jerusalem House, Scattered-Site I; and Living Room, Shelter Plus Care.

Table 3-3. HOPWA-Funded Permanent Supportive Housing

Project Sponsor	Program	Funding			Housing Type			Number of Units		
		Other Federal	State	Local	Facility	Single-Family	Other	Individual	Family	Total
AID Atlanta	TBRA						✔			55
AID Gwinnett	TBRA						✔			24
AIDS Alliance of Northwest Georgia*	Narnia	✔			✔			1	7	8
AIDS Athens**	TBRA						✔			10

Table 3-3. HOPWA-Funded Permanent Supportive Housing

Project Sponsor	Program	Funding			Housing Type			Number of Units		
		Other Federal	State	Local	Facility	Single-Family	Other	Individual	Family	Total
Cooperative Resource Center	The Edgewood				✔			46	0	46
Jerusalem House	Adult Program			✔	✔			23	0	23
Jerusalem House	Family Program	✔			✔			0	12	12
Jerusalem House*	Scattered-Site I	✔	✔		✔			0	32	32
Jerusalem House	Scattered-Site II				✔			0	71	71
Living Room*	Shelter Plus Care	✔					✔	10	20	30
Living Room	TBRA						✔	50	50	100
Southside Medical Center	Legacy Village		✔		✔			16	2	18
Travelers Aid	Permanent Housing Program				✔			0	6	6
									Total	**435**

*These programs receive HOPWA supportive services funds and no HOPWA support for housing operations.
**Housing information not verified by Project Sponsor.

HOPWA-Funded Intensive Care Housing

One Project Sponsor provides permanent supportive housing in a facility specifically for PLWHA who are medically frail and fragile. See Table 3-4.

Table 3-4. HOPWA-Funded Intensive Care Housing

Project Sponsor	Program	Funding			Housing Type			Number of Units		
		Other Federal	State	Local	Facility	Single-Family	Other	Individual	Family	Total
Southside Medical Center	Legacy House				✔			8	0	8
									Total	**8**

HOPWA-Funded Short-Term Rent, Mortgage, and Utility Assistance

Six Project Sponsors provide Short-Term Rent, Mortgage, and Utility Assistance for PLWHA and their families who are experiencing short-term housing problems. See Table 3-5 for a list of these providers.

Table 3-5. HOPWA-Funded Short-Term Rent, Mortgage, and Utility Assistance

Project Sponsor	Program	Funding			Housing Type			Number of Units		
		Other Federal	State	Local	Facility	Single-Family	Other	Individual	Family	Total
AID Atlanta	STRMU						✔			300
AID Gwinnett	STRMU						✔			48
AIDS Athens*	STRMU						✔			15
Cobb County Board of Health*	STRMU	✔	✔				✔			80
DeKalb County Board of Health*	STRMU						✔			50
Living Room	STRMU						✔	175	75	250
									Total	**743**

*Inventory not verified by Project Sponsor.

Services Inventory

During the 2008 program year, Project Sponsors provided all of the HOPWA-eligible supportive services with the exception of health, medical, and intensive care services and outreach services. The services provided most frequently were case management, client advocacy, access to benefits and services; transportation; meals and nutritional services; mental health services; and furniture distribution. Figure 3-1 shows the percentage of unduplicated households served that received each of these services.

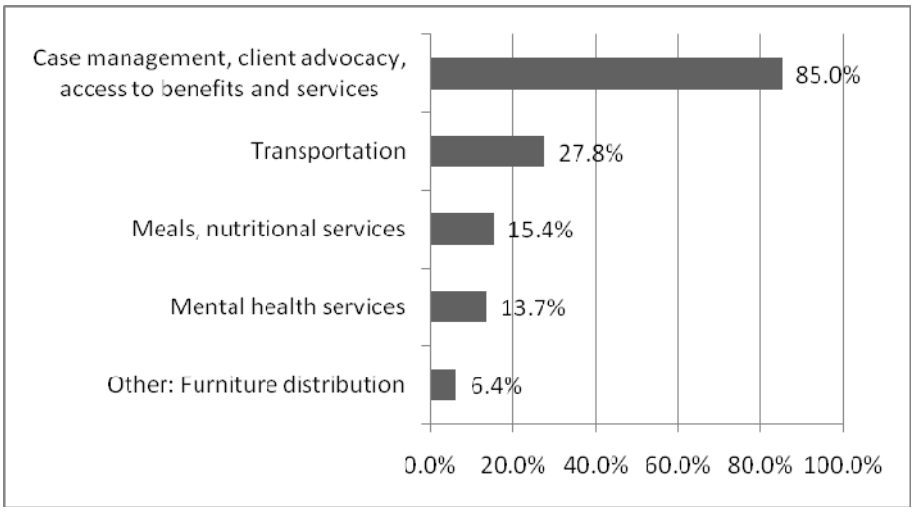


Figure 3-1. Proportion of Households Receiving HOPWA-Funded Supportive Services

Project Sponsors indicated the supportive services that they currently provide at their agencies and whether these services were funded with HOPWA dollars. Table 3-6 indicates whether an agency provides HOPWA-eligible services and if the service is funded with HOPWA or other funds.

Table 3-6. Supportive Services by Project Sponsor

	AID Atlanta	AID Gwinnett	AIDS Alliance of Northwest Georgia	AIDS Athens	Antioch Urban Ministries	Atlanta Legal Aid Society/AIDS Legal Project	Cobb County Board of Health	Cooperative Resource Center	DeKalb County Board of Health	Furniture Bank of Metro Atlanta	Jerusalem House	Living Room	Marcus Jewish Community Center of Atlanta	Open Hand	Positive Impact	Progressive Hope House	Saint Joseph's Mercy Care Services	Southside Medical Center	Travelers Aid of Metropolitan Atlanta
Adult day care and personal assistance											H								
Alcohol and drug abuse services		O			H				O		H				O	O			O
Case management, client advocacy, access to benefits and services	H	O	H	H	O	H	H		H		H	H	H		H	O	H	O	H
Child care and other child services		O					O				H								
Education	O	O				O			H		H				O				O
Employment assistance and training		O	O								O					O			O
Health, medical, intensive care services	O	O							O		H							O	
Legal services			O			H					O								
Life skills management	O	H	H	H	H				H		H	H			H		H	O	O
Meals, nutritional services		O	O	O	O		H				H			H		O		H	O
Mental health services	O	O		O					O		H				H		H		O
Outreach	O	O	O			O			O		H		H		H				O
Transportation	O	H	H	H			H		O		H	H					O	H	O
Other	O						O	H		H		H	H					H	

H = service funded by HOPWA
O = service funded by other sources

4. HOUSING NEED AMONG PLWHA IN THE ATLANTA EMSA

The following sections discuss housing need among PLWHA in the Atlanta EMSA as well as characteristics of their housing including affordability, accessibility, availability, and adequacy.

Determining Housing Need Among PLWHA

In the 28-county area of the Atlanta EMSA, the Georgia Department of Community Health estimated that 24,679 individuals were living with HIV/AIDS as of December 31, 2008. To estimate the number of PLWHA in need of housing assistance and related supportive services, data were analyzed from the *2007–08 Atlanta EMA HIV Consumer Survey*, 2008 HOPWA CAPER, and the CHAS datasets.

Estimate of Low-Income PLWHA

Table 4-1 provides six-year projections of PLWHA in the Atlanta EMSA as well as PLWHA who are considered low-income. The first column of the table estimates the increase in PLWHA in the Atlanta EMSA over the next six years. These figures are based on the fact that between 1,200 and 1,500 new cases of HIV have been identified in the state of Georgia every year for the past three years. It is estimated that 73.4% of the PLWHA living in Georgia reside in the 28-county Atlanta EMSA. Using this estimate as a guide, it is projected that between 881 and 1,101 new cases of HIV are diagnosed every year in the Atlanta EMSA. The population of PLWHA over time is projected by applying the midpoint of this range (991) to the current population of PLWHA in the Atlanta EMSA.

The HOPWA program targets PLWHA at or below 80% of the Area Median Income (AMI); however, income data on PLWHA are limited and are collected neither by the Georgia Department of Community Health nor Centers for Disease Control and Prevention (CDC). In their analysis of the *HIV Cost and Utilization Survey*, Bozzette and colleagues (1998) found that 72% of PLWHA had incomes below $25,000, with 42% having incomes below $10,000. Based on this finding, and adjusting for inflation, Humensky and Thornton (2005) estimated that 15,161 PLWHA living in the Atlanta EMSA earn less than $30,000 annually. Applying the same methodology to the current number of PLWHA (24,679) results in an estimated 17,769 low-income PLWHA in the Atlanta EMSA. Table 4-1 also lists projected numbers of low-income PLWHA over time.

Table 4-1. Estimates of PLWHA in the Atlanta EMSA, 2009–2015

Year	PLWHA	Low-Income PLWHA
2009	24,679	17,769
2010	25,670	18,482
2011	26,661	19,196
2012	27,652	19,909
2013	28,643	20,623
2014	29,634	21,336
2015	30,625	22,050

Estimate of PLWHA with Housing Need

Over the last four years, the National AIDS Housing Coalition has hosted annual research summits that bring together leading national researchers to discuss HIV/AIDS housing issues and trends. A growing

body of research points out that housing need among PLWHA goes beyond the immediate need for housing assistance and speaks more broadly to other housing conditions that may jeopardize a family's housing. The National AIDS Housing Coalition (2005) estimates that 16–60% of PLWHA will need some type of housing assistance in their lifetime. In their examination of housing need, Aidala and colleagues (2007) found that 70% of PLWHA had some type of housing need. This rate remained constant over the eight years of the study. Housing need was defined as living on the street or in an emergency or transitional housing situation; having trouble paying rent; experiencing eviction; not having heat or plumbing; feeling unsafe; losing a rental subsidy; and needing an accessible unit.

Bennett and colleagues (2007) found similar results when examining the housing needs of PLWHA engaged in care in the Tampa EMSA. In this study, over 85% of PLWHA were found to be unstably housed and had histories of homelessness, high housing cost burden, and living in their homes for only a short period of time. These findings suggest that housing need may be more prevalent among low-income PLWHA and involve broader issues beyond the need for a direct housing subsidy. Using these studies as a basis, it is estimated that approximately 78% or 13,860 low-income PLWHA in the Atlanta EMSA are currently in need of housing assistance. The estimate is expected to grow to over 17,199 by 2015. (See Table 4-2.)

Table 4-2. Estimates of PLWHA in Need of Housing Assistance, 2009–2015

Year	Low-Income PLWHA	PLWHA in Need of Housing Assistance
2009	17,769	13,860
2010	18,482	14,416
2011	19,196	14,973
2012	19,909	15,529
2013	20,623	16,086
2014	21,336	16,642
2015	22,050	17,199

Figure 4-1 provides a summary graphic of the methodology to determine housing need among PLWHA in the Atlanta EMSA.

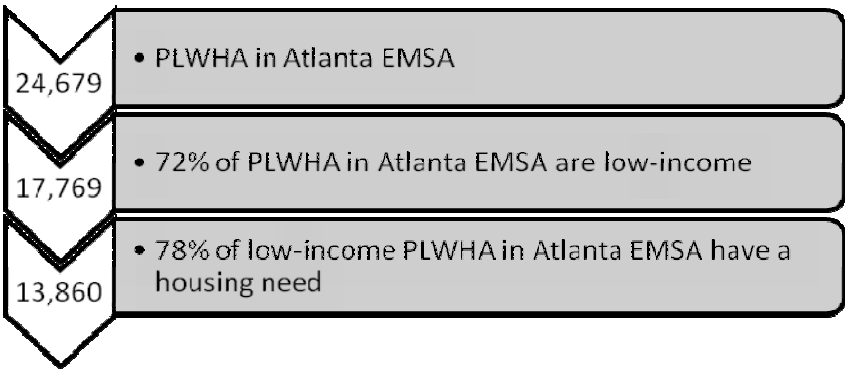


Figure 4-1. Estimate of Housing Need Among PLWHA in the Atlanta EMSA

Demographic Profile of PLWHA Receiving Housing

The following sections provide a demographic description of PLWHA who received HOPWA-funded housing assistance or supportive services during 2008.

Age, Gender, Race, and Ethnicity

Based on the 2008 HOPWA CAPER, HOPWA providers reported serving more than 1,213 households with housing assistance, which included emergency and transitional housing, permanent housing, and short-term housing. The majority of households ranged in age from 31–50 years. In comparing HOPWA assisted households to the known population of PLWHA, the program appeared to target assistance based on age, gender, race, and ethnicity, with some exceptions. (See Table 4-3.)

Table 4-3. Demographic Characteristics of Households Served by HOPWA and PLWHA in the Atlanta EMSA

	HOPWA		PLWHA	
Age	**N**	**%**	**N**	**%**
0–18 years	493	14.5%	308	1%
18–30 years	342	10.0%	2,388	10%
31–50 years	2,132	62.6%	14,824	60%
51 years and older	441	12.9%	7,159	29%
Gender				
Female	1,062	31.2%	5,593	22.7%
Male	2,346	68.8%	19,086	77.3%
Race and Ethnicity				
Black or African American	2,825	80.7%	17,239	69.9%
Hispanic of all races	108	3.1%	1,130	4.6%
White	456	13.0%	6,008	24.3%
Other	112	3.2%	302	1.2%

- Proportions of HOPWA consumers with demographic characteristics listed here are based on the total number of consumers for whom the demographic information was reported on Project Sponsors' individual APRs.
- Age ranges for PLWHA in the 28-county EMSA are slightly different than those required for HOPWA reporting: 0–19, 20–29, 30–49, 50 and older.
- For HOPWA data, other races include American Indian/Alaskan Native; Asian; Native Hawaiian/Other Pacific Islander; American Indian/Alaskan Native and White; Asian and White; Black/African American and White; and other multi-racial. For PLWHA in the EMSA, other includes Hawaiian/Pacific Islander, American Indian/Alaskan Native; multi-racial; and unknown.

Of the PLWHA, it is estimated that 29% are 51 years or older. Of HOPWA assisted households, approximately 13% were in this age category, suggesting that older households are underserved. This seems to be consistent with provider data collected through the Consolidated Plan meetings; providers reported that housing for senior adults was a medium priority (3.0 on 5.0-point scale) for both accessibility and availability of housing. Females are served with more frequency than males. As described previously, population data suggest that males continue to be the predominate group living with HIV/AIDS; 77.3% of PLWHA in the Atlanta EMSA identify as male.

Persons identifying as Black or African American represent 81% of households receiving HOPWA housing assistance. It should be noted that the HOPWA program predominately serves households earning at or less than 30% of AMI. As described in the overview of HIV/AIDS in the Atlanta EMSA, extremely low-

income households are often minority households who have higher housing need; this may account for the disparity in services provided as compared to the known HIV/AIDS population.

Income

Of the low-income households receiving HOPWA housing assistance, the majority (62.2%) earn incomes at or below 30% of AMI. (See Table 4-4.) These households are considered extremely low-income. A review of CHAS data suggests that extremely low-income households are more likely to have a housing cost burden (paying over 30% of their income on housing costs) than households earning more than 30% AMI. Additionally, extremely low-income households are more likely to be extremely cost burdened, paying over 50% of their income toward housing-related costs.

Table 4-4. Area Median Income of Households Served by HOPWA

Percentage of Area Median Income	N	%
0–30% of Area Median Income (extremely low)	1,536	62.2%
31–50% of Area Median Income (very low)	174	7.1%
51–60% of Area Median Income (low)	652	26.4%
61–80% of Area Median Income (low)	106	4.3%

Proportions of HOPWA households at each level of income are based on the total number of households for whom income was reported on Project Sponsors' individual APRs.

Prior Living Situation

Of the households receiving housing assistance, an estimated 15% were homeless or precariously housed upon entry into the HOPWA program. An additional 15% were living in emergency shelters or other facilities. Such households may require additional supports or programs to facilitate the transition to permanent housing. The remaining households (70%) came from permanent living situations that may require housing assistance to remain stably housed. Table 4-5 lists the prior living situation of households served in 2008 as well as the type of housing needed based on prior living situation.

Table 4-5. Prior Living Situation of Households Served by HOPWA

Prior Living Situation	N	%	Type of Housing Needed
Place not meant for human habitation	79	3.9%	Emergency
Emergency shelter	242	11.8%	Transitional
Transitional housing for homeless persons	176	8.6%	Permanent Housing
Permanent housing for formerly homeless persons	106	5.2%	Permanent Housing
Psychiatric hospital or other psychiatric facility	4	0.2%	Transitional
Substance abuse treatment facility or detox center	32	1.6%	Transitional
Hospital	22	1.1%	Transitional
Foster care home or foster care group home	0	0.0%	Transitional
Jail, prison, or juvenile detention facility	6	0.3%	Transitional
Rented room, apartment, or house	970	47.3%	Permanent Housing
House you own	98	4.8%	Permanent Housing
Staying or living in someone else's room, apartment, or house	233	11.4%	Emergency
Hotel or motel paid for without emergency shelter voucher	83	4%	Permanent Housing

Proportions of HOPWA households from each prior living situation are based on the total number of households for whom this information was reported on Project Sponsors' individual APRs. An additional 4 households reported other prior living situations and 161 households did not provide information about their prior living situation.

Housing Assistance Received

Project Sponsors reported providing housing assistance to 1,213 households in 2008. Assistance included STRMU, TBRA, and facility-based housing. (See Table 4-6.) A complete inventory of housing for each provider can be found in Attachment E.

