

CITY OF DALTON

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**2018 ANNUAL ACTION PLAN**

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PREPARED FOR SUBMISSION TO THE  
U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT

For the

City of Dalton



Community Development Block Grant Program

# Executive Summary

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

### 1. Introduction

As recipients of federal grant funds, HUD requires the City of Dalton to produce a Five-Year Consolidated Plan and Annual Action Plan. It also serves as the application for funding for the Community Development Block Grant (CDBG) federal entitlement program that serves low income individuals and/or families.

The City of Dalton's Five-Year Consolidated Plan (Con Plan) identifies the community's affordable housing, community development and economic development needs, and outlines a comprehensive and coordinated strategy for addressing them. The City's current five-year strategy will focus primarily of devoting federal resources to areas in the city where the greatest concentration of poverty exists. FY 2018 Annual Action Plan will continue to meet these needs.

HUD has established three priority goals for jurisdictions across the country to pursue as part of their consolidated planning efforts: decent housing, suitable living environment, and providing economic opportunity.

The ability of the City to attain these goals utilizing CDBG funds can be identified through the following performance measures:

Decent Housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing; retains the existing units in the housing stock; increases the availability of permanent housing in standard condition and at affordable cost to low- and moderate-income (LMI) families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently, and provides affordable housing to low to moderate income persons in areas that are accessible to job opportunities.

Suitable living environment: The provision of a suitable living environment improves the safety and livability of neighborhoods; increases access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by offering housing opportunities for persons of lower-income and revitalizes deteriorating or deteriorated neighborhoods; restores, enhances, and preserves natural and physical features of special value for historic, architectural or aesthetic reasons; and conserves energy resources.

Provide economic opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses (including micro-businesses); provides public services concerned with employment; provides jobs to low income persons living in areas affected by those programs and activities; makes available mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally-assisted and public housing.

## **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 City will continue to provide low and moderate income persons with housing assistance, and continue to allocate CDBG to local non-profit organizations to provide essential social services for the homeless, LMI persons, and non-homeless special needs population.

The City of Dalton has identified these main goals:

Provide housing counseling and intake assessment for residents in the low/mod service areas for stabilizing the homeless.

Enrich community services and provide limited economic development by funding local non-profits with tuition assistance at two daycare centers.

Provide transitional housing to serve victims and children of domestic violence and homeless persons.

Provide code enforcement officer in low income areas.

Provide ADA Compliance playground equipment at public parks and an ADA entrance ramp for a community family center.

Provide rehabilitation on low to moderate rental property/public housing units for low income persons, elderly, and/or disabled.

AS AMENDED 05/2017: As of 2017-2018 plan year the City has determined a new need/goal to add sidewalks in the Local Target Area for streets without sidewalks.

### **3. Evaluation of past performance**

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

In the FY 2016 Consolidated Annual Performance Evaluation Report (CAPER), the City of Dalton met all three performance measures (decent housing, suitable living environment, and economic opportunities). The City awarded two Public Service projects and one City Public Facilities project to meet the goals of the 2016 AAP. The City also funded Code Enforcement in a City target area. All of the CDBG projects were completed by June 30, 2017. The City of Dalton Recreation Department was able to replace a 20+ year old playground with a new ADA approved playground. This playground is in a park that is in an adjacent census tract to the City's Local Target Area. This playground is close to the City's Local Target Area and is utilized by the surrounding low income neighborhoods. The playground is at the recreation center's administration facility that host several Special Olympic events each year.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Dalton received assistance from Dalton Whitfield Community Development Corporation (DWDC), Housing Authority of the City of Dalton (HACD), and other sub-recipients.

During the preparation of the FY2014-2018 Con Plan, two public meetings were held to receive comment on specific needs. In FY 2017 a Con Plan amendment was required. A 30 day comment period was January 20, 2017- February 21, 2017. These meetings and review periods were advertised in the local newspaper, Spanish paper, City website, and local non-profits were contacted by email to share with community. The City's website directs anyone with a comment regarding the CDBG program or needs to contact the City by phone or email. The City Citizen Participation Plan on requires public comment on the Con Plan process not the AAP.

### **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.

Northwest Georgia Family Crisis Center (NWGFCC)- offsite apartment for transitional housing to protect the confidential location of the center.

