



# CITY OF DALTON

# 2021 ANNUAL ACTION PLAN

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Annual Action Plan Revised May, 20, 2021

# Table of Contents

Executive Summary .....	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	3
PR-05 Lead & Responsible Agencies – 91.200(b) .....	7
AP-10 Consultation – 91.100, 91.200(b), 91.215(l) .....	8
AP-12 Participation – 91.105, 91.200(c) .....	14
Expected Resources.....	16
AP-15 Expected Resources – 91.220(c)(1,2) .....	16
Annual Goals and Objectives .....	19
Projects .....	21
AP-35 Projects – 91.220(d).....	21
AP-38 Project Summary .....	23
AP-50 Geographic Distribution – 91.220(f).....	25
Affordable Housing.....	26
AP-55 Affordable Housing – 91.220(g) .....	26
AP-60 Public Housing – 91.220(h) .....	27
AP-65 Homeless and Other Special Needs Activities – 91.220(i) .....	28
AP-75 Barriers to affordable housing – 91.220(j).....	31
AP-85 Other Actions – 91.220(k) .....	32
Program Specific Requirements.....	34

# 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 families.

The City of Dalton's Five-Year Consolidated Plan (Con Plan) identifies the community's affordable housing, community development, and economic development needs. It outlines a comprehensive and coordinated strategy for addressing them. The City's current five-year strategy will focus primarily on devoting federal resources to areas in the city where the greatest concentration of poverty exists. FY 2021 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, a suitable living environment, and providing economic opportunity. The City attains these goals by utilizing CDBG funds consistent with the following performance measures:

***Decent Housing:*** *The provision of decent housing assists 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 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 for 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 unique 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.***

During the development of the Consolidated Plan, the City identified four priority needs. Guidelines for addressing these priority needs over the next year are summarized below:

- **Affordable Housing**
  - Housing Rehabilitation
  
- **Public Facility and Infrastructure Improvements**
  - Rehabilitation, acquisition, accessibility improvements of neighborhood facilities
  - Park Improvements
  - Sidewalk and Infrastructure Improvements
  - Support services for populations with special needs (e.g., elderly, persons with disabilities)
  
- **Public Services**
  - Health and dental services
  - Services for the homeless and at-risk populations
  - Youth and childcare programs
  - Transportation for seniors and youth
  - Food Delivery Program

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

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

The goals and projects identified in this Annual Action Plan were developed using strategies that have been proven successful, revisions to past approaches, and new strategies where needed. The City of Dalton reported a total of **\$610,379.86** in CDBG expenditures to address community development needs in its most recent Consolidated Annual Performance Evaluation Report

(CAPER). CDBG funds were allocated for sidewalk improvements, code enforcement, affordable rental rehabilitation, and abused and neglected spouses. The City highlights these projects below:

- The City of Dalton utilized **\$16,392.21** of CDBG funds for code enforcement activities in low and moderate-income areas. A total of 381 corrective citations were issued and addressed by homeowners.
- The City of Dalton also used **\$71,899.84** of CDBG funds for administration and planning activities.
- The City of Dalton utilized **\$231,359.79** of CDBG funds to install 1,060 feet of new sidewalks at Richardson Street and Trammell Street. The sidewalks were constructed of poured-in-place concrete with a brushed finish in compliance with ADA and Federal design standards.
- The City of Dalton utilized **\$275,000.00** of CDBG funds to rehabilitate existing affordable rental housing units for LMI households plus special needs and homeless individuals
- Northwest Georgia Family Crisis Center, Inc used a total of **\$15,653.00** in CDBG funds for domestic violence survivors.

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

*Summary from citizen participation section of the plan.*

During the PY2021 Annual Action Plan preparation, a virtual Public Review Meeting was held on Wednesday, April 14, 2021, to obtain comments on the PY2021 Annual Action Plan draft and funding recommendations for PY2021 CDBG Program. A 30-day comment period commenced on Thursday, April 1, 2021, and concluded on Friday, April 30, 2021. The PY2021 Annual Action Plan draft is available for review in hard copy at the City of Dalton City Hall located at 300 W. Waugh Street, Dalton, GA 30722.

#### **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.***

No comments were received.