Table 4-6. Households Receiving HOPWA Housing Assistance

Type of Housing Subsidy Assistance	Households Served
Tenant-Based Rental Assistance	383
Short-Term Rent, Mortgage, and Utility Assistance	622
Facilities	208
Total	**1,213**

Barriers to Housing Assistance

During the Consolidated Plan meetings, HOPWA providers and other community stakeholders brainstormed a series of housing needs currently faced by PLWHA. (See Attachment A.) A review of these needs identified six broad categories of housing need. There was overwhelming consensus among the group that a variety of housing was required to address the needs of PLWHA. This range of housing or housing continuum should include emergency/short-term, transitional, and permanent housing options. Additionally, housing services to promote access to housing as well as supportive services to enhance housing stability and ongoing access to care should be included within the continuum.

Four key priority areas considered when enhancing the continuum of housing and services for PLWHA are:

- *Affordable Housing* – housing where households pay no more than 30% of their adjusted income toward rent and utility costs. This is the affordability marker used by HUD.

- *Accessible Housing* – policies, procedures, and services that promote access to housing resources (e.g., legal services, fair housing).

- *Available Housing* – units of housing ready for occupancy by PLWHA, including housing supported through HOPWA or other funding sources.

- *Adequate Housing* – safe and decent, including the physical condition of the property as well as its location.

Attendees of the Consolidated Plan meetings prioritized the area as to be addressed over the next five years. Both affordability and accessibility of housing were determined to be the highest priorities (2.8 on 3.0-point scale); however, all the areas were seen as high priorities. (See Figure 4-2.)

A last category considered was housing capacity. Housing capacity was defined as increasing resources and organizational capacity to undertake new housing efforts. The sentiment of the group was that if new housing were to be undertaken, capacity building and training efforts should be considered to enhance the housing system of care.

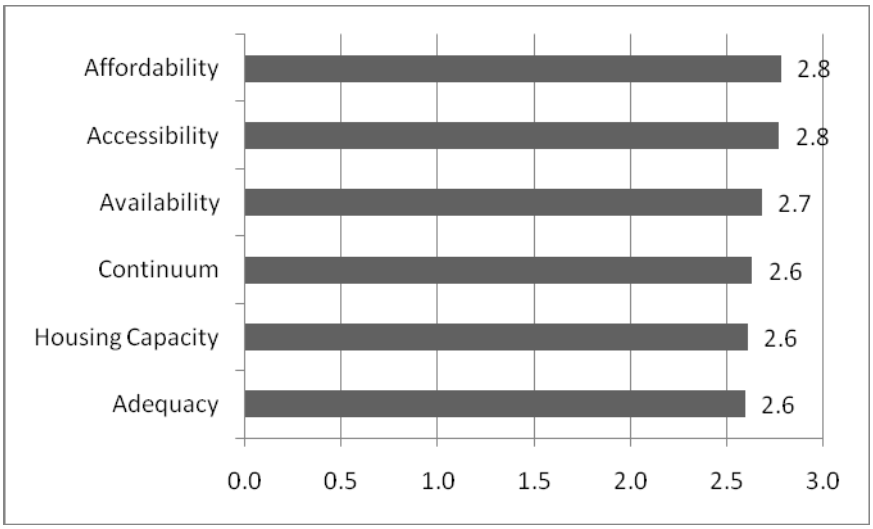


Figure 4-2. Priority Ranking of Housing Focus

Housing Affordability and Cost Burden

The affordability of housing was prioritized among HOPWA providers and other community stakeholders attending the Consolidated Plan meetings. Affordable housing was defined as housing where households pay no more than 30% of their income toward their rent and utilities. Participants stated that permanent housing—including eliminating housing cost burden and increasing the number of units—was a high priority.

Overall, it is estimated that 13,860 of the 17,469 low-income PLWHA are in need of housing assistance. Of this number, 4,158 are estimated to need emergency or transitional housing either due to homelessness or other personal needs. The remaining 9,702 are estimated to need permanent supportive housing. Two important concepts—affordability gap and housing cost burden—impact households' abilities to maintain stable housing.

<u>Affordability Gap</u>

The affordability gap is the additional income required monthly to achieve housing affordability. According to *Out of Reach* (Pelletiere, Wardrip, & Crowley, 2009), a household in the Atlanta EMSA must earn $2,927 per month or $35,120 per year to afford a two-bedroom unit at the Fair Market Rent (FMR). At this level, a household would pay no more than 30% of its income toward rent and utility costs. A family of four earning $35,120 per year would be considered very low-income earning less than 50% of AMI.

A single person receiving Supplemental Security Income (SSI) would receive approximately $674 per month or $8,088 per year, well below 30% of the AMI. To pay no more than 30% of income toward housing costs, this household would have to pay $202 or less per month for rent. The current FMR for a one-bedroom unit in the Atlanta EMSA is $789 per month, resulting in an affordability gap of $587 per month.

Nowhere in the Atlanta EMSA can a single-person household earning less than 50% AMI afford a one-bedroom apartment at the FMR established by HUD. (See Table 4-7.) Considering that PLWHA needing housing assistance are more likely to be extremely low-income, earning at or below 30% of AMI, these households will need greater supports to achieve housing stability.

Table 4-7. Affordability Gap for Low-Income Households in Atlanta EMSA

	Household Income <=30% AMI	Household Income >30% to <=50% AMI	Household Income >50% to <=80% AMI
Annual Income	$15,050	$25,100	$40,150
Monthly Income	$1,254	$2,092	$3,346
30% for Housing Costs	$376	$627	$1,004
Fair Market Rent (1-Bedroom Unit)	$789	$789	$789
Affordability Gap	($413)	($162)	$215

Housing Cost Burden

Cost burden is related to housing affordability. Cost burden is the amount a household pays for housing and utility costs in relation to their income. As stated earlier, paying no more than 30% of income toward housing and utility costs is considered affordable. However, lower-income households tend to have higher housing cost burden than households with higher incomes.

CHAS data were used to estimate the number of low-income PLWHA with housing burdens. Housing cost burden was divided into two groups:

1. 30–50%, which is considered moderately burdened; and
2. Higher than 50%, which is considered extremely cost burdened.

Of all low-income households living in the Atlanta EMSA, 54% are housing cost burdened and nearly 47% are extremely housing cost burdened. For households earning at or less than 30% AMI, this percentage increases to nearly 80%, illustrating that high housing costs impact lower-income families dramatically. Using these data, estimates of housing cost burden were developed for low-income PLWHA. HOPWA service data suggest that assisted households predominately earn at or below 30% AMI; estimates of households with housing cost burden are higher than the general population. Again, this accounts for higher housing cost burdens among lower-income households. Based on these estimates, over 60% of low-income PLWHA have a housing cost burden. Nearly, 80% of households earning at or below 30% of AMI have extreme housing cost burden. Of all low-income PLWHA that have a housing cost burden, over 63% are extremely cost burdened. (See Table 4-8.)

Table 4-8. Housing Cost Burden

Cost Burden of Low-Income Households Living in the Atlanta EMSA				
	Household Income <=30% AMI	Household Income >30% to <=50% AMI	Household Income >50% to <=80% AMI	Total Low-Income Households
No Cost Burden	50,078 (30.8%)	53,693 (35.6%)	166,260(61%)	207,031 (46%)
Cost Burden	112,933 (69.2%)	97,296 (64.4%)	106,444 (39%)	316,673 (54%)
Cost Burden 30–50%	22,929 (20.3%)	58,310 (59.9%)	86,849 (81.6%)	168,088 (53.1%)
Cost Burden >50%	90,004 (79.7%)	38,987 (40.1%)	19,595 (18.4%)	148,586 (46.9%)
Total Households	163,011	150,989	272,704	586,704

Table 4-8. Housing Cost Burden

Estimate of Cost Burden of Non-Homeless Low-Income PLWHA in the Atlanta EMSA[1]				
No Cost Burden	1,793[2]	501[3]	1,509[3]	3,803(39.2%)
Cost Burden	4,028	906	965	5,899 (60.8%)
Cost Burden 30–50%	818	544	786	2,148 (36.4%)
Cost Burden >50%	3,210	362	179	3,751(63.6%)
Households	5,821	2,079	3,465	13,860

[1] Cost burden is estimated using CHAS data; Non-homeless includes estimated persons needing permanent housing.
[2] Households reporting no housing burden but with very low-incomes were included as having a housing need for STRMU.
[3] Households considered not in need of direct housing assistance.

As illustrated by the data presented in this section, housing affordability and cost burden are two major factors contributing to the housing need among low-income PLWHA. Increasing affordable housing options and household income, and reducing housing burden, are strategies to create more affordable housing options for PLWHA.

Accessible Housing

Accessibility of housing was another high priority set by participants of the Consolidated Plan meetings. Accessibility was defined as equal access to housing and services. Equal access included policies and services that promoted access to housing. Participants stated that often housing may be available; however, landlords or programs would not accept PLWHA or services were inadequate to meet the needs of the household. Participants noted a variety of household types that had difficulty accessing available housing and were asked to prioritize five of these sub-populations. Through this prioritization, households on fixed incomes, persons with mental illness or substance use issues, households facing eligibility issues, active substance users, and households with no incomes were identified as the top five priorities for accessible housing. (See Figure 4-3.)

In addition to specific household types, meeting participants stated that NIMBYism (Not in My Back Yard), discrimination, and stigma still created problems for accessing available housing. Participants agreed that programs that provided legal assistance and addressed fair housing and discrimination issues were important to aiding households to access and maintain housing.

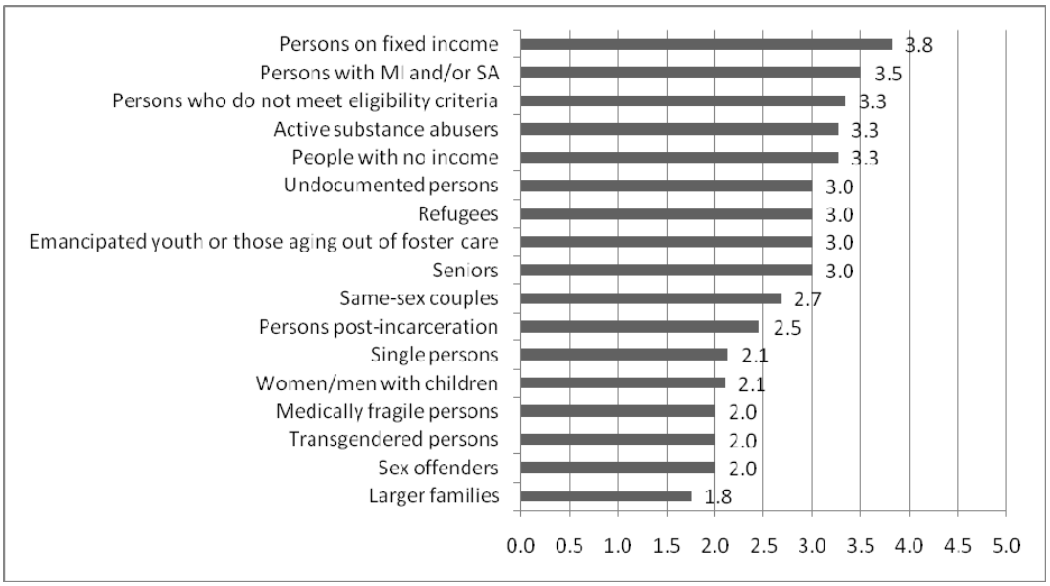


Figure 4-3. Priority Ranking of Sub-Populations in Need of Accessible Housing

Available Housing

The availability of housing was also a priority area addressed by meeting participants. In considering housing that is available in the Atlanta EMSA, participants stated that an array of housing was needed and currently not available, including assisted living, shared housing, and independent living.

In considering sub-populations, meeting participants were asked to rank their top five priorities. Priorities were based on the current availability of housing for a specific sub-population, thus populations were prioritized if additional housing units were needed. In the ranking, the top five priority populations were households on fixed incomes, persons with mental illness or substance use issues, households with no income, emancipated youth, and women or men with children. (See Figure 4-4.)

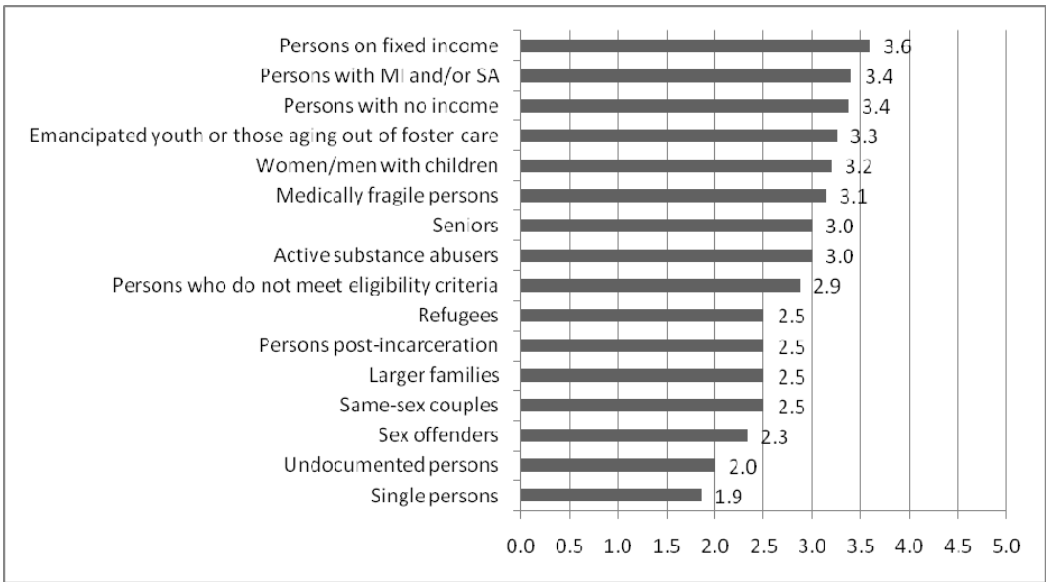


Figure 4-4. Priority Ranking of Sub-Populations in Need of Housing (Available Housing)

Meeting participants also discussed the geographic coverage of existing housing resources. In a review of the existing housing resources for PLWHA, as outlined in the provider profiles, housing resources serve households throughout the Atlanta EMSA. Additional housing resources are needed throughout the Atlanta EMSA, including in outlying counties where the demand may be less significant than in the urban center of the Atlanta EMSA. Although several agencies provide housing and supportive services funded by HOPWA in outlying areas, some eligible households may have to travel to Fulton County to access the housing assistance. There is currently no HOPWA-funded facility-based housing outside of the City of Atlanta. See Table 4-9 for a listing of Project Sponsors that provide housing and the counties where the housing is located.

Table 4-9. Location of Housing Resources, by County

	AID Atlanta	AID Gwinnett	AIDS Alliance of Northwest Georgia	AIDS Athens	Antioch Urban Ministries	Cobb County Board of Health	Cooperative Resource Center	DeKalb County Board of Health	Jerusalem House	Living Room	Progressive Hope House	Southside Medical Center	Travelers Aid of Metropolitan Atlanta
Barrow	✔			✔						✔			
Bartow	✔		✔							✔			
Butts										✔			
Carroll	✔									✔			
Cherokee	✔									✔			
Clayton	✔									✔			
Cobb	✔					✔				✔			
Coweta	✔									✔			
Dawson										✔			
DeKalb	✔							✔	✔	✔			
Douglas	✔									✔			
Fayette	✔									✔			
Forsyth	✔									✔			
Fulton	✔				✔		✔		✔	✔	✔	✔	✔
Gwinnett	✔	✔								✔			
Haralson										✔			
Heard										✔			
Henry	✔									✔			
Jasper										✔			
Lamar										✔			
Meriwether										✔			

Table 4-9. Location of Housing Resources, by County

	AID Atlanta	AID Gwinnett	AIDS Alliance of Northwest Georgia	AIDS Athens	Antioch Urban Ministries	Cobb County Board of Health	Cooperative Resource Center	DeKalb County Board of Health	Jerusalem House	Living Room	Progressive Hope House	Southside Medical Center	Travelers Aid of Metropolitan Atlanta
Newton	✔	✔								✔			
Paulding	✔									✔			
Pickens	✔									✔			
Pike										✔			
Rockdale	✔	✔								✔			
Spalding	✔									✔			
Walton	✔			✔						✔			

Lastly, meeting participants were asked to prioritize the type of housing that should be targeted over the next five years. Housing types included emergency or short-term housing; transitional housing; permanent supportive housing; intensive care housing; and rent, mortgage, and utility assistance. Participants were asked to rank each as a high (3), medium (2), or low priority (1). Permanent supportive housing units were the top priority; however, other types of housing assistance followed closely behind. This supports the need for a continuum of housing for PLWHA in the Atlanta EMSA. (See Figure 4-5.)