Dalton Recreation Center-need for a playground in the Crown Mill area near the pocket park and the new walking trail on Chattanooga Avenue. There are currently no playgrounds in the CDBG target area.

The Housing Authority of the City of Dalton- upgrade to HVAC in all units especially the 3-4 bedroom units this will help create affordable living for fixed income families.

Dalton Whitfield Community Development Corporation- sees a need for transitional housing for women with children.

Whitfield Dalton Daycare Center- Need for more subsidized childcare to allow low income families to work and attend college. Need made by phone call.

Dalton Police Department-Continue and expand code enforcement in low income areas and to address foreclosed properties.

Friendship House- need for tuition assistance for LMI families.

No comments were received during the FY 2018 application process.

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

All comments were accepted by the City of Dalton CDBG Program Office. All calls and emails received by the CDBG staff were answered and/or returned.

## **7. Summary**

Based on the Needs Assessment and Market Analysis, the City determined that the most appropriate use of the CDBG allocation during 2018 Annual Action Plan comment period is the renovation/upgrade to the Housing Authority HVAC in 64 units, code enforcement, and public service funding to reduce homelessness, provide case management and offer transitional housing. Public service projects will be required to fulfill one of three objectives [(1) Decent, affordable housing, (2) Suitable living environment or (3) Economic opportunities] and one of three outcomes [(1) Availability/Accessibility, (2) Affordability, or (3) Sustainability].

**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	DALTON	
CDBG Administrator	DALTON	City of Dalton Finance Department
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Dalton is the lead agency for the development, administration, and review of the Annual Action Plan (AAP). The CDBG program office is staffed and managed with one full time City employee under the supervision of the Finance Director. The City contracts with Dalton Whitfield Community Development Corporation (DWCDC) for data collection, translation, and outreach services for the administration of the CDBG. BluLynx is contracted to perform the environmental assessments. The City relies on the local non-profits for certain data and other information contained in the AAP. The CDBG Program Office prepared the AAP to follow the 2014-2018 Consolidated Plan and to provide a comprehensive strategy that addresses the City’s housing and community development needs for the use of the CDBG funds.

**Consolidated Plan Public Contact Information**

City of Dalton CDBG Program Office  
 Renetta Cochran or Cindy Jackson  
 300 West Waugh Street  
 Dalton, GA 30720

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

### **1. Introduction**

The City's Citizen Participation Plan serves 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. As required, the City consulted with residents and agencies through public hearings, community meetings, newspaper advertisements, and emails to identify community needs that may be eligible for consideration.

### **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(I))**

Due to the small amount of funding, Dalton does not have adequate funding to provide a high level of focus on economic development. In conformance with the Citizen Participation Plan, the City held public hearings and meetings to solicit comments on community needs prior to creation of the Con Plan in 2014 and the Con Plan amendment in 2017. Two public meetings were held to receive comment on the needs for the 2017 Con Plan amendment/AAP. The first meeting was held at City Hall on January 10, 2017 at 11:00AM, with a second meeting at the Community Center on January 10, 2017 at 5:00PM. A third meeting to review comments received and to provide a list of applications received for funding (funds were not awarded due to HUD delay in allocating 2017 funds) was held at Dalton City Hall on March 10, 2017 at 10:00AM. These meetings were advertised in the local newspaper, Spanish paper, City website, and local non-profits were contacted by email to share with community. The City's 30 day comment period was January 20, 2017- February 21, 2017. On June 29, 2017, the City advertised the final project allocation in the local newspaper, website and by email to the recipients. A 14 day comment period for the final allocation of funds and review of AAP was made available June 29th – July 15th. The City's website directs anyone with a comment regarding the CDBG program or needs to contact the City by phone or email. No citizen participation was required for the FY 2018 AAP.

#### **Needs Addressed:**

- NWGFCC- offsite apartment for transitional housing to protect the confidential location of the center.
- Dalton Recreation Center-need for a playground in the Crown Mill area near the pocket park and the new walking trail on Chattanooga Avenue. There are currently no playgrounds in the CDBG target area.
- The Housing Authority of the City of Dalton- upgrade to HVAC in all units especially the 3-4 bedroom units. This will help create affordable living for fixed income families.

