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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** May 2, 2013

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** Resolution Authorizing the Adoption of the City of Sandy Springs 2013-17 Consolidated Plan and 2013 Annual Action Plan for Submission to the U.S. Department of Housing and Urban Development (HUD) for Participation in the Community Development Block Grant (CDBG) Program

**MEETING DATE:** For Submission onto the May 7, 2013, City Council Regular Meeting Agenda

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**BACKGROUND INFORMATION:** (Attach additional pages if necessary)

See attached:

Memorandum  
Consolidated Plan and Action Plan  
Resolution

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**APPROVAL BY CITY MANAGER:** JMM APPROVED

**PLACED ON AGENDA FOR:** 5/7/2013

**CITY ATTORNEY APPROVAL REQUIRED:** (  ) YES (  ) NO

**CITY ATTORNEY APPROVAL:** SLL

**REMARKS:**

To: John McDonough, City Manager

From: Angela Parker, Director of Community Development



Date: April 26, 2013 for submission onto the May 7, 2013 City Council Work Session

Agenda Item: **Resolution Authorizing the Adoption of the City of Sandy Springs 2013-17 Consolidated Plan and 2013 Annual Action Plan**

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***Department Of Community Development Recommendation***

**APPROVAL** of the resolution authorizing the adoption of the City of Sandy Springs 2013-17 Consolidated Plan and 2013 Annual Action Plan for submission to the U.S. Department of Housing and Urban Development (HUD) for participation in the Community Development Block Grant (CDBG) Program.

***Background***

Development of a 5-year Consolidated Plan and 1-year Action Plan are a requirement of the CDBG Program. The 5-year plan summarizes the City's goals, strategies and objectives for the program; the 1-year plan commits the first year's CDBG funds to a program or project. Staff has advertised the documents for public comment for the 30-day period required by the U.S. Department of Housing and Urban Development (HUD) regulations. The plans will then be presented for final adoption at the May 2, 2013 regular meeting.

***Discussion***

Staff has developed each plan from discussion and guidance provided by Mayor and City Council, the City Manager's staff, the Public Works Department, and the public. As required by HUD regulations 24 CFR Part 91, specific priority needs categories have been reviewed based on available data (affordable housing, homeless, special needs, etc.) and included for reference. The first year Action Plan included with the Consolidated Plan assigned the 2013 CDBG funds to completion of the Roswell Road Multiyear Sidewalk Project, which commenced under the 2008-2012 Consolidated Plan. This project falls within the Nonhousing Community Development category of priority needs for the City. HUD regulations also allow the City to amend the Consolidated Plan at any time during the 5-year period to reflect new or revised CDBG Program priorities as determined by Mayor and City Council.

***Alternatives***

The City's 2013-2017 Consolidated Plan and 2013 Annual Action Plan must be submitted to HUD by May 15, 2013 to participate in the 2013 CDBG Program.

***Financial Impact***

Annual allocation for 2013 is anticipated to be approximately \$400,000. A grant agreement permitting the City access to the funds should be sent to the City in July.

***Attachment(s)***

Final CDBG Program 2013-2017 Consolidated Plan and 2013 Action Plan

# 2013-2017 Consolidated Plan 2013 Annual Action Plan Sandy Springs, GA



Submitted May 17, 2013

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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# Executive Summary

## ES-05 Executive Summary

### 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 previous Consolidated Plan, will be the initial project for the 2013-17 Consolidated. 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].

### 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 including street lights, ADA ramps, brick pavers, and landscaping from Dalrymple Road to Northridge Road. This portion of the project increased access and improved safety for Low- and Moderate-Income (LMI) residents accessing transit and other services in the corridor such as the North Fulton Service Center.

Based on the significant pedestrian improvements in the corridor, it is the City's desire to continue on with the project and complete Phase II which will afford the same access and safety to LMI residents between Northridge Road and the Chattahoochee River. The project will also include improvements along Hightower Trail to the Community Assistance Center, the City's largest nonprofit public service provider.

### 4. Summary of citizen participation process and consultation process

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 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 4, 2012 at 6:00 p.m. (Sandy Springs City Hall)
2. Open House on Wednesday, December 19, 2012 at 6:00 p.m. (Sandy Springs City Hall)
3. Needs Assessment Wednesday, January 23, 2013 at 6:00 p.m. (Sandy Springs City Hall)

In addition to receiving public comments and consulting with these agencies, 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](mailto: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.

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

Over the course of the Citizen Participation process discussed above, the Community Development Department staff received comments from and/or consulted with the following agencies:

- Child Development Association
- The Drake House
- Families First
- The Solidarity School
- U-Hope CDC, Inc.

These agencies have indicated a desire for the City to provide funding for Public Service projects through its CDBG funding allocations. A summary of the public hearing minutes is provided in the Appendix.

## **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 2013-17 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 Roswell Road Multiyear Sidewalk Project as outlined in the 2013 Annual Action Plan.

# The Process

## PR-05 Lead & Responsible Agencies

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

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	

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](http://www.sandyspringsga.gov)

Angela Parker, Director of Community Development

Patrice Dickerson, Manager of Planning & Zoning

### Consolidated Plan Public Contact Information

For additional information, email [cdbgprogram@sandyspringsga.gov](mailto:cdbgprogram@sandyspringsga.gov) or call 770-730-5600.