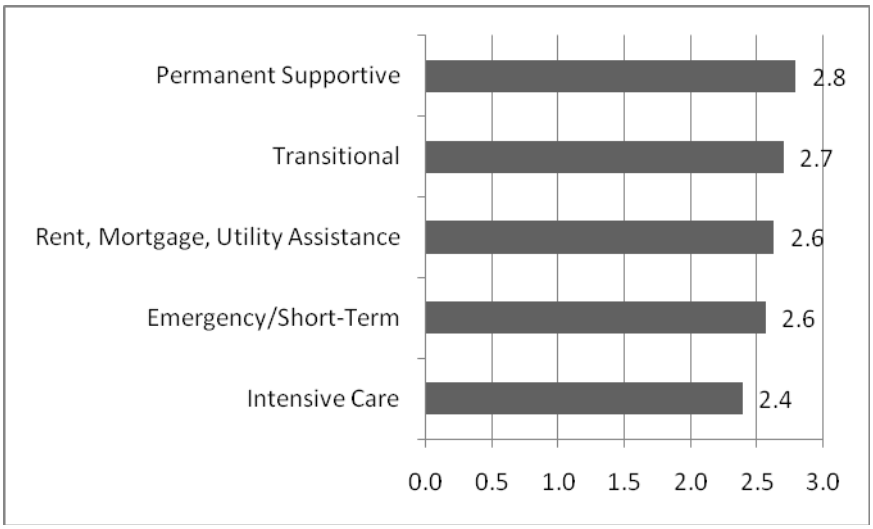


Figure 4-5. Priority Ranking of Housing Types

Adequate Housing – Substandard Housing and Overcrowding

Safe and decent housing was a priority of attendees of both Consolidated Plan meetings. Although it was the lowest-rated need by meeting attendees, it still received a high need rating (2.6 on 3.0-scale). Meeting participants stated that the location, standards, and quality of housing were all important considerations to ensure housing adequacy. Safety was a concern for such sub-populations as women, children, and individuals with mental illness or substance use issues.

In analysis of CHAS data, it is estimated that 3,537 low-income PLWHA have some type of housing problem, including lacking plumbing or kitchen facilities or overcrowding. (See Table 4-10.)

Table 4-10. Housing Problems

Housing Problems of Low-Income Households Living in the Atlanta EMSA[1]				
	Household Income <=30% AMI	**Household Income >30% to <=50% AMI**	**Household Income >50% to <=80% AMI**	**Total Low-Income Households**
Housing Problems	4,883 (16%)	6,582(22%)	18,580 (62%)	30,043

Estimate of Housing Problems Among Non-Homeless Low-Income PLWHA in the Atlanta EMSA				
Housing Problems	931	458	2,148	3,537

[1] Housing problems include a lack of plumbing, complete kitchen, and overcrowding (over 1.01 or more persons per room).

5. SUPPORTIVE SERVICES NEEDS AMONG PLWHA IN THE ATLANTA EMSA

Project Sponsors and other stakeholders who participated in the first Consolidated Plan meeting identified a list of supportive services that PLWHA in the Atlanta EMSA need.

- Assisted living
- Capacity building
- Case management
- Childcare
- Copay assistance and COBRA
- Cultural diversity and language services
- Extension of agency service hours
- Food and nutrition
- Harm reduction
- Legal services
- Life skills
- Massage
- Mental health services
- Moving assistance
- Personal financial management
- Primary healthcare
- Psychosocial services
- Rent and utility assistance
- Services for seniors
- Substance abuse services
- Transportation
- Tuition assistance
- Client assistance fund
- Visiting health services

Meeting participants were asked to identify services that were necessary to (a) prevent homelessness, (b) access housing, and (c) maintain housing. See Attachment B for participants' ranking of supportive services necessary to prevent homelessness, access housing, and maintain housing.

At the second Consolidated Plan meeting, participants were provided with three lists of supportive services—those necessary to prevent homelessness, those necessary to access housing, and those necessary to maintain housing. They were asked to identify any services—based on the previous brainstorming session as well as existing recommendations identified in planning reports—that should be added to the list.

Once the list of supportive services for each of the three categories was finalized, participants were asked to rank the priority for future funding of the service using a 3-point scale where 1 indicated that the service was a low priority, 2 indicated that the service was a medium priority, and 3 indicated that the service was a high priority. An average priority score was computed for each supportive service in the three services categories.

Figure 5-1 presents the relative priority of supportive services necessary to prevent homelessness. Providers and other stakeholders ranked mental health services, housing case management, and primary healthcare as the three most important supportive services to prevent homelessness.[2] The majority of the services were given at least a medium priority score, with the exception of a client assistance fund and tuition assistance.

[2] The meeting participants agreed that case management to prevent homelessness (referred to here as housing case management) included three additional services that were initially identified during the brainstorming session. These services individually were prioritized at a high level: life skills (2.9), personal financial management (2.6), and psychosocial services (2.7).

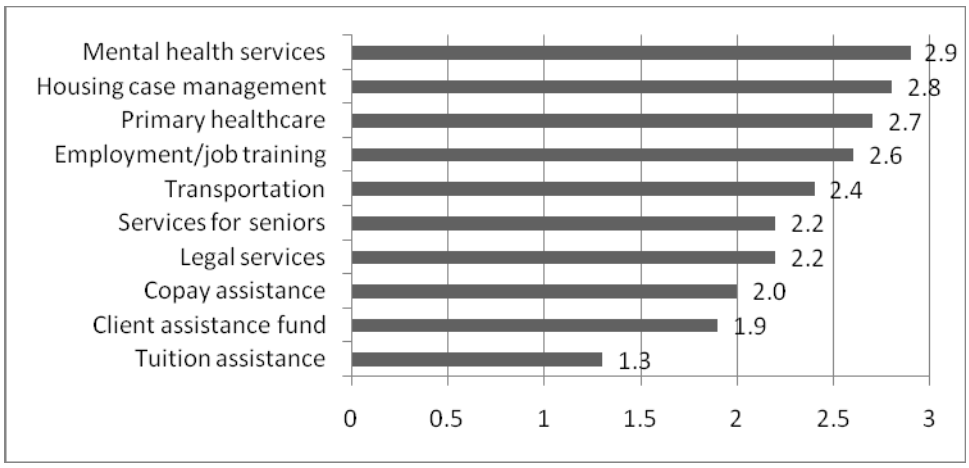


Figure 5-1. Priority Ranking of Supportive Services to Prevent Homelessness

Figure 5-2 presents the relative priority of supportive services intended to help clients access housing. Housing placement activities, which include client housing assessment and identification of housing resources, received the highest priority for future funding followed by case management and mental health services.[3] The remaining supportive services were all prioritized at least at the medium level.

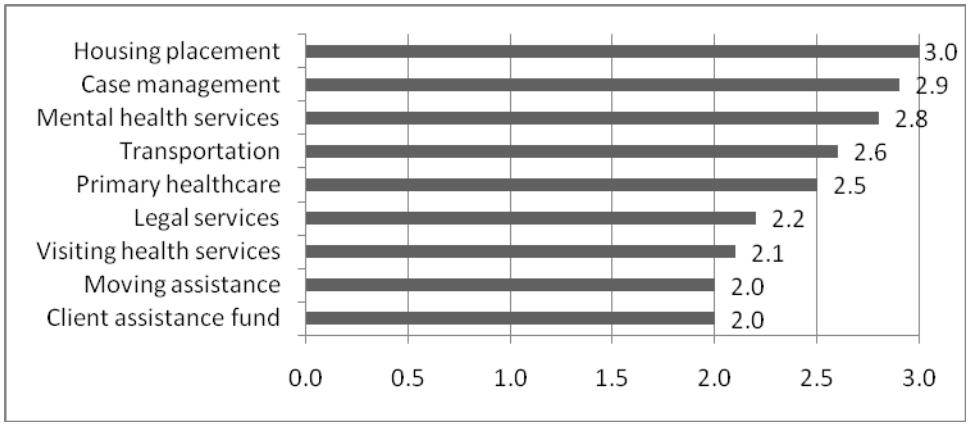


Figure 5-2. Relative Priority of Supportive Services to Access Housing

Finally, Figure 5-3 presents the relative priority of supportive services intended to help clients maintain their housing. Substance abuse services, case management, and mental health services were the top three prioritized services. [4] Three services were prioritized as less than a medium priority: client assistance fund, copay assistance, and tuition assistance.

[3] Case management to access housing included three additional services that were individually prioritized at a high level: life skills (2.8), personal financial management (2.4), and psychosocial services (2.7).

[4] Case management to maintain housing included three additional services that were individually prioritized at a high level: life skills (2.8), personal financial management (2.6), and psychosocial services (2.3).

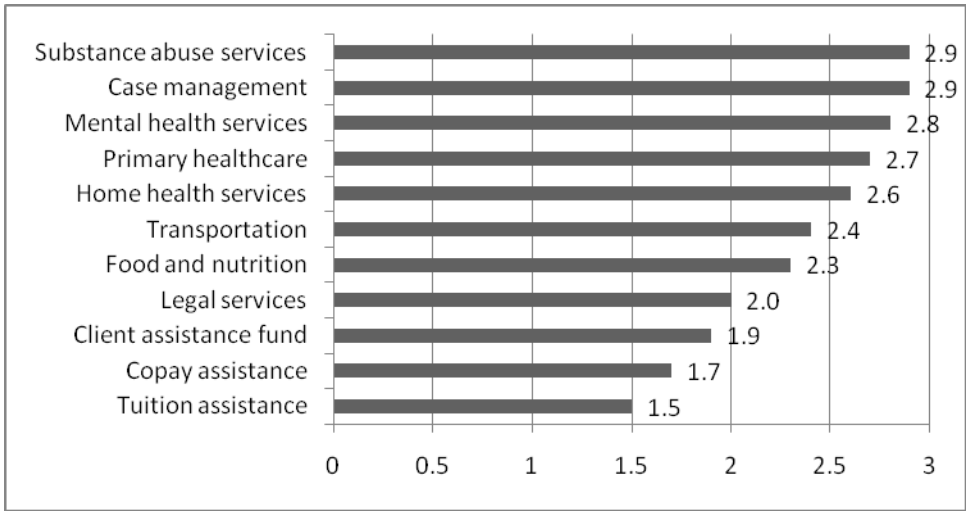


Figure 5-3. Relative Priority of Supportive Services to Maintain Housing

In addition to the needs identified by the participants of the brainstorming and prioritization processes, other planning reports noted that both providers and consumers identified additional types of services. Providers noted that PLWHA need assistance accessing and navigating housing and health care systems, which may fall under housing and general case management. In addition, providers believed that PLWHA need services to enhance their communication skills as well as education about HIV.

Consumers reported that they needed additional education regarding their rights. They also agreed with providers in that they need referrals to housing and services agencies. Additional access to support groups was mentioned as well.

6. HOPWA PLAN

This section of the report describes the strategic plan for the HOPWA program and addresses planning issues required by the Consolidated Plan as well as the Action Plan for Project Year 1.

Program Vision

The direction of the HOPWA program over the next five years will focus on ensuring a continuum of housing and services for PLWHA. The continuum of housing will consider the various housing situations faced by households. (See Figure 6-1.)

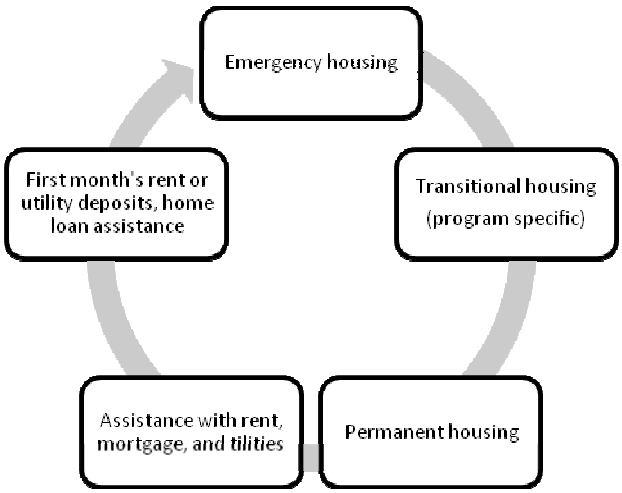


Figure 6-1. HOPWA Continuum of Housing

Strengthening the existing continuum of housing will:

- Promote affordable, accessible, available, and adequate housing for low-income PLWHA;
- Increase housing options throughout the Atlanta EMSA by targeting HOPWA resources and connection to non-HOPWA housing resources
- Promote increased housing stability and maximum independence among low-income PLWHA;
- Ensure adequate supportive services that promote housing stability and ongoing access to care and support;
- Leverage HOPWA resources to connect to existing systems of healthcare, supportive services, and affordable housing—HOPWA becomes the bridge to these other systems of care and maximizes HOPWA resources (See Figure 6-2.);
- Build collaboration and planning among the City of Atlanta and HOPWA project sponsors; and
- Build the capacity of project sponsors to undertake housing efforts.

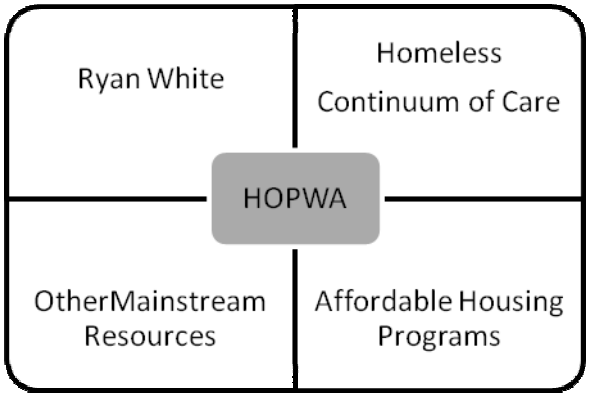


Figure 6-2. HOPWA's Connection to Other Systems of Care

Method to Determine Annual HOPWA Output Goals

The sections below describe the methodology used to compute the needs and expected outputs. These sections may include special features of the activities or needs being met and will connect the output goals with HOPWA's goals of achieving housing stability, reducing the risks of homelessness, and improving access to care.

For the purpose of determining housing gaps and developing expected outputs for the next five years, a two step process was utilized. First, an estimation of housing need by type of housing was developed. Second, an inventory of the current continuum of HIV/AIDS housing was developed. Using both sets of data, five-year targets were developed based on the gaps in housing identified.

Estimate of Housing Need by Type

As discussed in Section 4, it is estimated that currently 13,860 low-income PLWHA are in need of housing assistance. Table 6-1 provides estimates of households needing housing by housing type. First, an estimation of households experiencing homelessness or in need of program supports to transition into permanent housing was calculated. Based on prior living situation data collected from the 2008 HOPWA CAPER, it was estimated that 15% of the population would need emergency or short-term support; this does not include STRMU assistance. An additional 15% of the population was estimated as needing additional supports to transition into permanent housing. Households experiencing homelessness, a recent release from incarceration, or discharge from other care facilities were included in this group. This resulted in an estimated 4,158 households that need emergency, short-term, or transitional housing.

Using 1998 HIV/AIDS consumer survey data collected by AHW (1998), it was estimated that 9% of PLWHA wanted to live in a place with on-site supportive service. An additional, 5% of respondents estimated that they would need intensive care (e.g., hospice). Based on these survey results, it was estimated that 526 households would need housing in permanent housing or intensive care facilities. It should be noted that the City of Atlanta supports emergency, short-term, and master leasing programs which are not reflected in this estimate. Emergency/short-term housing is considered in the homeless estimate and master leasing is considered a part of permanent housing.

Table 6-1. Low-Income PLWHA In Atlanta EMSA – Estimate of Households in Need of Housing Assistance by Type of Housing

	Households	%	Notes
ESTIMATE OF LOW-INCOME PLWHA	13,860		Estimated persons engaged in care per Ryan White 2007 Unmet Need Analysis
HOUSING TYPE ESTIMATES			
Emergency and Transitional Housing			
Emergency/Short-term	2,079	14%	HOPWA CAPER data estimates (1) 3.9% of clients were homeless; 2) 11.4% living some else's place
Transitional Housing (including facilities)	2,079	12%	HOPWA CAPER data estimates (1) 11.8% previously lived in an emergency shelter; (2) 3% came from Jail;(3) 2.9% were living in other facilities (hospital, psychiatric, substance use)
Total Emergency/Transitional	**4,158**		
Permanent Supportive Housing Facilities			
Facility-based Housing Options	338	3%	Based on the *1998 HIV/AIDS Consumer Survey* 9% of PLWHA would want to live in a place with on-site supportive services (Estimate does not include scattered-site options or mixed-use facilities.)
Facility-Based - Intensive Care	188	1%	Based on the *1998 HIV/AIDS Consumer Survey* 5% of PLWHA will need intensive care (e.g., hospice)
Total Facility-based Housing	**526**		
Scattered-site Housing			
Tenant-based or Other Permanent Housing Options	**3,225**	25%	Estimated PLWHA living in housing with cost burden greater than 50% and need of greater subsidized housing; other permanent housing options include scattered-site or other mainstream housing (Note: In HOPWA Performance Chart 1 and Table 5.3: need is split 60% TBRA, 40% facility-based to accommodate for the master-leasing program. It should be noted the need is permanent housing and the need split is only for planning purposes.)
Homelessness Prevention			
Short-Term Rent, Mortgage, and Utility Payments	**3,941**	30%	Estimated PLWHA living in housing with cost burden 30–50%; estimated population that can remain in own homes with limited support.
No Direct Housing Assistance	**2,012**	15%	Estimated PLWHA living in housing (21%) with no housing burden and would not require ongoing support. May need housing assessment and access to health care and other supportive services.

Of the remaining 9,178 households, CHAS data were utilized to estimate renter or owner households with a housing cost burden, as discussed in Section 4. In the review of this data, it was estimated that 2,012 low-income PLWHA earning over 50% of AMI had no housing cost burden. That is, these households had housing costs at or below 30%. Households with no housing burden were determined not to need direct housing assistance; however, these households may need supportive services or other housing assistance to remain stably housed.