- Dalton Whitfield Community Development Corporation- sees a need for transitional housing for women with children.
- WDDC- Need for more subsidized childcare to allow low income families to work and attend college. Need made by phone call.
- Dalton Police Department-Continue and expand code enforcement in low income areas and to address foreclosed properties.
- Friendship House- need for tuition assistance for LMI families

The City of Dalton does not manage any public housing. Public housing within the City's jurisdiction is managed by the Housing Authority of the City of Dalton (HACD). HACD currently has 584 units in the City. The City staff maintains a close relationship with HACD and is currently providing CDBG funds as a sub-recipient. The City also coordinates with other service agencies through DWCDC.

**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 City of Dalton teams with the Dalton Whitfield Community Development Corporation (DWCDC) to participate in the Balance of State public hearings in the North Georgia area. DWCDC provides input to the State on homelessness in the City. The DWCDC is the lead agency on the Point in Time Count (survey taken every January and/or April of all the homeless served in Dalton and Whitfield County). The Housing Stability Coalition was an outcome from the findings on homelessness in the CDBG 2004 Consolidated Plan. This organization meets monthly and DWCDC attends the meetings on behalf of the City. Any information on unmet needs for the homeless population in the City is reported to the Mayor and Council by the DWCDC.

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

- DWCDC, Dalton, GA; 706-876-1630; Offers homeless assistance to families in need, Shelter Plus Care Program grants, Emergency Shelter vouchers, housing counseling, and community outreach to other agencies for available homeless assistance.
- Family Promise, Dalton, GA; 706-529-4637; Provides homeless families with children and at risk families with case management, financial assistance and transitional shelter. Family Promise teams with local churches to provide housing locations.
- North West Georgia Family Crisis Center, Dalton, GA; Provides services to victims and children of domestic violence with crisis intervention, 24 hour hotline, emergency shelter, safety planning and other support services.



- Housing Authority of the City of Dalton, Dalton, GA; 706-876-2577; Offers units to serve a homeless and special needs population in the Shelter Plus Care Program, as well as, income based rent that low to moderate income tenants can afford.
- Action Ministries, Dalton, GA; 404-956-4371; Provides three transitional housing units in Dalton for homeless families with children. Case management and daily needs are also part of the transitional housing program.
- Providence Ministries, Dalton, GA; Offers homeless shelter for men and has limited assistance for women and children.

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

The City of Dalton does not receive ESG funds.

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

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

1	<b>Agency/Group/Organization</b>	DALTON
	<b>Agency/Group/Organization Type</b>	Other government - Local Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Dalton is the Grantee and prepares the Annual Action Plan.
2	<b>Agency/Group/Organization</b>	DALTON WHITFIELD COMMUNITY DEVELOPMENT CORP.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing Planning organization Neighborhood Organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted for homeless needs and fair housing information. DWDC provides the City with numbers and reports throughout the year to assist with the planning and needs of the community.
3	<b>Agency/Group/Organization</b>	Family Promise of Whitfield County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted for the needs of homeless families with children by invitation to the Public Hearings and emails to non-profits. Family Promise recommended the continuation of funds for public service for housing support and counseling.
4	<b>Agency/Group/Organization</b>	NORTHWEST GEORGIA FAMILY CRISIS CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Victims of Domestic Violence Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted for the needs of homeless women with children by invitation to the Public Hearings and emails to non-profits. NWGFCC recommended the continuation of funds for public service for housing support and counseling for women of domestic abuse.
5	<b>Agency/Group/Organization</b>	The Housing Authority of the City of Dalton
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Dalton consults with the HACD for public housing needs.

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

Agencies in the health services, publically funded institutions, and state/local health and child welfare were not contacted by the City of Dalton. There were no agencies from these services at the CDBG public hearings. The City obtains information from DWCDC through their partner agencies and local health systems contacts. The DWCDC was able to provide the need assessment information to the City when assisting with the 2014-2018 Con Plan and 2018 AAP.

The City’s building inspection department is a joint department with Whitfield County and provides the City with information as needed on housing stock, Lead Based Paint, and any other information as requested. The DWCDC also gathers information from the County and can provide as needed. Due to these joint organizations, the County is not always contacted directly.