Website: <http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant>

## **PR-10 Consultation**

### **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.

### **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**

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 4, 2012 at 6:00 p.m. (Sandy Springs City Hall)
2. Open House on Wednesday, December 19, 2012 at 6:00 p.m. (Sandy Springs City Hall)
3. Needs Assessment Wednesday, January 23, 2013 at 6:00 p.m. (Sandy Springs City Hall)

A summary of the public hearing minutes is provided in the Appendix. Over the course of these meetings, the Community Development Department staff received comments from or consulted with the following agencies:

- Child Development Association
- The Drake House
- Families First

- The Solidarity School
- U-Hope CDC, Inc.

In addition to receiving public comments and consulting with these agencies, 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](mailto:cdbgprogram@sandyspringsga.gov)) to allow for 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.

**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 Continuum of Care Homeless Census 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. An inventory of the homeless units available is outlined in the report, which is included as an Appendix to this Consolidated Plan. A total of 7,384 shelter beds were available in the metro Atlanta region as of 2009 (p. 17). Based on its location, Sandy Springs would fit somewhere in between the “inner core” of the region and the “outer counties” referenced in the report. Sandy Springs can be served by some of the existing resources within Fulton County, primarily the City of Atlanta.

The following facilities have been identified in the Sandy Springs area as providing some form of homeless or housing assistance. Several of these facilities 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

<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

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

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. Agencies, groups, organizations and others who participated in the process and consultations**

<b>Agency/Group/Organization</b>	<b>Agency/Group/Organization Type</b>	<b>What section of the Plan was addressed by Consultation?</b>	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>
Child Development Association	Services-Children	Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment	This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2012 and January 2013. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
THE DRAKE HOUSE, INC.	Housing Services-homeless	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment	This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2012 and January 2013. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.
FAMILIES FIRST, INC.	Services-Children Services-Health	Non-Homeless Special Needs General Needs Assessment	This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2012 and January 2013. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.
The Solidarity School	Services-Children	Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment	This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2012 and January 2013. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.
U-Hope CDC, Inc.	Housing Services-homeless	Housing Need Assessment Homelessness Strategy	This agency was contacted by two mailings regarding the Public Hearing, Open House, and Needs Assessment Meetings held by the City in December 2012 and January 2013. The agency has recommended

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy General Needs Assessment	that the City consider using a portion of its CDBG allocation for Public Service projects.

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

**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 two public housing properties within the City limits of Sandy Springs: the 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 City maintains an ongoing relationship with the HAFC. The members of the HAFC are appointed by the Fulton County Board of Commissioners.

For the period of this Consolidated Plan the City will not be undertaking housing activities; however the City will continue to cooperate with the HAFC. The Housing Authority of Fulton County is not currently designated as “troubled” by HUD; therefore, no strategy on the City’s part is required.

**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	Metro Atlanta Tri-Jurisdictional Collaborative	The common goal is to find more specific homeless data for Sandy Springs. While the Tri-Jurisdictional report addresses the county in which the City is located, the data found is so

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
	on Homelessness	broad that the City is unable to base a specific homelessness strategy on the data.

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

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

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 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 members of the HAFC are appointed by the Fulton County Board of Commissioners. For the period of this Consolidated Plan, the City will not be undertaking housing activities; however the City will continue to cooperate with the AFC.

**Narrative**

N/A

## PR-15 Citizen Participation

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

#### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	N/A	No comments received regarding Public Hearing.	The City accepted all comments.	
Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	N/A	No comments received regarding Open House.	The City accepted all comments.	
Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	N/A	No comments received regarding Needs Assessment Meeting.	The City accepted all comments.	
Newspaper Ad	Non-targeted/broad community	N/A	No comments received regarding Public Hearing.	The City accepted all comments.	
Newspaper	Non-targeted/broad	N/A	No comments	The City accepted all	

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Ad	community		received regarding Open House.	comments.	
Newspaper Ad	Non-targeted/broad community	N/A	No comments received regarding Needs Assessment Meeting.	The City accepted all comments.	
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 regarding Public Hearing.	The City accepted all comments.	<a href="http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant">http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant</a>
Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	N/A	No comments received regarding Open House.	The City accepted all comments.	<a href="http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant">http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	<p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>				
Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	N/A	No comments received regarding Needs Assessment Meeting.	The City accepted all comments.	<a href="http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant">http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant</a>
Other	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p>	See attached mailing list.	No comments received regarding Public Hearing & Open House. One Needs Assessment Survey returned to staff.	The City accepted all comments.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Non-targeted/broad community  Residents of Public and Assisted Housing				
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.	No comments received regarding Open House.	The City accepted all comments.	
Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities	1 attendee; 1 agency represented at Public Hearing.	Request for Public Service project funding	The City accepted all comments.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	<p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>				
Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	2 attendees; 1 agency represented at Open House.	Request for Public Service project funding	The City accepted all comments.	
Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p>	5 attendees; 3 agencies represented at Needs Assessment Meeting.	Request for Public Service project funding	The City accepted all comments.	

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
	Non-targeted/broad community  Residents of Public and Assisted Housing				

**Table 4 – Citizen Participation Outreach**

# 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

## NA-10 Housing Needs Assessment

### 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 rather work 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	2000 Census (Base Year)	2010 Census/2011ACS (Most Recent Year)	% Change
Population	85,779	93,853	9%
Households	42,793	42,334	-1%
Median Income	\$60,428.00	\$66,837.00	11%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

2010 Decennial Census

**Data Source Comments:**

### Discussion

According to the 2010 Decennial Census data, approximately 52.4% 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.