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

The City of Dalton's CDBG Program Office accepted all comments received during the Public Comment Period and Public Review Meeting.

**7. Summary**

This Annual Action Plan identifies projects in which the City will use CDBG funds to carry out previously identified priorities established in the City's PY2019-2023 Consolidated Plan. Identifying these specific priorities is a product of extensive consultation with community stakeholders combined with data from the U.S. Census and other sources that indicate housing and community development needs in Dalton.

## 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 the administration of each grant. The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.*

Agency Role	Name	Department/Agency
CDBG Administrator	Cindy Jackson	City of Dalton Finance Department

Table 1 – Responsible Agencies

#### **Narrative (optional)**

The City of Dalton is the lead agency for developing, administering, and reviewing the 2021 Annual Action Plan. The City’s Finance Department provides administrative support and oversight. The Annual Action Plan provides an annual strategy to address the City’s housing and community development needs with CDBG funds. All CDBG-funded projects are reviewed and monitored by the City’s Finance Department for compliance with applicable federal rules and regulations.

#### **Consolidated Plan Public Contact Information**

Public concerns, issues, or comments regarding the Consolidated Plan and Annual Action Plan may be directed to:

Ms. Cindy Jackson,  
Chief Financial Officer  
City of Dalton  
300 West Waugh Street  
Dalton, GA 30720  
Phone: (706) 529-2460  
Email: [cjackson@daltonga.gov](mailto:cjackson@daltonga.gov)

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

### 1. Introduction

The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, neighborhood meetings, published meeting notices, and a web survey conducted in English and Spanish.

Consultation with the community and affected service providers is a fundamental component of the Action Plan process. The City of Dalton consulted with citizens, municipal officials, nonprofit agencies, public housing agencies, governmental agencies, and the Continuum of Care in preparing this 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 City of Dalton encouraged citizens to participate in developing this plan and in the review of progress in implementing plan activities. The City particularly encourages involvement by low-and moderate-income households residing in areas targeted for program activities for minorities and non-English speaking persons and persons with disabilities. Also, residents of public housing and other assisted housing are encouraged to participate. A special effort is made to assure those low-and moderate-income persons; households in areas supported by program activities and persons with special needs have opportunities to participate. The City will provide translators for non-English speaking persons who request assistance at least seven days before hearings or other meetings in the planning process.

The City held one public meeting through its public participation process before developing the plan and one public meeting to review the draft priorities. The Citizen Participation Section of this plan summarizes the public comments and drafts of the document are posted on the City’s webpage and at City Hall.

#### **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 is part of the Balance of State Continuum of Care administered by the Georgia Department of Community Affairs. The City of Dalton collaborates locally with the Dalton Whitfield Community Development Corporation (DWCDC) to stay abreast of the needs of homeless persons and persons at risk of homelessness in Dalton. Through the DWCDC, the City shares data regarding homeless needs in the City and working through regulatory compliance issues as they arise. The DWCDC is also the lead agency on the Point in Time Count, a survey taken every January of all the homeless served in Dalton and Whitfield County.

**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 coordinates with the Dalton Whitfield Community Development Corporation, a participant in the GA-501 Georgia Balance of State Continuum of Care. The CoC is directly responsible for the following:

- Measuring performance community-wide as it relates to reducing homelessness;
- Developing and managing a centralized or coordinated assessment that addresses housing and services needs for all individuals and families who experience homelessness;
- Preparing and overseeing the application for community funding; and establishing funding priorities.

**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.**

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations, and other government agencies were consulted during this Plan's preparation.

<b>1</b>	<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.
<b>2</b>	<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. DWCDC provides the City with numbers and reports throughout the year to assist with the community's planning and needs.
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 homeless families' needs 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 continuing funds for public service for housing support and counseling for women of domestic abuse.
<b>5</b>	<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.

**Table 2 – Agencies, groups, organizations that participated.**

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

The City did not exclude any agency type or agency during this process.