DWCDC attends meeting regarding housing and homelessness at the State level on behalf of the City.

**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	NONE	There is not a lead agency gathering data across organizations nor is there a universal data entry system used by every organization. However, The City of Dalton falls into the Balance of State Continuum of Care and is included in the annual homeless census. DWCDC participates in the Point in Time Count for the Dalton area.

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

**Narrative (optional)**

The City consulted with the Housing Authority of the City of Dalton (HACD) on the needs of public housing for the low income and the improvements needed in one of Dalton’s lowest income areas. The Housing Authority manages multiple public housing complexes in Dalton. The City has seen a need for affordable housing and other improvements in low income areas and relies on the knowledge and information that the HACD on our Need Assessments. The City will continue to contract DWCDC for administration needs.

## **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 Dalton held Public Meetings for input on the 2014-2018 Con Plan and for the Con Plan amendment in January 2017. The results are listed in the Executive Summary section.

All meetings and CDBG activities were advertised in the Dalton Daily Citizen and the La Voz (Dalton's weekly Spanish paper). Public notices are also posted on the City's CDBG page on the website [www.cityofdaltonga.gov](http://www.cityofdaltonga.gov). Emails were sent to previous CDBG sub-recipients and the Dalton Whitfield Community Development Corporation (DWCDC) to be forwarded to non-profits and other agencies based on the needs of the meeting/information.

The City is continually searching for better ways to reach the community for the needs of the low income, disabled, and minority populations. All public comments and concerns are accepted and addressed.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Residents of Public and Assisted Housing	No Public Meeting based on Citizen Participation Plan. CCP in Appendix	N/A	The City accepted all comments.	
2	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Spanish	N/A	No comments were received	The City accepted all comments.	

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	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	Requests were received by email and phone from current sub-recipients. Each were addressed and noted for consideration of the Annual Action Plan See Appendix	Emails were received with general questions on funding and application process	The City accepted all comments.	

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

The City received \$380,390 in CDBG funds for 2017. These funds were allocated through a competitive application process and assisted numerous LMI persons. The projects were completed by City departments and local nonprofits. The same competitive process was utilized for the 2018 Annual Action Plan process to allocate the \$390,000 in CDBG funds. Funding for each year of the 2014-2018 Con Plan will follow the same competitive process.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	390,000	0	0	390,000	0	This is the 5th year of the City's 5 year Con Plan (2014-2018)

**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**

For 2018 CDBG funds will not be leveraged with other City, State, or Federal funds. There are no matching requirements for the CDBG program. The City encourages matching funds and award extra points when scoring applicants that supplied other funding sources.

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

All public facility projects are on Housing Authority property. No acquisitions are planned.

**Discussion**

None.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce Homelessness-Public Service	2014	2018	Homeless	LMI Census Tracts	Homelessness	CDBG: \$31,740	Homeless Person Overnight Shelter: 1629 Persons Assisted Homelessness Prevention: 350 Persons Assisted
2	Code Enforcement	2014	2018	Code Enforcement Officer	LMI Census Tracts	Non-housing Community Development	CDBG: \$14,680	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
4	Administration and Planning	2014	2018	Administration and Planning	LMI Census Tracts	Non-housing Community Development	CDBG: \$68,580	Other: 1 Other
5	Increase and Improve Affordable Housing	2014	2018	Affordable Housing Public Housing Non-Homeless Special Needs	LMI Census Tracts	Affordable Housing	CDBG: \$275,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 64 Households Assisted

**Table 6 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name</b>	Reduce Homelessness-Public Service
	<b>Goal Description</b>	The City of Dalton will be funding two agencies to provide services to homeless families. The Northwest Georgia Crisis Center will provide a Housing Advocate Counselor to women and children of domestic violence. Family Promise will provide a Case manager at a day center to assist families with children on daily needs and employment.
2	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	The City of Dalton Police Department estimates 500 persons to benefit from the code enforcement in the City's Local Target Area.
4	<b>Goal Name</b>	Administration and Planning
	<b>Goal Description</b>	This City will fund administration of CDBG grant.
5	<b>Goal Name</b>	Increase and Improve Affordable Housing
	<b>Goal Description</b>	The Housing Authority of the City of Dalton will be upgrading 64 HVAC units.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In the City’s prior four Consolidated Plans, homelessness, housing for LMI, and LMA were the focus for the CDBG funding. The City funded limited economic development projects based on the restriction of the 15% public service funding cap. The City will continue to focus on these areas in the current Annual Action Plan. The City will fund two non-profits to assist housing and homeless needs. The City will fund and oversee code enforcement in LMA. The HACD funds will upgrade 64 HVAC units as a Public Facility project.