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,325	2,625	4,495	3,005	
Small Family Households *	640	810	1,305	11,145	
Large Family Households *	70	200	185	1,195	
Household contains at least one	229	365	455	315	2,670

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
person 62-74 years of age					
Household contains at least one person age 75 or older	338	315	480	250	1,035
Households with one or more children 6 years old or younger *	270	384	555	3,350	
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2005-2009 CHAS

## Housing Needs Summary Tables for several types of Housing Problems

### 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
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	35	15	50	0	25	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	55	25	0	84	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	115	185	160	510	0	0	15	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	1,360	650	205	55	2,270	330	385	335	190	1,240
Housing cost burden greater than 30% of income (and none of the above problems)	60	1,025	1,470	255	2,810	35	120	420	235	810
Zero/negative Income (and none of the above problems)	355	0	0	0	355	25	0	0	0	25

**Table 7 – Housing Problems Table**

Data Source: 2005-2009 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
Having 1 or more of four housing problems	1,410	820	445	230	2,905	340	410	350	190	1,290
Having none of four housing problems	140	1,120	2,800	1,945	6,005	55	275	905	640	1,875
Household has negative income, but none of the other housing problems	355	0	0	0	355	25	0	0	0	25

**Table 8 – Housing Problems 2**

Data Source: 2005-2009 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
Small Related	365	695	540	1,600	55	110	185	350
Large Related	40	140	50	230	30	35	55	120
Elderly	289	204	285	778	205	275	230	710
Other	780	775	945	2,500	90	110	310	510
Total need by income	1,474	1,814	1,820	5,108	380	530	780	1,690

**Table 9 – Cost Burden > 30%**

Data Source: 2005-2009 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
Small Related	345	170	10	525	55	75	120	250
Large Related	40	10	0	50	30	35	15	80
Elderly	255	85	135	475	170	205	115	490
Other	765	400	55	1,220	90	95	90	275
Total need by income	1,405	665	200	2,270	345	410	340	1,095

**Table 10 – Cost Burden > 50%**

Data Source: 2005-2009 CHAS

#### 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
Single family households	34	115	115	0	264	10	0	15	0	25
Multiple, unrelated family households	20	25	90	0	135	0	0	0	0	0
Other, non-family households	0	30	0	0	30	0	0	0	0	0
Total need by income	54	170	205	0	429	10	0	15	0	25

**Table 11 – Crowding Information**

Data Source: 2005-2009 CHAS

**What are the most common housing problems?**

Existing housing data from the 2005-2009 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?**

Existing housing data from the 2005-2009 CHAS indicates that housing cost burden primarily impacts small related families or 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 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 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).

**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 significant housing problems or homeless needs for the City of Sandy Springs.

## NA-15 Disproportionately Greater Need: Housing Problems

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 than 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	1,845	95	380
White	1,125	90	235
Black / African American	385	4	95
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	285	0	45

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2005-2009 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%

**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	2,375	250	0
White	1,215	190	0
Black / African American	510	59	0
Asian	95	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	490	0	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2005-2009 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	2,685	1,810	0
White	1,510	980	0
Black / African American	700	425	0
Asian	85	79	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	380	255	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2005-2009 CHAS

\*The four housing problems are:

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

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	910	2,095	0
White	645	1,090	0
Black / African American	105	600	0
Asian	30	75	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	135	230	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2005-2009 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 CHAS data above, in Sandy Springs, the four housing problems do not have a disproportionate impact on any particular population.

## NA-20 Disproportionately Greater Need: Severe Housing Problems

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

For any of the income categories included 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 than 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	1,750	195	380
White	1,050	170	235
Black / African American	380	15	95
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	275	10	45

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2005-2009 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

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	1,230	1,395	0
White	745	660	0

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
Black / African American	220	350	0
Asian	40	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	200	290	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2005-2009 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

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	795	3,705	0
White	495	1,995	0
Black / African American	65	1,060	0
Asian	20	145	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	215	420	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2005-2009 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	420	2,585	0
White	250	1,485	0
Black / African American	30	675	0
Asian	15	90	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	125	240	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2005-2009 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 CHAS data above, in Sandy Springs, the four housing problems do not have a disproportionate impact on any particular population.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens

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

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 than the percentage in the category as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,640	6,030	4,195	380
White	17,435	3,860	3,040	235
Black / African American	2,580	1,170	635	95
Asian	805	225	115	0
American Indian, Alaska Native	20	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,450	725	350	45

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2005-2009 CHAS

### Discussion

Based on the CHAS data above, in Sandy Springs, the four housing problems do not have a disproportionate impact on any particular population.

## **NA-30 Disproportionately Greater Need: Discussion**

### **Income categories in which a racial or ethnic group has disproportionately greater need**

For the City of Sandy Springs, based on the CHAS data detailed in the Needs Assessment sections, there are no income categories in which a racial or ethnic group has a disproportionately greater need (rate exceeding 10% of jurisdiction as a whole).

### **Needs not previously identified**

N/A

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

N/A

## **NA-35 Public Housing**

### **Introduction**

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 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 has also participated in the development of 4 multifamily housing bond properties in Sandy Springs. They are as follows:

- Commons at Victoria Park (32% affordable units)
- Monterey (26% affordable units)
- Hampton Hill (39% affordable units)
- Provence North (36% affordable units)

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

## Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	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
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 21 - Public Housing by Program Type**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	13,524	12,339	0	12,242	0	0	0
Average length of stay	0	0	5	5	0	4	0	0	0
Average Household size	0	0	1	3	0	3	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	87	127	0	126	0	0	0
# of Disabled Families	0	0	33	278	0	273	0	0	0
# of Families requesting accessibility features	0	0	193	2,001	0	1,978	0	0	0
# of HIV/AIDS program	0	0	0	0	0	0	0	0	0

Program Type									
	Certificate	Mod-Rehab	Public Housing	Special Purpose Voucher					
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
participants									
# of DV victims	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 22 – 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	Special Purpose Voucher					
				Total	Project - based	Tenant - based	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
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 23 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	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 24 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## **Section 504 Needs Assessment**

### **Needs of public housing tenants and applicants on the waiting list for accessible units**

As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan adopted April 30, 2011, 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.