Housing cost burden was also used to determine the estimated number of renter and owner households that would need HOPWA STRMU assistance or deep housing subsidies offered through permanent housing programs, such as TBRA. Since households with lower housing cost burdens (30–50%) may be able to retain existing housing with lower support, this constituted the estimated households in need of STRMU. Households with a housing cost burden of 50% or higher require deeper subsidies to gain housing stability and represent the estimate of households needing permanent supportive housing (i.e., TBRA). Following this methodology, it is estimated that 3,941 households are in need of STRMU and an additional 3,225 households are in need of TBRA or other permanent housing options.

Current Continuum of HIV/AIDS Housing

The second step in the goal setting process was the development of the current continuum of HIV/AIDS housing in the Atlanta EMSA. The current continuum of HIV/AIDS housing was categorized into three primary housing services, consistent with HOPWA reporting requirements:

- Tenant-Based Rental Assistance (See Table 6-2.)
- Short-Term Rent, Mortgage, and Utility Assistance (See Table 3-5.)
- Facility-Based Programs – These programs include those that use emergency vouchers or other assistance for less than 60 days, programs housed in bricks and mortar facilities, and programs comprised of scattered-site housing developed through a master leasing program. (See Table 6-3.)

Table 6-2. Tenant-Based Rental Assistance Current Inventory

Type of Housing	Project Sponsor	Program	Units
Transitional	Living Room	Special Needs Housing Assistance Program	50
Permanent Supportive Housing	AID Atlanta	Tenant-Based Rental Assistance	55
	AID Gwinnett	Tenant-Based Rental Assistance	24
	AIDS Athens	Tenant-Based Rental Assistance	10
	Living Room*	Shelter Plus Care	30
	Living Room	Tenant-Based Rental Assistance	100
		Total	**269**

*These programs receive HOPWA supportive services funds and no HOPWA support for housing operations. These are considered non-HOPWA households provided with TBRA.

The STRMU inventory was described in Section 3. In total, HOPWA funds 743 units of STRMU.

Table 6-3. Facility-Based Housing Current Inventory

Type of Housing	Agency or Project Sponsor	Program	Units
Emergency/Short-Term Housing	Living Room	Emergency Stay	115
	Travelers Aid	Emergency Lodging Assistance Program	172
Transitional	Antioch Urban Ministries	Matthew's Place	18
	Progressive Hope House	Transitional Housing Program	7
	Travelers Aid		7
Permanent Supportive Housing	AIDS Alliance of NW Georgia*	Narnia	8
	Cooperative Resource Center	The Edgewood	46
	Jerusalem House	Adult Program	23
	Jerusalem House	Family Program	12
	Jerusalem House*	Scattered-Site I	32
	Jerusalem House	Scattered-Site II	71
	Southside Medical Center	Legacy Village	18
	Travelers Aid	Permanent Housing Program	6
Intensive Care	Southside Medical Center	Legacy House	8
		Total	**543**

*These programs receive HOPWA supportive services funds and no HOPWA support for housing operations. These are considered non-HOPWA households provided with TBRA.

These inventories were used as the basis for determining the gap in the number of available housing resources and the needs of PLWHA in the EMSA. The need for housing and services as well as five-year goals and budgets, are described in the following sections.

Housing Goals

To determine goals for HOPWA and non-HOPWA housing assistance going forward, historical trends in the use of HOPWA-funded housing resources, as reported in the annual CAPER, were applied to the existing inventory. For TBRA, STRMU, and facilities, the percent change in actual households served with each type of housing was computed for years 2006–2007 and 2007–2008. An average of these two values was used to project the increase in housing units over time. For TBRA and STRMU, this trend indicated an increase in units; however, the trend in facility-based housing was negative. Because stakeholders indicated that increasing housing units across the continuum of care was a high priority, the percent change in units of TBRA was extended to facility-based housing as well. (See Figure 6-3 for a comparison of the percent increase over time by type of housing resource.)

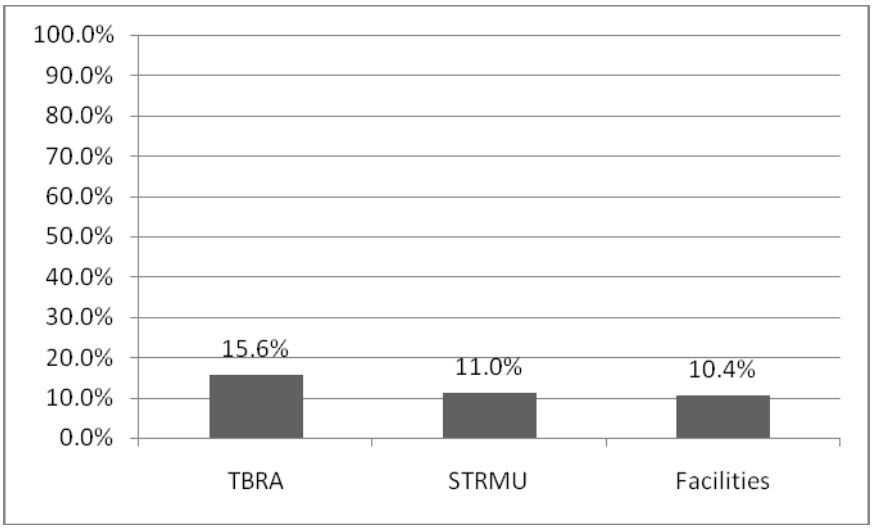


Figure 6-3. Percent Increase in Housing Resources

The percent increase in housing resources was applied over time to not only HOPWA-funded housing but also non-HOPWA housing as well. Non-HOPWA housing included housing programs for PLWHA that are supported by HOPWA-funded services. The HOPWA budget is based on the average cost per unit of HOPWA-funded housing over time.

Supportive Services and Housing Placement Services

It was determined that all PLWHA with low incomes were in need, at some level, of supportive services. These individuals, with the exception of those who were not in need of any direct housing assistance (i.e., those living in housing with no housing burden), were determined to be in need of housing information. Persons in need of permanent housing placement were determined to be those who needed permanent housing through either facility-based or TBRA options.

Between 2006 and 2008, the average number of households receiving supportive services was 2.2 for every household receiving housing. This number was applied to the five-year housing goals listed below to determine the five-year goals for households provided supportive services. Housing information and housing placement is proposed to increase by 10% annually.

Five-Year Goals

To achieve its vision, the City of Atlanta has developed the following strategic goals and objectives.

Housing

The City of Atlanta will continue to provide housing for PLWHA along the continuum from emergency/short-term housing through permanent options as well as rental and utility assistance. The City will focus on ensuring that housing is affordable, accessible, available, and adequate. Specifically, the City of Atlanta will work to meet the following goals by 2015:

Subject to the availability of HOPWA resources, The City of Atlanta will:

1. Endeavor to increase the households served with HOPWA-funded TBRA at one point in time from 269 to 493 by 2015. In addition, the City of Atlanta will endeavor to increase the capacity of non-HOPWA resources to provide assistance to 62 households by 2015.

2. Endeavor to increase the households served with HOPWA-funded STRMU at one point in time from 743 to 1,252 by 2015.

3. Endeavor to increase the households served with HOPWA-funded facilities at one point in time from 543 to 825 by 2015 and increase the capacity of non-HOPWA resources to provide facility-based housing to PLWHA to 66 households by 2015.

Table 6-4 outlines the needs, current inventory, and gap in services for TBRA, STRMU, and facility-based housing. In addition, it provides five-year goals for HOPWA and non-HOPWA assistance for each category of housing as well as the projected annual HOPWA budget.

Table 6-4. HOPWA Housing Needs and Output Goals, Years 1–5

		TBRA	STRMU	Facilities	Total
Needs		2,044	4,160	5,534	11,738
Current		269	743	543	1,555
Gap		1,775	3,417	4,991	10,183
Outputs and Funding		**TBRA**	**STRMU**	**Facilities**	**Total**
Year 1	Goal: HOPWA Assistance	276	825	555	1,656
	Goal: Non-HOPWA Assistance	35		44	79
	HOPWA Budget	$650,315	$346,461	$2,903,932	$3,900,707
Year 2	Goal: HOPWA Assistance	319	915	613	1,848
	Goal: Non-HOPWA Assistance	40		49	89
	HOPWA Budget	$751,764	$384,572	$3,205,941	$4,342,276
Year 3	Goal: HOPWA Assistance	369	1,016	677	2,062
	Goal: Non-HOPWA Assistance	46		54	100
	HOPWA Budget	$869,039	$426,874	$3,539,359	$4,835,272
Year 4	Goal: HOPWA Assistance	427	1,128	747	2,302
	Goal: Non-HOPWA Assistance	54		59	113
	HOPWA Budget	$1,004,609	$473,831	$3,907,452	$5,385,891
Year 5	Goal: HOPWA Assistance	493	1,252	825	2,570
	Goal: Non-HOPWA Assistance	62		66	128
	HOPWA Budget	$1,161,328	$525,952	$4,313,827	$6,001,107

Housing Placement and Information

The City of Atlanta will continue to provide housing information and housing placement services for PLWHA and their families. These services are important in preventing homelessness, supporting access to permanent housing, and assisting households in maintaining their housing. Specifically, the City of Atlanta will work to meet the following goals by 2015:

1. Increase the number of households receiving housing information each year from 1,000 to 1,611 by 2015.
2. Increase the number of households receiving permanent housing placement each year from 250 to 403 by 2015.

Table 6-5 outlines the needs, current inventory, and gap in services for housing information and housing placement. In addition, it provides five-year goals for HOPWA and non-HOPWA assistance for each type of service as well as the projected annual HOPWA budget.

Table 6-5. HOPWA Housing Placement and Information Needs and Output Goals, Years 1–5

		Housing Information	Housing Placement	Total
Needs		11,738	3,961	15,699
Current		1,000	250	1,250
Gap		10,738	3,711	14,449
Outputs and Funding		**Housing Information**	**Housing Placement**	**Total**
Year 1	Goal: HOPWA Assistance	1,100	275	1,375
	Goal: Non-HOPWA Assistance			0
	HOPWA Budget	$457,314	$118,151	$575,465
Year 2	Goal: HOPWA Assistance	1,210	303	1,513
	Goal: Non-HOPWA Assistance			0
	HOPWA Budget	$503,045	$129,966	$633,011
Year 3	Goal: HOPWA Assistance	1,331	3,333	4,664
	Goal: Non-HOPWA Assistance			0
	HOPWA Budget	$553,350	$142,963	$696,313
Year 4	Goal: HOPWA Assistance	1,464	366	1,830
	Goal: Non-HOPWA Assistance			
	HOPWA Budget	$608,685	$157,259	$765,944
Year 5	Goal: HOPWA Assistance	1,611	403	$2,014
	Goal: Non-HOPWA Assistance			
	HOPWA Budget	$669,553	$172,985	$842,538

Supportive Services

The City of Atlanta will continue to provide a variety of supportive services necessary to assist PLWHA and their families in preventing homelessness, accessing permanent housing, and maintaining housing. As described in this report, these services are varied and meet a variety of needs.

By 2015, the City of Atlanta will work to provide supportive services to 5,935 households.

Table 6-6 outlines the needs, current inventory, and gap in supportive services. In addition, it provides five-year goals for HOPWA and non-HOPWA assistance for supportive services as well as the projected annual HOPWA budget.

Table 6-6. HOPWA Supportive Services
Needs and Output Goals, Years 1–5

Needs		13,860
Current		3,421
Gap		10,439
Outputs and Funding		**Supportive Services**
Year 1	Goal: HOPWA Assistance	3,817
	Goal: Non-HOPWA Assistance	
	HOPWA Budget	$3,303,891
Year 2	Goal: HOPWA Assistance	4,261
	Goal: Non-HOPWA Assistance	
	HOPWA Budget	$3,687,707
Year 3	Goal: HOPWA Assistance	4,757
	Goal: Non-HOPWA Assistance	
	HOPWA Budget	$4,117,280
Year 4	Goal: HOPWA Assistance	5,313
	Goal: Non-HOPWA Assistance	
	HOPWA Budget	$4,598,231
Year 5	Goal: HOPWA Assistance	5,935
	Goal: Non-HOPWA Assistance	
	HOPWA Budget	$5,136,896

System of Care

Previous planning efforts clearly identified four elements of the system of care that require ongoing attention:

- *Collaboration and Communication* – The City of Atlanta will establish a housing coalition that will meet regularly. Although the City has limited resources, it is committed to supporting the coordination of such a coalition to address issues related to HOPWA. The group of providers suggested creating a planning committee to identify current issues and think long-term about coalition leadership, committee structure, meaningful and interesting meeting agendas, training opportunities, communication, and other coalition components. Different needs exist for different agency staff. This should be considered when planning meetings. Participants do not want a complicated planning structure but do want consideration given to the needs of front-line staff and agency management.

- *Data Collection* – Agencies use different management information systems and have invested time and energy to make these systems meet their agency needs. However, the need exists for the provider community to collect individual client data to inform housing and services planning. The coalition will identify and agree upon standard data elements to collect going forward.

- *Agency Capacity* – The coalition will also explore resources that can be utilized to help increase agency capacity throughout the system. Suggestions to consider include training, technical assistance, agency assessment, and long-range agency planning.

- *Standards of Care* – The City and HOPWA providers would both like the system of care to uphold a high standard of care. They are interested in researching current standards of care used in other communities and updating standards for the Atlanta community.

Although participants believed that each of these elements should be addressed over time, they prioritized collaboration at the highest level; it received a rank of 2.9 on a 3.0-scale in which 1 indicates low priority and 3 indicates high priority. In addition to general collaboration and communication among HOPWA-funded Project Sponsors, participants believe that collaboration with other systems of care and mainstream resources is particularly important. (See Figure 6-4.)

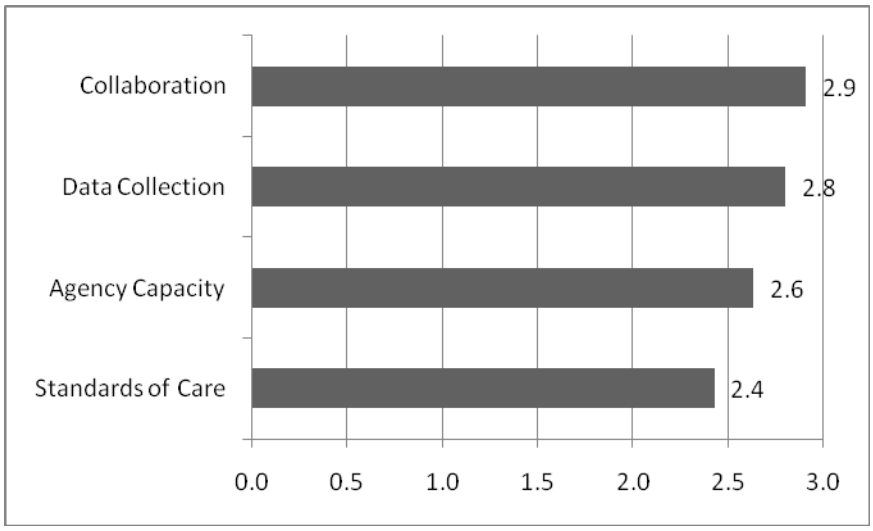


Figure 6-4. Priority Ranking of System of Care Elements

Understanding that HOPWA is one resource in the overall system of care for PLWHA, the City will continue to educate providers about mainstream resources and improve access to these resources. The City is committed to ensuring that HOPWA funds provide a full continuum of housing and related services for PLWHA and build a bridge between the HOPWA system of care and other related systems. People are living longer with HIV and the hope is that many PLWHA can remain healthy and continue to move toward independent living.

The providers will continue to assess the current state of HOPWA case management to ensure that it focuses on client empowerment and movement through the system. Coordination with Ryan White case management is critical and staying abreast of current resources is important. Creating collaboration with other systems will be improved. A current initiative that has the potential to impact positively PLWHA is the SSDI Outreach, Access, and Recovery (SOAR) Initiative, which is focused on assisting PLWHA to access mainstream benefits such as Supplemental Security Income (SSI) and Social Security Disability Insurance (SSDI).

In addition, the provider community has expressed the need to improve collaborative efforts to identify and increase access to mainstream affordable housing in the community. Building relationships with landlords is imperative and developing relationships with other housing-related organizations is important as well. The City intends to hire a Resource Identification staff person who will be able to lend support to these types of efforts.

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ATTACHMENTS

A. ***Housing Worksheets***

B. ***Supportive Services Worksheets***

C. ***System of Care Worksheet***

D. ***Provider Survey***

E. ***Provider Profiles***

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

MA-15
FY 2017 Fair Market Rents for Fulton County, GA

FY 2017 Fair Market Rent Documentation System

The $fmrtype$ FY 2017 Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area FMRs for All Bedroom Sizes

$fmrtype$ FY 2017 FMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$818	$858	$990	$1,299	$1,599

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2010-2014 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2017 provided the estimate is statistically reliable. For FY2017, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself.

   If an area does not have a reliable 2010-2014 5-year, HUD checks whether the area has had a reliable estimate in any of the past 5 years. If so, the most recent reliable estimate is updated by the change in the area's corresponding State metropolitan or non-metropolitan area from the year of the most recent reliable estimate to 2010. This update value becomes the basis for FY2017.

   If an area has not had a reliable estimate in the past 5 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2017.