### Projects

#	Project Name
1	NWGFCC-Advocate Counselor
2	Family Promise
3	Code Enforcement
4	Housing Authority- HACD
5	City of Dalton-Admin

Table 7 - Project Information

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

NONE

## AP-38 Project Summary

### Project Summary Information

1	<b>Target Area</b>	LMI Census Tracts
	<b>Goals Supported</b>	Reduce Homelessness-Public Service
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$11,740
	<b>Description</b>	Housing Advocate Counselor
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated 1629 overnight beds will be provided.
	<b>Location Description</b>	CONFIDENTIAL ADDRESS Dalton, GA
	<b>Planned Activities</b>	A staff person to provide counseling to women and children regarding domestic violence, safety planning, case management. Clients will also be referred to community resources for employment and housing opportunities.d
2	<b>Project Name</b>	Family Promise
	<b>Target Area</b>	LMI Census Tracts
	<b>Goals Supported</b>	Reduce Homelessness-Public Service
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Partial salary of a Case Management staff for homeless transitional housing center.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated 350 families to be assisted.
	<b>Location Description</b>	311 N Thornton Avenue Dalton GA 30720

	<b>Planned Activities</b>	Case management staff for homeless or at risk of homelessness persons.
<b>3</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	LMI Census Tracts
	<b>Goals Supported</b>	Code Enforcement
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$14,680
	<b>Description</b>	Code officer to service Census Tract 5.02 to address vacant housing and at risk properties in the City's LMA.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated 500 code violations will be addressed to improve safety and health concerns in the City's local target area.
	<b>Location Description</b>	Code officer to service Census Tract 5.02 to address vacant housing and at risk properties in the City's LMA
<b>Planned Activities</b>	To dedicate at least one 8 hour shift each week to work this Census Tract for code violations.	
<b>4</b>	<b>Project Name</b>	City of Dalton-Admin
	<b>Target Area</b>	LMI Census Tracts
	<b>Goals Supported</b>	Administration and Planning
	<b>Needs Addressed</b>	Non-housing Community Development
	<b>Funding</b>	CDBG: \$68,580
	<b>Description</b>	Administration and Planning of the City CDBG Program administration.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	300 West Waugh Street Dalton, GA 30720
<b>Planned Activities</b>	City CDBG Program administration.	

## **AP-50 Geographic Distribution – 91.220(f)**

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

The City recognized geographic regions with populations in need of affordable housing options. These areas include Census Tracts 4, 5.02, 10, and 13. These areas have a dense population of low to moderate income families and minority concentrations.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
LMI Census Tracts	82

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The geographic allocation of the City’s CDBG funds is guided by the determination that these funds can have the greatest impact when targeted to specific areas. The CDBG map is attached in the Appendix. As provided in 24 CFR Part 570.208, 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.

### **Discussion**

The City has allocated funding to projects in this target area to attempt to provide the greatest impact on the LMI persons in an area of most need. Most of the public service projects that are funded through CDBG program provide Dalton and Whitfield County benefits to all low and moderate income persons but have a high concentration of support in the City’s local target area.



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The 2014-2018 Consolidated Plan analyzed the cost of the current housing stock located in the City. The cost of rental housing in Dalton is not affordable for the LMI person. As addressed in the City’s 2014 AI Fair Housing, 47% of Dalton residents are unable to afford a two bedroom house at the fair market rent as assessed by HUD.

The affordability of housing has remained somewhat unstable for the past several years and it is not forecasted to change drastically in the next five years. According to the American Community Survey in 2015, 61% of residents are \$50k household income or less, which is under the \$52,700 2017 HUD AMI. Of that 61%, the largest group is \$10k- \$24K (30%) with 4% under \$10,000. 34% of the population is 30% or below AMI on housing related cost. The City is working with the local Housing Authority, DWCDC, and other nonprofits to support more mixed income housing in redevelopment areas.