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

As of June 1, 2010, there were 115 extremely low-income families on the public housing waiting list and 119 families on the Section 8 tenant-based assistance waiting list. 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**

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.

## NA-40 Homeless Needs Assessment

### 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. Due to this lack of data, it is difficult to establish a priority ranking for this category of need. However, the City does fall within the study area of the 2009 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report. According to this 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 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
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

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 with HIV	0	0	0	0	0	0

**Table 25 - Homeless Needs Assessment**

Data Source Comments:

Population includes Rural Homeless: none

**Jurisdiction’s Rural Homeless Population**

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction**

Specific data for Sandy Springs is unavailable. Please refer to the 2009 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report and the data specific to Fulton County.

**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. 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, 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.

## **Nature and Extent of Homelessness by Racial and Ethnic Group**

Sandy Springs is not a rural community.

## **Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness**

### **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 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. 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, 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**

### **Introduction**

For the period of the 2013-17 Consolidated Plan, the City's strategy for addressing special needs populations (e.g. disabled, persons with HIV/AIDS) is to ensure continued review and evaluation of permit applications for compliance with ADA requirements.

### **Characteristics of Special Needs Populations**

Census 2010 data indicates that the City has approximately 5,301 residents with a disability. According to the American Community Survey 1-year estimate, among the civilian noninstitutionalized population in 2011, 6 percent reported a disability. The likelihood of having a disability varied by age - from 3% of people under 18 years old, to 4% of people 18 to 64 years old, and to 20% of those 65 and over. For the disabled under 18 years old, the primary disability categories were difficulty with cognitive, hearing, or self-care. For disabled persons aged 18 to 64, the primary disability categories were ambulatory, cognitive, or independent living difficulty. For those 65 and over, ambulatory and independent living difficulty were the primary disabilities.

### **Housing and Supportive Service Needs and Determination**

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.

### **Public Size and Characteristics of Population with HIV / AIDS**

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 Eligible Metropolitan Statistical Area (EMSA) for the Housing Opportunities for Persons with AIDS (HOPWA) Program. Furthermore, the City is not seeking funding via the 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 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. For the 2011 grant year, the Georgia Department of Community Affairs awarded \$225,000 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**

### **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 a part of the City's 2027 Comprehensive Plan, a need for 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.

### **Need Determination**

These needs were determined through the Needs Assessment and data collection processes of the Consolidated Plan and during the preparation of the 2027 Comprehensive Plan.

### **Public Improvements**

An aggressive public improvements program has been anticipated 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

### **Need Determination**

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 40.7% 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.

### **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 most 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.

### **Need Determination**

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

### Introduction

Based on the 2010 Census, of the 42,334 occupied housing units in the City of Sandy Springs approximately 48% were owner occupied and 52% 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	33,260	58%
1-unit, attached structure	3,707	6%
2-4 units	1,238	2%
5-19 units	12,802	22%
20 or more units	5,964	10%
Mobile Home, boat, RV, van, etc.	81	0%
<b>Total</b>	<b>57,052</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2005-2009 ACS Data

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	31	0%	214	1%
1 bedroom	509	3%	5,614	38%
2 bedrooms	2,606	14%	6,817	46%
3 or more bedrooms	15,282	83%	2,187	15%
<b>Total</b>	<b>18,428</b>	<b>100%</b>	<b>14,832</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2005-2009 ACS Data

### Number and Targeting of Units

The Housing Authority of Fulton County (HAFC) operates 2 public housing properties within the city limits of Sandy Springs: the 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.

According to the HAFC 5-year Plan and Annual Plan adopted April 30, 2011, the housing authority currently administers 843 Housing Choice Vouchers. However, the plan does not indicate which jurisdictions those being assisted are located in.

### **Units Expected to be lost from Inventory**

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. Both the 2027 Comprehensive Plan and City Center Master Plan adopted by the City encourage the development of affordable and workforce housing.

With regard to public housing units, the HAFC has not indicated and the City is not aware of an expected loss of units at the Allen Road Mid-Rise Apartments. However, the HAFC has indicated a desire to dispose of the 9-unit Belle Isle apartment property as the units have outlived their usefulness and are obsolete as to physical condition, making it unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return the property or portion of the property to its useful life.

The HAFC has also participated in the development of 4 multifamily housing bond properties in Sandy Springs. They are as follows:

- Commons at Victoria Park (32% affordable units)
- Monterey (26% affordable units)
- Hampton Hill (39% affordable units)
- 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 Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan indicates that as of June 1, 2010, there were 115 extremely low-income families on the public housing waiting list and 119 families on the Section 8 tenant-based assistance waiting list. These numbers are provided on a county-wide basis, as such it seems that the general need for housing units has been met.

### **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.

## **Discussion**

As provided in the Needs Assessment section of this plan, existing housing data from the 2005-2009 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 housing units.

## MA-15 Cost of Housing

### Introduction

This section of the Consolidated Plan will analyze the cost of the current housing stock located in the City.