2. HUD calculates a recent mover adjustment factor by comparing a 2014 1-year 40th percentile recent mover 2-bedroom rent to the 2010-2014 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan

Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data and applies this to the 5-year base rent estimate.

4. Rents are calculated as of 2015 using the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2014 to annual 2015.

5. All estimates are then inflated from 2015 to FY2017 using a national trend factor based on the forecast of gross rent changes through FY2017.

6. FY2017 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.

The results of the Fair Market Rent Step-by-Step Process

1. The following are the 2014 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimate and margin of error for Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area.

Area	ACS_{2014} 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS_{2014} 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Result
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	$877	$4	$4 / $877=0.005	0.005 < .5 Use ACS_{2014} 5-Year Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area 2-Bedroom Adjusted Standard Quality Gross Rent

Since the ACS_{2014} Margin of Error Ratio is less than .5, the ACS_{2014} Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area value is used for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent:

Area	ACS_{2014} Rent
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	$877

2. A recent mover adjustment factor is applied based on the smallest area of geography which contains Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area and has an ACS_{2014} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5.

Area	ACS_{2014} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS_{2014} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Result
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area – 2 Bedroom	$903	$15	0.017	0.017 < .5 Use ACS_{2014} 1-Year Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The smallest area of geography which contains Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area and has an ACS_{2014} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 is Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area.

3. The calculation of the relevant Recent-Mover Adjustment Factor for Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area is as follows:

ACS_{2014} 5-Year Area	ACS_{2014} 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS_{2014} 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Atlanta-Sandy Springs-Roswell, GA	$877	$903

HUD Metro FMR Area
– 2 Bedroom

Area	Ratio	Recent-Mover Adjustment Factor
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	$903 / $877 =1.030	1.030 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.030

4. The calculation of the relevant CPI Update Factors for Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area is as follows: HUD updates the 2014 intermediate rent with the ratio of the annual 2015 local or regional CPI to the annual 2014 local or regional CPI to establish rents as of 2015.

	Update Factor	Type
CPI Update Factor	1.0415	Local CPI

5. The calculation of the Trend Factor is as follows: HUD forecasts the change in national gross rents from 2015 to 2017. This makes Fair Market Rents "as of" FY2017.

National Trend Factor
1.0531

6. The FY 2017 2-Bedroom Fair Market Rent for Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area is calculated as follows:

Area	ACS_{2014} 5-Year Estimate	Recent-Mover Adjustment Factor	Annual 2014 to 2015 CPI Adjustment	Trending 1.0531 to FY2017	FY 2017 2-Bedroom FMR
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	$877	1.030	1.0415	1.0531	$877 * 1.030 * 1.0415 * 1.0531=$990

7. In keeping with HUD policy, the preliminary FY 2017 FMR is checked to ensure that is does not fall below the state minimum.

Area	Preliminary FY2017 2-Bedroom FMR	FY 2017 Georgia State Minimum	$fmrtype$ FY2017 2-Bedroom FMR
Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	$990	$596	$990 ≥ $596 Use Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area FMR of $990

$fmrtype$ FY2017 Rents for All Bedroom Sizes for Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area

The following table shows the $fmrtype$ FY 2017 FMRs by bedroom sizes.

Click on the links in the table to see how the bedroom rents were derived.

$fmrtype$ FY 2017 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
$fmrtype$ FY 2017 FMR	$818	$858	$990	$1,299	$1,599

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

DEBUG: fmr_2_unfloor = 990.396242

DEBUG: fmr_2017_2 = ("$#,###",990.0)

Permanent link to this page: http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2017_code/2017summary.odn?&year=2017&fmrtype=$fmrtype$&cbsasub=METRO12060M12060

Other HUD Metro FMR Areas in the Same MSA

Select another $fmrtype$ FY 2017 HUD Metro FMR Area that is a part of the Atlanta-San Springs-Roswell, GA MSA:

Butts County, GA HUD Metro FMR Area | Select Metropolitan FMR Area

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Appling County, GA
Atkinson County, GA
Bacon County, GA
Baker County, GA
Baldwin County, GA

Select a new county

Press below to select a different state:

Select a new state

Select a $fmrtype$ FY 2017 Metropolitan FMR Area:

Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area

Select Metropolitan FMR Area

| HUD Home Page | HUD User Home | Data Sets | Fair Market Rents | Section 8 Income Limits | FMR/IL Summary System | Multifamily Tax Subsidy Project (MTSP) Income Limits | HUD LIHTC Database |

Prepared by the Economic and Market Analysis Division, HUD. Technical problems or questions? Contact Us.

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

MA-25
PHAS Scorecard for
Housing Authority of Fulton County 2017

The most recent PHA PHAS scores, as of 5/15/2012, are available by PHA on this link. Specifically, the PHAS scores are for PHAs with fiscal years ending 3/31/11, 6/30/11, 9/30/11 and 12/31/11.

A PHA's PHAS score may be adjusted based on the outcome of an appeal, a change in an indicator score, or the review and acceptance of PHA's audited financial submission. Any such adjustments will be reflected in future posting of PHAS scores. PHA's covered by Moving-To-Work Agreements are not included in this report.

If a PHA has any questions about its PHAS score or a PHAS score is not availble in this report, send an email to **PHAS@hud.gov.**

Instructions:

To enter a PHA Code, select the button at the top right. To save the file, make sure the file type extension is ".xlsm".

Public Housing Assessment System (PHAS) Score Report under the PHAS Interim Rule

Report Date:	**1/13/2014**
PHA Code:	GA264
PHA Name:	Housing Authority of Fulton County
Fiscal Year End:	9/30/2012
Submission Type:	0

PHAS Indicators	Score	Maximum Score
Physical	36	40
Financial	21	25
Management	21	25
Capital Fund	10	10
Late Penalty Point(s)	0	
PHAS Total Score	**88**	**100**
PHAS Designation	**Standard Performer**	

Date Published: 08/16/2013

City of Sandy Springs
2018-2022 Consolidated Plan

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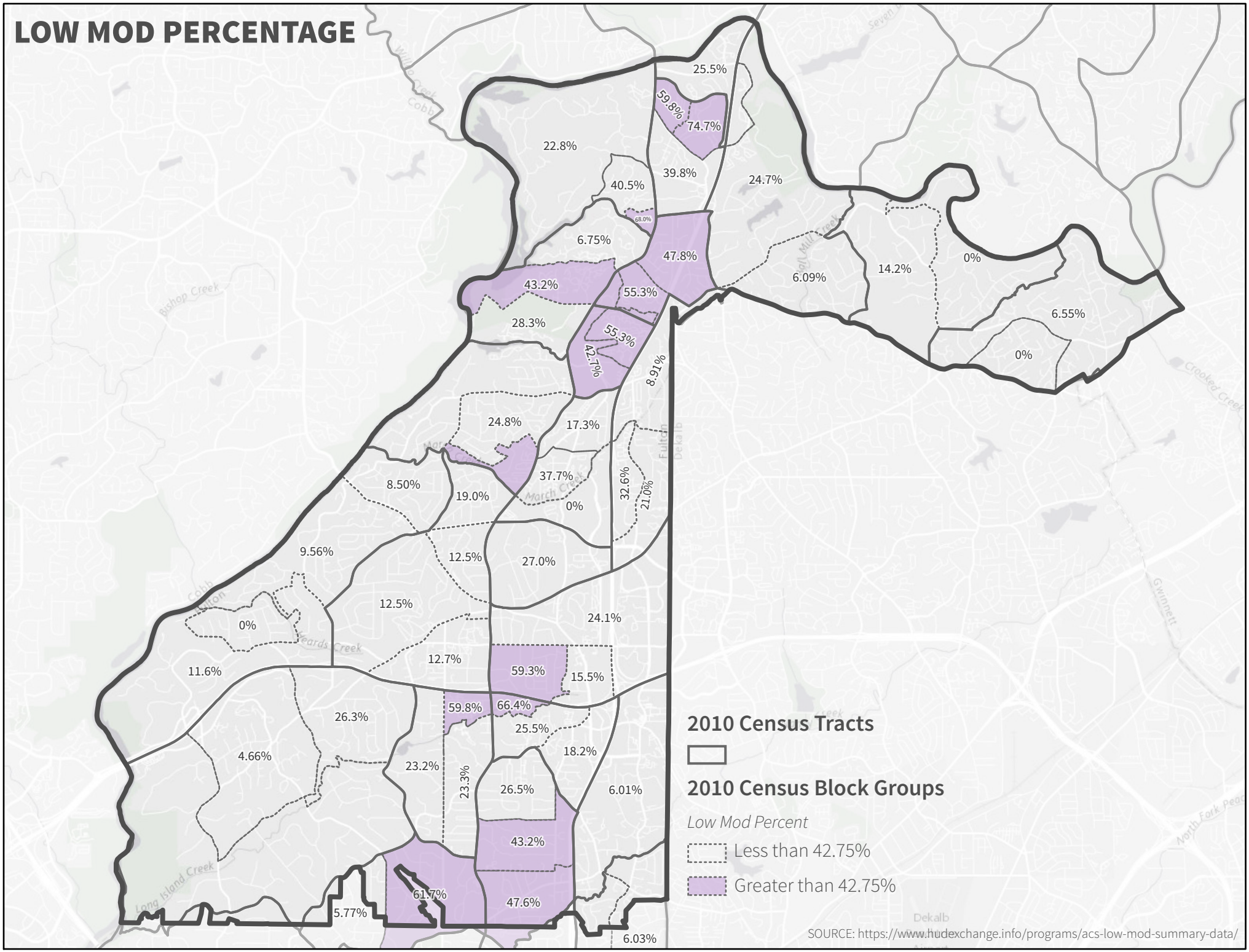
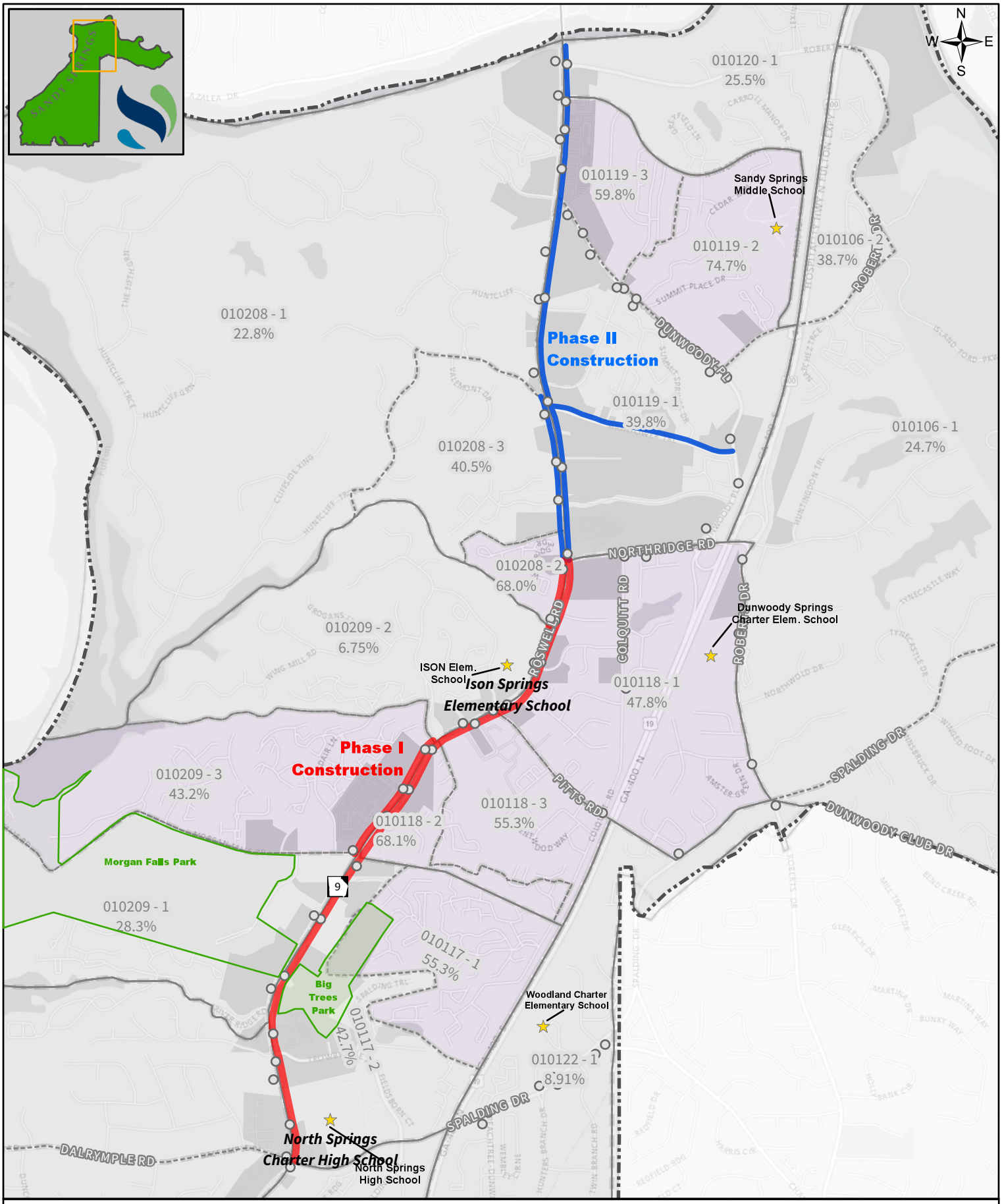
MA-50
42.75% LMI Census Block Group Maps

LOW MOD PERCENTAGE



SOURCE: https://www.hudexchange.info/programs/acs-low-mod-summary-data/



CDBG Roswell RD Sidewalk Construction Project:

Phase I & II Construction

0 0.25 0.5 0.75 Miles

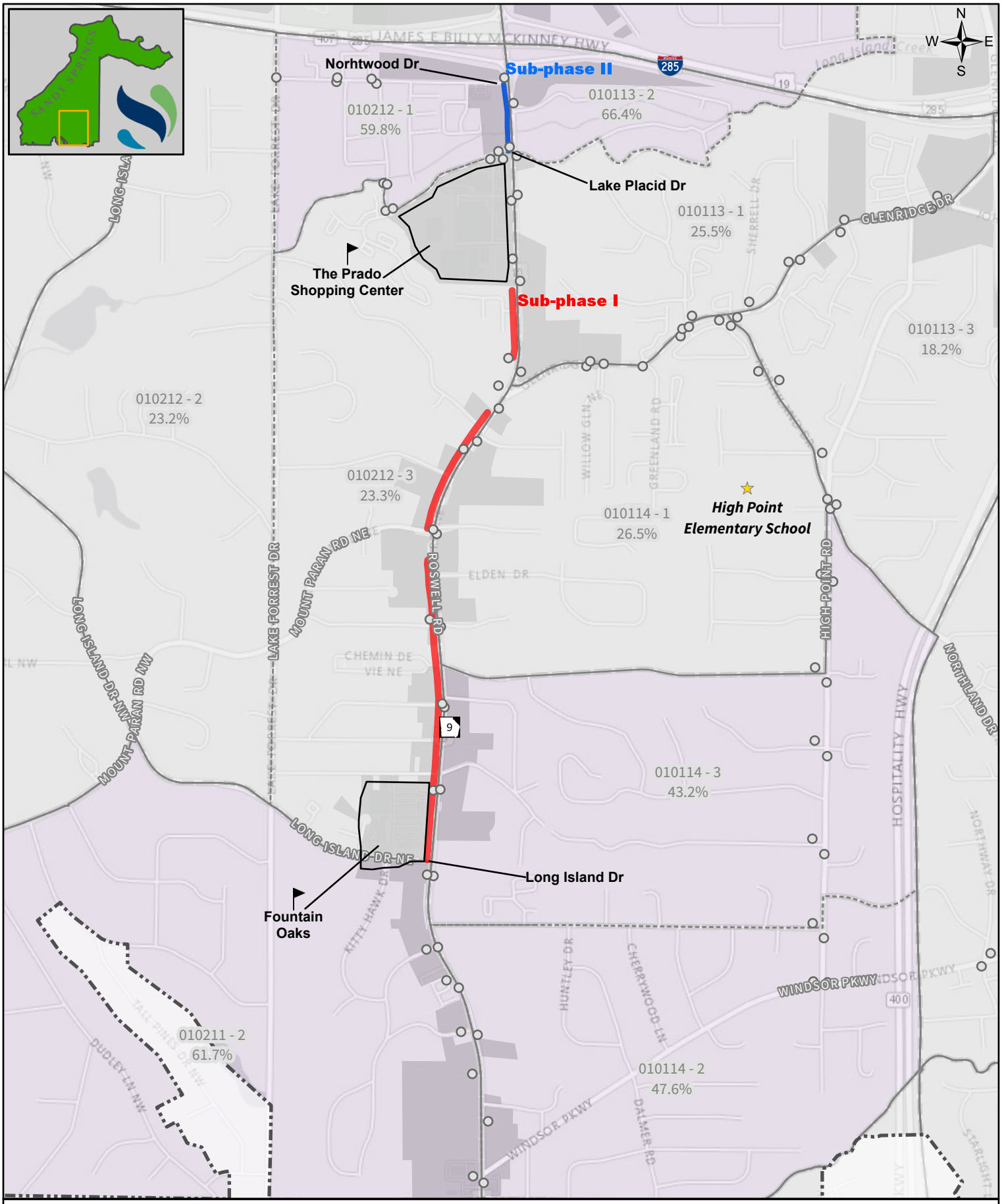
Bus Stop
School
Phase I
City Limit
Phase II
Park

