

DRAFT
2015 Annual Action Plan
Sandy Springs, GA



Submitted May 15, 2015 or August 16, 2015 (TBD)

**U.S. Department of Housing and Urban Development
Atlanta Regional Office
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Annual Action Plan
2015

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Executive Summary

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

1. Introduction

The 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. 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.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Needs Assessment identified 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 2013-2017 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

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

Under 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. Under Phase II of the Roswell Road Multiyear Sidewalk project, the City was able to construct 2 miles of including street lights, ADA ramps, brick pavers, and landscaping from Northridge Road to Chattahoochee River. Sidewalks and ADA ramps were also constructed along the north side of Hightower Trail. All portions of the project increased access and improved safety for 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 the north side of Hightower Trail to the Community Assistance Center (CAC), the City's largest nonprofit public service provider.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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

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

1. Public Hearing and Program Update on Tuesday, February 3, 2015 at 6:00 p.m. (Sandy Springs City Hall)
2. Draft Review and Public Comment Period Announcement on Tuesday, March 17, 2015 at 6:00 p.m. (Sandy Springs City Hall)
3. Annual Action Plan Adoption on Tuesday, May 5, 2015 at 6:00 p.m. (Sandy Springs City Hall)

In addition to receiving public comments and consulting with public service agencies, the City of Sandy Springs has maintained a webpage dedicated to the CDBG Program in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow 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.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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.
- Community Assistance Center (CAC)

These agencies have indicated a strong desire for the City to provide funding for Public Service projects through its CDBG funding allocations. A summary of the public hearing minutes (Exhibit A) and the public comments received (Exhibit B) are 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 2013-2017 Consolidated Planning period is for Public Improvements and Infrastructure and Public Service projects. Due to the previous project undertaken with CDBG funds, the focus of the 2015 Annual Action Plan will be to begin the South Roswell Road Sidewalk Project.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	SANDY SPRINGS	
CBDG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

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 Annual Action 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

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Angela Parker, Director of Community Development

Joe Cooley, Director of Planning & Zoning

Consolidated Plan Public Contact Information

For additional information, email cdbgprogram@sandyspringsga.gov or call 770-730-5600.

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

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

1. Introduction

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

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

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

The consolidated plan must provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. As it relates to the preparation of its homeless strategy, the jurisdiction must describe efforts in addressing the needs of persons that are chronically homeless. With respect to the public entities involved, the plan must describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of its Consolidated Plan. For economic development, the jurisdiction should describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies.

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

1. Public Hearing and Program Update on Tuesday, February 3, 2015 at 6:00 p.m. (Sandy Springs City Hall)
2. Draft Review and Public Comment Period Announcement on Tuesday, March 17, 2015 at 6:00 p.m. (Sandy Springs City Hall)
3. Public Hearing and Annual Action Plan Adoption on Tuesday, May 5, 2015 at 6:00 p.m. (Sandy Springs City Hall)

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

- Child Development Association
- The Drake House
- Families First
- The Solidarity School
- U-Hope CDC, Inc.
- Community Assistance Center (CAC)

In addition to receiving public comments and consulting with these agencies, the City of Sandy Springs has maintained a webpage dedicated to the CDBG Program and its planning and reporting documents in an effort to broaden public participation in the City's process. The City also has a dedicated email address (cdbgprogram@sandyspringsga.gov) to allow 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.

N/A

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

N/A

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

1	Agency/Group/Organization	Child Development Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency will be contacted by three (3) electronic mailings regarding the meetings held by the City in February, March, and May of 2015. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.
2	Agency/Group/Organization	THE DRAKE HOUSE, INC.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy General Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency will be contacted by three (3) electronic mailings regarding the meetings held by the City in February, March, and May of 2015. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.
3	Agency/Group/Organization	FAMILIES FIRST
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency will be contacted by three (3) electronic mailings regarding the meetings held by the City in February, March, and May of 2015. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.
4	Agency/Group/Organization	The Solidarity School
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs General Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency will be contacted by three (3) electronic mailings regarding the meetings held by the City in February, March, and May of 2015. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.
5	Agency/Group/Organization	U-Hope CDC, Inc.
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy General Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency will be contacted by three (3) electronic mailings regarding the meetings held by the City in February, March, and May of 2015. The agency has recommended that the City consider using a portion of its CDBG allocation for Public Service projects.