### Cost of Housing

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	316,600	452,700	43%
Median Contract Rent	796	828	4%

**Table 30 – Cost of Housing**

Data Source: 2005-2009 ACS Data  
2000 Census (Base Year)  
2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	722	4.9%
\$500-999	10,823	73.0%
\$1,000-1,499	2,649	17.9%
\$1,500-1,999	384	2.6%
\$2,000 or more	254	1.7%
<b>Total</b>	<b>14,832</b>	<b>100.0%</b>

**Table 31 - Rent Paid**

Data Source: 2005-2009 ACS Data

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	No Data	No Data
50% HAMFI	No Data	No Data
80% HAMFI	No Data	No Data
100% HAMFI	No Data	No Data
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 32 – Housing Affordability**

Data Source Comments:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 33 – Monthly Rent**

Data Source Comments:

## Availability of Sufficient Housing

As discussed in the Needs Assessment, there are a sufficient number of units in the City. However, there are some cost burden issues for LMI populations and a need for additional affordable housing units.

As noted in the 2027 Comprehensive Plan Community Assessment, the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of some of the developments in the City makes them inherently affordable, it also makes these units obsolete. Over the City's history, there have been several 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.

## Expected Change of Housing Affordability

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 multifamily units 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 2027 Comprehensive Plan that support mixed-income housing as a part of redevelopment proposals.

## Rent Comparison

Based on the Department of Housing and Urban Development (HUD) FY 2013 Fair Market Rent Documentation System, approximately 75% of the rental units in the City fall within the fair market range.

## Discussion

The City, because of the age of its current housing stock and the move toward redevelopment, through its adopted policies and regulations will have to encourage affordability in order to maintain a sufficient mix of housing.

## MA-20 Condition of Housing

### Introduction

The City of Sandy Springs has a sufficient number of rental units to meet the demand as compared to owner-occupied units, as detailed in the Needs Assessment. There is, however, a cost burden issue for some segments of the LMI population. As the data shows, the City does not have many units with more than one of the conditions referred to in the Census Data.

### Definitions

The City defines “standard condition” as a housing unit that meets all state and local codes.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,554	25%	5,618	38%
With two selected Conditions	52	0%	339	2%
With three selected Conditions	38	0%	24	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,784	75%	8,851	60%
<b>Total</b>	<b>18,428</b>	<b>100%</b>	<b>14,832</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2005-2009 ACS Data

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,321	13%	646	4%
1980-1999	7,387	40%	9,746	66%
1950-1979	8,312	45%	4,252	29%
Before 1950	408	2%	188	1%
<b>Total</b>	<b>18,428</b>	<b>100%</b>	<b>14,832</b>	<b>100%</b>

Table 35 – Year Unit Built

Data Source: 2005-2009 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	8,720	47%	4,440	30%

Housing Units build before 1980 with children present	1,985	11%	1,390
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**Table 36 – Risk of Lead-Based Paint**

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

### 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 be 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 140 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

### Introduction

The Housing Authority of Fulton County (HAFC) operates 2 public housing properties within the city limits of Sandy Springs: the 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 has also participated in the development of 4 multifamily housing bond properties in Sandy Springs. They are as follows:

- Commons at Victoria Park (32% affordable units)
- Monterey (26% affordable units)
- Hampton Hill (39% affordable units)
- Provence North (36% affordable units)

As noted in the Housing Authority of Fulton County (HAFC) 5-year Plan and Annual Plan adopted April 30, 2011, the Allen Road Mid-Rise apartments are typically fully occupied. As of June 1, 2010, there were 115 extremely low-income families on the public housing waiting list and 119 families on the Section 8 tenant-based assistance waiting list in Fulton County.

### 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

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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 accessible units			0						
# of FSS participants									
# of FSS completions									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Supply of Public Housing Development

The Allen Road Mid-Rise is the largest and most diverse public housing authority property 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. HAFC received a score of 36 out of 40 during its Physical Inspection component of HUD’s Public Housing Assessment on July 2, 2012. HAFC is considered a “High Performer” under that assessment system.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Allen Road Midrise	83

Table 39 - Public Housing Condition

## Restoration and Revitalization Needs

During its 2008 inspection, Allen Road Midrise received a score of 83 out of 100. There do 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.

## Strategy of Improving the Living Environment of low- and moderate Income Families

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**

### **Introduction**

The following facilities have been identified in the Sandy Springs area as providing some form of homeless or housing assistance. Several of these facilities 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.

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

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 Targeted to Homeless Persons**

	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)	99	30	168	12	0
Unaccompanied Youth	0	0	18	0	60
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0

**Table 40 - Facilities Targeted to Homeless Persons**

Data Source Comments:

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

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 area of the 2009 Metro Atlanta Tri-Jurisdictional Continuum of Care Homeless Census Report. According to this 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 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**

### **Introduction**

The 2010 Census reported that there were approximately 5,301 residents with a disability in the City. According to the American Community Survey 1-year estimate, among the civilian noninstitutionalized population in 2011, 6 percent reported a disability. The likelihood of having a disability varied by age - from 3% of people under 18 years old, to 4% of people 18 to 64 years old, and to 20% of those 65 and over. For the disabled under 18 years old, the primary disability categories were difficulty with cognitive, hearing, or self-care. For the disabled 18 to 64 years old, the primary disability categories were ambulatory, cognitive, or independent living difficulty. For those 65 and over, ambulatory and independent living difficulty were the primary disabilities.