2010 Census Block Groups

Low Mod Percent

Less than 42.75 %

Greater than 42.75 %



CDBG Roswell RD Sidewalk Construction Project:

Phase III Construction

0 0.25 0.5 Miles

Bus Stop

Phase I

Phase II

City Limit

2010 Census Block Groups

Low Mod Percent

Less than 42.75 %

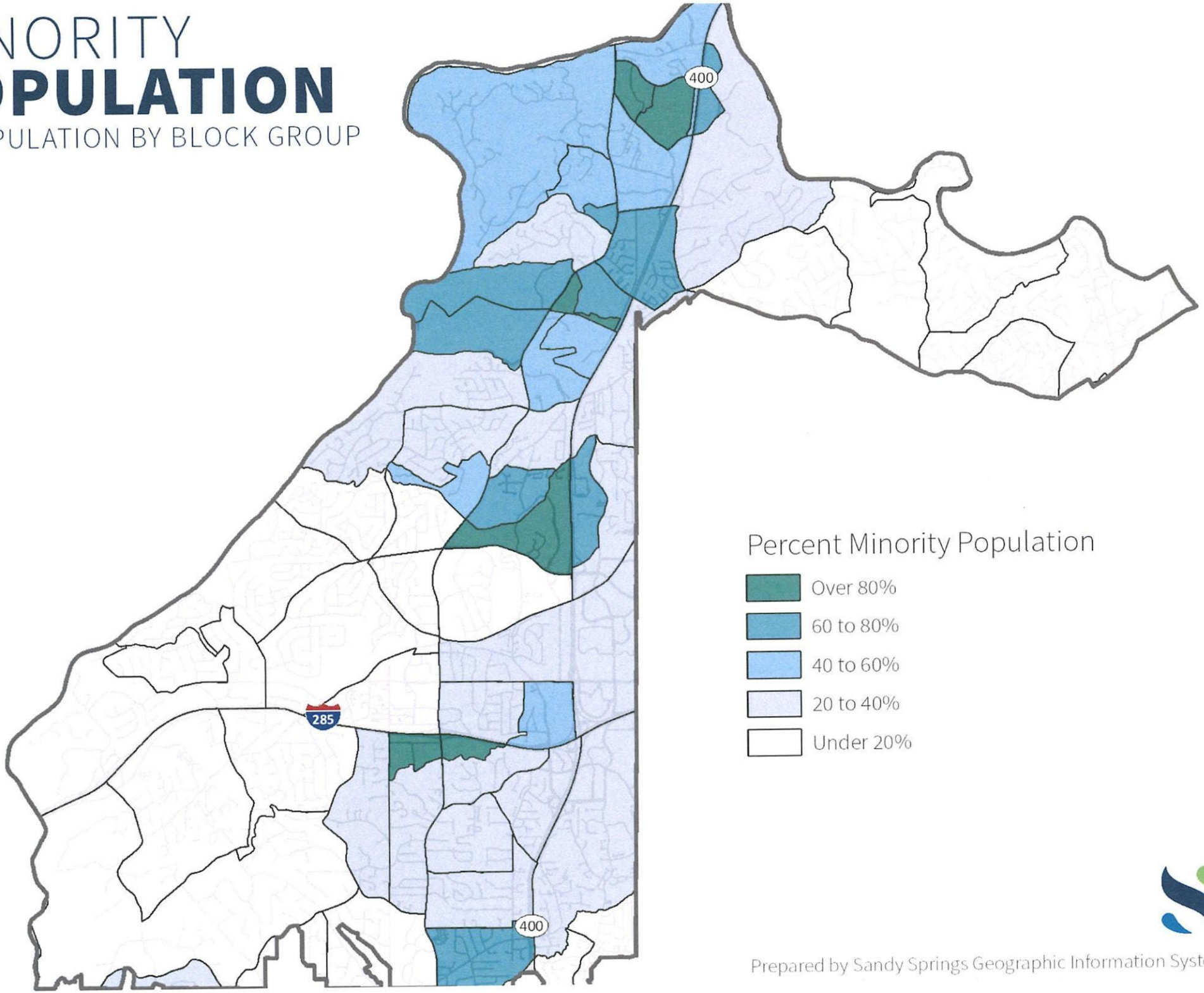
Greater than 42.75 %

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

MA-50
Minority Population Percentage by Block Group

MINORITY
POPULATION
% POPULATION BY BLOCK GROUP



Prepared by Sandy Springs Geographic Information Syster

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

Public Notice

Police Blotter / Sandy Springs

Capt. Steve Rose of the Sandy Springs Police Department provided the following information, which represents some of the reports filed between Oct. 21-Nov. 3.

Captain STEVE ROSE, SSPD

srose@sandyspringsga.gov

BURGLARY

■ 600 block of Mount Paran Road — On Oct. 24, the resident said two unlocked cars, inside an open garage, were entered during the late-night hours. The missing items include two garage door openers, a Louis Vuitton checkbook, purse, wallet, debit and ID cards, and a golf bag. One of the credit cards was used on Godby Place in Atlanta.

■ 5500 block of Glenridge Drive — On Oct. 24, the victim said between 8 a.m. and 5 p.m. someone entered the apartment without force, and removed an mp3 player.

■ 100 block of Marsh Glen Point — On Oct. 24, two cars, inside a garage, were entered and a checkbook was stolen. The resident said the garage door was open only from 11:30 p.m. until just after midnight.

■ Cedar Run — On Oct. 29, a 21-year-old woman said sometime overnight, someone came into the unlocked apartment and stole an Xbox game system.

■ 6000 block of Park Avenue — On Oct. 30, someone shattered a glass back door and entered the home, where they took a laptop, phone charger, and several checks. In addition, several other burglaries were reported on this road. Neighbors said they saw a red car park nearby at the wood line, at about the time of the burglaries. Two men got out and walked around the area, but were not seen committing the burglary.

■ 5200 block of Mount Vernon Highway — On Oct. 30, a resident called police and told them her black Audi was stolen from her garage just after 7 p.m. She said she looked out of the window and saw her car driving off, followed by a small silver Mazda. The car was unlocked and the garage door open. The Audi has a push start system.

■ 5900 block of Roswell Road — On Oct. 31, responding to an alarm, cops found that a phone store had been burglarized by someone who entered an empty storefront at 5980 Roswell, then made a hole through the drywall and into the store's bathroom. Taken were a number of JBL and Onyx speakers from the back room.

■ 5500 block of Roswell Road — On Nov. 1, the resident said someone came into her home and took checks from her safe. She recalled that back on Oct. 12, she noticed her apartment door had been tampered with and found a window open. She did not notice anything out of place and thought nothing more of it until the bank contacted her Oct. 31 to say her checks had been used.

■ 5900 block of Hilderbrand Drive — On Nov. 1, the resident said someone took her weed eater, chainsaw, and leaf blower from her carport.

■ 100 block of Allen Road — On Nov. 3, a woman reported that someone has been coming into her apartment when she is gone and stealing items. She said stamps, photos, and water have been stolen. She said they left pubic hair in her refrigerator.

THEFT

■ 7 Concourse Parkway — On Oct. 21, a laptop and projector were stolen from a boardroom inside a hotel.

■ 2090 Dunwoody Club Drive — On Oct. 21, a grocery store manager reported that just after 2 p.m., two men came into the store and stole 15 laundry pod cases and fled. The two suspects dropped most of them as the staff member noticed the theft and yelled at them. The two departed in a white SUV.

■ 8000 block of Roswell Road — A woman said her wife took $900 from the apartment after an argument.

■ 500 block of Northridge Crossing Drive — On Oct. 21, a package was delivered to the wrong address. Someone signed for it. The package contained a Sony camera.

■ 800 block of Perennial Drive — On Oct. 23, someone stole the victim's trashcan.

■ 8725 Roswell Road — On Oct. 25, a 62-year-old man said he accidentally left his iPhone7 in the bathroom of a coffee shop. During the drive home, he realized it and returned, but the phone was gone. He opened the tracking and found it to be in the area of the grocery store in the same shopping center as the coffee shop. The phone was not located.

■ 2000 block of Spalding Drive — On Oct. 24, a 65-year old man reported that while in France, he was the victim of a pickpocket. He said he tried to report the theft to a French police officer who just laughed and said, "It happens all the time." The man lost his license, $80 in euros and a credit card.

■ 5866 Roswell Road— On Oct. 28, a 40-year-old man reported his 2010 Lexus LS460 car was stolen from the front parking area of a gas station. The victim said he was gone from the car for only a short time. The car was turned off, but the keys were inside and it was unlocked.

Somehow, someone managed to figure out how to get into the car, then start the car and drive away.

■ 9700 block of Huntcliff Trace — On Nov. 3, a landscape employee said he and his crew left several tools near the roadway. A car drove up and a man got out and took a chainsaw and trimmer, then drove off. He was in a brown Toyota Camry with tinted windows.

http:// READ MORE OF THE POLICE BLOTTER ONLINE AT www.ReporterNewspapers.net

SANDY SPRINGS
PUBLIC HEARING NOTICE

A resolution to adopt the City Center Livable Centers Initiative (LCI) 5-year update; and

A resolution to adopt the Roswell Road Corridor LCI 5-year update.

Public Hearing: Mayor and City Council
December 19, 2017 at 6:00 p.m.

Location: Sandy Springs City Hall
Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350
770-730-5600

City Sandy Springs 2018-22 Consolidated Plan
2018 Action Plan
Community Needs Assessment Public Hearing
Tuesday, December 5, 2017

The City of Sandy Springs has begun preparations for participation in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The program is a source of grant funds for the City to make improvements to neighborhoods, provide programs and other activities that primarily benefit low- and moderate-income persons, eliminate slum and blight conditions or meet an urgent community need for which local funds are not available.

Since 2008, the City of Sandy Springs has participated in the Community Development Block Grant (CDBG) Program to fund the Roswell Multi-Year Sidewalk Project in target areas to improve access to public transit, parks, and health services for residents.

Federal regulations require that to participate in CDBG, Sandy Springs must develop a 5-year strategic plan, called the Consolidated Plan and 1-year plan, called the Action Plan, documenting community needs that may be funded with CDBG and goals to be achieved over the 5-year period and 1-year period.

To meet the requirements of the Consolidated Submissions for Community Planning and Development Programs as published at 24 CFR Part 91, the City of Sandy Springs will hold the following meetings:

- Public Hearing at the regularly scheduled meeting of the Mayor and City Council on Tuesday, December 5, 2017, at 6:00 p.m.
- Open House, Wednesday, December 13, 2017, at 6:00 p.m.
- Needs Assessment Meeting, Wednesday, January 10, 2018, at 6:00 p.m.

All meetings are open to the public and are held at the Sandy Springs City Hall located at 7840 Roswell Road, Building 500, Sandy Springs, GA, 30350.

The City of Sandy Springs will provide this opportunity for citizens to speak on the needs in their community that may be considered for CDBG funding consistent with the City's Citizen Participation Plan adopted on June 20, 2006, and to comply with federal regulations as published at 24 CFR Part 91.105(e)(1).

Citizens in need of translation services or materials in alternative formats should call 770-730-5600 seven calendar days prior to the regularly scheduled meeting. Additional CDBG Program information can be found on the City's CDBG webpage at http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program

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NEIGHBORHOOD WATCH

Police reports of note from the Sandy Springs Police Department, Nov. 23 through 30.

— Provided by Sandy Springs Capt. Steve Rose

Editor's note: *The Atlanta Police Department no longer releases detailed weekly crime reports, only releasing a snapshot listing each reported crime in Zone 2, which includes Buckhead.*

■ **PROWLER NABBED:** [illegible] block of Kingsport Drive in Sandy Springs Nov. 27, at about 10:40 p.m., several witnesses called 911, reporting a number of gunshots heard somewhere near the corner of Kingsport and Northwood Drive. A 36-year-old resident on Kingsport said his car was shot up, pointing to a number of gunshots into his unoccupied vehicle's windshield, front tires and hood area. The 16-year-old son of the car's owner said there are several teens in the Lavista Road/Buford Highway area that do not like him and have in the past threatened to beat him up. He believes they are involved.

■ **HE SAID, SHE** [illegible] *accused people are innocent until proven guilty. The Sandy Springs and Atlanta police departments release descriptions of suspects when arrests have not been made and residents' input is needed.*

STAFF REPORT ▮ EVENTS

Brookhaven's Red & White Ball to be rescheduled

Due to weather conditions, the Brookhaven Parks and Recreation Department's annual Red & White Ball, originally set for Dec. 9 from 6 to 10 p.m. at Lynwood Recreation Center, will be rescheduled at a date to be determined.

Tickets will still be available for sale once the new date is set. The annual event includes dinner, jazz music and a Toys for Tots drive. Tickets are $25 for those 16 and up, $15 for children 6 to 15 and free for kids 5 and under.

For more information, call 404-637-0542.

CLARIFICATION

In a Dec. 6 edition article, the Neighbor did not clearly portray how the Peachtree Heights West Civic Association's members feel about Cherokee Town and Country Club's plans to improve its campus in Buckhead.

Association President Buff Quillian said she wants the club to accomplish its mission regarding parking, but her neighborhood is against the plan, adding she believes there are better alternatives in terms of removing less trees and placing the club's new entrance in another location along West Paces Ferry Road.

The Neighbor Newspaper strives to publish an accurate news report.

Like us on facebook

@NeighborNewspapers

SANDY SPRINGS
NOTICE OF REZONING

Petition Number:	RZ17-0004
Petitioner:	Fulton-Allen Road Associates, LLC (Contact: Jack Misiura)
Property Location:	185 Cliftwood Drive
Present Zoning:	CS-6 (old Zoning: A-L)
Request:	Rezoning to reflect existing conditions.
Public Hearings:	Planning Commission December 21, 2017 at 6:00 p.m.
	Mayor and City Council February 20, 2018 at 6:00 p.m.
Location:	Sandy Springs City Hall Morgan Falls Office Park 7840 Roswell Road, Building 500 Sandy Springs, Georgia 30350 770-730-5600

CITY OF SANDY SPRINGS
INVITATION TO BID #18-037
SANDY SPRINGS TENNIS CENTER REMEDIATION
500 Abernathy Road NE
Sandy Springs, Ga 30328

PRE-BID CONFERENCE SITE VISIT
January 9, 2018; 2:00 p.m.
500 Abernathy Road NE
Sandy Springs, GA 30328

BID DUE DATE
January 17, 2018, 2:00 p.m.
City of Sandy Springs
Purchasing Office
7840 Roswell Road, Building 500
Sandy Springs, GA 30350

Questions must be directed in writing to:
City of Sandy Springs,
Purchasing Agent, Lynn Taylor,
via e-mail to:
purchasing@sandyspringsga.gov

Deadline for questions from prospective contractors is January 10, 2018, 5:00 p.m. Questions received after this date and time may not be answered. Please refer to ITB #18-037 Sandy Springs Tennis Center Remediation Project when requesting information.

The City of Sandy Springs reserves the right to reject any and/or all bids, to award a contract in the best interest of the City, and to waive technicalities and informalities.

GEORGIA, FULTON COUNTY NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Mary F. Linss, deceased of Fulton County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned. All demands will be forever barred unless a valid claim is presented to JOHN W. LINSS, Executor of the Estate of MARY F. LINSS, Deceased c/o John W. Linss, 10945 State Bridge Rd., Bldg 401- Ste #267, Alpharetta, GA 30022, within 90 days [illegible]

City of Sandy Springs 2018-2022 Development Block Grant Program (CDBG) and 2018 Action Plan Needs Assessment Meeting Wednesday, January 10, 2018

The City of Sandy Springs has qualified to participate in the Federal Community Development Block Grant (CDBG) Program. The program is a source of grant funds for the City to make improvements to neighborhoods, provide programs and other activities that primarily benefit low- and moderate-income persons, eliminate slum and blight conditions or meet an urgent community need for which local funds are not available.

Federal regulations require that to participate in CDBG, Sandy Springs must develop a 5-year strategic plan, called the Consolidated Plan, documenting community needs that may be funded with CDBG and goals to be achieved over that 5-year period.

A needs assessment meeting to gather information from community members of Sandy Springs will be held at the Sandy Springs City Hall located at 7840 Roswell Road, Building 500, Sandy Springs, GA, 30350 on Wednesday, January 10, 2018 at 6:00 p.m.