**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	Georgia Balance of State	Coordinating homelessness services with Continuum of Care priorities
Redevelopment Plan	City of Dalton	Coordinating community development plans with broader plans to redevelop commercial areas

Table 3 – Other local / regional / federal planning efforts

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

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

During the PY2021 Annual Action Plan preparation, a virtual Public Review Meeting was held on Wednesday, April 14, 2021, to obtain comments on the PY2021 Annual Action Plan draft and funding recommendations for PY2021 CDBG Program. A 30-day comment period commenced on Thursday, April 1, 2021, and concluded on Friday, April 30, 2021. The PY2021 Annual Action Plan draft is available for review in hard copy at the City of Dalton City Hall located at 300 W. Waugh Street, Dalton, GA 30722.

As of Thursday, May 13, 2021, HUD revised the City's CDBG 2021 allocation from \$396,455 to \$402,298. The City solicited comments on the revised final allocations and 2021 Annual Action Plan on Monday, May 24, 2021 until 5:00pm on Thursday, May 27, 2021. A Virtual Public Review Meeting was held on Tuesday, May 25, 2021 to obtain comments on the revised Plan.

The City took the following measures to encourage citizen participation:

- Posted copies of the draft plan in Dalton City Hall and notified the public of the location of the document in the final hearing legal advertisement;
- Published draft plan electronically on the City's website;
- Provided public comment opportunity on the plans at one formal meeting;
- Published all meetings in the local newspaper legal advertisement section;
- Solicited comments from social service agencies;
- Advertised final public hearing in the local newspaper held on April 1, 2021
- A draft of the Annual Plan for FY2021 was placed on public display for five days beginning April 1, 2021.

- The City held a virtual public hearing on Wednesday, April 14, 2021, to obtain final comments on the draft FY2021 Annual Action Plan and the proposed use of CDBG funds for the 2021 program year. There were no comments received during this meeting.

The City used a combination of empirical research, historical data, and citizen input to set goals identified in this plan.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/ broad community	There was one virtual public meeting held with a total of 4 attendees.	Affordable housing, infrastructure improvements, economic development, lack of public transportation, commercial revitalization, housing rehabilitation for disabled adults, and employment were the top needs identified. Some other concerns expressed were the lack of coordination of services from nonprofits and better schools.	All comments were accepted	n/a
2	Newspaper Ad	Non-targeted/ broad community	The public was notified of the public meetings via a newspaper ad in the Daily Citizen-News	The City did not receive any comments based solely on the newspaper ad.	All comments were accepted	n/a

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

The City of Dalton receives a direct allocation of Community Development Block Grant funds. The City administers the CDBG program in compliance with the HUD regulations and requirements and has responsibility for the final allocation of funds for program activities. On Tuesday, March 2, 2021, HUD published the PY2021 allocation for the CDBG programs. HUD allocated \$396,455 in CDBG funds. The City does not anticipate receiving any program income during the next Plan Year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$402,298	\$0	\$271,896.25	\$674,194.25	\$2,696,777	CDBG funding will address housing, community development, and economic development needs in the City. Agencies will leverage CDBG funds with other public social service dollars and private donations.

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.**

The federal funding listed above is funding, which is received annually to support activities outlined in this Plan. Although there are no guarantees of this funding, particularly in the current budget environment, the City has historically received these funds. It expects to continue to receive CDBG funds for the period covered by this Plan. The City will continue to encourage the leveraging of federal funds to increase services to residents. The nonprofit organizations funded have the financial capacity through foundations and fundraising campaigns to leverage CDBG



funds and expand their services to benefit more low and moderate-income persons.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the plan's needs.**

Not applicable

## 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	CDBG Planning and Administration	2021	2022	Non-Housing Community Development Needs	Citywide	Administrative and planning costs to operate the CDBG program successfully	CDBG \$80,460	Not applicable
2	Provide Public Services	2021	2022	Non-Housing Community Development Needs	Citywide	Increase the Capacity of Public Services	CDBG \$58,500	CDBG- Public Service Activities other than Low/Moderate Income Persons Assisted: 100
3	Public Facility	2021	2022	Public Facility	Citywide	Facility renovations services low and moderate clients	CDBG \$263,338.40	Public Facility: Number of Persons Served: 100

**Table 6 – Goals Summary**

#### Goal Descriptions

1	<b>Goal Name:</b> Planning and administration
	<b>Goal Descriptions:</b> Administrative and planning costs to operate the CDBG program successfully
2	<b>Goal Name:</b> Provide public services
	<b>Goal Description:</b> Provision of public services for projects that provide recreational activities, educational opportunities, and job skills to youth; supportive services to low and moderate-income households and persons with special needs
3	<b>Goal Name:</b> Public Facility
	<b>Goal Description:</b> Facility renovations services low and moderate clients

**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).**

The City will utilize its CDBG-CV3 funding to provide emergency rental assistance for at least 50 households who are extremely low-income, low-income, and moderate income family.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City has planned the following projects for the upcoming year and identified them in the table below with additional details in Section AP-38.