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

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	64
Acquisition of Existing Units	0
Total	64

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City will continue to strive for more ways to address affordability issues. The City currently contracts

with DWCDC to address the affordability issues for the City of Dalton.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Housing Authority of the City of Dalton (HACD) is a separate legal entity that owns and operates a public housing program. The HACD has 559 units which are concentrated in Dalton's targeted LMA. The City of Dalton does not administer a public housing program or the Section 8 Housing Choice Voucher Program. Currently, only one apartment complex in Dalton accepts the Section 8 vouchers.

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

The City of Dalton will be funding the HACD in FY2018. The HACD will renovate the HVAC systems on 64 units. The City will also work closely with the HACD to address LMI issues and other public housing needs as they are presented to the City.

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

The City does not plan to take any action to encourage resident participation in public housing management or homeownership programs. The HACD and local non-profits offer housing counseling and assistance.

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

N/A

### **Discussion**

The City of Dalton will continue to meet and correspond with local non-profit service providers and the HACD to address public housing needs. The City will continue to develop stronger partnerships for the development of the Analysis to Impediments and to better address the barriers to fair housing that have been identified.

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

### **Introduction**

With respect to homelessness, the Annual Action Plan must include the City’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;
4. Helping homeless persons make a 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’s objective to addressing homelessness will be outreach and planning with non-profit agencies that provide services and housing to the homeless to better document homeless needs. The City will continue to work to develop partnerships with existing homeless service organizations and housing agencies to efficiently connect homeless persons with existing resources.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City does not receive emergency shelter grants. The City maintains steady support for its non-profits. DWCDC receives grant funds to assist with emergency shelter and provides intake to assess the needs of the LMI and homeless. Providence Ministries, Family Promise, and NW GA Family Crisis Center provide emergency shelter and transitional housing. The City funds as many of these groups with CDBG funds as possible.

#### **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 Dalton, there is a significant lack of data that clearly documents homeless needs specifically for the City. Most agencies numbers are by counties. Due to this lack of data, it is difficult to establish specific needs for this category. In the 2017 Report of Homelessness (DCA), Whitfield County had 17 unsheltered/homeless persons. The City assumes, with Dalton being the largest city in Whitfield County, that a large number of homeless would reside in the City limits.

**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 need of homeless persons. This is due largely to the lack of existing combined data on homeless people in the City. At the current time, the City utilizes each non-profits service data to review the needs on an individual basis. The City will be contracting with DWCDC to assist with collection of unified data on homeless and fair housing for the 2018 grant year.

## **Discussion**

The City's strategy for addressing the homeless needs is to better document the specific needs of the homeless in Dalton. This will help develop a measured and useful approach to addressing these needs.

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

### **Introduction:**

*The City's AI states that many barriers to affordable housing are beyond governmental control, several factors affecting housing can be identified at the municipal level. These factors can include zoning ordinances and land use controls. The AI also addressed that the definition of "family" used by the Dalton Zoning Ordinance may be interpreted to restrict the ability of residents to live with roommates or aides, which can impact housing choices particularly for low-income or elderly or disabled residents. Zoning restrictions that effectively prevent large groups of people (the homeless, those recovering from addictions to drugs or alcohol, and those persons under the judicial or corrective control) from living in neighborhoods can deprive these individuals of their rights to fair housing choice.*

The City has not received any complaints on these potential barriers. The City's code enforcement has been increased to address issues such as these barriers as part of the 2012 Urban Redevelopment Plan and will continue to be a funded CDBG activity in FY 2018.

Two barriers revealed in the AI are:

Impediment #1: Lack of Public Transportation Options

Impediment #2: Lack of Fair Housing Education, Testing, and Enforcement Capacity

### **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**

The City will continue to collaborate with local non-profits agencies to allocate resources for transportation programs for the elderly, disabled, or low-income residents, as well as, work with Whitfield County to review transportation planning efforts to advocate public infrastructure improvements that align with the goal of expanding housing choice. In search for a solution for the education, testing, and enforcement the City will work with local agencies and sustain a robust public interest ad campaign to increase the public's awareness of housing discrimination and of the process for filing a complaint and increase opportunities for representation of victims of discrimination in the pursuit of legal recourse. The DWCDC participates in Dalton/Whitfield County Homeless Connect each year on behalf of the City. This is a community awareness program on fair housing and low income

services available in the area.