City staff will present information on the CDBG Program for attendees and gather information on community needs from attendees that may be funded with CDBG. Information gathered at CDBG needs assessment meeting will be provided to the Mayor and City Council as they consider the future goals for the program at the Tuesday, February 20, 2018, Work Session of the City Council, which will be held at Sandy Springs City Hall, 7840 Roswell Road, Building 500, Sandy Springs, GA 30350 at 6:00 p.m. All meetings are open to the public. Citizens in need of translation services or materials in alternative formats should call 770-730-5600 seven calendar days prior to the regularly scheduled meeting. Additional CDBG Program information can be found on the City's CDBG webpage at **http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program**

SANDY SPRINGS
NOTICE OF REZONING

Petition Number:	RZ17-0005
Petitioner:	James Beveridge
Property Location:	Parcel # 17 0078 LL0366 (24 The Landing)
Present Zoning:	RD-27 (with conditions from CUP Case # 1979Z 0049)
Request:	Rezoning from RD-27 to RD-27 to modify the front setback.
Public Hearings:	Planning Commission January 23, 2018 at 6:00 p.m. Mayor and City Council February 20, 2018 at 6:00 p.m.
Location:	Sandy Springs City Hall Morgan Falls Office Park 7840 Roswell Road, Building 500 Sandy Springs, Georgia 3035 770-730-5600

Sandy Springs Assessment of Fair Housing Revision Work Session Meeting Tuesday, January 16, 2018

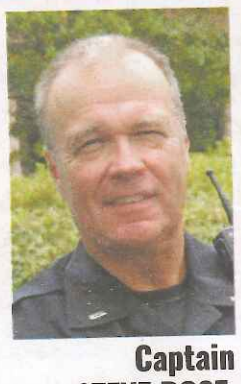
The City of Sandy Springs submitted its Assessment of Fair Housing (AFH) to the U.S. Department of Housing and Urban Development (HUD) on October 4, 2017. Minor revisions to the AFH report will be made by staff and will be presented during the Mayor and Council Work Session meeting on Tuesday, January 16, 2018 at 6:00 p.m. at the Sandy Springs City Hall, 7840 Roswell Road, Building 500, Sandy Springs, GA, 30350. The revised AFH document will be submitted to HUD on or before February 2, 2018. The AFH document will be available on January 4, 2018 at the City's website www.sandyspringsga.gov and can be accessed by selecting CDBG under Urban Development – Planning and Zoning on the City's webpage. Hard copies of the document can also be reviewed at City Hall or by calling 770-730-5600.

The AFH aims at identifying any barriers to fair housing choice by providing a method to identify fair housing issues, determine factors that contribute to the identified issues, and a way to develop a plan to establish fair housing goals that reduce patterns of segregation, eliminates racially and ethnically areas of poverty, reduce disparities to opportunities, and disproportionate housing needs.

Those who may wish to provide comments on the Assessment of Fair Housing may email the CDBG Program mailbox at cdbgprogram@sandyspringsga.gov or send written correspondence to the Sandy Springs Community Development Department at the address above. Citizens in need of translation services or materials in alternative formats should call 770-730-5600 seven calendar days prior to the regularly scheduled meeting.

Police Blotter / Sandy Springs

Capt. Steve Rose of the Sandy Springs Police Department provided the following information which represents some of the reports filed with Sandy Springs police between Nov. 23 and 30.



Captain STEVE ROSE, SSPD

srose@sandyspringsga.gov

BURGLARY

▪ 5300 block of Roswell Road — Between Nov. 22 and Nov. 23, someone attempted to enter an apartment by tampering with the front door lock. It appears the burglar was unsuccessful.

▪ 5600 block of Roswell Road — On Nov. 23, a resident reported that around 8:30 p.m., she called her young son to dinner and, as he walked past a bedroom, he saw a male wearing a mask with his head sticking into the bedroom window. The suspect immediately fled.

Several responding officers combed the apartment complex area. One officer, parked in the complex, spotted a man who appeared to be wearing a hoodie covered in dirt. The man's story changed as to where he was going. The man said he was at the store and bought some "cigarillos," but had none on him. He was later charged with disorderly conduct, loitering and prowling.

▪ Nesbit Reserve Court — On Nov. 24, a neighbor noticed a garage door open to the home, unoccupied by the resident at the time. A window next to the front door was forced and appeared to be the entry point. Inside, the rooms looked rummaged through. It appeared that jewelry, TVs, and a vehicle were stolen, according to the initial report.

▪ 6000 block of Rivercliff Drive — On Nov. 24, responding to an alarm around 6 p.m., officers found forced entry to a basement window and two rear porch doors. It appears the burglars left without getting past the basement.

▪ 600 block of Fair Oaks Manor — On Nov. 24, the resident reported someone entered the home by forcing an interior garage door. (The exterior garage door was left open.) A flat-screen TV was stolen.

▪ 100 block of Savannah Estates Drive — On Nov. 25, a 64-year-old resident said a neighbor discovered a broken window on the ground floor. The window appears to have been forced by a lawn ornament.

▪ 500 block of Greyfield Lane — On Nov. 26, someone smashed a window with a hammer and entered the duplex. Officers found dried blood near the window. The resident said he was out of town for several days but arrived home prior to the police response. A PS4 game system and HP laptop were missing. Blood samples were taken and placed into evidence.

▪ 300 block of Winding River Drive — On Nov. 26, the resident said she woke at 4 a.m. and found her front door open and Sonos TV missing. Someone forced a window and then apparently exited through a sliding door at the back of the apartment.

▪ 500 block of Northridge Parkway — On Nov. 27, a 21-year old woman reported she was spending the night with a friend. Her boyfriend texted her, sometime during the night, to say he was sorry, but he was going to break into her apartment— which he did. She read the text when she woke. Upon her return, she found a bedroom window screen removed and patio door unlocked. Several items were taken, including makeup and sheets.

ROBBERY

▪ 8325 Roswell Road — On Nov. 25, a gas station store clerk said a man came into the store at about 9:30 a.m. and handed him a note that he had a gun and to give him money from the register. The suspect produced a bag. The employee said the man did not show a weapon but had his hand in his pocket as if to be holding one, so he placed an undisclosed amount of cash in the bag. The suspect then fled from the door and around towards a restaurant located directly behind the store.

THEFT

▪ 300 block of River Knoll Drive — On Nov. 23, the resident left for the holiday with strict instructions to his friend at home, forbidding him to drive his car due to his license being suspended. Our officer was contacted by an APD officer regarding the man, forbidden to drive the car, who was now in the hospital telling the cops his car was carjacked on Parkway Drive, which is just north of Highland Avenue in Atlanta. The car in question, a 2006 Mercury Montego, was documented by APD earlier in the day for a parking violation in which the passenger in the car was arrested for multiple felonies.

Bottom line, the guy took the car anyway and it ended up stolen, meaning the owner, who is in California, has to file the stolen car report.

http:// READ MORE OF THE POLICE BLOTTER ONLINE AT www.ReporterNewspapers.net

SANDY SPRINGS NOTICE OF REZONING

Petition Number:	RZ17-0004
Petitioner:	Fulton-Allen Road Associates, LLC (Contact: Jack Misiura)
Property Location:	185 Cliftwood Drive
Present Zoning:	CS-6 (old Zoning: A-L)
Request:	Rezoning to reflect existing conditions.
Public Hearings:	Planning Commission December 21, 2017 at 6:00 p.m. Mayor and City Council January 16, 2018 at 6:00 p.m.
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POLITICS ▮ ELECTION

All four special elections heading to runoff

EVERETT CATTS
@NeighborEverett

All four of last week's special elections, which had between three and eight candidates, must be decided by the Dec. 5 runoff after no candidate received the 50 percent plus one vote required to win outright.

In the District 6 Georgia Senate race, a Democrat is assured of winning that seat and breaking up the Republicans' super majority in that branch of government after Democrats Jen Jordan and Jaha Howard advanced with 24.4 percent and 22.5 percent,

"I am excited about sharing our message in the community and meeting more of our residents," she said.

In the Fulton County Board of Commissioners' chair (District 7 at-large) race to replace Eaves, Democrats Robb Pitts and Keisha Waites are heading to a runoff after leading with 38.3 percent and 33.9 percent, respectively. Republican Gabriel Sterling had 27.8 percent. Pitts said he expected to be in a runoff.

"Even though it was a nonpartisan race, it took on the characteristic of a partisan race, which is

NEIGHBORHOOD WATCH

Police reports of note from the Sandy Springs Police Department, Oct. 28 through Nov. 3.

— Provided by Sandy Springs Capt. Steve Rose

Editor's note: *The Atlanta Police Department no longer releases detailed weekly crime reports, only releasing a snapshot listing each reported crime in Zone 2, which includes Buckhead.*

■ **THE NON-ACCIDENTAL BUMP MOVE:** Cops were called

before the bank tells you the other check was fake. It looks like family members recognized the scam and stopped her from completing it.

■ **BOOZE, DRUGS AND GUNS DON'T MIX:** Officers were called to the ER at Emory St. Joseph's Hospital in Sandy Springs Oct. 29 regarding a person being shot. They were told the man came into the ER, driven by his roommate, with a gunshot wound to his right leg. The man said he was drinking vodka and Budweiser and cleaning his 25-caliber pistol when it discharged

Atlanta Mayor Kasim Reed, who has endorsed mayoral candidate Keisha Lance Bottoms in last week's nonpartisan election, is under investigation by the Georgia secretary of state's office for a video he made promoting Bottoms.

Kasim Reed

Reed is being probed because in the video, which he posted himself, he is standing outside Fickett Elementary School in Atlanta, his polling precinct, and state law requires all people campaigning for a candidate, including the candidates themselves, to stand at least 150 feet from a polling precinct. In the video, it appears Reed is closer than that to the school. In the video he is shown with his wife, Sarah-Elizabeth, and daughter, Maria Kristan.

"We received a complaint on Nov. 7 regarding statements that Mayor Reed allegedly made at his polling place, " Candice Broce, a spokeswoman for the secretary of state's office, said in a statement. "We review every complaint that we receive, and we have opened a State Election Board investigation into the matter. We cannot say anything further about this pending investigation at this time."

In a statement issued by his office, Reed said the investigation is a move by mayoral candidate Mary Norwood, who lost to Reed in a runoff in 2009 and faces Bottoms in a runoff with frontrunner Bottoms Dec. 5, to cull votes.

"This purported news ry is nonsense. It is ing more than an t by Mary Norwood act attention away nexpected loss last a spokeswoman

NOTICE OF FINDINGS OF NO SIGNIFICATNT IMPACT AND NOTICE OF INTENT TO REQUEST THE RELEASE OF FUNDS

FULTON COUNTY — EQUAL HOUSING OPPORTUNITY

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by Fulton County, Georgia.

REQUEST FOR THE RELEASE OF FUNDS

On or about November 24, 2017, Fulton County, Georgia, will submit a request to the U.S. Department of Housing and Community Development (HUD) for the release of Community Development Block Grants Funds (CDBG) under Title I of the Housing and Community Development Act of 1974 (PL93-383) to undertake the following projects

Program	Activity	Fiscal Year 2013	Fiscal Year 2014	Fiscal Year 2015	Fiscal Year 2016	Fiscal Year 2017
City of East Point, GA	Parks and Recreation Center Improvements at Sumner Park	$60,566				
City of East Point, GA	Parks and Recreation Center Improvements at Sykes Park		$60,000			
City of East Point, GA	Parks and Recreation Center Improvements at Jefferson Park			$55,000	$55,000	
City of East Point, Georgia	Improvements to the John D. Milner Sports Complex					$100,000
City of Fairburn, GA	Improvements for Cora Robinson Park				$55,000	
City of Palmetto, GA	Improvements to Sanitary Sewer/Drainage System					$200,000
City of College Park, Georgia	Badgett Stadium Complex Renovation					$454,116
City of Union City, Georgia	Installation of Water System Services Lines and Sidewalks					$200,000
Housing Authority of Fulton County, Fulton County, Georgia	Installation of a park trail, three pedestrian bridges and on breakaway boardwalk.					$17,480

FINDING OF NO SIGNIFICANT IMPACT

An environmental review for the projects has been made by Fulton County, Georgia and is available for public examination and copying at the Department of Community Development, 137 Peachtree Street, SW, Atlanta, Georgia 30303 weekdays between the hours of 9 a.m. and 4 p.m.. Based on this review, Fulton County, Georgia has determined that the projects will have no significant impact on the human environment and hence, an environmental impact statement will not be undertaken under the National Environmental Policy Act of 1969 (NEPA).

PUBLIC COMMENTS ON FINDINGS

All interested agencies, groups and persons disagreeing with this determination are invited to submit written comments to Jenise Jefferson, Community Development Manager at jenise.jefferson@fultoncountyga.gov and 137 Peachtree Street, SW, Atlanta, Georgia 30303 by November 23, 2017. Citizens in need of reasonable accommodations due to a disability, including communications in an alternative format should contact the Disability Services Liaison in the Housing and Community Development Department at (404) 613-7944. To obtain Georgia Relay Access, citizens should dial 711.

RELEASE OF FUNDS CERTIFICATION

FULTON COUNTY, GEORGIA and is certifying to HUD that Frankie L. Atwater, Sr., Director, in his official capacity, consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, Fulton County, Georgia, may use the CDBG funds and have satisfied its responsibilities under the National Environmental Policy Act of 1969 and other environmental responsibilities listed in 24 CFR Part 58.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Fulton County, Georgia's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are made on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Fulton County, Georgia; (b) Fulton County, Georgia has omitted a step or failed to make a decision or finding required by U.S. Department of Housing and Urban Development regulations at 24 CFR Part 58; (c) the grant recipients have committed funds or incurred costs not authorized by 24 CFR Part 58 before the approval acting pursuant to 40 CFR part 1504, has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures of 24 CFR Part 58 and shall be addressed to the U.S. Department of Housing and Urban Development, Office of Community Planning and Development, 40 Marietta Street, 11th floor, Atlanta, GA 30303. Potential objectors should contact HUD to verify the actual last day of the objection period.

Frankie L. Atwater, Sr., Director: Environmental Certifying Officer

Location: Sandy Springs City Hall
Morgan Falls Office Park
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350
770-730-5600

City Sandy Springs 2018-22 Consolidated Plan
2018 Action Plan
Community Needs Assessment Public Hearing
Tuesday, December 5, 2017

The City of Sandy Springs has begun preparations for participation in the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The program is a source of grant funds for the City to make improvements to neighborhoods, provide programs and other activities that primarily benefit low- and moderate-income persons, eliminate slum and blight conditions or meet an urgent community need for which local funds are not available.

Since 2008, the City of Sandy Springs has participated in the Community Development Block Grant (CDBG) Program to fund the Roswell Multi-Year Sidewalk Project in target areas to improve access to public transit, parks, and health services for residents.

Federal regulations require that to participate in CDBG, Sandy Springs must develop a 5-year strategic plan, called the Consolidated Plan and 1-year plan, called the Action Plan, documenting community needs that may be funded with CDBG and goals to be achieved over the 5-year period and 1-year period.

To meet the requirements of the Consolidated Submissions for Community Planning and Development Programs as published at 24 CFR Part 91, the City of Sandy Springs will hold the following meetings:

- Public Hearing at the regularly scheduled meeting of the Mayor and City Council on Tuesday, December 5, 2017, at 6:00 p.m.
- Open House, Wednesday, December 13, 2017, at 6:00 p.m.
- Needs Assessment Meeting, Wednesday, January 10, 2018, at 6:00 p.m.

All meetings are open to the public and are held at the Sandy Springs City Hall located at 7840 Roswell Road, Building 500, Sandy Springs, GA, 30350.

The City of Sandy Springs will provide this opportunity for citizens to speak on the needs in their community that may be considered for CDBG funding consistent with the City's Citizen Participation Plan adopted on June 20, 2006, and to comply with federal regulations as published at 24 CFR Part 91.105(e)(1).

Citizens in need of translation services or materials in alternative formats should call 770-730-5600 seven calendar days prior to the regularly scheduled meeting. Additional CDBG Program information can be found on the City's CDBG webpage at http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program

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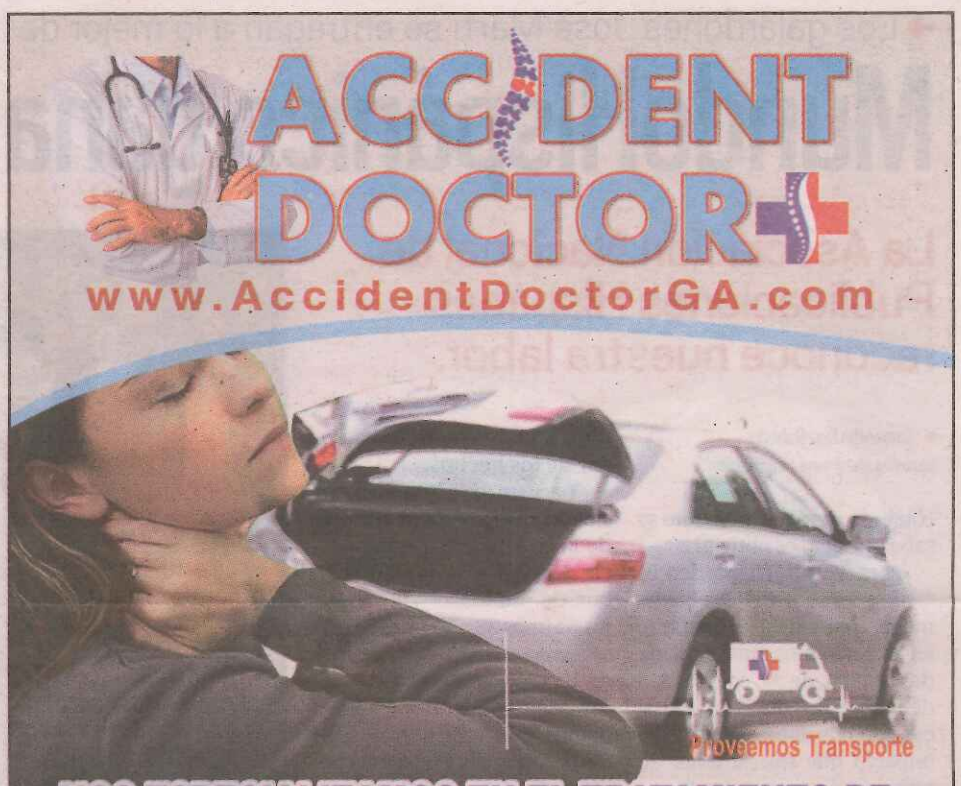

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Audiencia Pública para el Programa de Subvención de Desarrollo Comunitario de la Ciudad de Sandy Springs 2018-2022 Plan Consolidado y 2018 Plan de Acción Anual

Martes 5 de Diciembre de 2017

La Ciudad de Sandy Springs ha comenzado las preparaciones para la participación en el Programa de Subsidios de Desarrollo Comunitario (CDBG) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD).