### Projects

Sort	Project Title
1	Northwest Georgia Family Crisis
2	Latin American Association
3	Boys & Girls Club
4	Dalton Housing Authority
5	City of Refuge
6	City of Dalton

Table 7 - Project Information

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

Priority CDBG funding areas in Dalton include areas where the percentage of low to moderate-income (LMI) persons is 51% or higher. The City defines “area of minority concentration” and “area of low-income concentration” as those census tracts with concentrations of minority populations or low-income populations, respectively, statistically and significantly more significant than the minority or low-income population for the City as a whole. For this Annual Plan, “Minority concentration” is defined as those tracts with greater than 51% low and moderate-income.



## AP-38 Project Summary

### Project Summary Information

#### Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Northwest Georgia Family Crisis	Provide Public Services	Citywide - Other	Public Services	CDBG : \$17,500
	Description	CDBG Public Services, operating costs for Community Latino Specialist for Domestic Violence			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	CDBG funds will be utilized for operating costs for a community latino domestic violence specialist.				
2	Latin American Association	Provide Public Services	Citywide - Other	Public Services	CDBG : \$21,000
	Description	CDBG Public Services, Operating costs for homeless/at risk homeless Latino households			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Citywide			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	CDBG funds will be utilized for operating costs for homeless/at risk homeless Latino households				
3	Boys & Girls Club	Provide Public Services	Citywide - Other	Public Services	CDBG : \$20,000
	Description	CDBG Public Services, Operating costs for LMI Teen Program			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	40			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	CDBG Public Services, Operating costs for LMI Teen Program				

4	Dalton Housing Authority	Public Facility Improvements	Citywide - Other	PUBLIC FACILITY AND INFRASTRUCTURE IMPROVEMENTS	CDBG : \$160,000
	Description	Public Facility renovations to replace HVAC Phase 6 - Beechland Property			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	93			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	<b>Public Facility renovations to replace HVAC Phase 6- Beechland Property</b>				
5	City of Refuge	Public Facility Improvements	Citywide - Other	PUBLIC FACILITY AND INFRASTRUCTURE IMPROVEMENTS	CDBG : \$103,338
	Description	Subrecipient will utilize CDBG funds for public facility renovations			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	400			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Subrecipient will utilize CDBG funds for public facility renovations				
6	City of Dalton Planning & Admin	CDBG Planning and Administration	Citywide - Other	CDBG Planning & Administration	CDBG : \$80,460
	Description	CDBG Program Administration & Planning			
	Target Date for Completion	06/30/2022			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)				
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)				
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	<b>CDBG Program Administration &amp; Planning</b>				



## 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.**

Priority CDBG funding areas in Dalton include areas where the percentage of low to moderate-income (LMI) persons is 51% or higher. The City defines “area of minority concentration” and “area of low-income concentration” as those census tracts with concentrations of minority populations or low-income populations, respectively, statistically and significantly more significant than the minority or low-income population for the City as a whole. For this Annual Plan, “Minority concentration” is defined as those tracts with greater than 51% low and moderate-income.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	80%

Table 8 - Geographic Distribution

### The rationale for the priorities for allocating investments geographically.

The City will use CDBG funds throughout the jurisdiction to serve low and moderate-income persons. A portion of CDBG funds will be used in low-income neighborhoods to improve housing conditions and access essential services. This allocation method will enable the City to serve the most disadvantaged residents, given the limited funding available.

## Affordable Housing

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

#### Introduction

The special needs population will be served through local service providers. The homeless population will be served through the Continuum of Care. The goals below are estimates based on the 2021 program year.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	100
Special-Needs	0
Total	100

**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	50
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

## AP-60 Public Housing – 91.220(h)

### **Introduction**

The City does not own or manage any public housing. The Dalton Housing Authority is a separate legal entity that oversees public housing within the City's jurisdiction.