**Discussion:**

The City has an important role to play in removing the barriers to fair housing, but these impediments are systemic and require effort from both private and public sectors to correct. Implementation of the recommendation addressed in the AI, will assist the City of Dalton in achieving the reality of being an open and inclusive community that truly embraces Fair Housing Choices for all residents.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The Annual Action Plan must describe 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
- Enhance Coordination

To do so, the City supports housing efforts of the HACD and local non-profits. The City's current designated projects support several local non-profits which provide a wide-array of services related to affordable housing and homelessness.

### **Actions planned to address obstacles to meeting underserved needs**

The City has chosen to fund two local organization's projects that are related to improving the affordability and availability of LMI housing. Family Promise offer transitional housing and case management to assist with permanent housing. NWGFCC provides emergency and transitional housing for women and children in domestic violence situations.

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

The City of Dalton will be funding the HACD in FY2018. The HACD will renovate the HVAC systems on 64 units. The City will also work closely with the HACD to address LMI issues and other public housing needs as they are presented to the City.

### **Actions planned to reduce lead-based paint hazards**

The City of Dalton has approximately 6,020 housing units built before 1979 according to the 2010 Decennial Census, which represents 53% of the housing stock in Dalton. The City will continue to follow the local building inspector's codes and regulations on lead based paint (LBP) inspections and removal. The Whitfield County building inspector's office services the City of Dalton and currently adopts the



State of Georgia requirements for LBP abatement. Currently the City is not planning on undertaking any housing activities that will disturb LBP. All CDBG sub-recipients are required to follow local and HUD requirements when disturbing LBP.

### **Actions planned to reduce the number of poverty-level families**

Current programs that are designed to assist households with incomes below poverty level are provided by several local non-profits. The City will continue to direct residents to these agencies for antipoverty assistance programs. The City's highest poverty levels correspond with the target areas for CDBG funding. In the past, the City funded some of the non-profits for housing needs and will continue in the future.

The Antipoverty Strategy section of the Con Plan is to use CDBG funding to support public service activities and facilities that seek to reduce poverty through training, individual case management, and employment opportunities. The City will also partner with non-profit agencies in support of affordable housing, work, and employment opportunities. The City funds CDBG public service each funding year to assist with these activities.

### **Actions planned to develop institutional structure**

The City currently does not have the organizational capacity to address the homeless population and/or persons with special needs. Therefore we rely on the local non-profits to provide their needs. This is an area the City supports with CDBG funds.

The City has not adopted any specific strategies to address homelessness and the priority needs of homelessness or persons at risk of becoming homeless.

The City's objectives for addressing homelessness, as required by HUD Consolidated Plan regulations, will be as follows:

Establish an outreach and planning with agencies that provide services and housing to the homeless to better document homeless needs for the City. Work to develop partnerships with local homeless services, housing, and faith-based organizations to efficiently connect homeless persons with existing resources. For the special needs population, the City will identify agency resources to better capture the information on the needs of the special population. Work with the local building inspector to supply needed information on the permits to assist with ADA compliance requirements. The City will contract with a local agency (DWCDC) to assist with collection of unified data on homeless and fair housing for

the 2018 grant year.

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

The City maintains contact with HACD and provides support as necessary. The City will work with organizations and agencies to better document homeless and housing needs.

**Discussion:**

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

## Program Specific Requirements

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

**Introduction:**

The City estimates that it will use all 2018 CDBG funding of \$390,000 ?? for activities that benefit persons of low and moderate income. 8% for the funds will be public service projects, 4% code enforcement, 71% public facility, and 17% administration fee. The City will not generate any program income.

#### 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.	0.00%

**Discussion:**

Annual Action Plan 2018	35
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The total amount of funds for 2018 allocated to low and moderate income persons will be \$306,740.00. This is the total funding less the 17% administration cost. The City does not have a line of credit and does not have urban renewal settlements. No urgent needs activities have been identified in the City and no program income is anticipated.