6	Agency/Group/Organization	Community Assistance Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy General Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This agency will be contacted by three (3) electronic mailings regarding the meetings held by the City in February, March, and May of 2015.

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. 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 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 Annual Action Plan the City will not be undertaking housing activities, however the City will continue to cooperate with HAFC. HAFC has proposed and received support from the City on the rehabilitation of the Allen Road Mid-Rise and the addition of units at that facility and the disposition of the Belle Isle Apartments which are functionally obsolete. HAFC 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 on Homelessness	The common goal is to find more specific homeless data for Sandy Springs. While the Tri-J report addresses the county in which the City is located, the data found is so broad that the City is unable to base a specific homelessness strategy on the data.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City has been in touch with Fulton County regarding the creation of a new Continuum of Care due to the dissolution of the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness. The City will work with the County and other cities to establish this organization and research the current state of homelessness in the community.

AP-12 Participation – 91.105, 91.200(c)

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

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

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

1. Public Hearing and Program Update on Tuesday, February 3, 2015 at 6:00 p.m. (Sandy Springs City Hall)
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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 and/or consulted with the following agencies:

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- Community Assistance Center (CAC)

These agencies have indicated a strong desire for the City to provide funding for Public Service projects through its CDBG funding allocations.

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		None		http://www.sandyspringsga.org/City-Departments/Community-Development/Community-Development-Block-Grant
2	Newspaper Ad	Non-targeted/broad community		None		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish		None		
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		None received at 02/03/15 public hearing.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		None		
6	Newspaper Ad	Non-targeted/broad community		None		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish		None		
8	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		None		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City anticipates that the only funds available for 2015 for the selected Capital Improvement Project (CIP) project will be Community Development Block Grant (CDBG) funds. These funds will be used for the design and construction of sidewalks in the City's CDBG target areas that are designated Low and Moderate Income (LMI) Census Tracts as shown on the attached map (Exhibit C) [see section AP-35, Projects for detailed description].

2015 ANNUAL ACTION PLAN CONTIGENCY: Pursuant to HUD Notice CPD-14-015 issued October 21, 2014, grantees have been "advised not to submit its consolidated plan/action plan until the FY 2015 formula allocations have been announced. Once HUD informs the grantee of its FY 2015 formula funding allocation amounts, the grantee should, prior to submission, ensure that the actual FY 2015 allocation amounts are reflected in the SF-424, in the description of resources and objectives, and in the description of activities to be undertaken (or, for states, the method of distribution). It may be necessary for the grantee to revise its action plan before submission to HUD". As such, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. Should the actual allocation amount exceed the grantee's estimate, the grantee will increase the activities' budgets and will amend the proposed activities based

on the amount of additional funding available.

Priority Table

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	577,782	0	545,644	1,656,701	500,000	Priority to be given to infrastructure projects in LMI target areas.

Table 5 - 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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Improvements & Infrastructure
	Goal Description	

Table 7 – Goal Descriptions

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):

None.

AP-35 Projects – 91.220(d)

Introduction

The City of Sandy Springs began its participation in HUD’s CDBG Program in 2008 and the City’s 2008-12 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. The Roswell Road Multiyear Sidewalk Project was completed in May 2015.

For 2015, the City will commence with the construction of sidewalks in the southern part of the City along Roswell Road within the eligibility area. This is consistent with the Strategic Plan section of the 2013-2017 Consolidated Plan.