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

The City of Dalton will provide the Housing Authority of Dalton with necessary funding to improve living conditions for low income households.

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

Not Applicable

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

Not Applicable

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

### **Introduction**

The City of Dalton's Annual Action Plan provides funding support for agencies providing services to the homeless. CDBG funds are also being provided for existing housing service providers to homeless populations.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness, including.**

The City of Dalton will continue to work closely with agencies affiliated with the Georgia Balance of State CoC. Dalton and the CoC will prioritize families who have received a summons for eviction. In Georgia, the highest predictor of homelessness is a summons for eviction. We know that once a household lands in eviction court, the landlord will be granted relief and will place a lock on the door, retaining all possessions, usually immediately after court. Other risk factors include a history of instability and a dramatic change in income. In the next ESG funding cycle, the Georgia Balance of State CoC will prioritize individuals and families seeking rapid rehousing and homelessness prevention in the coordinated entry process. We hope that prevention dollars can be used for households most in need and reduce the number of families who fall into homelessness.

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

The City participates in and supports the local COC and its initiatives and projects. Dalton will also continue to support organizations that assess homeless persons' needs to create a more robust social service system to address unmet needs. The city collaborates with various agencies that participate in the Continuum of Care regular meetings and coordinates services with CoC members. Over the next Consolidated Plan period, the City anticipates collaborating with various local nonprofits organizations to expand services for the homeless and at-risk homeless populations.

The Georgia Balance of State Continuum of Care collaborates with nonprofit organizations to analyze current needs to identify funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the Dalton Whitfield Community Development Corporation, annually assesses the homeless population's characteristics in City. This data allows the City to track the changing needs of the homeless. The City will continue to support the efforts in the preparation of the Point in Time Count.

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

The City supports efforts to decrease or end homelessness in the City of Dalton and supports the local Continuum of Care's initiatives. Emergency needs for shelter are handled by local agencies receiving funding through the Georgia Balance of State Continuum of Care. The transitional housing needs of homeless persons are addressed below.

The City of Dalton does not receive an ESG allocation and relies on the State's distribution. The Department of Community Affairs provides ESG funding for essential services and operations to emergency shelters and transitional housing facilities. These facilities offer Dalton's accommodation and services to include homeless families, single men and women, and survivors of domestic violence. The City supports increasing housing options and self-sufficiency for the homeless and near-homeless by providing support for the following:

- Emergency housing and supportive services for homeless families and individuals;
- Developing transitional housing; and
- Preventing persons released from institutions from entering homelessness.

**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.**

The Georgia Department of Community Affairs (DCA) administers the Emergency Solutions Grant Program and oversees activities for homeless individuals and families in Dalton. DCA has identified rapid re-housing as a priority during the next Consolidated Plan period. Obtaining permanent housing for homeless individuals and families will shorten the length of time spent in emergency and transitional shelters.

The City of Dalton encourages collaboration with organizations to transition as many people as possible into permanent housing. The City also supports implementing a referral and case management system with the tools to direct the homeless to appropriate housing and services. Some families or individuals may require only limited assistance for a short term, such as emergency food and shelter -- until a first paycheck is received or a medical emergency is past. Others, however, will require more comprehensive and long-term assistance, such as transitional housing with supportive services and job training. Due to limited resources, agencies must eliminate duplication of effort by local agencies, both in intake and assessment procedures and in subsequent housing and supportive services. The Homeless Management Information System (HMIS) can be improved with common intake forms, shared data, effective assessment

instruments and procedures, and on-going coordination of assistance among community organizations.

**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 Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care and being released from health care facilities, mental health facilities, and correction facilities.

DWCDC receives an allocation from DCA to coordinate activities to prevent individuals and families from becoming homeless and to assist individuals/families to regain stability in current housing or permanent housing. ESG program funds will be used for homelessness prevention, including housing relocation and stabilization services, and for short-term (up to 3 months) or medium-term (up to 24 months) rental assistance. A range of emergency shelter facilities and short-term services (food, clothing, and temporary financial assistance, transportation assistance) to meet various family or individual circumstances is necessary to assist families in preventing homelessness. These facilities and services will meet families' needs with children, individuals, persons with unique health problems, and other characteristics.