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

The Allen Road Mid-Rise Apartments, which are designed for elderly and disabled residents, is the largest and most 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 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 disabled populations. However, based on the data above, the predominant disabled population is 65 and over and the Allen Road Midrise facility 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 2013-17 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 2010 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 will also ensure continued review and evaluation of 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**

### **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.

#### *3. Lack of Available Land for Development.*

*The Sandy Springs 2007-27 Comprehensive Plan projects 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.*

In addition to a lack of available land, the 2027 Comprehensive Plan Community Assessment notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of 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.*

## MA-45 Non-Housing Community Development Assets

### 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	101	89	0	0	0
Arts, Entertainment, Accommodations	5,417	4,580	11	7	-4
Construction	2,960	1,369	6	2	-4
Education and Health Care Services	7,545	24,958	16	36	20
Finance, Insurance, and Real Estate	6,337	9,585	13	14	1
Information	2,140	3,469	4	5	1
Manufacturing	2,325	3,558	5	5	0
Other Services	1,937	2,079	4	3	-1
Professional, Scientific, Management Services	10,270	9,673	21	14	-7
Public Administration	841	142	2	0	-2
Retail Trade	5,086	5,248	11	7	-4
Transportation and Warehousing	1,341	3,555	3	5	2
Wholesale Trade	1,570	1,794	3	3	0
Total	47,870	70,099	--	--	--

**Table 42 - Business Activity**

**Data Source:** 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	49,710
Civilian Employed Population 16 years and over	47,870
Unemployment Rate	3.70
Unemployment Rate for Ages 16-24	11.53
Unemployment Rate for Ages 25-65	2.89

**Table 43 - Labor Force**

Data Source: 2005-2009 ACS Data

## Occupations by Sector

Management, business and financial	23,270
Farming, fisheries and forestry occupations	74
Service	7,115
Sales and office	13,244
Construction, extraction, maintenance and repair	2,514
Production, transportation and material moving	1,653

**Table 44 – Occupations by Sector**

Data Source: 2005-2009 ACS Data

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,659	66%
30-59 Minutes	12,549	29%
60 or More Minutes	2,020	5%
<b>Total</b>	<b>43,228</b>	<b>100%</b>

**Table 45 - Travel Time**

Data Source: 2005-2009 ACS Data

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,149	240	611
High school graduate (includes equivalency)	4,645	185	1,289

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	7,266	293	1,776
Bachelor's degree or higher	25,982	757	4,777

**Table 46 - Educational Attainment by Employment Status**

Data Source: 2005-2009 ACS Data

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	401	890	664	538	341
9th to 12th grade, no diploma	778	658	601	649	288
High school graduate, GED, or alternative	1,555	2,162	1,488	2,469	1,447
Some college, no degree	2,307	2,212	1,795	3,007	1,365
Associate's degree	241	769	567	993	333
Bachelor's degree	1,632	6,988	5,631	8,197	2,475
Graduate or professional degree	82	2,403	2,674	5,623	1,419

**Table 47 - Educational Attainment by Age**

Data Source: 2005-2009 ACS Data

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,734
High school graduate (includes equivalency)	28,040
Some college or Associate's degree	36,195
Bachelor's degree	55,910
Graduate or professional degree	85,816

**Table 48 – Median Earnings in the Past 12 Months**

Data Source: 2005-2009 ACS Data

### 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 Sandy Springs/Perimeter Chamber of Commerce Sandy Springs/Perimeter Guidebook:

1. Children’s Healthcare of Atlanta

2. Northside Hospital
3. IBM
4. Saint Joseph's Hospital
5. UPS
6. Cisco Systems
7. ING North America Insurance
8. AT&T Mobility
9. WorldPay
10. Cox Enterprises

**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.

**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.

**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 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, 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.

## **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 any populations or households in areas or neighborhoods that are more affected by multiple housing problems?**

For the City of Sandy Springs, there are no income categories in which a racial or ethnic group has a disproportionately greater need (rate exceeding 10% of jurisdiction as a whole). However, the Hispanic population is impacted at a greater rate by multiple housing problems, including cost burden. Additionally, when analyzing household types it is noted that elderly populations are impacted at a higher rate with the cost burden housing problem.

### **Are there areas in the Jurisdiction where these populations are concentrated?**

The Hispanic population of the City is 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, 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 40.7% 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 minimal redevelopment and investment taking place over the last 5-years.

### **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 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).

To aid in serving the community, Community Action Center 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. 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 to 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 provided 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.

#### 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 2010 Decennial Census data, approximately 52.4% 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.

#### Anticipated Resources

The City anticipates that the only funds available for 2013 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