#	Project Name
1	South Roswell Road Multiyear Sidewalk Project

Table 8 – 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 with less likelihood of redevelopment than other areas of the City, relying upon development to meet the mobility needs of the area is not an option.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	South Roswell Road Multiyear Sidewalk Project
	Target Area	40.7% LMI Census Tracts
	Goals Supported	Public Improvements & Infrastructure
	Needs Addressed	Public Improvements & Infrastructure
	Funding	CDBG: \$577,782
	Description	The South Roswell Road Multiyear Sidewalk Project will upgrade the sidewalk infrastructure in a 2 mile section of the Roswell Road corridor in Sandy Springs from I-285 to the Long Island Drive. New sidewalk will be installed and existing sidewalk will be upgraded to meet ADA and the city's Suburban Overlay District Standards. See attached map of the area selected for sidewalk improvements. Construction will be confined to the right-of-way. Some demolition of existing sidewalk, modifications to a utility vault and other minor alterations will occur.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	3,080 LMI (Josh)
	Location Description	Roswell Road corridor in Sandy Springs from Interstate 285 to Long Island Drive.

<p>Planned Activities</p>	<p>The goal of South Roswell Road Sidewalk Project is to complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Interstate 285 to Long Island Drive to improve pedestrian access to commercial and retail services, City parks, public transit, the North Fulton County Service Center and other services. To complete this project, damaged walkways will be replaced and areas lacking sidewalk will have new sidewalk installed. All sidewalk improvements will meet the ADA design standards, along with the City's Suburban Overlay District Standards. The overlay district standards require paving accents, street lighting, landscaping and other improvements to complete the sidewalk network.</p>
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Table 9 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

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

The South Roswell Road Sidewalk Project will complete the sidewalk network in the qualified target areas along the Roswell Road corridor from Interstate 285 to Long Island Drive, specifically within Census Tract 131210102072).

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The geographic allocation of the City’s CDBG funds is being guided by the determination that these funds can have the greatest impact when targeted to specific areas. The CDBG LMI target area map is attached (Exhibit C). As provided for in 24 CFR Part 570.208(a)(1)(ii), the City may elect to use these target areas to meet National Objective requirements for selected projects that specifically meet the Area Benefit category of activities.

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 the project activities in the designated target areas. The attached map (Exhibit C) 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 – 91.220(g)

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 2013-2017 Consolidated Plan indicates the availability of affordable units and cost burden are 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 11 - 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 12 - 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 – 91.220(h)

Introduction

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

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

The Housing Authority of Fulton County (HAFC) was the public housing agency for the unincorporated areas of Fulton County prior to the City's incorporation on December 1, 2005. The HAFC operates 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 2014, the sidewalk programs which will result from CDBG funding will improve mobility and accessibility in the area.

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

Introduction

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

- (1) Helping low-income families avoid becoming homeless;
- (2) Reaching out to homeless persons and assessing their individual needs;
- (3) Addressing the emergency shelter and transitional housing needs of homeless persons; and
- (4) Helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

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

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

The City will continue to support agencies in the area that provide homeless and other services to low and moderate-income individuals. While the City has not adopted any specific strategies to address homelessness and the priority needs of homeless persons, the City has provided a \$100,000 grant from its general fund to the Community Assistance Center (formerly the Community Action Center) [CAC] 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 CAC. 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 the 2013-2017 Consolidated Plan, the City’s strategy for addressing the homeless needs identified is to better document the specific needs of the homeless in Sandy Springs, separate from those reported for the Tri-Jurisdictional area that includes the city of Atlanta, Fulton and DeKalb Counties combined. This is a necessary strategy to develop a measured and thoughtful approach to addressing these needs.

The City has been in touch with Fulton County regarding the creation of a new Continuum of Care due to the dissolution of the Metro Atlanta Tri-Jurisdictional Collaborative on Homelessness. The City will work

with the County and other cities to establish this organization and research the current state of homelessness in the community.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

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

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

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 2013-2017 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 that encourage the development of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction

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

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

Actions planned to address obstacles to meeting underserved needs

As noted in the 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.

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 2015, 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 2013-2017 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 CAC annually since 2010. These grant funds have been used by the CAC to further its programs for low and moderate-income individuals. In addition to continuing its support of the CAC, the City's objectives for enhancing coordination will be as follows:

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

Discussion

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

Program Specific Requirements

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

Introduction

The City anticipates that the funds available for the South Roswell Road Multiyear Sidewalk 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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
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Discussion

The City will use 100% of its 2015 CDBG allocation toward South Roswell Road Sidewalk Project and does not plan on having any program income or urgent need activities.