El programa es una fuente de fondos para que la Ciudad realice mejoras a los vecindarios mediante la implementación de programas y actividades que beneficien principalmente a las personas de ingresos bajos y moderados para así eliminar las condiciones de los tugurios o satisfacer otras necesidades urgentes donde fondos no están disponibles.

Desde el 2008, la Ciudad de Sandy Springs ha participado en el Programa de Subsidios Globales de Desarrollo (CDBG) para financiar el Proyecto de aceras múltiples de Roswell en áreas de destino para mejorar el acceso al transporte público, parques y servicios de salud para residentes.

Para participar en el programa CDBG, las regulaciones federales requieren que la Ciudad de Sandy Springs desarrolle un plan estratégico de 5 años, llamado el Plan Consolidado. Este plan estratégico evalúa cuáles son las necesidades de la comunidad que pueden ser financiadas con los fondos del programa CDBG para poder alcanzar las metas que se vayan a establecer durante ese mismo período.

Para cumplir con los requerimientos del Programa de Desarrollo y Planeamiento de la Comunidad, así como está publicado en el código 24 CFR Parte 91, la Ciudad de Sandy Springs celebrará las siguientes reuniones:

- Audiencia pública, martes 5 de diciembre del 2017, a las 6:00 p.m.
- Open House, miércoles 13 de diciembre del 2017, a las 6:00 p.m.
- Reunión de evaluación de necesidades, miércoles 10 de enero del 2018, a las 6:00 p.m.

Todas las reuniones se llevarán a cabo en el Ayuntamiento de Sandy Springs, 7840 Roswell Road, Edificio 500 (Entrada del Tribunal Municipal), Sandy Springs, GA 30350.

Los ciudadanos que necesiten servicios de traducción o materiales en formatos alternativos deben llamar al 770-730-5600 siete días antes de la reunión regularmente programada. Información adicional del programa CDBG puede encontrarse en la página web CDBG de la ciudad http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program

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Ciudad de Sandy Springs Nota de Comentario Público Documento 2018-22 Plan Consolidado y 2018 Plan Anual de acción

La Ciudad de Sandy Springs ha preparado un Plan Consolidado y un Plan Anual de acción requerido para participación en el Programa de Departamento de Viviendas y Desarrollo Urbano de la Comunidad (CDBG).El Plan Consolidado describe amplias metas, objetivos, estrategias y necesidades de la comunidad por un periodo de 5-años, tanto como la Ciudad anticipa usar sus asignaciones de fondos del programa de Desarrollo de la Comunidad (CDBG) en el año 2018.

La Ciudad de Sandy Springs anticipa recibir en el 2018 aproximadamente $500,000 en fondos que estarán disponibles para el programa CDBG y propone usar estos fondos para actividades de mejoramiento público e infraestructura y categoría de elegibilidad. Los fondos del CDBG del año 2018 serán usados para diseñar y construir aceras en designadas áreas de bajo y moderado ingresos a lo largo del corredor de Roswell Road al sur de I-285 entre Long Island Drive y The Prado, también entre Lake Placid Drive y Northwood Drive.

Como requerido por 24 CFR Parte 91.105(b) (2), el documento 2018-22 del Plan Consolidado y el Plan Anual de Acción del 2018 estarán disponibles por 30 días para comentario público, comenzando el 21 de Febrero del 2018 hasta el 21 de Marzo del 2018. Una copia de él Plan Consolidado, incluyendo el Plan Anual de Acción estará disponible en la página de internet de la Ciudad: www.sandyspringsga.gov a partir del 21 de Febrero del 2018.

Aquellos que estén interesados en revisar el plan lo pueden encontrar en la página de internet de CDBG, que puede ser encontrado a través de la página de internet del Community Development Department. El reporte también podrá obtenerse para ser revisado y hacer sus comentarios en los siguientes lugares: En el ayuntamiento (7840 Roswell Road, Edificio 500, Sandy Springs, GA 30350), Dorothy C. Benson Complejo de Ancianos (6500 Vernon Woods Drive, Sandy Springs, GA 30328), y La Librería de Sandy Springs (395 Mt. Vernon Highway NE, Sandy Springs, GA 30328).

Aquellos que deseen comentar en el 2018-22 Plan Consolidado y el Plan Anual de Acción del 2018 pueden mandar comunicaciones electrónicas al buzón del Programa de CDBG:cdbgprogram@sandyspringsga.gov o una correspondencia al Sandy Springs Community Development Department a la dirección que aparece arriba. Adopción de el 2018-22 Plan Consolidado y 2018 Plan Anual de Acción esta programada para el 1 de Mayo 2018 en la reunión regular del Alcalde y Concejo Municipal. Todos las reuniones empiezan a las 6:00pm, están abiertas a el publico y son efectuadas en el ayuntamiento de la ciudad: 7840 Roswell Road, Edificio 500, Sandy Springs, Ga 30350. Los ciudadanos que necesiten servicios de traducción o materiales en formatos alternativos deben llamar al 770-730-5600 siete días antes de la reunión regularmente programada. Información adicional del programa CDBG puede encontrarse en la página web CDBG de la ciudad http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoningresources/ community-development-block-grant-program

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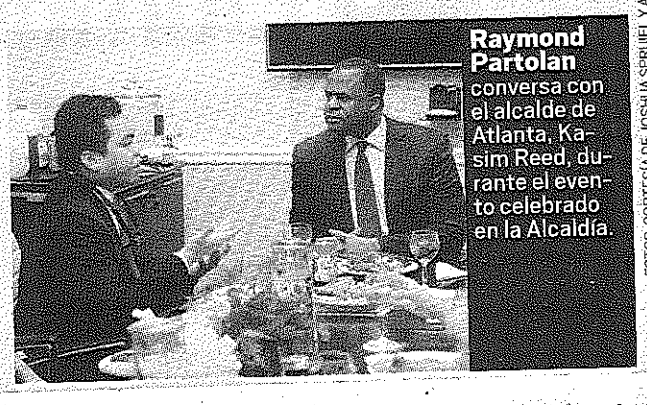
Expresan su preocupación sobre el futuro de DACA

Jóvenes abogan por los inmigrantes

'Soñadores' de Atlanta se reúnen con Kasim Reed.

Samantha Díaz Roberts
samantha.diaz@mundohispanico.com



Raymond Partolan conversa con el alcalde de Atlanta, Kasim Reed, durante el evento celebrado en la Alcaldía.

El alcalde se comprometió a brindar su apoyo a los 'dreamers' a pesar de que su mandato culminará pronto.

FOTOS: CORTESÍA DE JOSHUA SPRUIEL Y ALCALDÍA DE ATLANTA | MH

Un grupo de 'dreamers' de Georgia se reunió con el alcalde de Atlanta, Kasim Reed, para expresarle sus preocupaciones sobre el futuro del DACA (el programa de Acción Diferida para los Llegados en la Infancia), beneficio migratorio que protege temporalmente de la deportación a miles de jóvenes inmigrantes.

En el encuentro estuvieron presentes 'soñadores' que han defendido la causa en el estado y cuya lucha los ha destacado a través de diversas iniciativas, como por ejemplo, la joven Marie Cruzado, originaria de Perú y quien llegó al país a los 10 años.

"Las preguntas que hicimos se enfocaron en lo que los 'dreamers' deben seguir haciendo para luchar y ganar el apoyo de más gente. El alcalde nos dijo que debemos seguir haciendo lo que estamos haciendo. También, seguir iniciando diálogos con otros oficiales electos sobre la importancia del DACA o de que se apruebe un DREAM Act", contó Cruzado a **MundoHispánico**.

La joven destacó que otra de las preocupaciones que manifestaron al mandatario fue sobre el pago de la matricula universitaria extranjera con la que deben cumplir los 'soñadores' por no haber nacido en el estado. Esta es cuatro veces más cara que para aquellos que sí han nacido en el país.

Según Cruzado, Reed destacó que esa conversación sucede a nivel del Capitolio estatal, pero que él y todos sus colegas se mantienen en comunicación para discutir todos esto temas.

El joven Raymond Partolan, activista y defensor de los derechos de los 'soñadores', y quien ha abogado para que se apruebe un 'Dream Act' "limpio", también estuvo en el encuentro.

El 'Dream Act' es un proyecto legislativo bipartidista que ha revivido en el Congreso estadounidense luego de que el presidente Donald Trump decidiera acabar con el DACA. De ser aprobada su última versión, el 'Dream Act' daría un estatus migratorio a estudiantes indocumentados que llegaron a Estados Unidos cuando eran menores de edad.

La primera versión del 'Dream Act' fue presentada en agosto 2001 por el senador demócrata Dick Durbin y el senador republicano Orrin Hatch. Desde esa fecha, la propuesta de ley ha sufrido cambios y enmiendas tanto en la Cámara como en el Senado.

El pasado 5 de septiembre, el fiscal general de Estados Unidos, Jeff Sessions, anunció que el gobierno de Trump pondría fin al DACA, un programa de Barack Obama que protegía de la deportación a miles de indocumentados.

Programa de Subsidios de Desarrollo Comunitario (CDBG) 2018-2022 y Plan de Acción Anual de 2018 de la Ciudad de Sandy Springs. Reunión de Evaluación de Necesidades miércoles, 10 de enero de 2018

La Ciudad de Sandy Springs ha calificado para participar en el Programa de Subvención de Desarrollo Comunitario (CDBG). El programa es una fuente de fondos para que la Ciudad realice mejoras a los vecindarios mediante la implementación de programas y actividades que beneficien principalmente a las personas de ingresos bajos y moderados para así eliminar las condiciones de los tugurios o satisfacer otras necesidades urgentes donde fondos no están disponibles. Las regulaciones federales requieren que para participar en el programa de CDBG, Sandy Springs debe desarrollar un plan estratégico de 5 años, llamado el Plan Consolidado, que documenta las necesidades de la comunidad que pueden ser financiadas con los fondos del programa CDBG para poder alcanzar las metas que se vayan a establecer durante ese período de 5 años.

Habrá una reunión comunitaria para obtener información de los residentes de Sandy Springs el día Miércoles 10 de enero del 2018 a las 6:00 p.m en el Ayuntamiento de Sandy Springs ubicado en 7840 Roswell Road, Edificio 500, Sandy Springs, GA 30350. El personal de la ciudad presentará información sobre el Programa CDBG para los asistentes y recopilará información de los asistentes acerca de las necesidades de la comunidad que pueden ser financiados con los fondos del programa CDBG. La información recolectada en las reuniones de la comunidad de CDBG serán proporcionada al Alcalde y al Concejo Municipal, en la sesión de trabajo el día martes 20 de febrero de 2018, en el Ayuntamiento de Sandy Springs, 7840 Roswell Road, edificio 200, Sandy Springs GA 30350.

Los ciudadanos que necesiten servicios de traducción o materiales en formatos alternativos deben llamar al 770-730-5600 siete días antes de la reunión regularmente programada. Todas las reuniones están abiertas al público. Información adicional del programa CDBG puede encontrarse en la página web CDBG de la ciudad http://www.sandyspringsga.gov/city-services/urban-development/planning-and-zoning/planning-and-zoning-resources/community-development-block-grant-program

City of Sandy Springs
2018-2022 Consolidated Plan

Attachments

Public Comment

From: Tovar, Louisa
Sent: Friday, November 10, 2017 10:29 AM
To: 'Kathy Swahn'
Cc: Mercier-Baggett, Catherine
Subject: RE: City of Sandy Springs Community Development Block Grant (CDBG) Program Update and 2018-2022 Consolidated Plan Needs Assessment

Hi Kathy,

Thank you for your interest in the CDBG program. The use of CDBG funds is a policy question and as staff we can communicate your comments and ideas to Council for consideration. Your organization is more than welcome to participate in this process by submitting written recommendations and comments regarding the use of CDBG funds. We'll be glad to include your written comments as part of the package that will be submitted to Council. Also, feel free to attend our meetings and voice your ideas in person during the public hearings before Mayor and City Council.

Thank you,

Louisa Tovar
Urban Planner
City of Sandy Springs

CALL: 770.206.1542 o
WRITE: ltovar@sandyspringsga.gov
LEARN: www.sandyspringsga.org
CONNECT: Facebook and Twitter

From: Kathy Swahn [mailto:kswahn@thedrakehouse.org]
Sent: Thursday, November 9, 2017 4:00 PM
To: Tovar, Louisa <LTovar@SandySpringsga.gov>
Subject: RE: City of Sandy Springs Community Development Block Grant (CDBG) Program Update and 2018-2022 Consolidated Plan Needs Assessment

HI Louisa

Thank you for sending this information regarding the SS CDBG funding opportunity. In the past, we have attempted to apply for consideration, but because we are not physically located within the city limits, we have not been successful. Our housing and human service programming is based in Roswell, but over 40% of the families that we serve originate from SS.

If you think it would be worthwhile, we can participate in this process. Heretofore, after having attending trainings as well as City Council meetings, nothing ever came of our efforts. We do have a resale boutique located in SS – The Drake Closet, from which proceeds go to the operating support of The Drake House.

Your advice?

Kathy Swahn
Executive Director
The Drake House
10500 Clara Drive
Roswell, GA 30075
770-587-4712 x 302
www.thedrakehouse.org
The Drake House

From: Tovar, Louisa [mailto:LTovar@SandySpringsga.gov]
Sent: Thursday, November 09, 2017 1:08 PM
Subject: City of Sandy Springs Community Development Block Grant (CDBG) Program Update and 2018-2022 Consolidated Plan Needs Assessment

Dear Interested Party:

The Community Development Block Grant (CDBG) program was signed into law in 1974 and is one of the longest-running programs of the U.S. Department of Housing and Urban Development (HUD). The program funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development.

The City of Sandy Springs has been participating in the CDBG since 2008 as an Entitlement Community. The 2008-2012 and 2013-17 Consolidated Plan adopted by the City Council focused on infrastructure improvements that benefit low- and moderate-income residents of Sandy Springs through the Roswell Road Multi-year Sidewalk Project to improve access to public transit, parks, and health services for residents.

Please be advised that your agency has been identified as a non-profit, public service, or other agency serving community needs in the City of Sandy Springs or in a neighboring jurisdiction. As such, the City would like to provide you the opportunity to attend several upcoming meetings regarding the Community Development Block Grant program to discuss its current status and your recommendations for developing the next 5-year Consolidated Plan. The meeting schedule is as follows:

Meeting	Day/Date/Time	Location
1. Public Hearing	Tuesday, December 5, 2017 @ 6:00 p.m.	Sandy Springs City Hall 7840 Roswell Road Building 500 Sandy Springs, Georgia 30350
2. Open House	Wednesday, December 13, 2017 @ 6:00 p.m.	
3. Needs Assessment	Tuesday, January 10, 2018 @ 6:00 p.m.	

We have included fliers in both English and Spanish for use by your agency regarding the upcoming Public Hearing and Open House in December. If you or your representative are unable to attend, we have also included a Needs Assessment Survey that you can return to the following address:

CDBG Program
Department of Community Development
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, Georgia 30350

We encourage you to share these fliers and survey with community partners, customers and the public.

Should you have any questions or concerns, please do not hesitate to contact the CDBG Program Coordinator at 770-206-1542 or cdbgprogram@sandyspringsga.gov.

Thank you for your consideration.

Louisa Tovar
Urban Planner
City of Sandy Springs

CALL: 770.206.1542 o
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From: Tovar, Louisa
Sent: Thursday, December 14, 2017 3:48 PM
To: 'David Schaefer'
Cc: Mercier-Baggett, Catherine
Subject: RE: PowerPoints and comments
Attachments: Program Update Presentation.pdf

Hi David,

Thank you for coming to our Open House last night and for providing your comments. Please find attached the PowerPoint Presentation.

Thank you,

Louisa Tovar
Urban Planner
City of Sandy Springs

CALL: 770.206.1542 o
WRITE: ltovar@sandyspringsga.gov
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From: David Schaefer [mailto:DSchaefer@thelaa.org]
Sent: Wednesday, December 13, 2017 9:19 PM
To: Tovar, Louisa <LTovar@SandySpringsga.gov>
Subject: PowerPoints and comments

Louisa:

Thank you very much for the presentation tonight at SS City Hall.

If you have a second, we would love to have the PowerPoints that you shared.

To reiterate, our concerns are for the Latinos residents we serve in Sandy Springs (we serve over 40,000 Latinos each year).

We also fear that affordable housing is vanishing so quickly in Sandy Springs that many Latinos will be forced to leave over the next decade. I understand that the City is addressing the affordable housing crisis through a task force.

We will remain engaged with this issue in the City, as it is simply too important to our community, and we also understand that affordable housing is a very difficult challenge all over Metro-Atlanta.

Thank you again!

Respectfully,

David

Latin American Association

David Schaefer
Managing Director of Advocacy

p:404.638.1811 | c: 706.340.1445
e:dschaefer@thelaa.org
a: 2750 Buford Highway, Atlanta, GA 30324