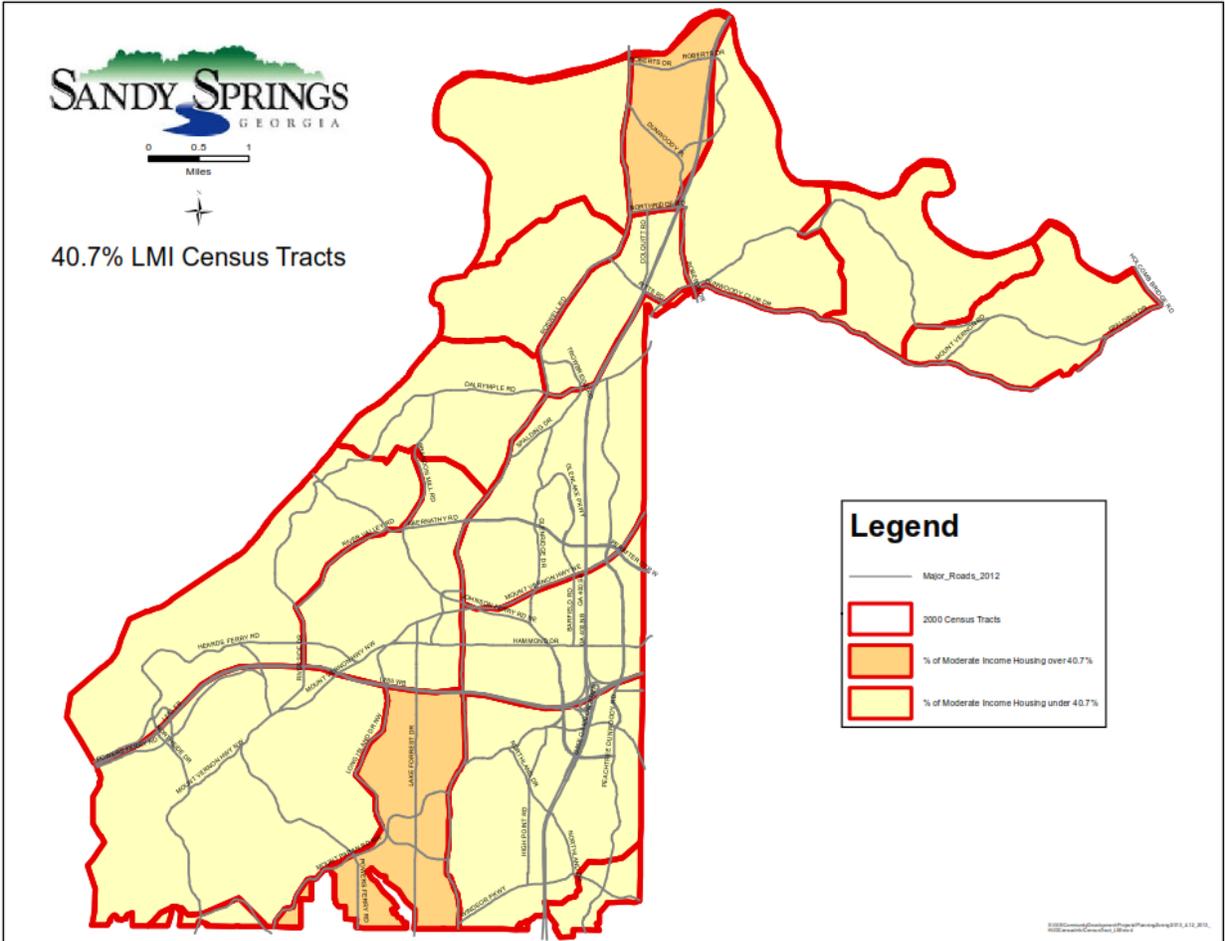
The consolidated plan must outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and increase access to housing without such health hazards.

### 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.



40.7% LMI Census Tracts

## **SP-10 Geographic Priorities**

### **Geographic Area**

1. **Area Name:** 40.7% LMI Census Tracts

**Area Type:** Local Target area

**Identify the neighborhood boundaries for this target area.**

**Include specific housing and commercial characteristics of this target area.**

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

**Identify the needs in this target area.**

**What are the opportunities for improvement in this target area?**

**Are there barriers to improvement in this target area?**

### **Table 49 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

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 40.7% to these project activities in the designated target areas. The attached map illustrates the U.S. Bureau of the Census Tracts where at least 40.7% of the resident population in Sandy Springs is LMI.

## SP-25 Priority Needs

### Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Public Improvements & Infrastructure	High	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	Public Improvements & Infrastructure
Public Services	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill	Public Service

		<p>Chronic Substance Abuse veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p>	
Production of new units	Low	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>Families with Children</p> <p>Mentally Ill</p> <p>Chronic Substance Abuse veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p>	
Economic development	Low	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p>	
Rehabilitation of existing units	Low	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Elderly</p> <p>Public Housing Residents</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Physical Disabilities</p>	

		Persons with Developmental Disabilities Persons with HIV/AIDS and their Families	
Acquisition	Low	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	
Code enforcement	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development	
City conducts studies	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development	
Homeownership assistance	Low	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents	

**Table 50 – Priority Needs Summary**

**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 (increasing rents) and future retail jobs in the area will provide comparatively lower pay. This trend may be off-site however due to the City’s relatively high percentage of rental units (52.4%).

## SP-30 Influence of Market Conditions

### 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 2005-2009 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 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.
TBRA for Non-Homeless Special Needs	For the period of the 2013-17 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 2010 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 2010 Decennial Census data, approximately 52.4% of the units in the City are renter-occupied. The market conditions do not indicate a need for new unit production.
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 2010 Decennial Census data, approximately 52.4% of the units in the City are renter-occupied. The market conditions do not indicate a need for acquisition and/or preservation of existing affordable housing units.

**Table 51 – Influence of Market Conditions**

### Discussion

According to the 2010 Decennial Census data, approximately 52.4% 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

### Introduction

The City anticipates that the only funds available for 2013 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.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	400,000	0	0	400,000	1,600,000	

Table 52 - 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**

For 2013, 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 2013, CDBG funds will not be leveraged with other City, state or Federal funds. There are no matching requirements for the CDBG Program.

## SP-40 Institutional Delivery Structure

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
	Government	Non-homeless special needs public facilities public services	Jurisdiction

Table 53 - 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 2013 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: the 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. 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance			

Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
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		
<b>Other</b>			

**Table 54 - 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 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 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 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. For the 2011 grant year, the Georgia Department of Community Affairs awarded \$225,000 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

### Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Improvements & Infrastructure	2013	2017	Non-Housing Community Development	40.7% LMI Census Tracts	Public Improvements & Infrastructure	CDBG: \$1,880,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3080 Persons Assisted
Public Service	2015	2017	Non-Housing Community Development	40.7% LMI Census Tracts	Public Services	CDBG: \$120,000	Public service activities other than Low/Moderate Income Housing Benefit: 3080 Persons Assisted

Table 55 – Goals Summary

### 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.

#### Discussion

Data contained in previous sections has indicated the targeted area has both a disproportionate percentage of minority residents and cost-burdened households. Because of this, priority has been given to the renter communities and those with non-homeless special needs. Although housing is not proposed in conjunction with the current request, the City may decide to expand the scope of the CDBG program to include Public Service to support agencies in Sandy Springs as more data from the households in the target area becomes available.