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

### **Introduction:**

The City conducted its Analysis of Impediments to Fair Housing Choice (AI) in 2019. As part of that process, the City and its stakeholders who participated in the process identified several contributing factors that create affordable housing barriers and opportunities. A detailed description of these contributing factors can be found in the 2019 AI (accessed from the City of Dalton website).

**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.**

**Goal 1:** Lack of Affordable Housing for Dalton Residents - Promote the development and rehabilitation of various types of housing that are affordable to lower-income households.

**Strategies:** The following activities and strategies should be undertaken to address this goal:

- Continue supporting and encouraging plans from both private developers and nonprofit housing agencies to develop, construct, and rehabilitate affordable housing in the City.
- Survey the existing residential, mixed-use residential/commercial, and vacant structures to better utilize space for additional housing.
- Develop a housing rehabilitation program with low-interest loans/grants in lower-income neighborhoods where there is the highest percentage of vacant and deteriorated housing.

### **Goal 2:**

Inadequate fair housing education and awareness in the community, especially for underrepresented and minority populations with Limited English Proficiency (LEP).

**Strategies:** The following activities and strategies should be undertaken to address this goal:

- Outline the procedures and process to report or file a fair housing complaint.
- Publicize the procedures and process in the local newspaper; post in public buildings, social service agencies' offices, and print out flyers to distribute.
- Develop opportunities to educate tenants, landlords, sellers, and mortgage brokers.
- Review and improve the underwriting approval rate for minorities and persons of Hispanic origins in mortgage loan approvals, as evidenced by the Home Mortgage Disclosure Act (HMDA) data.
- All essential documents, forms, and directions should be printed in English and Spanish. A reference sheet in multiple languages should be attached to inform non-English speaking persons who to contact.

## AP-85 Other Actions – 91.220(k)

### **Introduction:**

The Strategic Plan addresses underserved needs through initiatives proposed for funding in this Annual Plan. The primary obstacle to these actions is a lack of funding.

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

To help remove barriers to meeting underserved needs and improve service delivery, Dalton, along with the Georgia Balance of State CoC, will support the expansion of HMIS technology beyond homeless service providers to link the various categories of CoC members' services and standardize performance measures. Dalton will also review and analyze its various departments and divisions' work to find opportunities for collaboration between similar programs.

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

Affordable housing will be secured and encouraged by introducing a minor home repair program to assist low-income families with remaining in their homes. To promote affordable housing and fair housing choice, the City will encourage and support fair housing rights for all and provide program funds to conduct outreach and education regarding the Fair Housing Law act of 1968.

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

Through the Georgia State Department of Health, Dalton educates the public on the hazards of lead-based paint and educates parents about protecting their children. In response to lead-based paint hazards and the limited resources available, the City has planned a steady, long-term response per Federal lead-based paint standards, other applicable federal regulations, and local property standards. According to HUD and Environmental Protection Agency (EPA) guidelines, government-assisted housing rehabilitation projects will include the completion of a lead-based paint inspection according to HUD and Environmental Protection Agency (EPA) guidelines.

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

Several local nonprofits provide current programs that are designed to assist households with incomes below the poverty level. 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 nonprofits 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 nonprofit agencies to support affordable housing, work, and employment opportunities.

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

The Finance Department manages all aspects of the grant programs perform in a concerted manner. The department recognizes the need to maintain a high level of coordination on projects involving other City departments, County departments, and nonprofit organizations. This collaboration guarantees an efficient use of resources with maximum output in the form of accomplishments.

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

The City of Dalton will continue to work with a broad cross-section of public, private, faith-based, and community organizations to identify its citizens' needs. Dalton will seek opportunities to participate in collaborative groups to streamline public service agencies' actions to improve the lives of all persons in the city. These groups address a broad range of needs for families, including homelessness, public safety, workforce development, literacy, and other resource allocation. Creating such an entity will allow local nonprofit organizations to focus their efforts collectively and avoid duplication of services within the City.

# Program Specific Requirements

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

### Introduction:

Projects planned with CDBG funds are 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.

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

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

1. The total amount of program income that will have been received before the start of the following program year, and that has not yet been reprogrammed	\$0
2. The number 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 number of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	80%