## **SP-50 Public Housing Accessibility and Involvement**

### **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 Voluntary 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**

### **Barriers to Affordable Housing**

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.

#### *3. Lack of Available Land for Development.*

*The Sandy Springs 2007-27 Comprehensive Plan projects 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.*

In addition to a lack of available land, the 2027 Comprehensive Plan Community Assessment notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of 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.*

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

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

For the period of the Consolidated Plan, the City will analyze the 2027 Comprehensive Plan and City Center Master Plan to ensure that affordable housing is directly incentivized.

## **SP-60 Homelessness Strategy**

### **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 Report as permitted by HUD regulations and included in the Appendix of this document. However, it is important to note that the 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.

### **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 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 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.

**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**

### **Actions to address LBP hazards and increase access to housing without LBP 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.

### **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**

### **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 Zoning Ordinances that allow for mixed-use, mixed-housing developments. These types of ordinances coincide with supporting a wide range of businesses with potential employment opportunities for individuals with varying skill sets.

## **SP-80 Monitoring**

**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 2013, the City does not anticipate using nonprofit or other subrecipients to deliver programs, projects or services funded with its 2013 CDBG allocation, which require clearly defined monitoring procedures. The City will evaluate where monitoring policies and procedures are needed over the course of the 2013 Annual Action Plan and amend the 2013-17 Consolidated Plan to include those procedures.

## Expected Resources

### AP-15 Expected Resources

#### Introduction

The City anticipates that the only funds available for 2013 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.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	400,000	0	0	400,000	1,600,000	

Table 56 - 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 2013, 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 2013, 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

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Public Improvements & Infrastructure	2013	2017	Non-Housing Community Development	40.7% LMI Census Tracts	Public Improvements & Infrastructure	CDBG: \$400,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3080 Persons Assisted

Table 57 – Goals Summary

**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 91.215(b)**

## Projects

### AP-38 Project Summary

#### Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Roswell Road Multiyear Sidewalk Program Phase II	40.7% LMI Census Tracts	Public Improvements & Infrastructure	Public Improvements & Infrastructure	CDBG: \$400,000

Table 58 – Project Summary

## AP-35 Projects

### Introduction

The City of Sandy Springs began its participation in HUD’s CDBG Program in 2008 and the City’s 2008-12 plan identified a single priority for the first five years of its program: infrastructure improvements. Consequently, a multiyear sidewalk program was developed for the Roswell Road corridor between Dalrymple Road and the Chattahoochee River. During the 2008-2012 program, the design for the full Roswell Road Multiyear Sidewalk Project and Phase I construction was completed. Additionally, portions of the Phase II construction have commenced. However, the project has not been completed. As such, the City has determined that for the first year of the 2013-17 Consolidated Plan, continuation of Phase II construction should be the priority project.

#	Project Name
1	Roswell Road Multiyear Sidewalk Program Phase II

**Table 59 – 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-50 Geographic Distribution

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Phase II of the Roswell Road Multiyear Sidewalk Project will complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Northridge Road to the Chattahoochee River and along Hightower Trail, specifically within Census Tract 13121010111).

### Geographic Distribution

Target Area	Percentage of Funds
40.7% LMI Census Tracts	100

Table 60 - 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 40.7% to these project activities in the designated target areas. The map below illustrates the U.S. Bureau of the Census Tracts where at least 40.7% 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

### Introduction

According to the 2010 Decennial Census data, approximately 52.4% of the units in 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. 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.

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

**Table 61 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 62 - 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.

## **AP-60 Public Housing**

### **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 2 public housing properties within the city limits of Sandy Springs: the 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.

### **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 2013, 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**

### **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 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 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.

**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 2010 Census reported the City had approximately 5,301 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.

**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.

## **AP-75 Barriers to affordable housing**

### **Introduction**

The City's Analysis of Impediments to Fair Housing (AI) outlines "Lack of Available Land for Development" as one of the key issues impacting the development of affordable housing and residential investment.

In addition to a lack of available land, the 2027 Comprehensive Plan Community Assessment notes that the housing stock in Sandy Springs is predominantly multifamily and aging. While the age of 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.

**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 the 2027 Comprehensive Plan and City Center Master Plan to ensure that affordable, workforce housing is encouraged.

### **Discussion**

Future strategies for addressing such barriers could include analyses of building codes, environmental problems, impact fees, and the creation of incentive programs.

## **AP-85 Other Actions**

### **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 adopted April 30, 2011, the Allen Road Mid-Rise apartments are typically fully occupied. As of June 1, 2010, there were 115 extremely low-income families on the public housing waiting list and 119 families on the Section 8 tenant-based assistance waiting list. As such, 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 2013, the City does not plan to undertake any actions to address affordable housing needs.

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

According to the 2010 Decennial Census data, approximately 52.4% of the units in the City are renter-occupied. The market conditions do not indicate a need for acquisition and/or preservation of existing affordable housing units. However, the City will complete analyses of existing codes, regulations, and plans to ensure that affordable, workforce housing is encouraged.

### **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 2013-17 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

#### Introduction

The City anticipates that the only funds available for 2013 for the Roswell Road Multiyear Sidewalk Project Phase II 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.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220.(I)(1)

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

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

#### 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%

#### Discussion

The City will use 100% of its 2013 CDBG allocation toward Phase II and does not plan on having any program income or urgent need activities.